HEARING DATE: 5/4/11 (SK)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2007

2. Project # 1005031
06DRB-01077 MAJOR-VACATION OF PUBLIC EASEMENTS

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all r a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 , 7/18/07 & 08/01/07]* (C-9)

At the August 8, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per Section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance:

(A)(1) The 23.1-foot and 6.3-feet public drainage easement vacation requests were filed by the owners of a majority of the front footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 23.1-foot and 6.3-feet public drainage easements.

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

<u>CONDITIONS:</u>

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year of this vacation approval.

06DRB-01017 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01018 MINOR-TEMP DEFER SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) 06DRB-01282 MINOR-SUBD DESIGN (DPM) VARIANCE

The above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07 ,6/20/07& 08/01/07]* (C-9)

With the signing of the infrastructure list dated 08/08/07 and the approved Grading Plan Engineer Stamp dated 07/12/06, the preliminary plat was approved with the following conditions of final plat: add the solar collector language to the plat. The temporary deferral of construction of sidewalks was approved as shown of Exhibit C in the Planning file.

06DRB-01282 MINOR-SUBD DESIGN (DPM) VARIANCE

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) **THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9)

A subdivision design variance from minimum DPM Design Standards was approved as shown on Exhibit D in the Planning file.

If you wish to appeal this decision, you must do so by August 23, 2007, in the manner described below.

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

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: The Trails LLC, 7007 Jefferson St NE Ste A, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Wilson & Company, 2600 The American Rd Ste 100, Rio Rancho, 87124
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALB JQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Subdivision Design (DPM) Variance
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(C-9/D001B - SANTA FE 3 @ THE TRAILS UNIT 2)

DATE: AUGUST 8, 2007

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005031 **AGENDA#** 2 **DATE:** 08/08/07

1. **Name:** STEVE SALAZAR AGENT **Address:** WILSON & CO **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
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15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 01, 2007, 9:00 a.m.
MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 10:35 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# 1000983
07DRB-70110 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70111 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

JAMES F. AND DIANA CRABTREE agent(s) for JAMES F. AND DIANA CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A AND H, Block(s) 10, MOJAVE **TOWNHOMES, UNIT 3,** zoned R-T, located on ATRISCO NW BETWEEN MOJAVE ST NW AND SANTO DOMINGO NW containing approximately 0.25 acre(s). (E-10) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION: AN EXHIBIT SHOWING THE RIGHT-OF-WAY REQUIRED IS 13 -FEET MINIMUM FROM THE FACE OF CURB OF THE NEW IMPROVEMENTS. TWO-YEAR SIA WAS APPROVED.**

2.	**Project# 1005280** 07DRB-70116 VACATION OF PUBLIC EASEMENT 07DRB-70117 MAJOR - PRELIMINARY PLAT APPROVAL	SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract 16A-1, PARADISE NORTH & Tract E-1-A, CRESTVIEW SUBDIVISION, **(to be known as MCMAHON MARKET PLACE),** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/01/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 03/22/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: LOT NUMBER CORRECTIONS ON PLAT AND SITE PLAN AND CROSS- ACCESS EASEMENTS.**
3.	**Project # 1005031** 06DRB-01077 MAJOR-VACATION OF PUBLIC EASEMENTS	SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**
	06DRB-01017 MAJOR-PRELIMINARY PLAT APPROVAL 06DRB-01018 MINOR-TEMP DEFER SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**
	06DRB-01282 MINOR-SUBD DESIGN (DPM) VARIANCE	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

4.	**Project# 1000351** 07DRB-70112 VACATION OF PUBLIC EASEMENT	WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	07DRB-70139 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN-OFF, 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**
	07DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT	CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.**
	07DRB-70141 EPC APPROVED SDP FOR SUBDIVISION	JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

5. Project# 1004246
07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

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

6. Project# 1003523
07DRB-70154 SIDEWALK VARIANCE

MONTEREY LAND GROUP II LLC request(s) the above action(s) for Land of Atrisco Grant, **PRIMA ENTRADA SUBDIVISION,** zoned SU-2 for RLT, located on 94th ST NW BETWEEN ENDEE RD NW AND SONTERRO AVE NW containing approximately 5.5 acre(s). (J-8 & J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. Project# 1006691
07DRB-70144 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HALL SURVEYING CO. agent(s) for JULIAN J. TORREZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, and east 50-feet of lot 3, Block 3, **MAYFLOWER HEIGHTS,** zoned C-1, located on CENTRAL AVE SW BETWEEN 55th ST SW AND 57th ST SW containing approximately 1.0529 acre(s). (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR GRANT OF CROSS-ACCESS AGREEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

8. **Project# 1004300**
07DRB-70158 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block 9, Tract A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1/M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 NE containing approximately 1.9986 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07 & 07/25/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

10. **Project# 1006596**
07DRB-70106 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acres. *[Deferred from 7/11/07]* (F-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB AND TO PLANNING TO RECORD THE PLAT.**

11. **Project# 1006687**
07DRB-70142 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70143 MINOR - TEMP DEFR SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3),** zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/01/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/31/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 47-FEET RIGHT-OF-WAY ON CUL-DE-SAC, P-1 LOT DESIGNATION ON LOTS AND PERIMETER WALL APPROVAL.**

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

12. Project# 1006697
07DRB-70156 SKETCH PLAT REVIEW AND COMMENT

SURV-TEK INC agent(s) for G & T SERVICES INC request(s) the above action(s) for all or a portion of Tract(s) D-1A1, **LOOP INDUSTRIAL DISTRICT, UNIT 1,** zoned SU-2/M-1, located on WILSHIRE AVE NE BETWEEN JEFFERSON ST NE AND SAN MATEO BLVD NE containing approximately 4.911 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project# 1006701
07DRB-70157 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for COE & PETERSON LLC request(s) the above action(s) for all or a portion of Tract 5, **TOWN OF ATRISCO GRANT, ROW 1, UNIT B,** zoned SU-2 PDA, located on CENTRAL AVE SW BETWEEN 98th ST SW AND 102nd ST SW containing approximately 4.4375 acre(s). (L-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Project# 1006703
07DRB-70159 SKETCH PLAT REVIEW AND COMMENT

RIVERA INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 & 6, Block(s) 2, **SUMMER GARDEN ADDITION,** zoned S-R, located on 15th ST NW BETWEEN SUMMER NW AND ROSEMONT NW containing approximately 0.36 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project# 1006705
07DRB-70160 SKETCH PLAT REVIEW AND COMMENT

KEN KRAUSE request(s) the above action(s) for all or a portion of Tract(s) 300-A-2-A, **MRGCD MAP 38,** zoned RA-2, located on CARSON RD NW BETWEEN RIO GRANDE BLVD NW AND MONTOYA RD NW containing approximately 0.52 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project# 1006693
07DRB-70145 SKETCH PLAT REVIEW AND COMMENT

MILES GRAY request(s) the above action(s) for all or a portion of Lot(s) 75 & 78, **MRGCD MAP 40**, zoned SU-2/MR, located on JOHN ST SE BETWEEN BROADWAY BLVD SE AND WILLIAM SE containing approximately 0.2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for July 11, 2007 and July 18, 2007.
THE DRB MINUTES FOR JULY 11, 2007 AND JULY 18, 2007 WERE APPROVED BY THE BOARD.

Other Matters: None.

ADJOURNED: 10:35 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005031 **AGENDA#** 3 **DATE:** 08/01/07

1. **Name:** RICK BELTRAMO **Address:** 7007 JEFFERSON **Zip:** 87109
2. **Name:** STEVE SALAZAR **Address:** WILSON & CO **Zip:** 87109
3. **Name:** BUSTY WILLS **Address:** SHRY-TEK **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
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16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF AL UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X 8/8/07; 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 505-924-3986
(C-9/D001B - SANTA FE 3 @ THE TRAILS UNIT 2)

DATE: AUGUST 1, 2007

DEVELOPMENT REVIEW BOARD
Action Sheet

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

July 18, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned:
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# 1002858** 07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

2. **Project# 1002856**
07DRB-70069 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

3. **Project # 1000945**
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] *[Deferred from 6/13/07]* (C-18) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

4. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). *[Deferred from 7/18/07]* D-19) **DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.**

5. **Project# 1003445**
07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1,** zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). *[07DRB-00261]* (C-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1002962**
07DRB-70084 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). *[07DRB-00613]* (C-9) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.**

8.A **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07 & 7/18/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION,** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07 & 7/18/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

9. **Project# 1002651**
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] *[Deferred from 7/18/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1005355**
07DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG EASEMENT, ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.**

EASTMAN AVE.

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

11. **Project# 1002092**
07DRB-70120 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, **OXBOW BLUFF SUBDIVISION** zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). (F-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

12. **Project# 1003087**
07DRB-70118 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, **WATERSHED SUBDIVISION,** and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

13. **Project# 1004707**
07DRB-70123 VACATION OF PRIVATE EASEMENT
07DRB-70124 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT,** zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.**

14. **Project# 1004907**
07DRB-70121 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION,** zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8TH ST NW containing approximately 0.1362 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15. **Project# 1005208**
07DRB-70127 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a portion of Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, M.R.G.C.D. Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8th ST SW AND ALBUQUERQUE RIVERSIDE DRAIN containing approximately 0.1751 acre(s). (K-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15.A **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07 & 7/18/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

16. **Project# 1006618**
07DRB-70122 SKETCH PLAT REVIEW AND COMMENT

KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION,** zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1006626**
07DRB-70126 SKETCH PLAT REVIEW AND COMMENT

ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23 ,24 & 139, **ATRISCO GRANT, UNIT 6,** zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 10:35 AM

Def @ AR TC 08/01/07

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005031 **AGENDA#** 7 **DATE:** 07/18/07

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 7**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

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 505-924-3986
(C-9/D001B - SANTA FE 3 @ THE TRAILS UNIT 2)

DATE: JULY 18, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 20, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

Adjourned: 11:10 A.M.

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

1. Project# 1004178
07DRB-70020 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**
07DRB-70016 VACATION OF PUBLIC RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**
07DRB-70015 VACATION OF PUBLIC EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**
07DRB-70019 MAJOR - SDP FOR BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2,** zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS)** zoned SU-2-UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

7. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

9. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**
07DRB-00619 Major-Preliminary Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION,** zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 6/20/07]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

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

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

11. **Project# 1000762**
07DRB-70053 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). **[Carmen Marrone for Stephanie Shumsky, EPC Case Planner]** (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNIG FOR 3 COPIES.**

12. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

13. **Project# 1006505**
07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B,** zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004878**
07DRB-70050 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1,** zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**
07DRB-70056 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project# 1004161**
07DRB-70040 MAJOR - FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA,** zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**

17. **Project# 1000072**
07DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION,** zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). *[Indef Def from 6/20/07]*(C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

19. **Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. Project# 1003364
07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** *[Indef deferred from 5/30/07] [Defer from 06/20/07]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. Project# 1003692
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07 & Indef Deferred on 06/20/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

22. Project# 1006543
07DRB-70058 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Project# 1006541
07DRB-70057 SKETCH PLAT REVIEW AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6,** zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0977
CONNECTION TEL	9p8973377
SUBADDRESS	
CONNECTION ID	
ST. TIME	10/24 13:59
USAGE T	00'53
PGS.	2
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Russ Knigg

FAX NUMBER: 897-3377 **# PAGES** 1

SENT BY: Sheran Matson, DRB Chair **DATE:** 10/24/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1005031 **APPLICATION NO:** _____

****

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 25, 2006
DRB Comments

ITEM # 5

PROJECT # 1005031 APPLICATION # 06-01077,1017,1018, 01282

RE: Santa Fe 5 @ The Trails, Unit 2/pp/vpe/tds/sdv

The adopted Volcano Heights Sector Plan states on Page LU-15:

> " Unit 2, Tract 9 shall be zoned Suburban Residential-Small Lot. The backs of the parcels facing the high school site shall use the perimeter wall design approved by the City."

The lots shown on the plat appear to meet this requirement. Make sure the new zoning is on the final plat.

Add this statement to the Infrastructure List:

> " Certification that perimeter walls have been installed per the DRB approved design shall be provided to the City prior to the release of the financial guarantees."

The perimeter wall design needs work. It must receive approval before the preliminary plat is approved. The correct subdivision name should appear. The DRB Project # is required. The location map needs cleaning up. Please do a new computer copy without the handwritten notes & clouds, etc. Make sure everything is legible.

Planning has no objections to the requested actions once these corrections are made.

Sheran Matson, AICP
DRB Chair

CITY OF AL UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 7**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: 7-18-07

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
(C-9/D001B - SANTA FE 3 @ THE TRAILS UNIT 2)

DATE: JUNE 20, 2007

def 07/18/07

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005031 AGENDA# 7 DATE: 6/20/07

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 18, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:35 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 # 1003973**
07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). *[Deferred from 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

2. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

3. **Project # 1005133**
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH,** zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s).*[Deferred from 3/28/07, 04/11/07 & 4/18/07]*(B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

	07DRB-00352 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH,** zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**
	07DRB-00486 Minor-SiteDev Plan Subd/EPC 07DRB-00487 Minor-SiteDev Plan BldPermit/EPC	GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH,** zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**
4.	**Project # 1005070** 06DRB-01154 Major-Preliminary Plat Approval 06DRB-01156 Minor-Sidewalk Waiver 06DRB-01155 Minor-Temp Defer SDWK	SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**
5.	**Project # 1004387** 07DRB-00334 Major-Vacation of Pub Right-of-Way 07DRB-00335 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION,** together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07, Indef defer*

4/18/07] (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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 # 1000892
07DRB-00468 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS PC agent(s) for CHARLES BENZAQUEN request(s) the above action(s) for the portion of the south 100-feet of Lot(s) 47 & 48, Block(s) 10, **PEREA ADDITION,** zoned SU-2/TH located on TIJERAS NW between 12th ST NW and 13th ST NW containing approximately 1 acre(s). **[Carol Toffaleti, EPC Case Planner]** (J-13) **THE SITE PLAN FOR FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWINGS FOR SIDEWALKS IN PUBLIC RIGHT-0F-WAY AND LANDSCAPE MAINTENANCE AGREEMENT AND PLANNING FOR CAROL TOFFALETI'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. Project # 1005049
07DRB-00488 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER,** zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). **[Maggie Gould, EPC Case Planner]** *[Deferred from 4/18/07]* (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

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

8. **Project # 1001409**
07DRB-00432 Minor-Extension of Preliminary Plat

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or any portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS UNIT 1,** zoned R-1 located on LOMAS BLVD NE between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 1 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02033, 04DRB01425, 05DRB00531, 06DRB00446] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

9. **Project # 1002478**
07DRB-00485 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MIKE JACOBS request(s) the above action(s) for all or any portion of Lot(s) 6 & 7, **BLUE SKY BUSINESS PARK,** zoned M-2, located on JACS LANE NE between the AMAFCA NORTH DIVERSION CHANNEL NE and NORTH I-25 NE containing approximately 5 acre(s).(D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

10. **Project # 1004994**
07DRB-00382 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). *[Indef deferred from 4-4-07]* (A-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005255**
07DRB-00420 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA,** zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 4/11/07 & 4/18/07]* (J-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1005498**
07DRB-00462 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS agent(s) for L & M ASSET MANAGEMENT request(s) the above action(s) for all or any portion of Lot(s) 10-13, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP located on PASADENA NE between 1-25 NE and SAN MATEO NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005513**
07DRB-00490 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC. agent(s) for FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or any portion of Lot(s) 2, **LAND OF ALBERT L MATTHEW,** zoned R-1, located on 12th ST NW between DON FRANCISCO NW and DON FRANCISCO PL NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14.	**Project # 1005514** 07DRB-00489 Minor-Sketch Plat or Plan	JACK'S HIGH COUNTRY INC agent(s) for ARELLANO CORDERO request(s) the above action(s) for all or any portion of Lot(s) 11 & 12, Block(s) 7, **HUNING CASTLE ADDITION,** zoned R-1, located on LOS ALAMOS AVE SW between LAGUNA BLVD SW and 16th ST SW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 11, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 11, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

Deferred at ARB 6/20/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 2 DATE: 4/18/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Subdivision Design (DPM) Variance
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

RESOLUTION: 6-20-07

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
(C-9/D001B)

DATE: APRIL 18, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 24, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:00 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 # 1005070**
   06DRB-01154 Major-Preliminary Plat Approval
   06DRB-01156 Minor-Sidewalk Waiver
   06DRB-01155 Minor-Temp Defer SDWK

   SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]*(C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

2.	**Project # 1005031** 06DRB-01077 Major-Vacation of Public Easements	SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**
	06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**
	06DRB-01282 Minor-Subd Design (DPM) Variance	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**
3.	**Project # 1005182** 06DRB-01784 Major-Preliminary Plat Approval	WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] *[Deferred from 1/17/07 & 1/24/07]* (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

	07DRB-00049 Minor-Temp Defer SDWK	WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2,** zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**
4.	**Project # 1002739** 06DRB-01621 Major-Vacation of Public Easements 06DRB-01622 Major-Vacation of Pub Right-of-Way 06DRB-01623 Minor-Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07, 1/17/07 & 1/24/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/31/07.**
5.	**Project # 1004428** 06DRB-01121 Major-Vacation of Public Easements 06DRB-01119 Major-Preliminary Plat Approval 06DRB-01122 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07]* (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/24/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/22/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPLICATION FOR A SUBDIVISION DESIGN VARIANCE AND A SIDEWALK WAIVER FOR THE STUB STREETS NEEDS TO BE APPLIED FOR WITH THE FINAL PLAT ACTION. A TEMPORARY**

DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

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

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

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

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION,** zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] **[Stephanie Shumsky, EPC Case Planner]** *[Indef deferred from 11/22/06] [Deferred from 1/24/07]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. Project # 1005247
07DRB-00042 Minor- SiteDev Plan Subd

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1,

located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DRB-01686, 06DRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING OF PARKING STALLS AND BUILDING NOTES ON THE SITE PLAN AND PLANNING FOR CHANGE OF TITLE TO READ 'SITE PLAN FOR SUBDIVISION' AND 3 COPIES OF THE PLAN.**

06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). *[Indef deferred from11/15/06 & Indef deferred 1/3/07]* (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS PARKING EASEMENT.**

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

9. **Project # 1003572**
07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). (D-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the

railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

11. Project # 1005330
07DRB-00040 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY DORAN request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A1, **LANDS OF ALBUQUERQUE BOARD OF REALTORS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE and the I-25 frontage road, containing approximately 3 acre(s). [REF: 04DRB-00213] (H-15) **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

12. Project # 1003790
07DRB-00028 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP industrial park zone, located on BALLOON FIESTA PARKWAY NE, between SAN MATEO BLVD NE and I 25 containing approximately 23 acre(s). [REF: 06DRB-00158] [Listed under Project 1000961 in error] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project # 1004414
07DRB-00047 Minor-Sketch Plat or Plan

QUIK DRAW ENGINEERING agent(s) for JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) 1-8, Tract(s) A, **SAN CLEMENTE SUBDIVISION,** zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between NORTH 4TH ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s).[REF:05DRB-01417](G-14)**THEABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005332**
07DRB-00046 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 13, **MESA DEL SOL,** zoned PC, located on UNIVERSITY BLVD SE, between SOLAR MESA AVE SE and BOBBY FOSTER SE containing approximately 101 acre(s). (R-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005334**
07DRB-00052 Minor-Sketch Plat or Plan

TOM SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION,** zoned O/R, located on MESA GRANDE SE, between GRACELAND SE and VALVERDE SE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005335**
07DRB-00053 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for CAVALIER CAPITAL LLC request(s) the above action(s) for all or a portion of Tract(s) E-1, **LEONARD INDUSTRIAL AREA,** zoned M-1, located on MENAUL BLVD NE, between PRINCETON ST NE and VASSAR ST NE containing approximately 6 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for January 17, 2007. **THE DRB MINUTES FOR JANUARY 17, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:00 A.M.

Deger
P 3/21/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 2 DATE: 1-24-07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __ 3-21-07

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 24, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 20, 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

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

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A. Call to Order: 11:00 A.M. Adjourned: 12:55 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1000965
06DRB-01658 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). (F-11) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003673**
06DRB-01660 Major-Vacation of Public Easements

MOCK ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH SUBDIVISION, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *[Deferred from 12/20/06]* [REF: 05DRB-01212] *[Deferred from 12/20/06]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

3. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**
06DRB-01282 Minor-Subd Design (DPM) Variance	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**
5. Project # 1002739 06DRB-01621 Major-Vacation of Public Easements 06DRB-01622 Major-Vacation of Pub Right-of-Way 06DRB-01623 Minor-Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06 & 12/20/06]* (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**
06DRB-01635 Minor-Amnd Prelim Plat Approval 06DRB-01636 Minor-Sidewalk Waiver 06DRB-01637 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5,** zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 & 12/6/06 & 12/13/06]* (P-8) **THE AMENDED PRELIMINARY PLAT AND THE AMENDED GRADING PLAN DATED 12/8/06 AND THE AMENDED**

INFRASTRUCTURE LIST DATED 12/20/06 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARLY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

6. Project # 1004801
06DRB-01748 Minor-SiteDev Plan Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION,** zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and **OSUNA NE** containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Deferred from 12/20/06]* **[Stephanie Shumsky, EPC Case Planner]** (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

7. Project # 1005130
06DRB-01687 Minor-SiteDev Plan BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] **[Petra Morris, EPC Case Planner]** *[Deferred from 12/13/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNERS INITIALS AND AND 3 COPIES OF PLAN.**

	06DRB-01740 Minor-Prelim... ...al Plat Approval	JLS ARCHITECTS ...nt(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19, 06DRB-01687] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
8.	**Project # 1003272** 06DRB-01741 Minor-SiteDev Plan BldPermit	CHARLIE M OTERO ARCHITECT agent(s) for EXPRESSIONS OF LIFE INC. request(s) the above action(s) for all or a portion of Lot(s) 3-A-2-A, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 FOR C-3 USES, located on HIGH ASSETS WAY NW, between EAGLE RANCH and COORS RD NW containing approximately 1 acre(s). (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**
9.	**Project # 1003272** 06DRB-01682 Minor-SiteDev Plan BldPermit	CLAUDIO VIGIL ARCHITECTS 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-B-2, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. Project # 1003257
06DRB-01720 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2,** zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). *[Deferred from 12/20/06]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

11. Project # 1004228
06DRB-01723 Minor-Extension of Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

05DRB-01765 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments] [Indef deferred on 12/20/06 for SIA]* (F-15) **FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

12. Project # 1000418
06DRB-00349 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION,** zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case] [Final Plat was Indef deferred for the SIA]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. Project # 1003778
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/20/06]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

14. Project # 1004091
06DRB-01685 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for **UNPLATTED LANDS OF AMALGAMATED PARTNERS,** zoned R-LT, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR NMU INC SIGNATURE, P-1 LOT DESIGNATIONS AND TO RECORD THE PLAT.**

15. Project # 1005262
06DRB-01745 Minor-Prelim&Final Plat Approval

DON E GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION,** zoned R-3 residential zone, located on ALVARADO DR NE, between HANNETT NE and ASPEN NE containing approximately 1 acre(s). [REF: 06DRB-01653] (J-18) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES AND TO PLANNING TO RECORD.**

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

16. Project # 1005302
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION,** zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 12/20/06]* (L-14) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

17. Project # 1005236
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION,** zoned SU-1, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). *[Deferred from 12/20/06]* (K-22) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

18. **Project # 1005282**
06DRB-01713 Minor-Sketch Plat or Plan

ANISSA HOGELAND agent(s) for MIKE HOSNI request(s) the above action(s) for all or a portion of Tract(s) A-26-B1, **CACY SUBDIVISION,** zoned SU-1 special use zone, located on COORS BLVD NW, between QUAIL NW and PHEASANT NW containing approximately 2 acre(s).(G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 13, 2006. **THE DRB MINUTES FOR DECEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

Defer 1/24/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 4 DATE: 12/20/06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 20, 2006

WILSON & COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

19 December 2006

City of Albuquerque
Development Review Board
Claire Senova
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Tract 9A (Santa Fe 3) at The Trails Unit II- Project #1005031*
Request for DRB hearing deferral

Dear Claire:

Wilson & Company, Inc., acting as agents for The Trails, LLC., respectfully requests that the above referenced project be deferred from the Dec. 20, 2006 hearing agenda and be placed on the Agenda for the January 24th 2007 hearing.

Thank you for your assistance and if you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY

Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 29, 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: 11:08 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 # 1004989**
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06 & 11/29/06]* (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

2. **Project # 1004999**
06DRB-01578 Major-Vacation of Pub Right-of-Way

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL,** zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003369**
06DRB-01601 Major-Vacation of Pub Right-of-Way
06DRB-01602 Major-Vacation of Public Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION)** zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002372**
06DRB-01597 Major-Amnd Prelim Plat Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 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 Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 11/29/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/2/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VRIANCE 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-01600 THE EXTENSION OF SIA FOR TEMP DEFERRAL OF SDWK WAS DELETED FROM THE AGENDA AS IT WAS NOT NEEDED.

5. Project #: 1005031
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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

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

7. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

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.

8. **Project # 1002330**
06DRB-01642 Minor-SiteDev Plan BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] **[Maggie Gould, EPC Case Planner]** [*Indef deferred from 11/29/06]* (F-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1002455**
06DRB-01648 Minor-SiteDev Plan Subd/EPC
06DRB-01649 Minor-SiteDev Plan BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION,** zoned SU-1 FOR C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] **[Carmen Marrone, EPC Case Planner]** *[Indef deferred from 11/29/06]* (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1003714**
06DRB-01646 Minor-SiteDev Plan Subd/EPC
06DRB-01647 Minor-SiteDev Plan BldPermit/EPC
06DRB-01645 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for LB/VCC EAGLE RANCH LLC request(s) the above action(s) for all or a portion of Tract(s) C-2 & C-3, **ADOBE WELLS SUBDIVISION,** VENTURE COMMERCE CENTER, zoned SU-1 FOR IP, C-2, R-2, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06EPC-01306, 06EPC-01307] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 11/29/06]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.**

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

11. **Project # 1001028**
06DRB-01655 Minor-Final Plat Approval

PRECISION SURVEYS INC. agent(s) for RON AND TINA CERROS request(s) the above action(s) for all or a portion of Tract (s) 1 (to be known as **LOTS 1-A & 1-B, LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). (J-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECORDED APS DOCUMENT, APS STATEMENT ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

12. Project # 1004932
06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION,** zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. Project # 1002739
06DRB-01635 Minor-Amnd Prelim Plat Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

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

14. Project # 1005261
06DRB-01652 Minor-Vacation of Private Easements
06DRB-01651 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE, C/O STUDIO SOUTHWEST ARCHITECTS, request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, **BRATINA ADDITION NO. 2** & Lot(s) 1-10 & 19-21, **FRANCHINI ADDITION** & Lot(s) 1, **TOWNES ADDITION**, zoned M-1 light manufacturing zone, located on BROADWAY BLVD NE, between JOHN ST NE and ROMA AVE NE containing approximately 2 acre(s). (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1004161
06DRB-01650 Minor-Extension of Preliminary Plat

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5 (to be known as **PLAZA ESCONDIDO**) RIVERSIDE PLAZA, zoned SU-1 FOR PRD (8 du/a) located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 3 acre(s). [REF: 05DRB-01724, 05DRB-01725, 05DRB-01726, 05DRB-01727, 05DRB-01728] (E-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. Project # 1004602
06DRB-01628 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for all or a portion of Lot(s) G & westerly portion of Lot(s) F, **ALVARADO GARDENS NO. 2,** zoned RA-2, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-01098 (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MAINTENANCE AND BENEFICIARIES OF THE 2 EASEMENTS AND TO RECORD THE PLAT.**

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

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

18. Project # 1002730
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

06DRB-01555 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06]* (C-20) **A SUBDIVISION DESIGN VARIANCE FROM THE MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

19. Project # 1005262
06DRB-01653 Minor-Sketch Plat or Plan

DON GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION,** zoned R-3 residential zone, located on ALVARADO DR NE, between INDIAN SCHOOL RD NE and CONSTITUTION AVE NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005258**
06DRB-01640 Minor-Sketch Plat or Plan

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 242C, **MARTINEZTOWN,** zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS NE and MOUNTAIN NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005259**
06DRB-01641 Minor-Sketch Plat or Plan

AZEEZ HINDI request(s) the above action(s) for **CANYON ACRES,** zoned C-1, located on SKYLINE NE, between FIGUEROA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. ADJOURNED: 11:08 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Subdivision Design (DPM) Variance
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __ 12-20-06

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 29, 2006

Defer 12/20/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 5 DATE: 11-29-06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 25, 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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 1:50 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001562**
06DRB-01408 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS,** zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22) **TWO YEAR SIA WAS APPROVED.**

2. **Project # 1002984**
06DRB-01386 Major-Vacation of Pub Right-of-Way

ROBERT J. POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2,** zoned R-1, located on KIMBERLITE NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713,, 04DRB-01723] [*Deferred from 10/25/06]* (F-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005179**
06DRB-01417 Major-Amnd SiteDev Plan BldPermit

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE OFFICE OF SENIOR AFFAIRS, request(s) the above action(s) for all or a portion of Lot(s) 1-A-2, ATRISCO BUSINESS PARK, UNIT 2 (to be known as **LOS VOLCANES FITNESS CENTER**) zoned SU-1 FOR SENIOR CENTER, located on LOS VOLCANES RD NW, between AIRPORT NW and COORS NW containing approximately 3 acre(s). (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING ISSUES AND SIDEWALK EASEMENT QUESTION AND PLANNING FOR 3 COPIES OF THE PLAN AND COMMENTS IN THE FILE.**

5. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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 # 1003272**
06DRB-01509 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) 2-A-1-B-2-B-1, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 FOR C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS NW containing approximately 1 acre(s). [REF: 06DRB01253] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS ALONG HIGH ASSETS AND EAGLE RANCH ROAD, PICTURES OF PERMANENT CURVE AND UTILITIES DEVELOPMENT FOR RESOLUTION OF SEWER SERVICE AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1004872**
06DRB-01491 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 10/18/06]* (R-16) **WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 10/25/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND COMPLETION OF AMENDMENT TO UTILITY DEVELOPMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.

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

10. Project # 1000029
06DRB-01517 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for all or a portion of Lot(s) C and B-1A-1, **DUKE CITY LUMBER COMPANY ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on Bellamah Ave NW between 19th St NW and 18th St NW containing approximately 25 acre(s). [REF: 05DRB-01681] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. Project # 1001656
06DRB-01510 Minor-Prelim&Final Plat Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) A & L, Parcels 1-5, **DOUBLE EAGLE II AIRPORT**, zoned SU-1 Airport Related Facilities, located west of Paseo De Vulcan NW and north of Double Eagle II Airport containing approximately 3, 489 acre(s). [REF: 02DRB00710] (C-4, C-5, D-5, D-6, E-4, E-5, E-6, G-4, G-5 & G-6) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHOWING OF ACCESS FOR PARCELS 1-5 AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT AND TO RECORD.**

12. Project # 1003757
06DRB-01522 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/25/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. Project # 1005219
06DRB-01516 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1, **WAGGOMAN-DENISON ADDITION**, zoned C-2, located on Wyoming Blvd SE between Central Ave SE and Zuni Rd SE containing approximately 2 acre(s). (K-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND DRIVE PAD CONSOLIDATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. Project # 1005147
06DRB-01527 Minor-Prelim&Final Plat Approval

B. KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **UNIT 3 MCDONALD ACRES,** zoned R-1 residential zone, located on PHOENIX AVE NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 06DRB-01342] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. Project # 1004924
06DRB-01514 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOEGH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 FOR O-1 USES, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06DRB-01181, 06DRB-01274, 06DRB-01273] (G-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE OF NOTE 14 PUBLIC SIDEWALK EASEMENT.**

16. Project # 1004739
06DRB-01511 Minor-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, Trails, Unit 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**, zoned SU-2-UR, located on Oakridge St NW between Rainbow Blvd NW and Universe Blvd NW containing approximately 19 acre(s). [REF: 06DRB-01382, 06DRB-01383, 06DRB-01384] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD.**

17. Project # 1002730
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

18. Project # 1003523
06DRB-01529 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for MONTEREY LAND GROUP II, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31, 32 & 33, LANDS OF ATRISCO GRANT, UNIT 3 (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2/RLT, located on 98th St NW between Endee Rd NW and Interstate 25 containing approximately 14 acre(s). [REF: 05DRB01369] (J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION IF SIDEWALK WAIVER IS NOT NEEDED, ENTRADA VISTA ENTRANCE, TRACT A DRAINAGE EASEMENT TO CITY OF ALBUQUERQUE AND MAINTENANCE AND BENEFICIARIES OF ALL HOME OWNERS ASSOCIATION TRACTS (FIX NOTE), AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. Project # 1004675
06DRB-01518 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MONTEREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND and SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB-00836, 06DRB-01026, 01027, 01028, 01029 & 01030] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

20. Project # 1002567
06DRB-01523 Minor-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION)** zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.

21. Project # 1004240
06DRB-01524 Major-Final Plat Approval
06DRB-01525 Minor-Subd Design (DPM) Variance

ADVANCED ENGINEERING AND CONSULTING 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 & A-2, **LANDS OF E. MAS**, zoned SU-1 for C-1 and R-1, located on Indian School Rd NW between Meadow View Dr NW and Rio Grande Blvd NW containing approximately 5 acre(s). [REF: 05DRB-00918] (H-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ADJUSTMENTS AND A NOTE TO ADD CURB AND SIDEWALK MAINTENANCE AND PLANNING FOR AGIS DXF FILE AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

22. Project # 1003004
06DRB-01512 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D & 41, ATRISCO GRANT UNIT 3 (to be known as **STINSON PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PAYMENT AND TO PLANNING TO RECORD.**

23. Project # 1003991
06DRB-01513 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for FD SAGE MARKET PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT, located on Snow Vista Blvd SW between Sage Rd SW and Reba Ave SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESOLVING ISSUES WITH EXISTING 20-FOOT WATER LINE EASEMENT AND 7-FOOT PUE EASEMENT ON TRACT A AND PLANNING FOR HOME OWNER'S ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT AND TO RECORD.**

24. Project # 1002632
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] *[Deferred from 10/11/06 & Deferred at the Board's request from 10/18/06]* (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR NATIONAL PARK SERVICE LETTER AND PLANNING TO RECORD. THIS PLAT IS NOT WITHIN THE BOUNDARIES OF THE PETROGLYPH NATIONAL MONUMENT.**

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

25. Project # 1005220
06DRB-01519 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for JOHN S. PALONI request(s) the above action(s) for **UNPLATTED LAND,** zoned M-1, located on MENAUL BLVD NE, between the

NORTH FRONTAGE RD NE and UNIVERSITY BLVD NE containing approximately 7 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005221
06DRB-01520 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC., agent(s) for JOURNAL PUBLISHING COMPANY request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2, 5-B-1-B (to be known as **JOURNAL CENTER, TRACTS 5-B-1-A-1-B, 5-B-1-A-2-B & 5-B-1-B-2**) zoned IP, located on JEFFERSON ST NE and TIBURON ST NE containing approximately 12 acre(s). (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for October 18, 2006. **THE DRB MINUTES FOR OCTOBER 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:50 P.M.

Defer to 11/29/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 5 DATE: 10.25.06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Subdivision Design (DPM) Variance
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-29-06

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: OCTOBER 25, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 4, 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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:10 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 # 1002473
06DRB-01329 Major-Two Year SIA

D. R. HORTON HOMES request(s) the above action(s) for **DESERT VISTA SUBDIVISION,** zoned RD (6DU/AC), located on VENTURA ST NE, between CORONA AVE NE and SIGNAL AVE NE containing approximately 16 acre(s).[REF: 05DRB-01472] (C-20) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat Approval
06DRB-01235 Major-Vacation of Public Easements
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045*] [Deferred from 9/20/06 & 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

06DRB-01398 Minor-Subd Design (DPM) Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/28/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACT A MUST HAVE LEGAL ACCESS. P-1 LOT DESIGNATIONS, MAINTENANCE AND BENEFICIARIES OF ALL EASEMENTS, PUBLIC WATER AND SEWER EASEMETNS SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS).**

4.	**Project # 1005031** 06DRB-01077 Major-Vacation of Public Easements	SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
	06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
	06DRB-01282 Minor-Subd Design (DPM) Variance	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
5.	**Project # 1004428** 06DRB-01121 Major-Vacation of Public Easements 06DRB-01119 Major-Preliminary Plat Approval 06DRB-01122 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**

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.

6.	**Project # 1004167** 06DRB-01367 Minor-SiteDev Plan Subd/EPC	CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 9/27/06]*(E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
	06DRB-01357 Minor-Prelim&Final Plat Approval 06DRB-01358 Minor-Vacation of Private Easements	SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA,** zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] *[Deferred from 9/27/06]* (E-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
7.	**Project # 1002580** 06DRB-01370 Minor-Amnd SiteDev Plan BldPermit	DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06 & 10/4/06]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

8. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

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

9. **Project # 1005106**
06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] *[Deferred from 10/4/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003886**
06DRB-01387 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3 residential zone, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: 06DRB-00861] (J-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, TO CHANGE THE PUBLIC WATER AND SEWER EASEMENTS TO CITY OF ALBUQUERQUE DEDICATION AND TO RECORD THE PLAT.**

11. **Project # 1004940**
06DRB-00794 Minor- Final Plat Approval

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, was Indef deferred from 7/19/06]* (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR OPEN SPACE NOTE, CERTIFICATION OF GRADING PLAN, GREEN TAGS FOR SIDEWALK AND TO PLANNING TO RECORD.**

12. **Project # 1004465**
06DRB-01397 Minor-Prelim&Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES,** zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 05DRB-01541] (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1001182**
06DRB-01388 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES OF NM request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, (to be known as **LOTS 29-A P-1 & 30-A P-1, BLUEWATER POINTE SUBDIVISION,** zoned RD-RLT, located on BLUEWATER RD NW, between EL SHADDAI ST NW and KETCH DR NW containing approximately 1 acre(s). [REF: 05DRB-01069] (K-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005167**
06DRB-01391 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ELFEGO & DELORES VALDEZ request(s) the above action(s) for all or a portion of Lot(s) 15, **RICE DURANES ADDITION #1,** zoned R-2, located on DURANES RD NW, between RICE AVE NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: DRB-94-113] (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO WORK ON WATER AND SEWER ACCOUNT ISSUES.**

15. **Project # 1005064**
06DRB-01390 Minor-Prelim&Final Plat Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for STEVEN RESTAINO request(s) the above action(s) for all or a portion of Lot(s) 38-A-2, M.R.G.C.D. MAP #32, **LANDS OF STEVEN RESTAINO,** zoned R-1, located on GUADALUPE TRAIL NW, between SANDIA RD NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005172**
06DRB-01399 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for UBALDO MENDOZA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **FAIRGROUND ADDITION,** zoned C-3, located on FLORIDA ST SE, between CENTRAL AVE SE and COCHITI RD SE containing approximately 1 acre(s).(K-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS DEDICATION AT THE CORNER OF FLORIDA AND COCHITI AND TO PLANNING TO RECORD.**

17. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE GRADING AND DRAINAGE PLAN SHALL BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, 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.**

18. **Project # 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06 & 10/4/06]* (C-9) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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

19. **Project # 1005170**
06DRB-01395 Minor-Sketch Plat or Plan

JOHN & ANITA MCDONOUGH request(s) the above action(s) for all or a portion of Lot(s) 30-A, **THOMAS VILLAGE ESTATES, PHASE II,** zoned RA-2, located on LA MANCHA NW, between DON QUIXOTE NW and CALLE DE DEBORAH NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED**

AND COMMENTS WERE GIVEN.

20. Project # 1005168
06DRB-01393 Minor-Sketch Plat or Plan

DIANNE COHEN request(s) the above action(s) for all or a portion of Lot(s) 12A & 13A, Block(s) 20, **PARKLAND HILLS ADDITION,** zoned R-1, located on PERSHING BLVD SE, between RIDGECREST SE and ALISO DR SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1005169
06DRB-01394 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for portions of SECTIONS 10 & 11, T9NA3E, **UNM AIRPORT PARCEL,** zoned M-2, located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE INTERNATIONAL AIRPORT containing approximately 447 acre(s). (P-16, P-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Project # 1005171
06DRB-01396 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for PARCEL D, WESTLAND NORTH (to be known as **GRASSLANDS**) zoned SU-2, R-2, located on ARROYO VISTA BLVD NW, between LADERA DR NW and TIERRA PINTADA BLVD NW containing approximately 63 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 27, 2006. **THE DRB MINUTES FOR SEPTEMBER 27, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

defer @ Arb to ~~10/4/06~~ 10/25/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 4 DATE: 10.4.06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Subdivision Design (DPM) Variance
Vacation of Public Easements

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __ 10-25-06

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 4, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 27, 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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:27 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 # 1000131**
06DRB-01277 Major-Two Year SIA
06DRB-01278 Minor-Ext of SIA for Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000650**
06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002645**
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003634**
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

5.	**Project # 1004639** 06DRB-01275 Major-Final Plat Approval	GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE)** zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO PLANNING FOR RESTRICTIVE COVENANTS, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**
6.	**Project # 1004924** 06DRB-01273 Major-Vacation of Public Easements 06DRB-01274 Minor-Sketch Plat or Plan	JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
7.	**Project # 1004464** 05DRB-01540 Major-Vacation of Pub Right-of-Way	GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05 & 1/18/06 & 3/29/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/28/07.**

8.	**Project # 1005031** 06DRB-01077 Major-Vacation of Public Easements	SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
	06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
	06DRB-01282 Minor-Subd Design (DPM) Variance	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
9.	**Project # 1005070** 06DRB-01154 Major-Preliminary Plat Approval 06DRB-01156 Minor-Sidewalk Waiver 06DRB-01155 Minor-Temp Defer SDWK	SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/27/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: AN EASEMENT TO TRACT 11 SHALL BE PROVIDED. DEDICATION OF RIGHT-OF-WAY ALONG SUNSET GARDENS IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISON WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. 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.**

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

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

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.

12.	**Project # 1005000** 06DRB-01350 Minor-SiteDev Plan BldPermit/EPC	DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] [**Catalina Lehner, EPC Case Planner**] *[Deferred from 9/27/06]* (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**
13.	**Project # 1004167** 06DRB-01367 Minor-SiteDev Plan Subd/EPC	CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] [**Catalina Lehner, EPC Case Planner**] *[Deferred from 9/27/06]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
	06DRB-01357 Minor-Prelim&Final Plat Approval 06DRB-01358 Minor-Vacation of Private Easements	SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA,** zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] *[Deferred from 9/27/06]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

14. **Project # 1002580**
06DRB-01370 Minor-Amnd SiteDev Plan BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

15. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

16. **Project # 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

17. **Project # 1005152**
06DRB-01363 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for PAUL BEATTY request(s) the above action(s) for all or a portion of the east half of Lot(s) A & B, Block(s) 5, **BUENA VENTURA SUBDIVISION,** zoned C-2, located on CENTRAL AVE NE, between CONCHAS ST NW and PARSIFAL ST NE containing approximately 2 acre(s). (K-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001945**
05DRB-01415 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN)** zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05] [Final Plat was indef deferred 9/28/05 for SIA]* (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB PLACEMENT.**

19. **Project # 1005155**
06DRB-01366 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for LORNA BLOOMBERG request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) A, B, **ALBRIGHT MOORE ADDITION,** zoned S-R, located on LOS TOMASES DR NW, between KINLEY AVE NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

20. Project # 1004803
06DRB-00720 Minor- Final Plat Approval

GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] [*The final plat was indef deferred for the SIA on 5/31/06]* (K-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. Project # 1001028
05DRB-01886 Minor-Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06 & 6/21/06 for the SIA] [Indef Deferred on* 9/27/06] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

22. Project # 1003010
06DRB-01290 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE,** zoned SU-1 & SU-2 for Albuqueque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] *[Deferred from 9/13/06 & indef deferred on 9/27/06]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

24. Approval of the Development Review Board Minutes for September 20, 2006. **THE DRB MINUTES FOR SEPTEMBER 20, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:27 A.M.

Deferred to 10/4/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 8 DATE: 9.27.06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
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13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 8**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Subdivision Design (DPM) Variance
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 10-4-06

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: SEPTEMBER 27, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

September 13, 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

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 10:25 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 # 1002730
06DRB-01204 Major-Preliminary Plat Approval
06DRB-01205 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST**

		COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE REQUEST FOR THE OFFSET IS NEEDED. AN APPROVED WALL DESIGN IS REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.
2.	**Project #1005031** 06DRB-01077 Major-Vacation of Public Easements	SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**
	06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**
	06DRB-01282 Minor-Subd Design (DPM) Variance	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

3. **Project # 1003991**
06DRB-01206 Major-Preliminary Plat Approval
06DRB-01207 Major-Vacation of Public Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A 6-FOOT PUBLIC PEDESTRIAN EASEMENT/SIDEWALK SHALL BE ADDED TO TRACT A. APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED. ALL LOTS SHALL BE P-1 DESIGNATION. IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

4. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

5. **Project # 1004943**
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06] [Sidewalk Waiver was Withdrawn @ agent's request)* (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. **Project # 1005123**
06DRB-01289 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). *[Indef deferred from 9/13/06]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 & 8/16/06 & 8/30/06 & 9/6/06 & 9/13/06]* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

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

9. **Project # 1003010**
06DRB-01290 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B TBK: TRACTS B-1 & B-2, **LANDS OF LITTLE THEATRE,** zoned SU-1 & SU-2 for Albuqueque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] *[Deferred from 9/13/06]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

10. Project # 1004782
06DRB-00928 Minor- 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 & Final Plat was Indef deferred on 7/26/06]* (G-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

06DRB-01281 Minor-Sidewalk Waiver

THOMAS 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 WAYNE NW and EVERITT NW [REF: 06DRB-00398, 06DRB-00928] (G-11) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH CONDITION: THE WAIVER WILL NOT APPLY TO ANY FUTURE SAD'S PRIVATE OR PUBLIC PROJECTS THAT MAY ADD SIDEWALK WITHIN THE AREA.**

11. Project # 1004760
06DRB-00349 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION,** zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

12. Project # 1000922
06DRB-01224 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06] [Indef deferred on 9/13/06]* (C-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. Project # 1005119
06DRB-01284 Minor-Sketch Plat or Plan

JOSEPH GUILLEN request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **VOLCANO CLIFFS UNIT 5,** zoned R-1, located on JADE NW, between EMERALD NW and 81ST NW containing approximately 1 acre(s). (E-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

14. ADJOURNED: 10:25 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __ 9-27-06

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 13, 2006

Defer 9/27/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 2 DATE: 9/13/06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
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12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 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

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NOTE: **THE DEVELOPMENT REVIEW BOARD WILL 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: 1:37 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12Tth ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: 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). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

3. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

4. **Project # 1002372**
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: 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). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. 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.**

5. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

	Public Easements 06DRB-00859 Minor-SiteDev Plan Subd/EPC 06DRB-00856 Minor-Sidewalk Waiver 06DRB-00857 Minor-Temp Defer SDWK	and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**
6.	**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 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**
	06DRB-01067 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC 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 WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

06DRB-01097 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **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 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9.	**Project # 1003272** 06DRB-01087 Major-Vacation of Public Easements	ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

10.	**Project # 1000572** 06DRB-01193 Minor-SiteDev Plan Subd/EPC	CONSENSUS PLANNING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO**) zoned SU-1 for PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 42 acre(s). [REF: 05EPC-01116] **[Catalina Lehner, EPC Case Planner]** (K-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
	06DRB-01038 Major-Preliminary Plat Approval 06DRB-01040 Minor-Sidewalk Waiver 06DRB-01041 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] *[Deferred from 8/16/06]* (K-21) **WITH THE SIGNNG OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/17/06 THE PRELIMINARY PLAT WAS APPROVED. 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.

11. Project # 1004644
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

12. Project # 1004473
05DRB-01888 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ,** zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] **[Carmen Marrone, EPC Case Planner]** *[Indef deferred 12/21/05]* (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] **[Petra Morris, EPC Case Planner]** (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL,** zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. Project # 1004793
06DRB-01195 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. Project # 1004233
06DRB-01187 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2,** zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18.	**Project # 1004456** 06DRB-01194 Minor-Final Plat Approval	BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
19.	**Project # 1004988** 06DRB-01175 Minor-Prelim&Final Plat Approval	FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH,** zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**
20.	**Project # 1005082** 06DRB-01184 Minor-Prelim&Final Plat Approval	WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION,** zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. Project # 1001900
06DRB-01183 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA,** zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. Project # 1003469
06DRB-01185 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION,** zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. Project # 1004083
06DRB-01147 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s).[REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.

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

24. Project # 1003798
06DRB-01126 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN,** zoned RT, located on DALLAS NE, between PENNSYLVANIA NE and SOUTHERN NE containing approximately 2 acre(s).*[Deferred from 8/16/06]*(L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1005081
06DRB-01182 Minor-Sketch Plat or Plan

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-1 & B, **ANDALUCIA @ LA LUZ, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between MONTE FRIO DR NW and SEVILLA AVE NW containing approximately 18 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005072
06DRB-01169 Minor-Sketch Plat or Plan

DEBBIE HUBERT request(s) the above action(s) for all or a portion of Lot(s) 44, **SNOW HEIGHTS,** zoned R-3 residential zone, located on NORMAN AVE NE, between ARVADA AVE NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-21) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

27. Project # 1005083
06DRB-01186 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION,** zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **DEFERRED TO 8/30/06.**

29. Project # 1005073
06DRB-01170 Minor-Sketch Plat or Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION,** zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Project # 1005080
06DRB-01179 Minor-Sketch Plat or Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2,** zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Project # 1005085
06DRB-01192 Minor-Sketch Plat or Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION,** zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.

CITY OF AL UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
No objection to Vacation request.
An approved drainage report dated 7-12-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __ 9-13-06

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 23, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 3 DATE: 8/23/06

1. Name: Russ Hume Address: 9384 V Alley Zip: 87114
2. Name: Rick Bettram Address: 7007 Jefferson Zip: 87109
3. Name: Steve Sakiza Address: The Americanos PR Zip: 87124
4. Name: JACKIE FISHMAN Address: 302 8th NW Zip: 87102
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 23, 2006

Project # 1005031
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] (C-9)

AMAFCA — No adverse comments.

COG — For information, Rainbow Blvd is a designated study corridor in the Future Albuquerque Bikeways and Streets (FAABS). It is listed as a Principal Arterial with a right-of-way of 156 feet.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association(s).

APS — **Santa Fe 3 at the Trails Unit 2** is part of a larger project known as The Trails, which will consist of a total of approximately 2,000 dwelling units. The Trails will impact Ventana Ranch Elementary, James Monroe Middle School, and Cibola High School. **Currently all three schools are exceeding capacity.**

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

A new northwest high school will open with a 9th grade academy in 2007. The remainder of the high school will open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

APS

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

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

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

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

Defer to Hydrology. Isn't this are within the moratorium?

Parks & Recreation — Defer to Hydrology

Utilities Development — No objection to Vacation request

Planning Department

Planning has no objection to the requested vacation action. Remember that a plat must be recorded within one year to complete the vacation action. Otherwise, the vacation will expire.

However, this project is within the boundaries of the Volcano Heights Moratorium boundaries. So, DRB cannot approve either the plat or the site plan associated with this project until this moratorium is lifted.

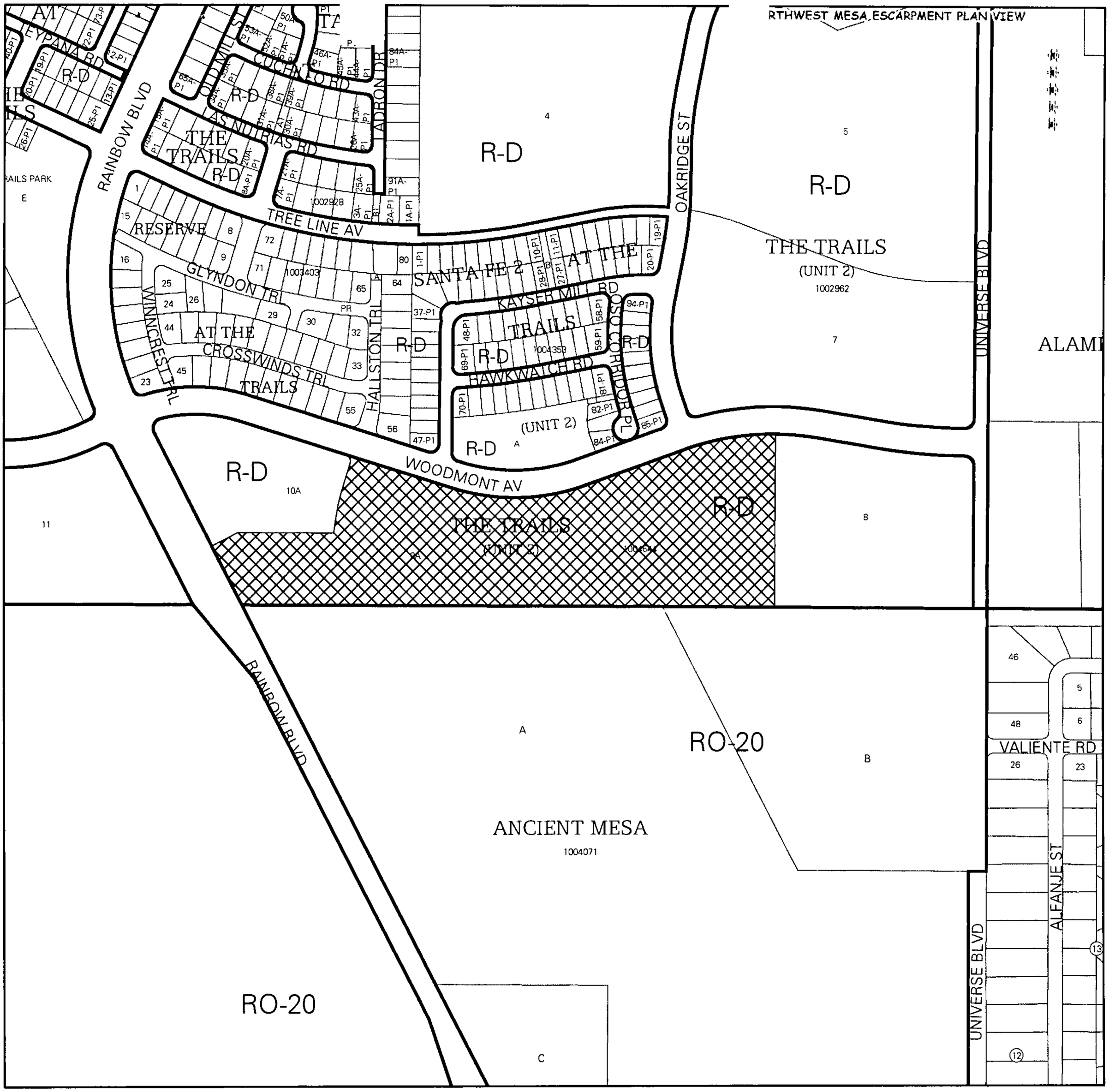
Also, be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74.

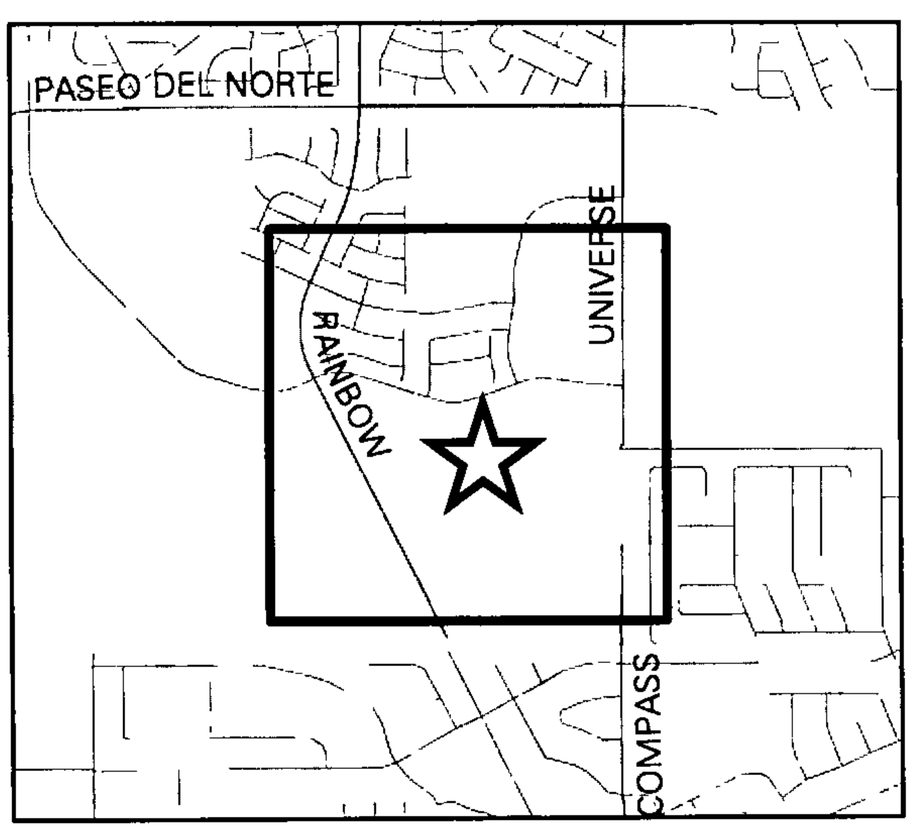
Impact Fee Administrator

No comment on the proposed vacation of a portion of the existing Public Drainage Easement.

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

Cc:Dragonfly Development Inc., 12809 Donette Ct NE, 87112
Thompson Engineering Consultants, P.O. Box 65760, 87193





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1005031
Hearing Date:
8/23/2006
Zone Map Page:
C-9
Additional Case Numbers:
06DRB-01077

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 23, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002176
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23)

Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13)

Project # 1005031
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] (C-9)

Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 7, 2006.

323
the trails

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 23, 2006
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# 1005031
App#06DRB-01077

Cross Reference and Location: WOODMONT AVENUE NW BETWEEN RAINBOW BLVD NW AND UNIVERSE BLVD NW

Applicant: THE TRAILS LLC
Address: 7301 JEFFERSON NE
ALBUQUERQUE, NM 87109

Agent: SURV-TEK, INC.
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: AUGUST 4, 2006
Signature: YVONNE SAAVEDRA

```
100906437129210101   LEGAL: TR 6  BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: INDUS DEVELOPMENT LTD CO
                        OWNER ADDR: 08224   CALLE PRIMERA                NW ALBUQUERQUE NM       87120

100906448029510201   LEGAL: TR 7  BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: INDUS DEVELOPMENT LTD CO
                        OWNER ADDR: 08224   CALLE PRIMERA                NW ALBUQUERQUE NM       87120

100906423431922035   LEGAL: TR P R PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906424528022024   LEGAL: LT 4 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906425228022025   LEGAL: LT 4 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906427027722028   LEGAL: LT 4 9 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906423227922023   LEGAL: LT 2 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   WINNCREST
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906427627522029   LEGAL: LT 5 0 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906428227322030   LEGAL: LT 5 1 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906428827222031   LEGAL: LT 5 2 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906429427022032   LEGAL: LT 5 3 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109
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100906429926822033   LEGAL: LT 5 4 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906430626622034   LEGAL: LT 5 5 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   CROSSWINDS
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906432126022226   LEGAL: LT 5 6 PL AT FOR THE RESERVE AT THE TRAILS SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000   HALLSTON
                        OWNER NAME: CENTEX HOMES
                        OWNER ADDR: 05120   MASTHEAD                      NE ALBUQUERQUE NM       87109

100906430322640101   LEGAL: TR 1 0 BU LK LAND PLAT OF THE TRAILS UNIT 2 (BEING A  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: INDUS DEVELOPMENT LTD CO
                        OWNER ADDR: 08224   CALLE PRIMERA                NW ALBUQUERQUE NM       87120

100906441422640102   LEGAL: TR 9  BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: INDUS DEVELOPMENT LTD CO
                        OWNER ADDR: 08224   CALLE PRIMERA                NW ALBUQUERQUE NM       87120

100906449722640103   LEGAL: TR 8  BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: INDUS DEVELOPMENT LTD CO
                        OWNER ADDR: 08224   CALLE PRIMERA                NW ALBUQUERQUE NM       87120

100906426410530144   LEGAL: ALL  LTS  1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E     LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: STATE OF NEW MEXICO
                        OWNER ADDR: 00000                                 SANTA FE    NM       87504
```

100906426410530144 LEGAL: ALL LTS 1 TO 4 S ½ OF S ½ OF SEC 16 T11N R
PROPERTY ADDR: N/A

OWNERS NAME: STATE OF NEW MEXICO
OWNERS ADDR: PO BOX 1148
SANTA FE, NM 87504

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

July 27, 2006

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **July 27, 2006:**

CONTACT NAME: RUSS HUGG

COMPANY OR AGENCY: SURV TEK, INC.
9384 VALLEY VIEW DRIVE NW/87114
PHONE: 505-897-3366/FAX: 897-3377

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 9-A, TRAILS UNIT 2** zone map **C-9.**

Our records indicate that as of July 27, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/05)

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Russ Nugg

FAX NUMBER: 897-3377 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 07/26/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 503 APPLICATION NO: _____

Santa Fe Bat Trails Unit 2

****

Planning's comments.

Project # 1005031

SURV-TEK, INC
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87109

100906430322640101

INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120

100906426410530144

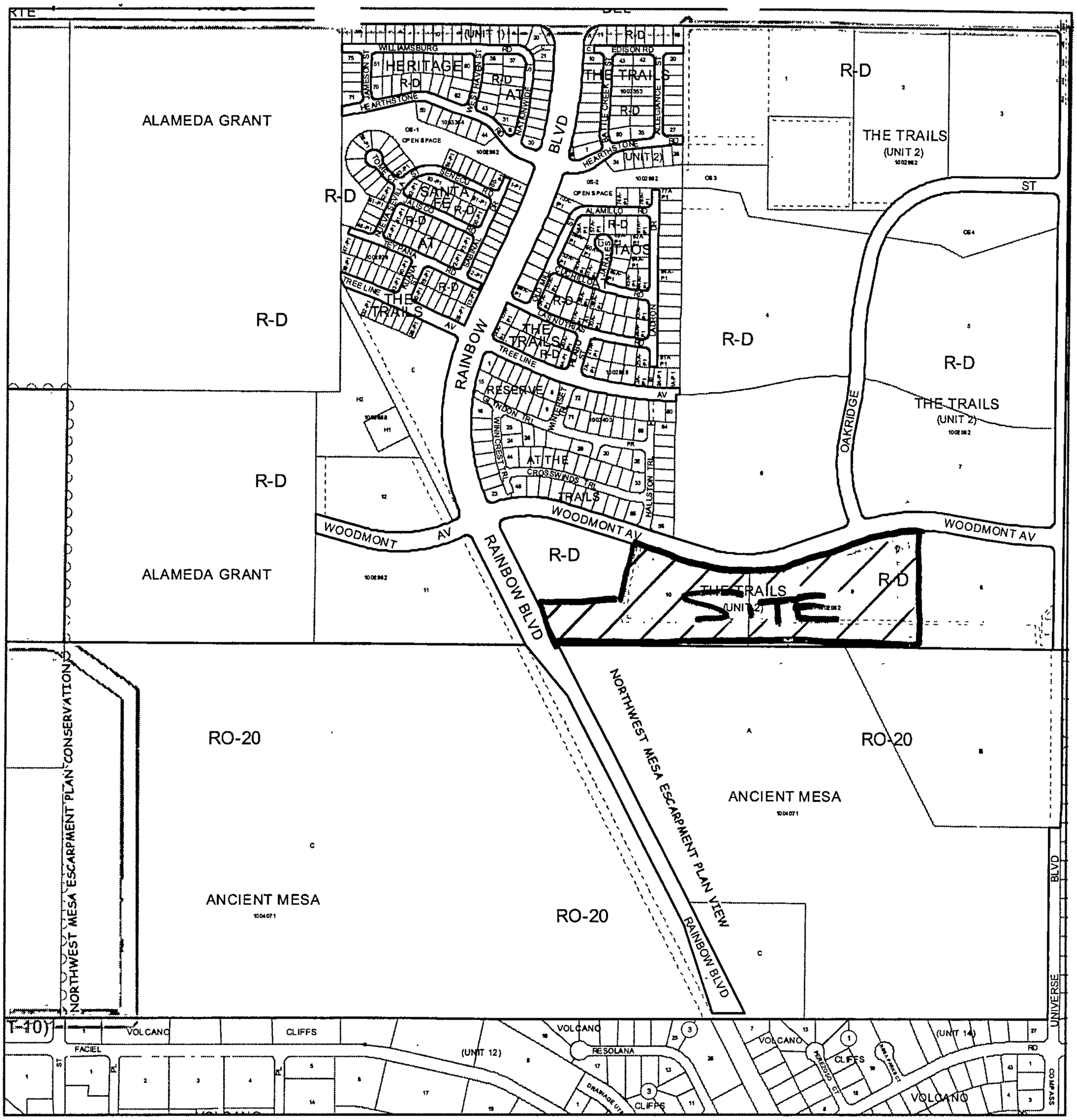
STATE OF NEW MEXICO
PO BOX 1148
SANTA FE, NM 87504

100906418322330201

THE TRAILS LLC
3077 WARM SPRINGS RD
LAS VEGAS NV 89120

100906423227922023

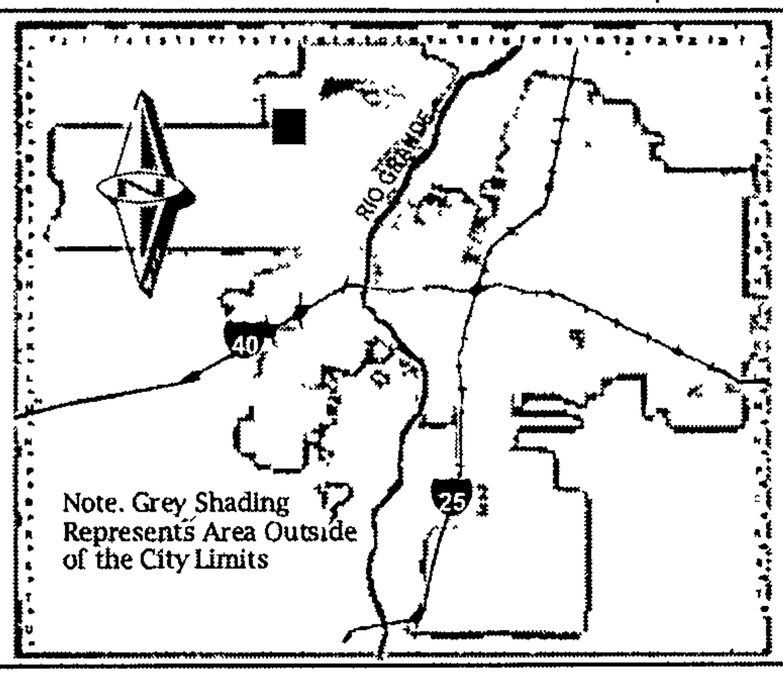
CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE NM 87109



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

C-09-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

0 750 1,500 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

July 27, 2005

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

Attention: Sheran Matson, Chair

TBK Santa Fe 3 @ The Trails, Unit 2 C.S. per Russ Hugg

RE: Vacation of a portion of an Existing Public Drainage easement within Tract 9-A, the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of an Existing Public Drainage easement within Tract 9-A at the Trails Unit 2 as shown on the attached Vacation Exhibit.

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

Sincerely,

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

May 4, 2011
DRB Comments

ITEM # 10

PROJECT # 1005031 APPLICATION # 11-70103

RE: Tract 9-A, The Trails Unit 2

2,400 sq ft of open space per dwelling unit is required in the R-D zone; compliance with the Zoning Code (or sector plan if adopted prior to submittal) must be demonstrated prior to platting.

The previously approved Preliminary Plat is now void; new Subdivision Design Variance(s) would be required.
Double frontage lots do not provide for efficiency in governmental operations/ street maintenance and result in excessive paving and storm water runoff; alternative layouts (likely involving stub streets) should be reviewed.
Access to the adjacent school site needs to be provided and coordinated with Albuquerque Public Schools.
The centerline intersection of Oakridge/ Peoria Street and Woodmont Avenue appears offset over 10 feet; refer to previously approved plat and comments from Transportation Development.

On the south side of Tempe Avenue, proposed Lot 38 needs to be expanded to the east to accommodate the existing Public Sanitary Sewer and Waterline Easement.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

X Major Subdivision action (SKETCH PLAT)
___ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan D
___ Cert. of Appropriateness (LUCC) L A

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: The Trails, LLC (Rick Beltramo) PHONE: (505) 761-9911
ADDRESS: 6840 Treeline Avenue FAX: (505) 761-9922
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: rbeltramo@longfordhomes.com
Proprietary interest in site: Owner **List all owners**: ___

DESCRIPTION OF REQUEST: Sketch Plat Review

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

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

Lot or Tract No. Tract 9A Block: ___ Unit: ___
Subdiv/Addn/TBKA: The Trails Unit 2
Existing Zoning: RD Proposed zoning: RD MRGCD Map No ___
Zone Atlas page(s): C-19 UPC Code: 100906437421440102

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___

1005031, 06DRB-01077, 06DRB-01017, 06DRB-01018, 06DRB-01282

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 115 Total area of site (acres): 19.77
LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
Between: Rainbow Boulevard and Universe Boulevard

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

SIGNATURE Scott Steffen DATE 4/26/11
(Print) SCOTT A. STEFFEN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11 DRB - - 70103	SK		$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date May 4, 2011

4-26-11
Planner signature / date

Project # 1005031

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Scott Steffen
Applicant name (print)

Applicant signature / date 4/26/11

Form revised **October 2007**

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

Application case numbers
11DRB-_____-70103
_____-_____-_____
_____-_____-_____

4-26-4
Planner signature / date

Project # 1005031

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505 798.7988
toll free: 800.877.5332

April 26, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Sketch Plat Review and Comment for Tract 9A, DRB#1005031

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Sketch Plat
- Zone Atlas Map
- Six (6) copies of previously approved preliminary plat (expired)

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. Proposed is a subdivision of Tract 9A at the Trails Unit 2, consisting of 115 single-family residential lots on approximately 19.8 acres. The site is located in Trails development and can be accessed off Woodmont Avenue. The land is currently zoned RD. The intent of the project is to comply with the Volcano Trails Sector Plan.

The project will be developed in two phase as denoted by the phase line on the sketch plat. The preliminary plat will consist of two separate applications, one for each phase. There will also be design variance requests for the proposed stub streets, sidewalk deferral and waiver requests, and public easement vacations requests at the time of the preliminary plat application.

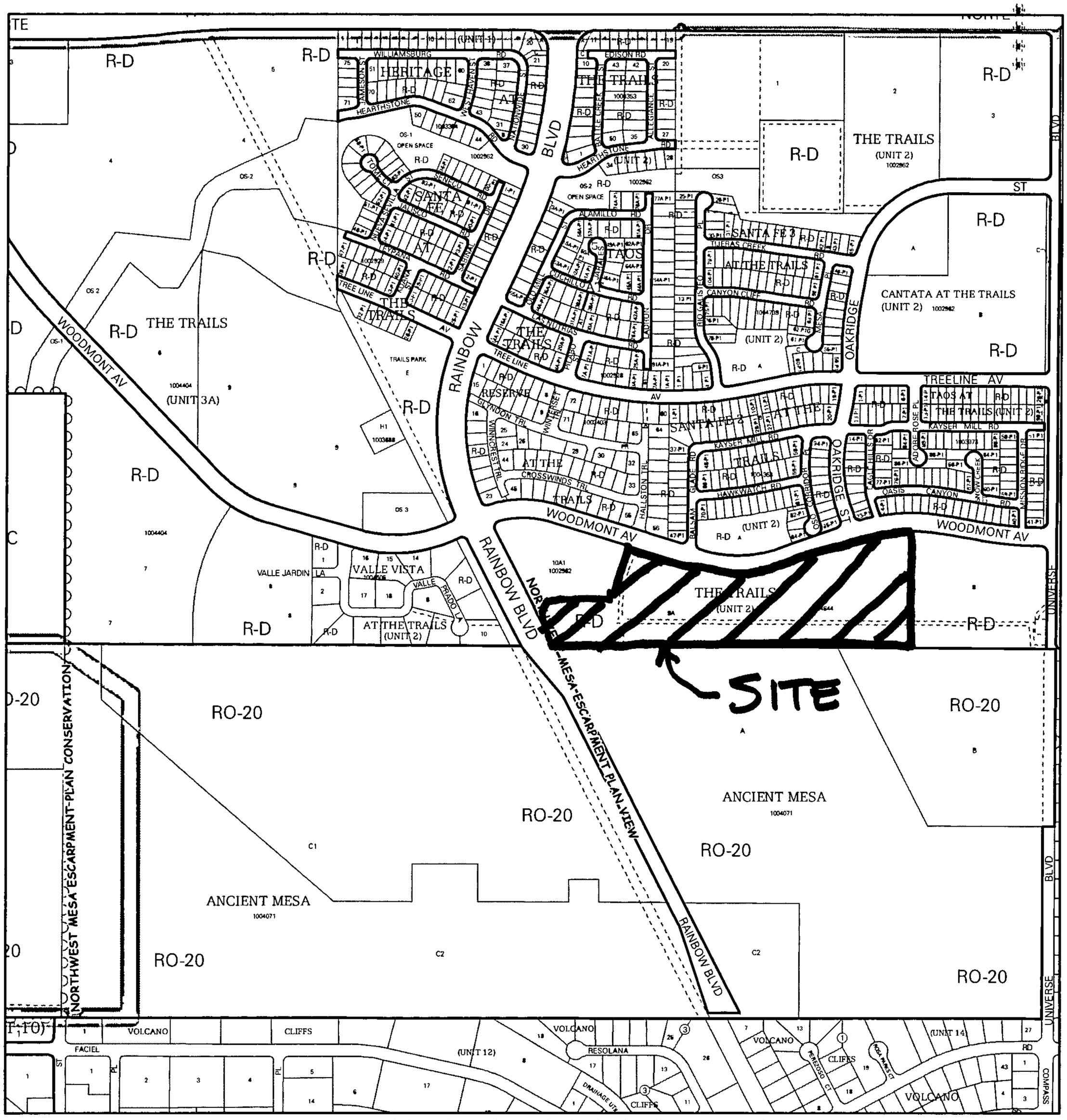
The grading and drainage for this tract will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter will also be requested. There is an existing sanitary sewer and water line in Indian Hills Street and Tempe Avenue, and there is an existing storm drain in Tempe Avenue.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on May 4, 2011.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

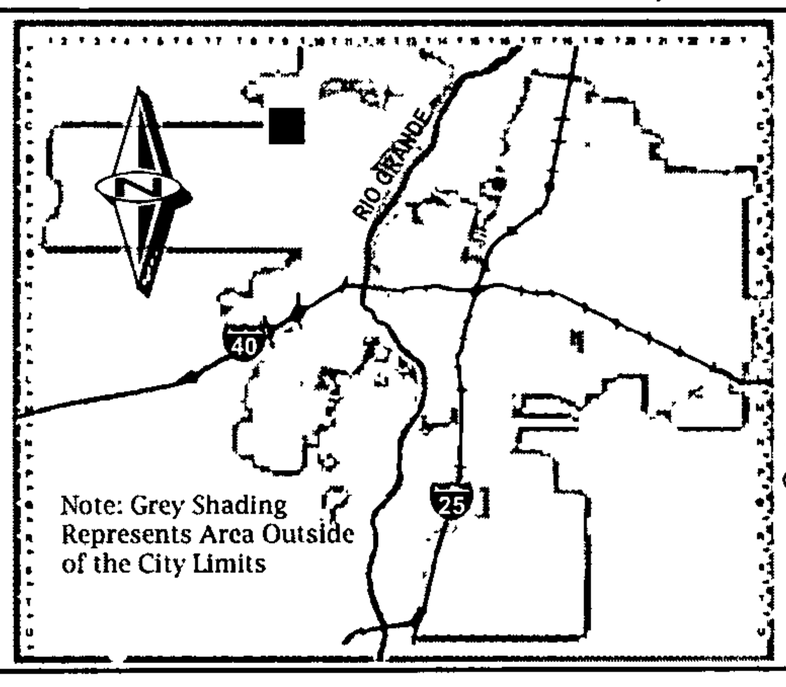
Enclosures
SJS/tms



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-09-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

0 750 1,500 Feet

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER/TRANSMITTAL

☒ To: Jack Cloud
DRB Chair
City of Albuquerque
Plaza del Sol 2nd Floor West
600 Second St

Phone: 924-3880

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

Date:	April 26, 2011	**Requested By:**	Scott Steffen
Job No.:	20110369.002.01.cdp	**Project:**	Tract 9A at the Trails

DELIVER VIA

☒ **Courier** ☐ **Federal Express** ☐ **Pickup**
☐ **Mail** ☐ **UPS** **Item:**
☐ **Other**

TIME DUE:

☒ **This AM** ☐ **By Tomorrow**
☐ **This PM** ☐ **Rush**

ITEM NO	QUANTITY	DESCRIPTION
1	1	Sketch plat submittal package

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X 8/8/07; 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 505-924-3986
(C-9/D001B - SANTA FE 3 @ THE TRAILS UNIT 2)

DATE: AUGUST 1, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Subdivision Design (DPM) Variance
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

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

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

SIGNED: Bradley L. Bingham **DATE:** AUGUST 8, 2007
City Engineer / AMAFCA Designee 505-924-3986
(C-9/D001B - SANTA FE 3 @ THE TRAILS UNIT 2)

Current DRC # #2
Project Number

ORIGINAL

FIGURE 12

Date Submitted: 7.14.06
Date Site Plan Approved.
Date Preliminary Plat Approved: 08.08.07
Date Preliminary Plat Expires: 08.08.08
DRB Project No.: 1005031
DRB Application No.: 06DRB-01017

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SIERRA II ~~Santa Fe III~~ at the Trails Unit II

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 9A, The Trails Unit II

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PAVING						
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk ~~east side, approx. 100' westside~~ BOTH SIDES	Indian Hills St.	Woodmont Ave.	Tempe Ave	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tempe Ave.	Indian Hills St.	~~Stub Street~~ E. Property line	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Tombstone Rd.	Indian Hills St.	Globe St.	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk each side (44' ROW)	Kingman St.	Tombstone Rd.	Tempe Ave.	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk each side	Peoria St.	Woodmont Ave	Tombstone Rd.	/	/	/
		28' F-F	Res. Paving w/ C&G, *4' Sidewalk each side	Globe St.	Tempe Ave.	~~Stub Street~~ TOMBSTONE	/	/	/
		22' F-F	Res. Paving w/ C&G, *4' Sidewalk on one side	Globe St. (STUB)	~~Stub Street~~ TOMBSTONE	LOT 29 P1	/	/	/
		Collector ~~Major Local~~ 1/2 Section (30' F-F)	**Collector Paving w/ C&G, median 6' Sidewalk Single Side, TURN BAYS	Woodmont Ave.	Indian Hills St.	E. Property Line, Tract 9A	/	/	/

MAJOR Arterial 1/2 (31' F-F) | ** Major Arterial Paving w/ C&G, Median 10' SW. Single SIDE | Rainbow Blvd. | Woodmont Ave. | S. Pl Trails U.II

(rev. 9-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			DRAINAGE						
		18" Dia.	RCP w/ Inlets	Tempe Ave.	Indian Hills St.	Globe St.	/	/	/
		36" to 48" Dia.	RCP w/ MHs	SD Easement	Pond H	W. Property Line, Tract 9A	/	/	/
		48" to 54" Dia.	RCP w/ MHs	Tempe Ave.	W. Property Line, Tract 9A	E. Property Line, Tract 9A	/	/	/
		54" Dia.	RCP w/ MHs	SD Easement	E. Property Line, Tract 9A	Universe Blvd.	/	/	/
		48" to 72" Dia.	***RCP w/ MHs and Inlets Financial Guar. w/ 730085	Universe Blvd.	Trails Unit II S. Property Line	Boca Nedra Det. Dam	/	/	/
		~~[illegible]~~ ac-ft 9.9	Permanent Surge Detention Pond w/ Agreement and Covenant (Pond K)	Temp. Drainage Esmt. No. 2005127389 (BK-A102 Pg 7018)	E. Side, Universe Blvd.		/	/	/
		18"-42" DIA	* RCP w/ MHS INLETS BUILT W/ 730084		OAKRIDGE	(POND K)			
			WATER (NMUI JURISDICTION)						
			Water Services	Tempe	WEST PL	EAST PL			
		8" Dia.	Waterline w/ Appurtenances	Tombstone Rd.	Indian Hills St.	Globe St.	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Globe St.	Stub Street	Tempe Ave.	/	/	/
			SAS (NMUI JURISDICTION)						
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Tombstone Rd.	Indian Hills St.	Globe St.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Kingman St.	Tombstone Rd.	Tempe Ave.	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Globe St.	Stub Street	Tempe Ave.	/	/	/

(Rev. 9-05)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed * DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 * Sidwalks to be Deferred

2 ** Improvements to be constructed as part of COA Project # 730084 - The Trails Unit II (Woodmont Ave)

3 *** Improvements to be constructed as part of COA Project #761281 - The Trails Offsite Storm Drain

4 ~~Street lighting per COA DPM.~~ STREETLIGHTS PER DRC.

5 Engineers Grading and Drainage Certification is required for release of Financial Guarentee & SIA

Certification that Perimeter Walls were installed per DRB approved Design shall be provided to COA prior to release of Financial Guarentee

AGENT / OWNER

Steve J. Salazar, PE
NAME (print)

Wilson & Co., 2600 The Amelcan Rd., 87124
FIRM

7/11/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8/08/07
DRB CHAIR - date

Christina Sandoval 8/8/07
PARKS & GENERAL RECREATION - date

8-8-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

N/A
UTILITY DEVELOPMENT - date

7-18-06
NMUZ - date

Bradley L. Bingham 8/8/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-05)

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

July 16, 2007

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Sandy Handley, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Sandy:

Please defer the public hearing on this project to August 1, 2007, to allow time for adjustments to the subdivision design to meet new requirements of the Volcano Heights Sector Plan.

Sincerely,

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

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

#7

June 18, 2007

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to July 18, 2007, to allow time for adjustments to the subdivision design to meet new requirements of the Volcano Heights Sector Plan.

Sincerely,

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

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

#2

April 16, 2007

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to June 20, 2007, to allow time for adjustments to the subdivision design to meet new requirements of the Volcano Heights Sector Plan.

Sincerely,

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

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

March 7, 2007

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to April 18, 2007, to allow time for adjustments to the subdivision design to meet new requirements of the Volcano Heights Sector Plan.

Sincerely,

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

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

January 23, 2007

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to March 21, 2007, to allow time for adjustments to the subdivision design to meet new requirements of the Volcano Heights Sector Plan.

Sincerely,

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

WILSON & COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

#4

19 December 2006

1005031

City of Albuquerque
Development Review Board
Claire Senova
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Tract 9A (Santa Fe 3) at The Trails Unit II- Project #1004739*
Request for DRB hearing deferral

Dear Claire:

Wilson & Company, Inc., acting as agents for The Trails, LLC., respectfully requests that the above referenced project be deferred from the Dec. 20, 2006 hearing agenda and be placed on the Agenda for the January 24th 2007 hearing.

Thank you for your assistance and if you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY

Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs

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

November 28, 2006

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031:-Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to December 20, 2006, to allow time for adjustments to the subdivision design to meet new requirements of the Volcano Heights Sector Plan.

Sincerely,

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

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

October 24, 2006

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to November 29, 2006, to allow time for adjustments to the subdivision design to meet new requirements of the Volcano Heights Sector Plan.

Sincerely,

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

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

#8

September 26, 2006

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 4 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to October 4, 2006, to allow time to address conditions and requirements of the Volcano Heights Sector Plan.

Sincerely,

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

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

September 12, 2006

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031:_Vacation of public easement, Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 3 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to September 27, 2006, to allow time for the adoption and approval of the Volcano Heights Sector Plan.

Sincerely,

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

_ _ Major Subdivision action
_ _ Minor Subdivision action
____ Vacation **V**
_X_ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (Phase I, II, III)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)

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: The Trails, LLC Attn: Rick Beltramo, PE PHONE: (505)761-9911
ADDRESS: 7007 Jefferson Street NE Ste. A FAX: (505) 761-9922
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rbeltramo@longfordgroup.com
Proprietary interest in site: Owner **List all owners:** The Trails, LLC
AGENT (if any): Steve Salazar, PE – Wilson and Company PHONE: (505) 348-4000
ADDRESS: 2600 The American Rd. Suite 100 FAX: (505) 898-8501
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: sjsalazar@wilsonco.com

DESCRIPTION OF REQUEST: Requests Variance – Variance from Min. Standards of the DPM (Development Process Manual)

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

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

Lot or Tract No. Tract 9A of The Trails Unit II Block: N/A Unit: N/A
Subdiv. / Addn. ~~Santa Fe 3~~ Now Sierra Sol (Tract 9A)
Current Zoning: ~~RD~~ SPSL Proposed zoning: No Change
Zone Atlas page(s): C 9 Z No. of **existing** lots: ____ No. of **proposed** lots: ____
Total area of site (acres): 19.76 ac Density if applicable: dwellings per gross acre: 5.76 dwellings per net acre: 5.35
Within city limits? _X_ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100906441422640102 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Ave. NW BLVD
Between: Rainbow Blvd. NW and Universe NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB #1005031, 06DRB-01017, 06DRB-01018, 06DRB-01077

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

SIGNATURE DATE 9-5-06
(Print) Steve J. Salazar, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
06DRB - - 01282	SDV		$ 0.00
- -		CMF	$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date 09/13/06

Sandy Handley 09/05/06
Planner signature / date

Project # 1005031

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

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

☒ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

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

☐ **VACATION OF RECORDED PLAT**

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

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

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

Steve J. Salazar
Applicant name (print)

Steve J. Salazar 9-5-06
Applicant signature / date

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

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

Application case numbers
06DRB-_____-01282
_____-_____-_____
_____-_____-_____

Sandy Handley 09/05/06
Planner signature / date

Project # 1005031

WILSON & COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

22 August 2006

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Tract 9A at The Trails (Santa Fe 3), Variance from Min. Std. Of the DPM

Dear Ms. Senova:

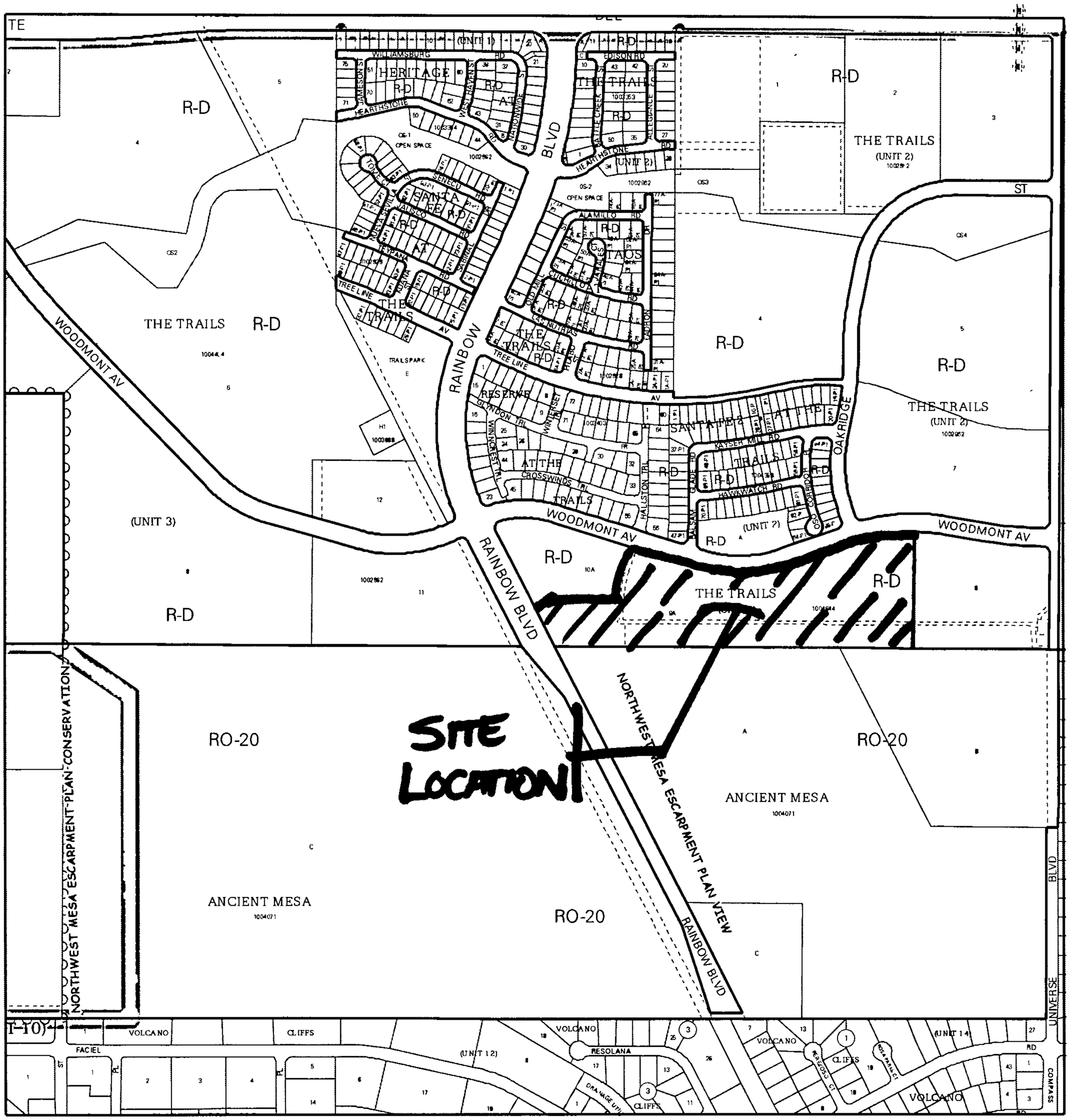
The owner, The Trails LLC., of the property described above requests a variance from minimum standards of the Development Process Manual. The standard of concern, is the street length/block length for Tempe Ave. The Development Process Manual suggests a street/block not to exceed a length of 600 Linear Feet. The street of concern has 2 block lengths at 649' and 766' respectively. The block length on Tempe Ave is due to an existing utility and storm drain easement which has been granted from the Trails phase 1 and Trails Unit II infrastructure projects. Wilson & Company will work with the C.O.A. Traffic Engineer to provide a traffic calming process for this street through the DRC process.

In addition we are requesting a variance from minimum standards of the Development Process Manual for the ROW on the stub street. The proposed ROW in the Stub Street (Globe St.) shall be 36 LF. Currently this street shall serve Lots 29 and 30.

Enclosed is the zone atlas sheet and an exhibit of the Variance to the DPM.

Sincerely,

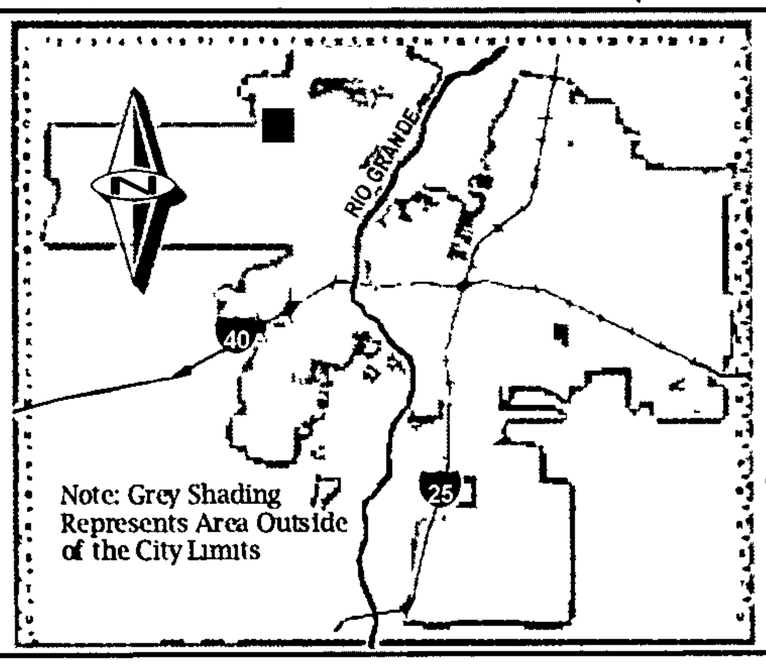
Steve J. Salazar, P.E. Email: sjsalazar@wilsonco.com



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

Albuquerque Geographic Information System

Map amended through: **Aug 08, 2006**



Zone Atlas Page:

C-09-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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME THE TRAILS LLC

AGENT STEVE SALAZAR- WILSON & CO

ADDRESS 2600 THE AMERICAN RD. ST 100

PROJECT & APP # SANTA FE 3 (TRACT 9A)

PROJECT NAME 1005031/06DRB01282

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

9/5/2006 10:00AM LOC: ANNX
RECEIPT# 00067803 WS# 007 TRANS# 0009
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt $20.00
J24 Misc
$20.00
CA $20.00
CHANGE $0.00
Thank You

Counterreceipt.doc 6/21/04

SECTION A–A

WOODMONT AVE.

TOMBSTONE RD.

TEMPE AVE.

INDIAN HILLS ST.

KINGMAN ST.

PEORIA ST.

GLOBE ST.

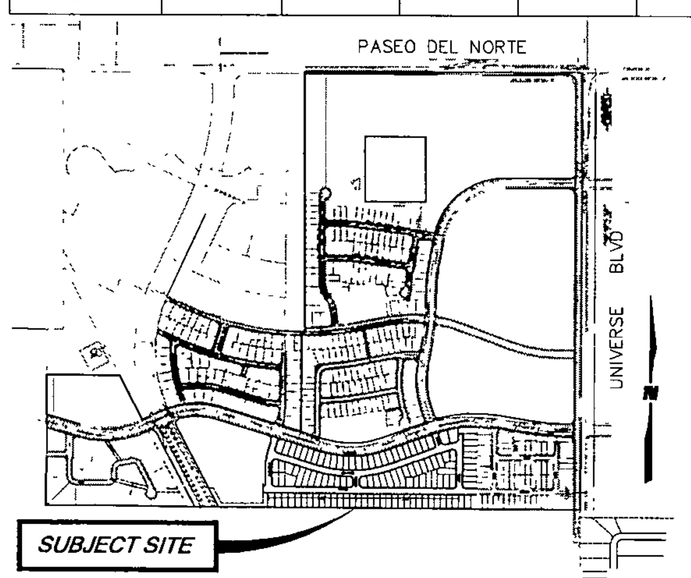
649'

766'

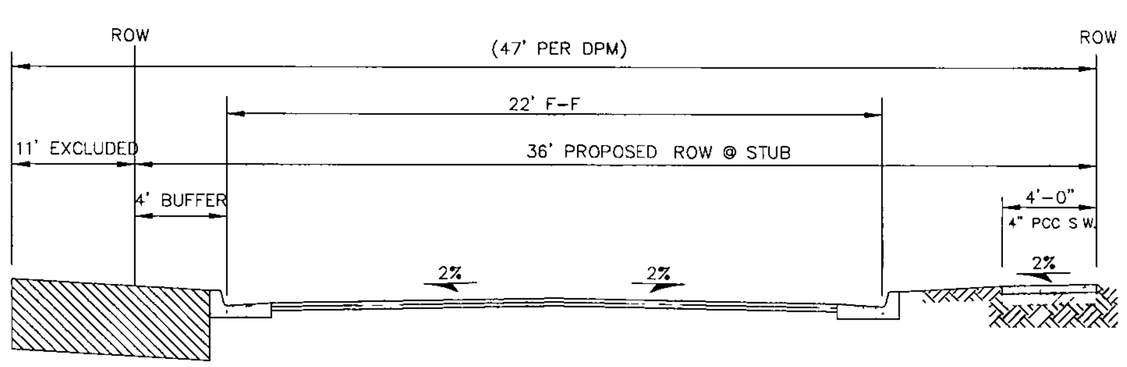
SDW

EXHIBIT D

Date 9/13/06



VICINITY MAP
C–9–Z



SECTION A–A
NTS

LEGEND

VARIANCE AREA

N

10 0 10 20
SCALE FEET

WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

TRACT 9A "SANTA FE 3"

VARIANCE FROM D.P.M STANDARD

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	SJS	WCEA NO. X5218108	DATE AUGUST 2006
DRAWN	RM	PROJECT NO. N/A	SHEET NO. 1 OF 1
CHECK	SJS		

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
___ Major Subdivision action	
___ Minor Subdivision action	
✓ Vacation	**V**
___ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	
___ ... for Subdivision Purposes	**P**
___ ... for Building Permit	
___ IP Master Development Plan	
___ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING AND PLANNING	**Z**
___ Annexation	
___ County Submittal	
___ EPC Submittal	
___ Zone Map Amendment (Establish or Change Zoning)	
___ Sector Plan (Phase I, II, III)	
___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ Text Amendment (Zoning Code/Sub Regs)	
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: THE TRAILS LLC PHONE: 761-9911
ADDRESS: 7301 JEFFERSON NE FAX: 761-9922
CITY: ALBUQ STATE NM ZIP 87109 E-MAIL:
Proprietary Interest in Site: OWNERS 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: VACATION OF A PORTION OF A PUBLIC DRAINAGE EASEMENT

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 9-A Now ~~Block~~ Unit: —
Subdv. / Addn. THE TRAILS UNIT 2 TBK ~~Section 3~~ @ The Trails Unit 2
Current Zoning: R-D Proposed zoning: SAME
Zone Atlas pages(s) C-9 No. of **existing** lots: 1 No. of **proposed** lots: 114
Total area of site (acres): 19.7656 Density if applicable: dwellings per gross acre: N/A 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. 100906441422640102 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: WOODMONT AVENUE N.W.
Between: RAINBOW BLVD NW and UNIVERSE BLVD NW

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.):
1005031

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

SIGNATURE ___ DATE ___

(Print) Russ Hugg ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

	Application case numbers	Action	S.F.	Fees
NA ☐ **INTERNAL ROUTING**				
☑ All checklists are complete	06DRB - - 01077	UPE	U	$ 90.00
☑ All fees have been collected	- -	CMF		$ 20.00
☑ All case #s are assigned	- -	ADV		$ 75.00
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
NA ☐ Site is within 1000ft of a landfill				Total
NA ☐ F.H.D.P. density bonus	Hearing date 8-23-06			$ 185.00
NA ☐ F.H.D.P. fee rebate				

Kim Sais 7/27/06
Planner signature / date

Project # 1005031

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☑ **VACATION OF PUBLIC EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Russ Hugg
Applicant name (print)

July 27, 200
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
06DRB - _____ - 01077
_____ - _____ - _____
_____ - _____ - _____

7/27/06
Planner signature / date

Project # 1005031

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

July 27, 2005

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

Attention: Sheran Matson, Chair

TBK Santa Fe 3 @ The Trails, Unit 2 C.S. per Russ Hugg

RE: Vacation of a portion of an Existing Public Drainage easement within Tract 9-A, the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

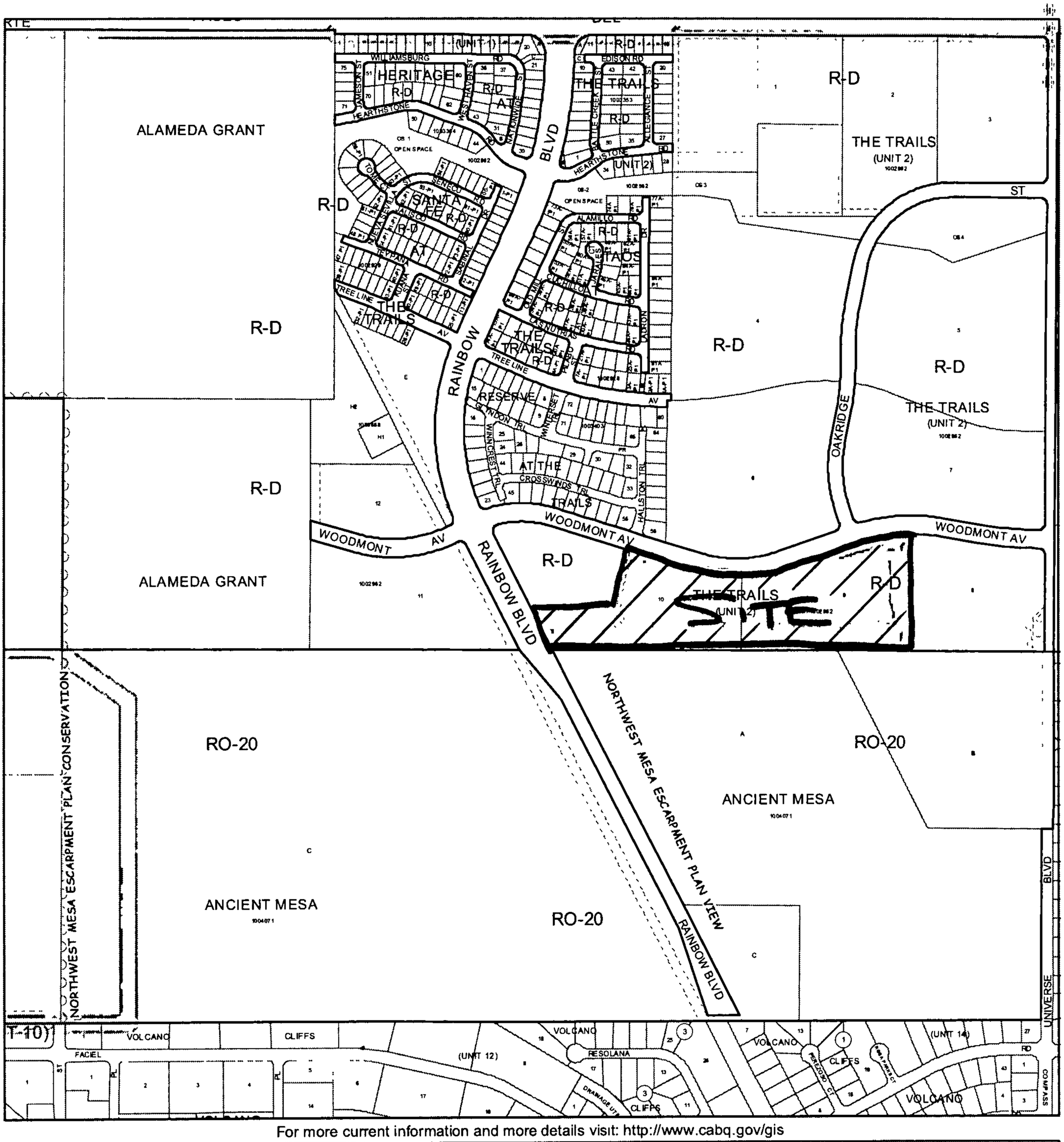
Dear Ms. Matson:

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of an Existing Public Drainage easement within Tract 9-A at the Trails Unit 2 as shown on the attached Vacation Exhibit.

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

Sincerely,

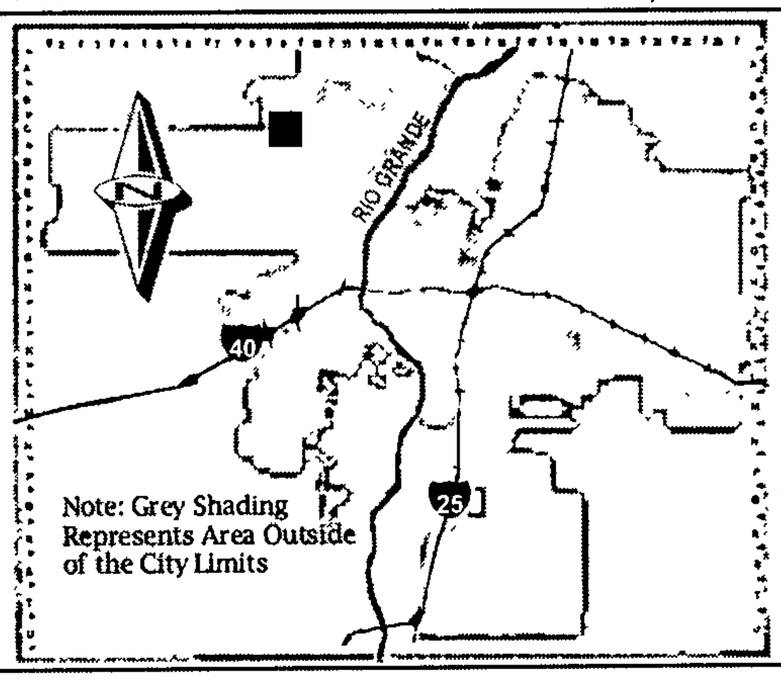
Russ P. Hugg, PS
Surv-Tek, Inc.



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

C-09-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

0 750 1,500 Feet

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

July 27, 2006

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **July 27, 2006:**

CONTACT NAME: RUSS HUGG

COMPANY OR AGENCY: SURV TEK, INC.
9384 VALLEY VIEW DRIVE NW/87114
PHONE: 505-897-3366/FAX: 897-3377

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 9-A, TRAILS UNIT 2** zone map **C-9.**

Our records indicate that as of July 27, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/05)

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Russ Nugg

FAX NUMBER: 897-3377 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 07/26/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100503 APPLICATION NO: _____

Santa Fe Bat Trails Unit 2

****

Planning's comments.

Project # 1004675
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB00836] (F-11)

Perimeter Wall Design. The word "perimeter" is misspelled.. a leftover from an engineer who no longer works for you. Please correct. The location map does not identify either Costa Almeria Dr or Costa Maresme.

The Sidewalk Exhibit indicaters in some places that the sidewalk is not going to be built and also that it is being deferred. It has to be one or the other. Please correct the exhibit & provide 5 copies for DRB by Monday, August 7th at noon.

The vacation exhibit is not clear. Is it meant to cover the entire Tract 1 or just the two sides that are colored? This exhibit also need revision. Again, provide 5 copies by Monday, August 7th at noon.

A site plan for subdivision approved by EPC and signed off by DRB is required before we can approve the preliminary plat. Please advise Planning as to whether or not the site plan has been heard and approved at EPC. A search of AGIS did not show any recent activity on this site other than this application for platting action. If the site plan has not yet been heard by EPC, DRB will likely indefinitely defer this plat.

Planning will reserve comments on the plat until the approved site plan is received.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available

1005031

Project # ~~1004644~~
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

There is not yet an approved sector plan as required by the Zone Code. The agreement between the City and the Trails is that a sector plan will be approved before any plats are

approved in subsequent units after Unit 2.

The perimeter wall along Woodmont will be 750 feet long. There should be at least 3 ten foot breaks in this wall for pedestrian access to Woodmont and to provide visual relief for an expanse of wall this long. Please revise the wall design and plat to reflect this requirement.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website.

The plat shows two areas of the existing public drainage easement (Tract A) to be vacated with this plat. However, neither the application nor the letter of explanation by the agent mentions vacting these two portions. The platting action will be deferred until there is an application for these vacations. The $110 fee applies. Because this is a public hearing item and indefinite deferrals mean starting over, paying the fees again, etc, the agent should call Claire, the DRB Assistant and request a deferral until the vacation actions can be heard. The platting action will stay on the August 9th agenda until the deferral is requested.

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 24, 2006.

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

PAID RECEIPT

APPLICANT NAME THE TRAILS LLC

AGENT SURV-TEK INC

ADDRESS 9384 VALLEY VIEW DR NW

PROJECT & APP # 1005031 ~~1004644~~ 06DRB-01077

PROJECT NAME TRACT 9-A, THE TRAILS UNIT 2

$ 20.00 441032/3424000 Conflict Management Fee

$ 90.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 185.00 TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327

053099

95-32
1070

7-27-06

PAY TO THE ORDER OF City of Albuquerque $ 185.00

City Of Albuquerque
Treasury Division

one hundred and eighty-five dollar 00/100 DOLLARS

7/27/2006 3:10PM LOC: ANNX
RECEIPT# 00064342 WS# 006 TRANS# 0040
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt $185.00
J24 Misc $2

AUTHORIZED SIGNATURE

Thank You

MEMO

⑈053099⑈ ⑆107000327⑆ 0042755936 4⑈

MP

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 8-8-06 To 8-23-06

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 7-27-06 (Date)

I issued 2 signs for this application, 7-27-06 (Date) (Staff Member)

DRB PROJECT NUMBER: ~~1004644~~ 1005031

Rev. 1/11/05

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 9, 2006 9 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 10:50 A.M.

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

1. **Project # 1003469**
06DRB-00997 Major-Two Year SIA

LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 2, Tract(s) 3, **OAKLAND HEIGHTS UNIT 3,** zoned R-D (3 DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 04DRB-00891, 04DRB-00892] (C-20) **A TWO-YEAR SIA WAS APPROVED WITH THE CONDITION THAT THE SIA SHALL BE AMENDED TO INCLUDE THE NEW INFRASTRUCTURE LIST.**

2. **Project # 1002928**
06DRB-01020 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) D, THE TRAILS (to be known as **TAOS @ THE TRAILS**) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 18 acre(s). [REF: 03DRB01532, 05DRB00308] (C-9) **A TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1002962**
06DRB-01021 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, **THE TRAILS,** TRACT A, HERITAGE, UNIT 1, TRACT B, HERITAGE, UNIT 2, TRACT C, SANTA FE @ THE TRAILS, UNIT 1, TRACT D, TAOS @ THE TRAILS, UNIT 1 AND TRACT F, RESERVE @ THE TRAILS, UNIT 1, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). [REF: 05DRB00297, 05DRB00308] (Listed as Proj.1002928 in error) (C-9) **A TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1000560**
06DRB-01023 Major-SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on HEADLINE BLVD NE, between PASEO DEL NORTE NE and LANG AVE NE containing approximately 6 acre(s). [REF: 05DRB00546, 05DRB00527] *[Deferred from 8/9/06]* (D-17) **DEFERRED AT THE BOARD'S REQUEST TO 8/16/06.**

5. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

06DRB-01097 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

6. **Project # 1005031**
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

Per Volcano Hts Moratorium Area

7. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

8. **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 & 8/2/06 & 8/9/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

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.

THERE ARE NO SITE DEVELOPMENT THIS WEEK. .

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

9. **Project # 1004300**
06DRB-01088 Minor-Extension of Preliminary Plat

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/M-1, located on EAGLE ROCK AVE NE, between SAN MATEO BLVD NE and INTERSTATE 25 NE containing approximately 2 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project # 1005044**
06DRB-01092 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY agent(s) for WILLIAM A JR & AILENE E FORD request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 5, **HUNTERS RUN SUBDIVISION, UNIT 1,** zoned R-1, located on LAWTON ST NW, between TALMADGE AVE NW and LOREN AVE NW containing approximately 1 acre(s). (A-13/B-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT.**

11. **Project # 1002858**
06DRB-00630 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] *[Indef deferred for SIA on 5/31/06]* (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004944**
06DRB-01096 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION,** zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). [REF: 06DRB-00803] (K-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

13. **Project # 1004970**
06DRB-01070 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for PERFORMANCE TOOL & EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-3 heavy commercial zone, located on 4TH ST NW, between MENAUL BLVD NW and PHOENIX NW containing approximately 1 acre(s). [REF: 06DRB00871] *[Deferred from 8/2/06]* (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR TAPPING PERMIT FOR SEWER LINE AND PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004602**
06DRB-01098 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for Lot(s) G and westerly portion of Lot(s) F, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-00316] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004851**
06DRB-01095 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE SAWMILL DEVELOPMENT CO., LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MCCLAIN** & Tract(s) A-3 LANDS OF **WILLIAM MCCORD,** zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16.	**Project # 1005045** 06DRB-01094 Minor-Sketch Plat or Plan	J.C. HELMS agent(s) for HARPAL SINGH request(s) the above action(s) for all or a portion of Tract(s) 104, **M.R.G.C.D. MAP 34,** zoned RA-2 residential and agricultural zone, located on INDIAN FARM LANE NW, between CANDELARIA NW and GREIGOS DRAIN containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 2, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 2, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

Defer to 8/23/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005031 AGENDA#: 6 DATE: 8/9/06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 6**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; ~~DEFERRED~~ 8-23-2006 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: AUGUST 9, 2006

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

August 7, 2006

#6

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 3 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to August 23, 2006, to allow time to address DRB comments.

Also we would request that the Preliminary Plat and Minor Temporary sidewalk deferral be heard together with the request for Major vacation of public easement which is currently scheduled for public hearing August 23, 2006.

Sincerely,

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

SURV TEK, INC.

Fax

Subject: **Date:** 8.7.06

To: CITY OF ALBUQ **Attn:** CLAIRE SENOVA

Phone: **Fax:** 924-3864

From: RUSS HUGG **Pages:** 2

☐ Urgent ☐ For Your Use ☐ For Your Files

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

RE: DEFERRAL REQUEST
PROJECT 1005031

THANKS
RUSS

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 9, 2006

Project # 1005031
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV-TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) (C-9)

AMAFCA

No objection to requested actions. The 100-foot AMAFCA drainage easement and 65-foot access easement for the San Antonio Arroyo were quitclaimed by AMAFCA in 1980. AMAFCA will sign work order plans and Final Plat.

COG For information, Rainbow Bd is a designated study corridor in the Future Albuquerque Bikeways and Streets (FAABS). It is listed as a Principal Arterial with a right-of-way of 156 feet. Also for information, Rainbow Blvd is also designated on the Long-Range Bikeway System as having an off-street bicycle trail/path. Please coordinate with DMD to insure inclusion as appropriate.

Transit Transit suggests providing a pedestrian connection between Tombstone Rd and Woodmont Ave in the vicinity of the Kingman St intersection. No other objection to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS **Santa Fe 2 at the Trails Unit 2** is part of a larger project known as The Trails, which will consist of a total of approximately 2,000 dwelling units. The Trails will impact Ventana Ranch Elementary, James Monroe Middle School, and Cibola High School. **Currently all three schools are exceeding capacity.**

APS

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

A new northwest high school will open with a 9th grade academy in 2007. The remainder of the high school will open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

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

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

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

Police Department — No crime prevention or CPTED comments at this time.

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

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is required for Preliminary plat approval.

Transportation Development

The block lengths on Tempe Ave. are too long. A traffic distribution map is needed to evaluate street widths. Why isn't the sidewalk extending the full length of Indian Hills? What is Tract "A"? Isn't Tempe connecting to the east? (Not a stub) Why is Kingman a 44' r/w? Where are the pedestrian access points if Woodmont is a Major Local? What is a ½ section? Where are the turn bays? Median curb? Where are the improvements to Rainbow? Signage per DRC needs to be added. A design variance is needed for the stub street width.

Parks & Recreation — No objection to preliminary plat or deferral of sidewalk.

Utilities Develop. — Infrastructure List is incomplete. NMUI must sign the Infrastructure List.

Planning Department

There is not yet an approved sector plan as required by the Zone Code. The agreement between the City and the Trails is that a sector plan will be approved before any plats are approved in subsequent units after Unit 2.

The perimeter wall along Woodmont will be 750 feet long. There should be at least 3 ten foot breaks in this wall for pedestrian access to Woodmont and to provide visual relief for an expanse of wall this long. Please revise the wall design and plat to reflect this requirement. Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website.

The plat shows two areas of the existing public drainage easement (Tract A) to be vacated with this plat. However, neither the application nor the letter of explanation by the agent mentions vacting these two portions. The platting action will be deferred until there is an application for these vacations. The $110 fee applies. Because this is a public hearing item and indefinite deferrals mean starting over, paying the fees again, etc, the agent should call Claire, the DRB Assistant and request a deferral until the vacation actions can be heard. The platting action will stay on the August 9th agenda until the deferral is requested.

Impact Fee Administrator

Impact Fees will be required at the time of building permit for each home in this subdivision. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

1. Roadway Facilities for the NW Mesa: $3,662.00
2. Public Safety Facilities for the Westside: $414.00
3. Parks, Trails, Open Space for NW Mesa/Volcano: $2,420.00
4. Drainage Facilities for the NW Mesa: $702.60

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

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

Cc: The Trails LLC, 7301 Jefferson NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Wilson & Co., Suite #100, 2600 The American Rd SE, Ste. #200, 87124

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

1005031

Meeting Date: AUGUST 9, 2006
Zone Atlas Page: C-9-Z
Notification Radius: 100 Ft.

Project# ~~1004644~~
App#06DRB-01017
App#06DRB-01018

Cross Reference and Location: WOODMOORE AVENUE NW BETWEEN RAINBOW BLVD NW AND UNIVERSE BLVD NW

Applicant: THE TRAILS, LLC
Address: 7301 JEFFERSON NE
ALBUQUERQUE, NM 87109

Agent: SURV-TEK, INC
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

WILSON AND CO STE # 100
2600 AMERICAN RD SE STE # 200
ALBUQUERQUE, NM 87124

Special Instructions:

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

Date Mailed: JULY 21, 2006
Signature: YVONNE SAAVEDRA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
✓ Major Subdivision action	
___ Minor Subdivision action	
___ Vacation	**V**
___ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	
___ ... for Subdivision Purposes	**P**
___ ... for Building Permit	
___ IP Master Development Plan	
___ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING AND PLANNING	**Z**
___ Annexation	
___ County Submittal	
___ EPC Submittal	
___ Zone Map Amendment (Establish or Change Zoning)	
___ Sector Plan (Phase I, II, III)	
___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ Text Amendment (Zoning Code/Sub Regs)	
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: THE TRAILS, LLC PHONE: 761-9911
ADDRESS: 7301 JEFFERSON NE FAX: 761-9922
CITY: ALBUQ STATE NM ZIP 87109 E-MAIL:
Proprietary Interest in Site: OWNERS **List all owners:**
AGENT (if any): **Surv-Tek, Inc** AND WILSON AND CO. PHONE: **897-3366**
ADDRESS: **9384 Valley View Drive NW** 2600 AMERICAN ROSE Suite 100 FAX: **897-3377**
CITY: **Albuquerque** STATE **NM** ZIP **87114** RR-87124 E-MAIL: **Hugg@survtek.com**

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL AND TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 9-A Block: — Unit: —
Subdv. / Addn. THE TRAILS UNIT 2 TOK. SANTA FE 3 @ the Trails Unit 2
Current Zoning: R-D Proposed zoning: SAME
Zone Atlas pages(s) C-9 No. of **existing** lots: 1 No. of **proposed** lots: 114
Total area of site (acres): 19.7656 Density if applicable: dwellings per gross acre: N/A 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. 100906441422640102 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~ WOODMONT AVENUE N.W
Between: RAINBOW BLVD N.W. and UNIVERSE BLVD. N.W.

CASE HISTORY:

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.): 1004644

Check-off if project was previously reviewed by Sketch Plat/Plan ☐ , or Pre-Application Review Team ☐ Date of review. ___

SIGNATURE ___ DATE 6.5.06

(Print) RUSS HUGG ___ Applicant X Agent

FOR OFFICIAL USE ONLY
3/04

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	DRB - - 01017	PP	S(2)	$ 2465.00
☑ All fees have been collected	DRB - - 01018	TDS	V	$ -0-
☑ All case #s are assigned	- -	CMF		$ 20.00
☑ AGIS copy has been sent	- -	ADV		$ 75.00
☑ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date 8-9-06			$ 2560.00
☐ F.H.D.P. fee rebate				

Planner signature / date 7/14/06

Project # 1004644

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List
- ✓ Design elevations & cross sections of perimeter walls **3 copies**
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

- __ **1** copy of each of the following items
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application
- __ Fee (see schedule)

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

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

Russ Huge
Applicant name (print)

6.5.06
Applicant signature / date

Form revised **11/04**

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

Application case numbers
06DRB - ____ - 01017
____ - ____ - ____
____ - ____ - ____

Vin Sis 7/14/06
Planner signature / date

Project # 1004644

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004644
APPLICATION # _____

PAGE 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
C-9	1009064	303-226	401-01	
		414-226	02	
		497-226	03	
		264-105	301-44	
		183-223	302-01	
		191-333	202-18	
		232-279	220-23	
		234-319	35	
		245-280	24	
		252-280	25	
		258-279	26	
		265-278	27	
		270-277	28	
		276-275	29	
		282-273	30	
		288-272	31	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004644
APPLICATION # _____

PAGE 2 **OF** 9

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
C-9	1009064	294-270	220-32	
		299-268	33	
		306-266	34	
		321-260	222-26	
		371-292	101-01	
		480-295	102-01	
		322-268	222-25	

01009064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100906430322640101 LEGAL: TR 1 0 BU LK LAND PLAT OF THE TRAILS UNIT 2 (BEING
A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: INDUS DEVELOPMENT LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120
0100906441422640102 LEGAL: TR 9 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: INDUS DEVELOPMENT LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120
0100906449722640103 LEGAL: TR 8 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: INDUS DEVELOPMENT LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120
0100906426410530144 LEGAL: ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0100906418322330201 LEGAL: TR 1 1 BU LK LAND PLAT OF THE TRAILS UNIT 2 (BEING
A LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: THE TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD LAS
VEGAS NV 89120
0100906419133320218 LEGAL: TR E BUL K PLAT OF THE TRAILS A REPLAT OF A
PORTION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TRAILS LLC
OWNER ADDR: 03077 WARM SPRINGS RD LAS
VEGAS NV 89120
0100906423227922023 LEGAL: LT 2 3 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 WINNCREST
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906423431922035 LEGAL: TR P R PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906424528022024 LEGAL: LT 4 5 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109

0100906425228022025 LEGAL: LT 4 6 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906425827922026 LEGAL: LT 4 7 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906426527822027 LEGAL: LT 4 8 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906427027722028 LEGAL: LT 4 9 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906427627522029 LEGAL: LT 5 0 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906428227322030 LEGAL: LT 5 1 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906428827222031 LEGAL: LT 5 2 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906429427022032 LEGAL: LT 5 3 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
0100906429926822033 LEGAL: LT 5 4 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109

01009064306266220 34 LEGAL: LT 5 5 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 CROSSWINDS
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
01009064321260222 26 LEGAL: LT 5 6 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 HALLSTON
OWNER NAME: CENTEX HOMES
OWNER ADDR: 05120 MASTHEAD NE
ALBUQUERQUE NM 87109
01009064371292101 01 LEGAL: TR 6 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: INDUS DEVELOPMENT LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120
01009064480295102 01 LEGAL: TR 7 BUL K LAND PLAT OF THE TRAILS UNIT 2 (BEING A
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: INDUS DEVELOPMENT LTD CO
OWNER ADDR: 08224 CALLE PRIMERA NW
ALBUQUERQUE NM 87120
01009064322268222 25 LEGAL: LT 5 7 PL AT FOR THE RESERVE AT THE TRAILS
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 HALLSTON
OWNER NAME: GUTIERREZ ALBERT T & HOA
OWNER ADDR: 08904 HALLSTON TR NW
ALBUQUERQUE NM 87114

100906426410530144 LEGAL: ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R
PROPERTY ADDR: N/A

OWNERS NAME: STATE OF NEW MEXICO
OWNERS ADDR: PO BOX 1148
SANTA FE, NM 87504

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

June 5, 2006

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **June 5, 2006:**

CONTACT NAME: RUSS HUGG

COMPANY OR AGENCY: SURV TEK, INC.
9384 VALLEY VIEW DRIVE NW/87114
PHONE: 897-3366/FAX: 897-3377

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 9-A, TRAILS UNIT 2** zone map **C-9.**

Our records indicate that as of June 5, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/05)

June 15, 2005

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 Longford The Trails, LLC, for the purpose of replatting Tract 9-A, at the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Kelly Calhoun

KELLY CALHOUN, VICE PRESIDENT
~~John K. Murtagh, President~~

The Trails, LLC
7301 Jefferson Blvd. NE
Albuquerque, New Mexico 87109

0100906430322640101

INDUS DEVELOPMENT LTD CO
CALLE PRIMERA NW
ALBUQUERQUE NM 87120

0100906426410530144

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE NM 87504

0100906418322330201

THE TRAILS LLC
03077 WARM SPRINGS RD
LAS VEGAS NV 89120

0100906423227922023

CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE NM 87109

0100906432226822225

GUTIERREZ ALBERT T & HOA
08904 HALLSTON TR NW
ALBUQUERQUE NM 87114

Project # 1004644

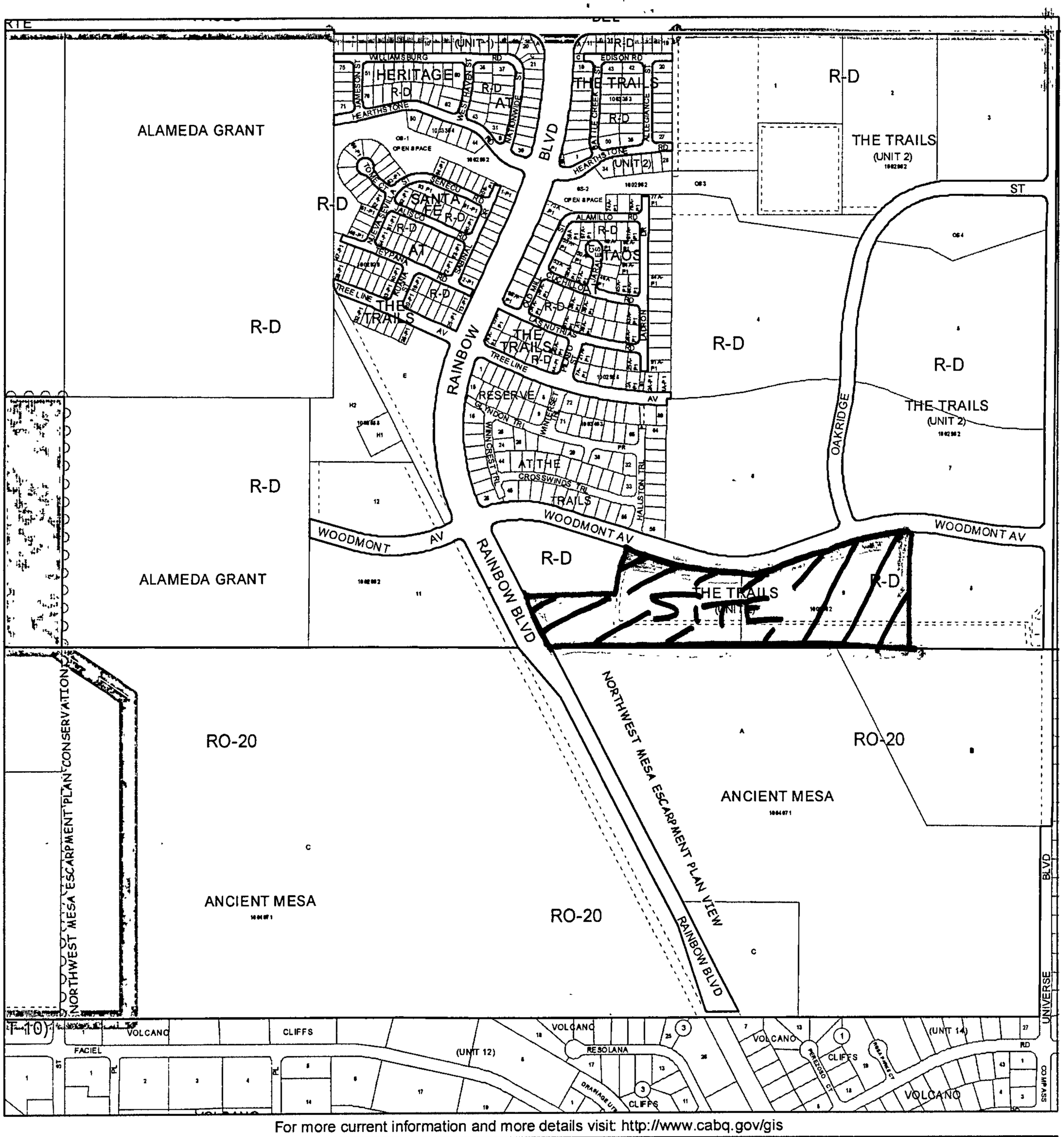
THE TRAILS, LLC
7301 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project # 1004644

SURV-TEK, INC
9384 VALLEY VIEW DRIVE NW
ALBUQUERQUE, NM 87114

Project # 1004644

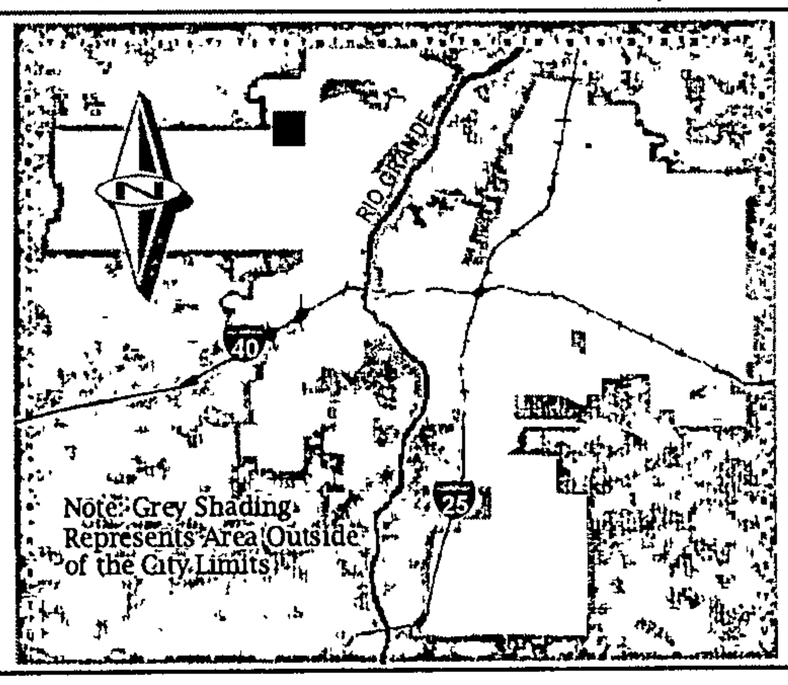
WILSON AND CO STE # 100
2600 AMERICAN RD SE STE # 200
ALBUQUERQUE, NM 87124



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

C-09-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

0 750 1,500 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

June 15, 2005

Albuquerque Development Review Board
P.O Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Preliminary Plat of Santa Fe at the Trails Unit 3 (Being a replat of Tract 9-A, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

The owner of the above captioned property, Longford at The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary Plat approval and Temporary Deferral of Sidewalk construction for Santa Fe at the Trails Unit 3.

This plat will create 114 new lots and 1 tract, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

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

Sincerely,

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004675
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB00836] (F-11)

1-00503.1

Project # 1004644
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 24, 2006.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

Project # 1003469
06DRB-00997 Major-Two Year SIA

LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 2, Tract(s) 3, **OAKLAND HEIGHTS UNIT 3,** zoned R-D (3 DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 04DRB-00891, 04DRB-00892] (C-20)

Project # 1002928
06DRB-01020 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) D, THE TRAILS (to be known as **TAOS @ THE TRAILS**) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 18 acre(s). [REF: 03DRB01532, 05DRB00308] (C-9)

Project # 1002928
06DRB-01021 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, **THE TRAILS,** TRACT A, HERITAGE, UNIT 1, TRACT B, HERITAGE, UNIT 2, TRACT C, SANTA FE @ THE TRAILS, UNIT 1, TRACT D, TAOS @ THE TRAILS, UNIT 1 AND TRACT F, RESERVE @ THE TRAILS, UNIT 1, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). [REF: 05DRB00297, 05DRB00308] (C-9)

Project # 1000560
06DRB-01023 Major-SiteDev Plan BldPermit

NEW MEXICO CANCER CENTER agent(s) for HARTMAN & MAJEWSKI DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on HEADLINE BLVD NE, between PASEO DEL NORTE NE and LANG AVE NE containing approximately 6 acre(s). [REF: 05DRB00546, 05DRB00527] (D-17)

SEE PAGE 2 . . .

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**********************
***   TX REPORT   ***
**********************

TRANSMISSION OK

TX/RX NO                0599
CONNECTION TEL                    9p8973377
SUBADDRESS
CONNECTION ID
ST. TIME                07/26 15:55
USAGE T                 01'26
PGS.                      3
RESULT                  OK
```

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Russ Nugg

FAX NUMBER: 897-3377 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 07/26/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 503 APPLICATION NO: _____

Santa Fe 3 at Trails Unit 2

****

Planning's comments.

Project # 1004675
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB00836] (F-11)

Perimeter Wall Design. The word "perimeter" is misspelled.. a leftover from an engineer who no longer works for you. Please correct. The location map does not identify either Costa Almeria Dr or Costa Maresme.

The Sidewalk Exhibit indicaters in some places that the sidewalk is not going to be built and also that it is being deferred. It has to be one or the other. Please correct the exhibit & provide 5 copies for DRB by Monday, August 7th at noon.

The vacation exhibit is not clear. Is it meant to cover the entire Tract 1 or just the two sides that are colored? This exhibit also need revision. Again, provide 5 copies by Monday, August 7th at noon.

A site plan for subdivision approved by EPC and signed off by DRB is required before we can approve the preliminary plat. Please advise Planning as to whether or not the site plan has been heard and approved at EPC. A search of AGIS did not show any recent activity on this site other than this application for platting action. If the site plan has not yet been heard by EPC, DRB will likely indefinitely defer this plat.

Planning will reserve comments on the plat until the approved site plan is received.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available

Project # 1004644
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

There is not yet an approved sector plan as required by the Zone Code. The agreement between the City and the Trails is that a sector plan will be approved before any plats are

L.M. for Russ Hugg saying a SP3 + LPWP Design Regs are required prior to approval of lots less than 5,000 ☐ per R. Regs.

approved in subsequent units after Unit 2.

The perimeter wall along Woodmont will be 750 feet long. There should be at least 3 ten foot breaks in this wall for pedestrian access to Woodmont and to provide visual relief for an expanse of wall this long. Please revise the wall design and plat to reflect this requirement.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website.

The plat shows two areas of the existing public drainage easement (Tract A) to be vacated with this plat. However, neither the application nor the letter of explanation by the agent mentions vacting these two portions. The platting action will be deferred until there is an application for these vacations. The $110 fee applies. Because this is a public hearing item and indefinite deferrals mean starting over, paying the fees again, etc, the agent should call Claire, the DRB Assistant and request a deferral until the vacation actions can be heard. The platting action will stay on the August 9th agenda until the deferral is requested.

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 24, 2006.

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Santa Fe 3 at The Trails Unit II (Tract 9A at The Trails U. II)

AGIS MAP # C-9-Z

LEGAL DESCRIPTION Tract 9A at The Trails Unit II Bulk Land Plat

_____ DRAINAGE REPORT

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

A. V. Lidhamreddy — Applicant / Agent — 07/13/06 Date

Arlene V. Portillo — Hydrology Division Representative — 07/13/06 Date

N/A WATER AND SEWER AVAILABILITY STATEMENT

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

A. V. Lidhamreddy — Applicant / Agent — 07/13/06 Date

NMUI, Inc Jurisdiction

_____ Utilities Division Representative — _____ Date

DRB # _____-_____

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

PAID RECEIPT

APPLICANT NAME THE TRAILS

AGENT SURV - TEK

ADDRESS

PROJECT & APP # 1005031 /

PROJECT NAME SANTA FE 3 @ THE TRAILS #2

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions DEFERRAL

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

SURV-TEK, Inc.
Consulting Surveyors
9384 Valley View Drive Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327
95-32
1070

053141

PAY TO THE ORDER OF City of Albuquerque $ 110.00
one hundred and ten dollars 00/100 DOLLARS

City Of Albuquerque
Treasury Division

5/11/2006 10:04AM LOC: ANN
RECEIPT# 00064973 WS# 006 TRANS# 0003
Account [illegible] Fund 0110
Activity 4983000 TRSVRS
Trans Amt $110.00
J24 Misc

AUTHORIZED SIGNATURE

MEMO

CK $110.00
CHANGE $0.00
Thank You

⑈053141⑈ ⑆107000327⑆ 0042755936 49⑈

MP MD

SURV TEK, INC.

Fax

Subject:		**Date:**	8.7.06
To:	CITY OF ALBUQ	**Attn:**	CLAIRE SENOVA
Phone:		**Fax:**	924-3864
From:	RUSS HUGG	**Pages:**	2

☐ Urgent ☐ For Your Use ☐ For Your Files

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

RE: DEFERRAL REQUEST
PROJECT 1005031

THANKS
RUSS

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

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

August 7, 2006

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1005031: Major Preliminary Plat and Minor Temporary sidewalk deferral for Tract 9-A, of The Trails Unit 2 (To be known as SANTA FE 3 @ THE TRAILS UNIT 2), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project to August 23, 2006, to allow time to address DRB comments.

Also we would request that the Preliminary Plat and Minor Temporary sidewalk deferral be heard together with the request for Major vacation of public easement which is currently scheduled for public hearing August 23, 2006.

Sincerely,

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

SURV TEK, INC.

Fax

Subject:		**Date:**	
To:	WILSON CO LONGFORD	**Attn:**	STEVE SALAZAR RICK BELTRAMO
Phone:		**Fax:**	898-8501 761-9922
From:	RUSS HUGG	**Pages:**	3

☐ Urgent ☐ For Your Use ☐ For Your Files

☐ For Review ☐ Please Comment ☐ Please Reply

COMMENTS:

RE: SANTA FE 3

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

SECTION A–A

WOODMONT AVE.

TOMBSTONE RD.

TEMPE AVE.

INDIAN HILLS ST.

KINGMAN ST.

PEORIA ST.

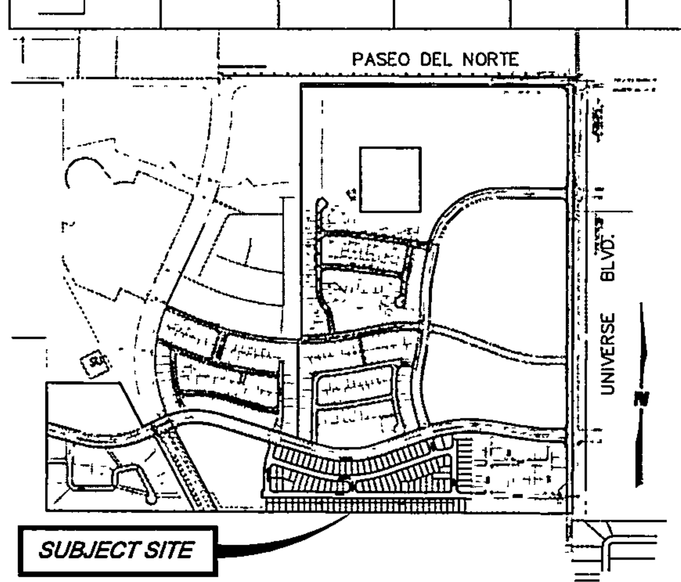
GLOBE ST.

649'

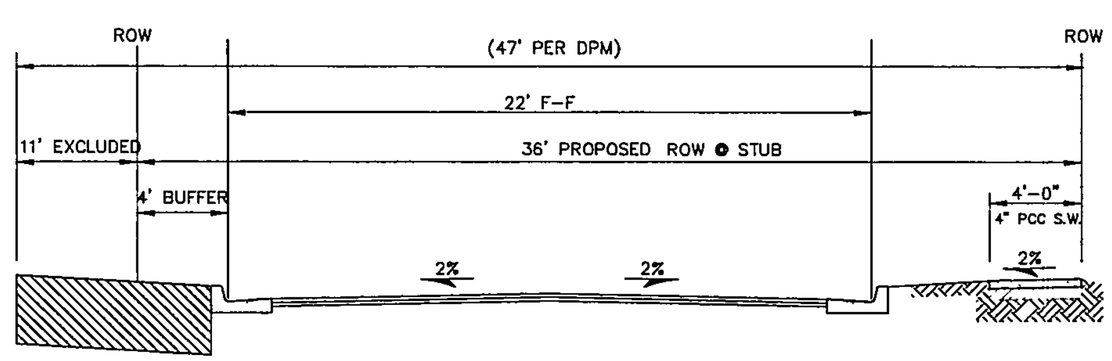
766'

SDV EXHIBIT D

Date 8/08/07



VICINITY MAP
C-9-Z



SECTION A–A
NTS

LEGEND

VARIANCE AREA

N

10 0 10 20
SCALE FEET

WILSON & COMPANY
2600 THE AMERICAN ROAD SE
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

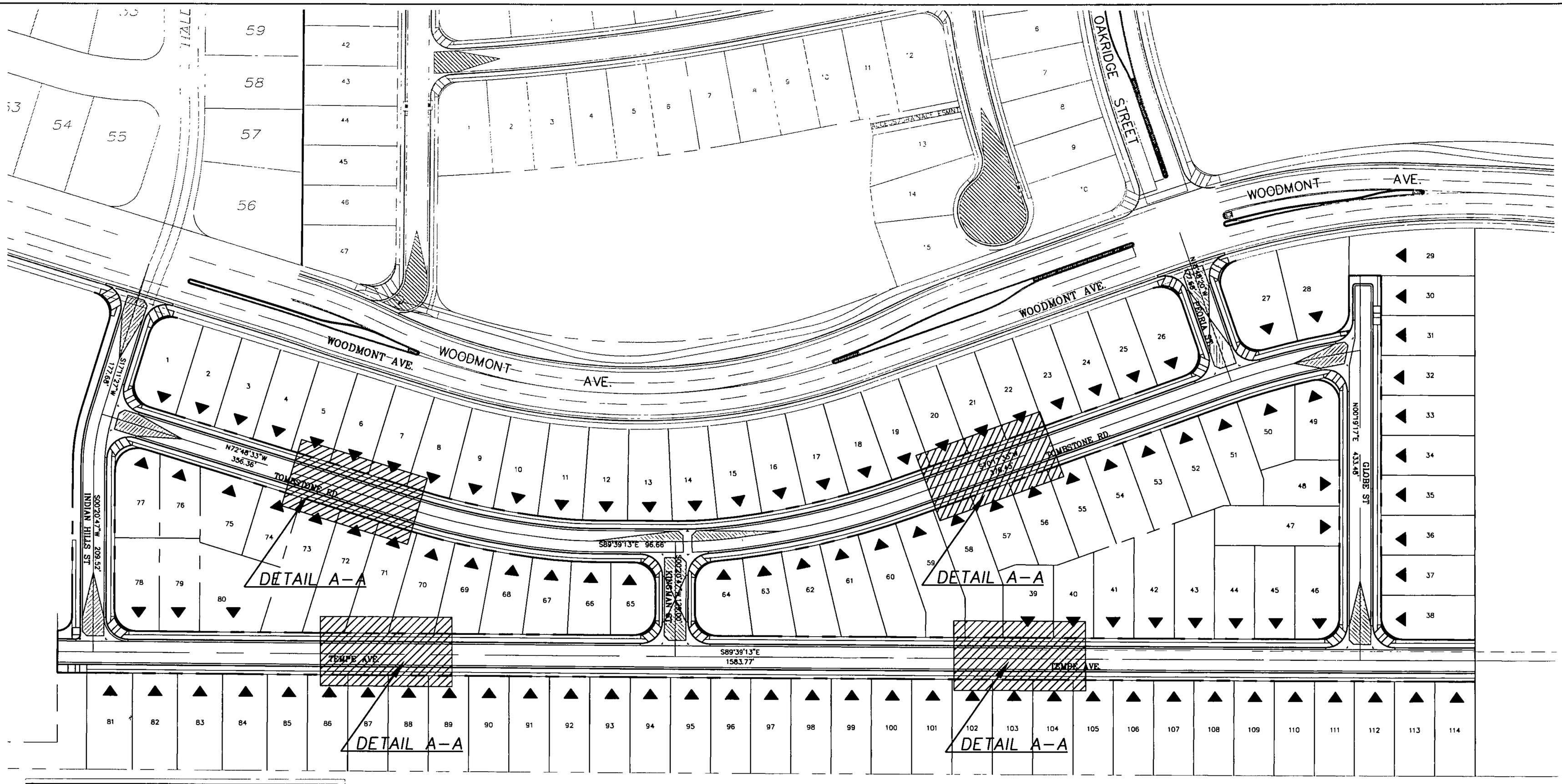
TRACT 9A "SANTA FE 3"

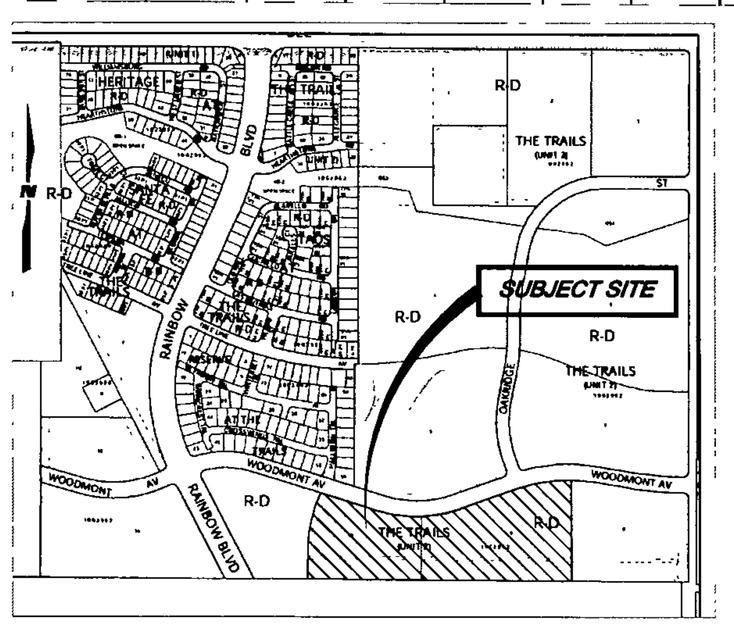
VARIANCE FROM D.P.M STANDARD

REVISIONS	NO.	DATE	REMARKS	BY

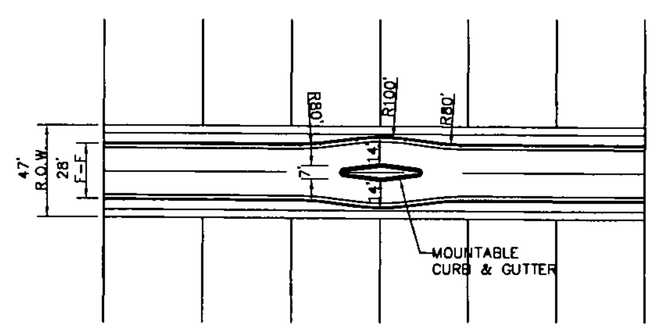
DESIGN SJS	WCEA NO. X5218108	DATE AUGUST 2006	
DRAWN RM	PROJECT NO. N/A	SHEET NO. 1 OF 1	
CHECK SJS			

T:\Projects\X5218108\M\EXHIBITS\TRAFFIC-PLAN.dwg 8/2/2007 10:04:28 AM MDT





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z



DETAIL A-A

TRAFFIC CLAMING ALTERNATIVES

DRIVEWAY LOCATION

NOTE: TRAFFIC CALMING DEVICE SHALL BE PLACED MID-SPAN OF BLOCKS GREATER THAN 600 L.F.

N

NTS

CITY OF ALBUQUERQUE

TRACT 9A "SANTA FE 3"
TRAFFIC CLAMING ALTERNATIVES

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

D.R.B. Project No.	Zone Map No	Sheet	Of
	C-9-Z	1	1

WILSON & COMPANY

T:\Projects\X5218108\M\EXHIBITS\85108TRAFCLAMALT.dwg 8/2/2007 10:08:39 AM MDT

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
✓ Major Subdivision action	
___ Minor Subdivision action	
___ Vacation	**V**
___ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	
___ ... for Subdivision Purposes	**P**
___ ... for Building Permit	
___ IP Master Development Plan	
___ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING AND PLANNING	**Z**
___ Annexation	
___ County Submittal	
___ EPC Submittal	
___ Zone Map Amendment (Establish or Change Zoning)	
___ Sector Plan (Phase I, II, III)	
___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ Text Amendment (Zoning Code/Sub Regs)	
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: THE TRAILS, LLC PHONE: 761-9911
ADDRESS: 7301 JEFFERSON NE FAX: 761-9922
CITY: ALBUQ STATE NM ZIP 87109 E-MAIL:
Proprietary Interest in Site: OWNERS List all owners:
AGENT (if any): Surv-Tek, Inc AND WILSON AND CO. PHONE: 897-3366
ADDRESS: 9384 Valley View Drive NW 2600 AMERICAN ROSE Suite 100 FAX: 897-3377
CITY: Albuquerque STATE NM ZIP 87114 RR-87124 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL AND TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 9-A Block: Now Section 2 Unit
Subdv. / Addn. THE TRAILS UNIT 2 TDK. ~~SANTA FE~~ the Trails Unit 2
Current Zoning: R-D Proposed zoning: SAME
Zone Atlas pages(s) C-9 No. of **existing** lots: 1 No. of **proposed** lots: 114
Total area of site (acres): 19.7656 Density if applicable: dwellings per gross acre: N/A 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. 100906441422640102 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ WOODMONT AVENUE N.W
Between: RAINBOW BLVD N.W. and UNIVERSE BLVD. N.W.

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.):
1004644

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

SIGNATURE DATE 6.5.06

(Print) RUSS HUGG ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

	Application case numbers	Action	S.F.	Fees
☑ **INTERNAL ROUTING**				
☑ All checklists are complete	06DRB - - 01017	PP	S(2)	$ 2465.00
☑ All fees have been collected	06DRB - - 01018	TDS	V	$ -0-
☑ All case #s are assigned	- -	CMF		$ 20.00
☑ AGIS copy has been sent	- -	ADV		$ 75.00
☑ Case history #s are listed	- -			$
N/A ☐ Site is within 1000ft of a landfill				Total
N/A ☐ F.H.D.P. density bonus	Hearing date 8-9-06			$ 2560.00
N/A ☐ F.H.D.P. fee rebate				

7/14/06
Planner signature / date

Project # 1001031

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List
- ✓ Design elevations & cross sections of perimeter walls **3 copies**
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

- __ **1** copy of each of the following items
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application
- __ Fee (see schedule)

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

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

Russ Huge
Applicant name (print)

6.5.06
Applicant signature / date

Form revised **11/04**

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

Application case numbers
uDRB - _____ - 01017
_____ - _____ - _____
_____ - _____ - _____

Vin Sis 7/14/06
Planner signature / date

Project # 1005031

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

❑ VACATION OF PUBLIC RIGHT-OF-WAY
❑ VACATION OF PUBLIC EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

❑ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
❑ SIDEWALK DESIGN VARIANCE
❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

✓ __ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ __ Letter briefly describing, explaining, and justifying the deferral or extension
✓ __ Any original and/or related file numbers are listed on the cover application

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

❑ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Russ Hugg
Applicant name (print)

6.5.06
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
06DRB-_____-01018
_____-_____-_____
_____-_____-_____

Kim Sis 7/14/06
Planner signature / date

Project # 1005031

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

July 5, 2005

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

Attention: Sheran Matson, Chair

RE: Preliminary Plat of Santa Fe 3 at the Trails Unit 2 (Being a replat of Tract 9-A, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary Plat approval and Temporary Deferral of Sidewalk construction for Santa Fe 3 at the Trails Unit 2.

This plat will create 114 new lots and one (1) tract, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

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

Sincerely,

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

C' 'Y OF ALBUQUERQ(

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

APPLICANT: The Trails, LLC **DATE OF REQUEST:** 7 / 12 / 06 **ZONE ATLAS PAGE(S):** C9Z

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 9A BLOCK # The Trails Unit II Bulk Land Plat

SUBDIVISION NAME Santa Fe 3

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [X]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 114

BUILDING SIZE: _____(sq. ft.)

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

APPLICANT OR REPRESENTATIVE (WILSON & COMPANY) SRIDHAR ALUGUVELLI DATE 07/13/06

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

Notes: ***Black Mountain Ranch TIS has been done for The Trails.*** OFFSITE MITIGATION HAS BEEN ADDRESSED PER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE CITY.

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

Tony Tyler 7-13-06

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X] FOR THIS PROPOSAL.

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

SRIDHAR ALUGUVELLI 07/13/05

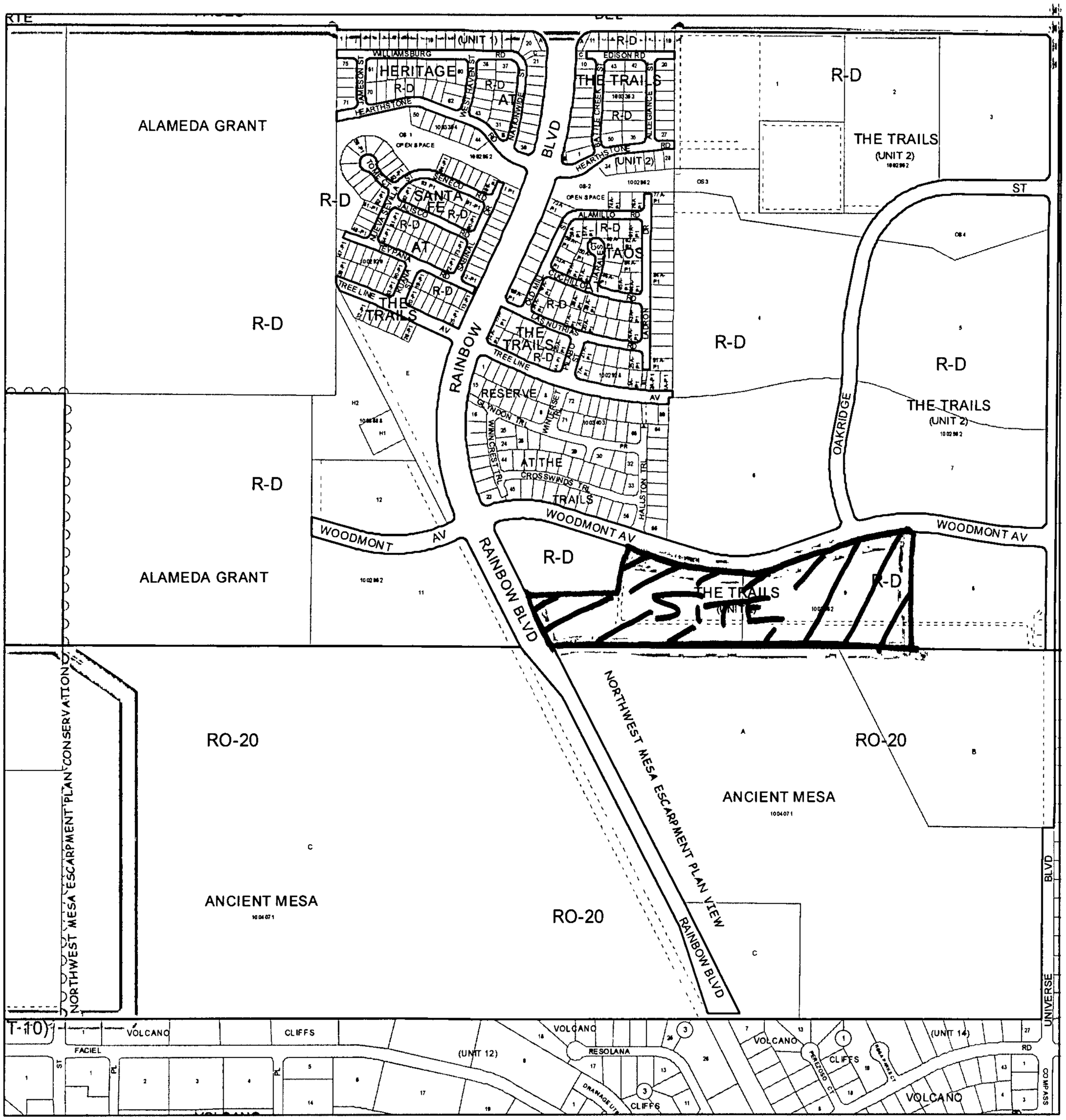
APPLICANT DATE

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

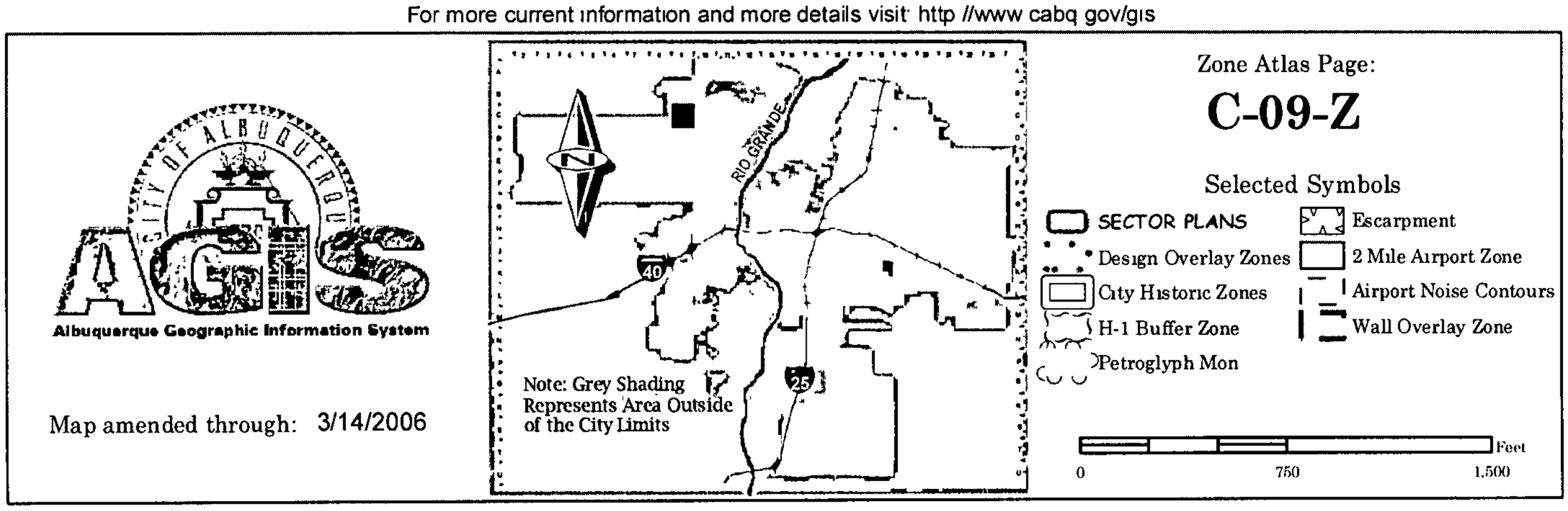
TIS **-SUBMITTED** 7/14/03 Tony Tyler 7-13-06

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005



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



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

June 15, 2005

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

Attention: Sheran Matson, Chair

RE: Preliminary Plat of Santa Fe at the Trails Unit 3 (Being a replat of Tract 9-A, Trails Unit 2), City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page C-9-Z.

Dear Ms. Matson:

The owner of the above captioned property, Longford at The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Preliminary Plat approval and Temporary Deferral of Sidewalk construction for Santa Fe at the Trails Unit 3.

This plat will create 114 new lots and 1 tract, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

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

Sincerely,

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

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

June 5, 2006

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **June 5, 2006:**

CONTACT NAME: RUSS HUGG

COMPANY OR AGENCY: SURV TEK, INC.
9384 VALLEY VIEW DRIVE NW/87114
PHONE: 897-3366/FAX: 897-3377

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 9-A, TRAILS UNIT 2** zone map **C-9.**

Our records indicate that as of June 5, 2006, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/05)

June 15, 2005

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 Longford The Trails, LLC, for the purpose of replatting Tract 9-A, at the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Kelly Calhoun

KELLY CALHOUN, VICE PRESIDENT

~~John K. Murtagh, President~~

The Trails, LLC
7301 Jefferson Blvd. NE
Albuquerque, New Mexico 87109

WILSON
&COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

13 July 2006

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Santa Fe 3 at The Trails Unit II, Sidewalk Deferral

Dear Ms. Senova:

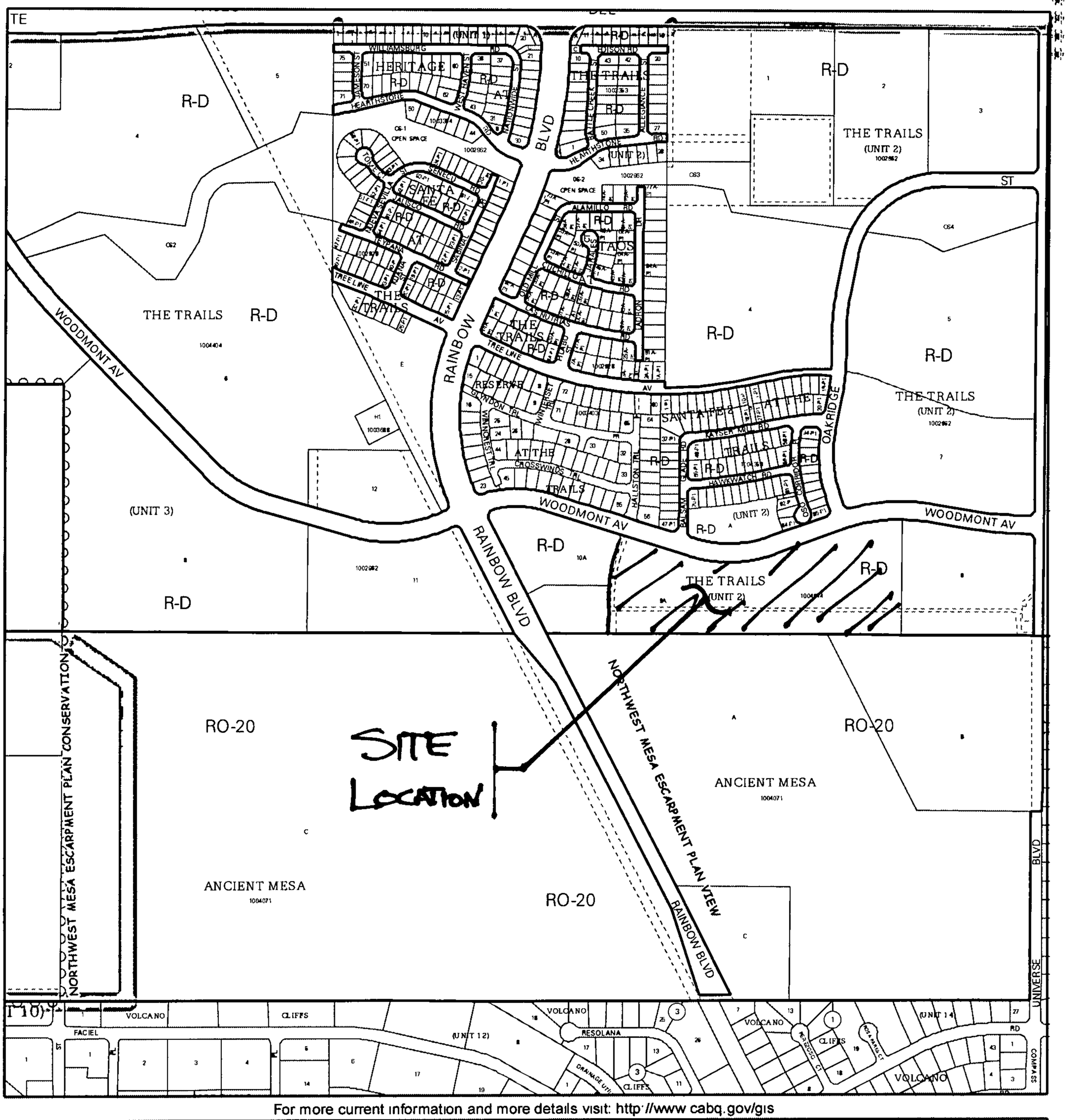
The owner, Longford at the Trails, LLC., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the zone atlas location map and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

Sincerely,

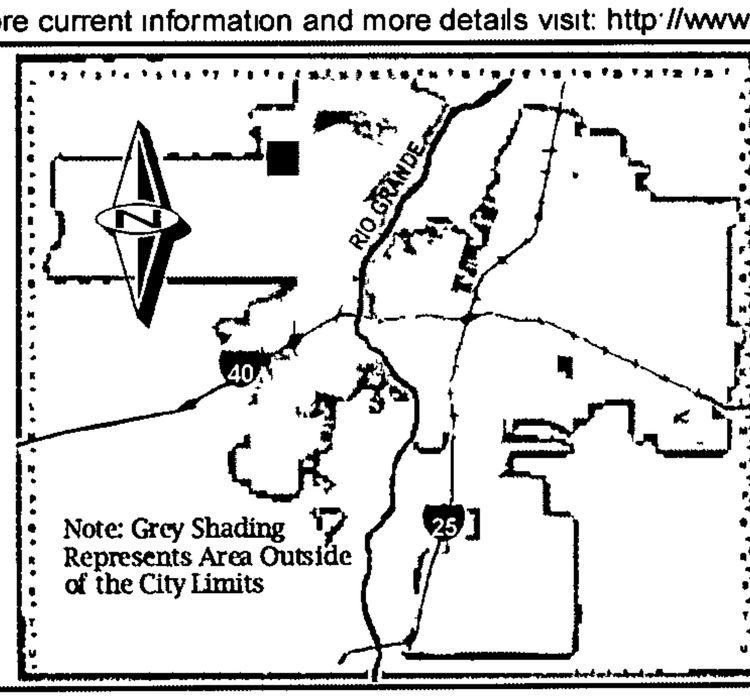
Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure



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

Map amended through: 6/21/2006



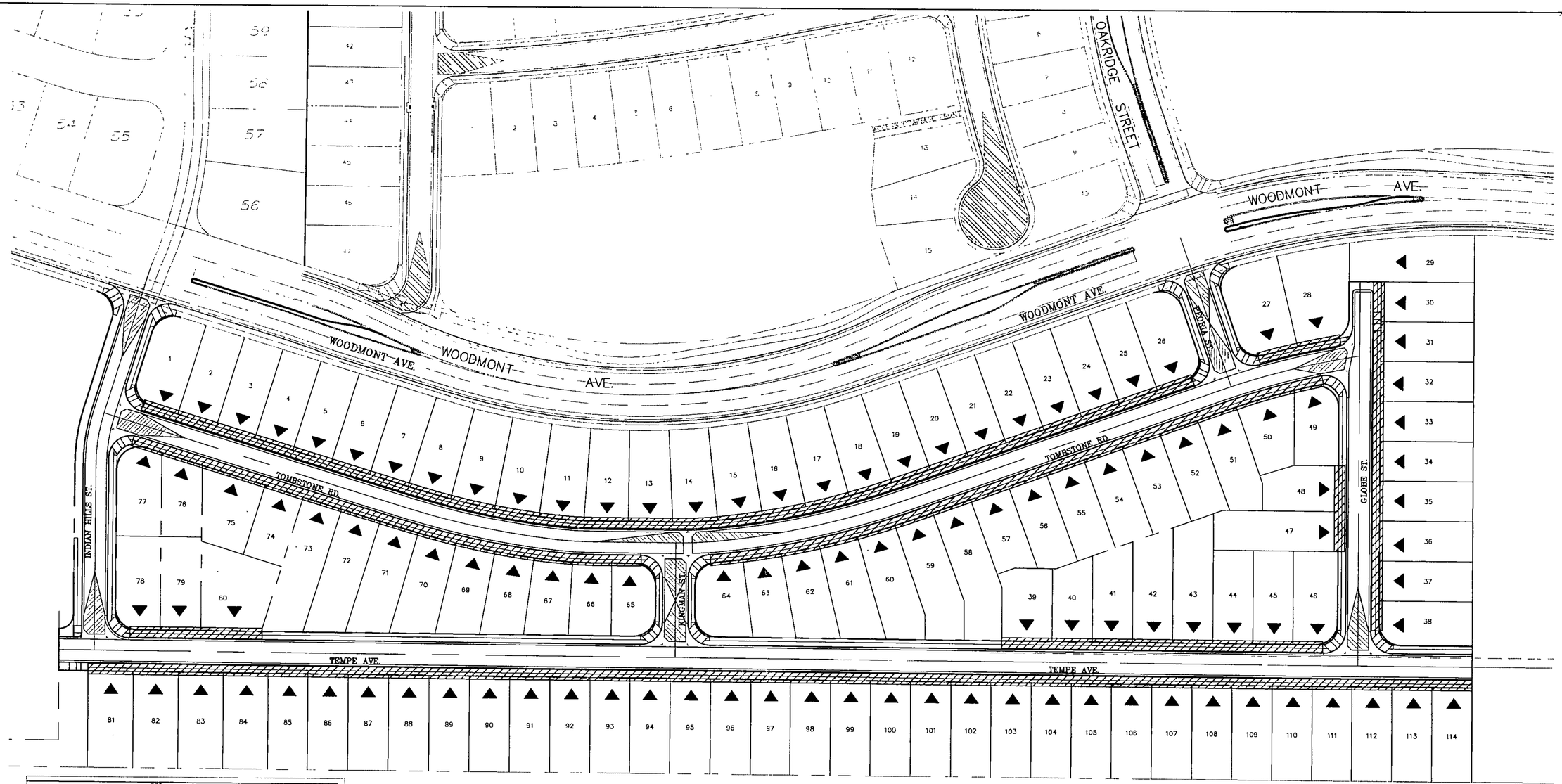
Zone Atlas Page:

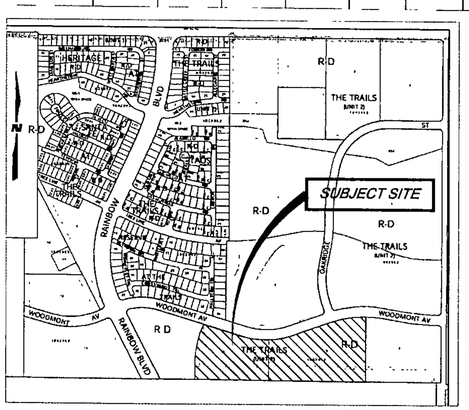
C-09-Z

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

0 750 1,500 Feet





VICINITY MAP
ZONE ATLAS PAGE
C-9-Z

SIDEWALK TO BE DEFERRED

DRIVEWAY LOCATION

N

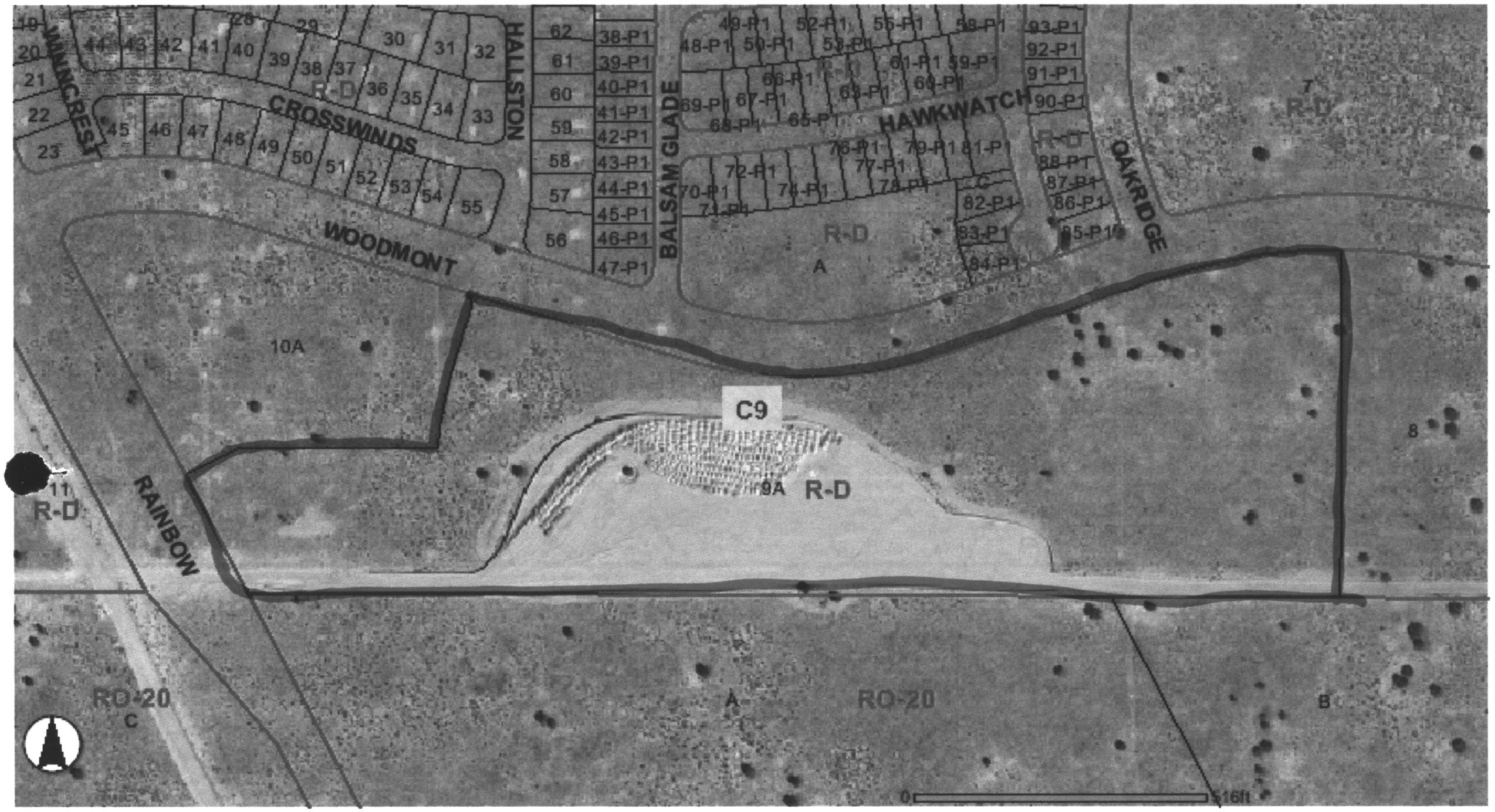
NTS

EXHIBIT C
Date 08/09/06

CITY OF ALBUQUERQUE			
TRACT 9A "SANTA FE 3" SIDEWALK DEFERRAL			
Design Review Committee	City Engineer Approval	Last Design Update	Mo /Day/Yr — Mo /Day/Yr
D.R.B. Project No.	Zone Map No. C-9-Z	Sheet 1	Of 1

WILSON & COMPANY

T:\Projects\X5218108\M\EXHIBITS\85108SIDEWALK-DEF.dwg 7/12/2006 2:20:12 PM MDT



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1005031

8-9-06