



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 2, 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: 10:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

**1. Project # 1004994**

06DRB-00947 Major-Vacation of Pub  
Easement

06DRB-00949 Major-Preliminary Plat  
Approval

06DRB-00948 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

**8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENT WITH ALBUQUERQUE PUBLIC SCHOOLS (APS). THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**2. 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) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

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) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

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]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

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

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98<sup>TH</sup> ST NW and 94<sup>TH</sup> ST NW containing approximately 6 acre(s). *[REF: 04DRB-01868] [Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. 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.**

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

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

- 5. Project # 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] (K-18) DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**
- 6. Project # 1003993**  
06DRB-01006 Minor-SiteDev Plan BldPermit/EPC  
06DRB-01005 Minor-Prelim&Final Plat Approval  
06DRB-01003 Minor-Vacation of Private Easements
- RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David Stallworth, EPC Case Planner] [Deferred from 7/19/06 & 7/26/06] (G-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND WATER METER RELOCATION AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

7. **Project # 1002478**  
06DRB-01063 Minor-Final Plat  
Approval
- JOHN KUSIANOVICH MEMBER LLC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE SUBDIVISION (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO NE between EDITH NE and JEFFERSON NE containing approximately 23 acre(s). [REF: 03DRB00232, 05DRB01343, 05DRB01344, 06DRB00509] (D-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
8. **Project # 1004977**  
06DRB-01066 Minor-Prelim&Final Plat  
Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [REF: 06DRB00898, 06DRB00899] (N-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A NEW PUBLIC DRAINAGE EASEMENT FOR THE NEW STORM DRAIN IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004076**  
06DRB-01064 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JOHN EDGE, HILTON AVENUE LOFTS request(s) the above action(s) for all or a portion of Lot(s) 6, **HILTON AVENUE LOFTS**, zoned R-LT residential zone, located on HILTON AVE NE between PARSIFAL ST NE and HENDRIX RD NE containing approximately 1 acre(s). [REF: 05DRB01403] (G-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD FOR VACATION AND AGIS DXF FILE.**
10. **Project # 1004461**  
06DRB-01065 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF PAUL LUCERO**, zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW between GABALDON RD NW and LOS LUCEROS RD NW containing approximately 1 acre(s). [REF: 05DRB01519] (H-12) **THE PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1005037**  
06DRB-01068 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 1, **FITZGERALD ADDITION**, zoned R-1 residential zone, located on FITZGERALD RD NW, between CANDELARIA RD NW and 4<sup>TH</sup> ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **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 4<sup>TH</sup> ST NW, between MENAUL BLVD NW and PHOENIX NW containing approximately 1 acre(s). [REF: 06DRB00871] *[Deferred from 8/2/06]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

13. ~~Project # 1005038~~  
06DRB-01069 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for SAGE RETAIL LLC request(s) the above action(s) for the southerly portion of Tract(s) 466, 467 and 468 TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **TRACT A, SAGE ARCADEA**) zoned C-1 neighborhood commercial zone, located on SAGE RD SW between UNSER BLVD SW and COREL DR SW containing approximately 3 acre(s). *[Indef deferred from 8/2/06]* (L-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

14. **Project # 1005039**  
06DRB-01071 Minor-Sketch Plat or  
Plan

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for ERNEST BACA, KENYON PLASTERING request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 7, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN PEDRO DR NE between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 1 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002701**  
06DRB-01051 Minor-Sketch Plat or  
Plan

MARIO RODRIGUEZ agent(s) for GUADALUPE & JUAN CARLOS AGUILAR request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 12, **LOWER BROADWAY ADDITION**, zoned SU-2 MR, located on TOPEKA ST SE between SAN JOSE AVE SE and ALAMO AVE SE containing approximately 1 acre(s). [REF: 03ZHE-00885] (M-14) **ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for July 26, 2006. **THE DRB MINUTES FOR JULY 26, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005038**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

An infrastructure list is required for this site.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

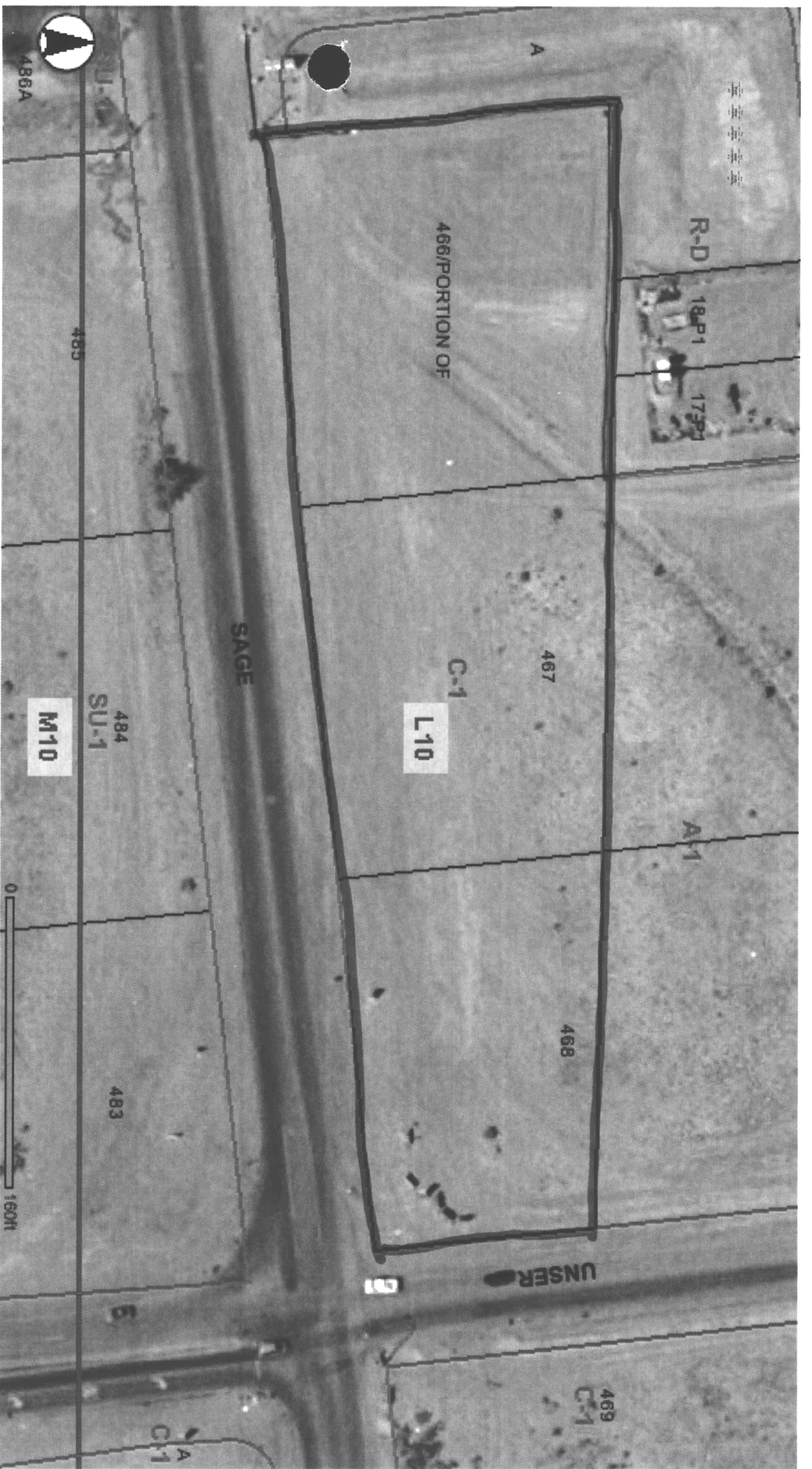
APPROVED \_\_\_; DENIED \_\_\_; DEFERRED *indef* ; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** AUGUST 2, 2006





#13

#100 5038  
8-2-04

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev 9-20-05)

**EXHIBIT "A"**

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

**SAGE ARCADA, TRACT A**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACTS 466, 467, & 468; TOWN OF ATRISCO GRANT, SECTION 27, T10N, R2E  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		29' WIDE	ROADWAY (2 WEST BND LANES, BIKE LANE, AND TEMP ASPH TRANSITION PVMT)	SAGE FRONTAGE	WEST PROPERTY LINE	WEST EDGE OF UNSER INTERSECTION	/	/	/
		N/A	STANDARD AND MEDIAN CURB/GUTTERS	SAGE FRONTAGE	WEST PROPERTY LINE	WEST EDGE OF UNSER INTERSECTION	/	/	/
		11' WIDE	LEFT TURN LANE PLUS MEDIAN OPENING AND TRANSITION	EAST BND SAGE ROAD	+/-100' WEST OF MEDIAN OPENING	MEDIAN OPENING	/	/	/
		36" DIA	STORM DRAIN PIPE	SAGE ROAD	WEST PROPERTY LINE	WEST EDGE OF UNSER INTERSECTION	/	/	/
		6' WIDE	CONCRETE SIDEWALK	SAGE FRONTAGE	WEST PROPERTY LINE	UNSER	/	/	/
		11' WIDE (Deferred)	SINGLE LEFT TURN LANE (1 OF 2 REQ'D AT INTERSECTION)	SAGE/UNSER INTERSECTION	EAST BND SAGE	NORTH BND UNSER	/	/	/
		N/A (Deferred)	1/4 OF INTERSECTION PAVING IMPROVEMENTS	NW CORNER SAGE/UNSER INTERSECTION			/	/	/
		54' WIDE (Deferred)	ROADWAY (2 SOUTH BND LANES, DECEL LANE, BIKE LANE, LEFT TURN LANE, & TEMP ASPH TRANSITION PVMT)	UNSER FRONTAGE	NORTH PROPERTY LINE	UNSER/SAGE INTERSECTION	/	/	/
		N/A (Deferred)	STANDARD AND MEDIAN CURB/GUTTERS	UNSER	NORTH PROPERTY LINE	UNSER/SAGE INTERSECTION	/	/	/
		N/A (Deferred)	1/4 OF TRAFFIC SIGNAL	NW CORNER SAGE/UNSER INTERSECTION			/	/	/
		10' WIDE (Deferred)	ASPHALT BICYCLE/PEDESTRIAN PATH	UNSER FRONTAGE	NORTH PROPERTY LINE	SAGE	/	/	/

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	P.E.	City Cnst Engineer	
		VARIES	STRIPING/SIGNAGE PER DRC REQ'TS	SAGE	WEST PROPERTY LINE	WEST SIDE OF UNSER INTERSECTION	/	/	/	
		VARIES (Deferred)	STRIPING/SIGNAGE PER DRC REQ'TS	UNSER	N PROPERTY LINE	SAGE	/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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

Street lights per City requirements.

1  
2  
3

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AGENT / OWNER

Jeffrey T. Wooten, P.E.  
NAME (print)

Wooten Engineering  
FIRM

*Jeff* 11/21/06  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Dr. Peterson* 12/1/06 DRB CHAIR - date  
*Christina Samboral* 11/29/06 PARKS & RECREATION - date

*Jeffrey* 11/24/06  
TRANSPORTATION DEVELOPMENT - date

*Karen* 11/30/06  
UTILITY DEVELOPMENT - date

*Bradley L. Byham* 11/29/06  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

December 5, 2006

REF. NO.

**TO:** DRC & DRB Members

**FROM:** Wilfred Gallegos, Planning – Development & Building Services

**SUBJECT:** Infrastructure List 1005038

Dear Members,

The attached infrastructure list (1005038) is being listed for the property located on the NW corner of Unser and Sage. Both Unser and Sage are City of Albuquerque streets, however, the property is within Bernalillo County jurisdiction.

The applicant, after consultation with the City Engineer, has elected to financially guarantee the items listed on the infrastructure list through a procedure "A". This will provide Bernalillo County with documentation that coordination with the City has occurred.



8500-A Jefferson Street, NE  
Albuquerque, NM 87113

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

August 31, 2006

Ms. Sheran Matson, AICP  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE: Project #1005038 Application # 06DRB01069  
REQUEST FOR WITHDRAW OF MINOR SUBDIVISION, SOUTHERLY  
PORTION OF TRACT 466,467,468, TOWN OF ATRISCO GRANT UNIT 7,  
LOCATED ON SAGE ROAD N.W. BETWEEN UNSER BLVD. AND COREL  
STREET N.W. ZONE ATLAS L- 10**

Dear Ms Matson,

On behalf of our client, Sage Retail LLC., we request that this project be withdrawn.

The project was submitted to the City of Albuquerque for DRB approval and was not required to be heard by the DRB the County CDRA does not require this case to proceed through the DRB process.

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

Sincerely,

Lisa Parish  
Precision Surveys

*Needs  
Notice of Decision  
from County  
re: Annexation  
Then apply for  
Major Plat Plat  
use same Plat #  
w/o this mess action*







8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
→ 505.856.5700 PHONE  
505.856.7900 FAX  
[www.precisionsurveys.com](http://www.precisionsurveys.com)

August 30, 2006

Claire Senova  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:                   REQUEST FOR MINOR SUBDIVISION, SOUTHERLY PORTIONS OF TRACTS  
467,468,469, TOWN OF ATRISCO GRANT. TO BE KNOWN AS TRACT A,  
SAGE ARCADA. DRB # 1005038**

Dear Ms Senova,

On behalf of our client, Sage Retail LLC. we request to be put back on the agenda for the above mentioned case.

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

Sincerely,

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

Lisa Parish  
Precision Surveys



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01069 (P&F)

Project # 1005038

Project Name: TRACT A, SAGE ARCADA

Agent: Precision Surveys.

Phone No.: 856-5700

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

UTILITIES: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

PLANNING (Last to sign). \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

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

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

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1005038



**PRECISION SURVEYS, INC.**

City of Albuquerque  
Planning Department  
Attn: Clair Senova

July 29, 2006

RE: Project # 1005038

#13

Dear Clair,

Precision Surveys Inc. would like to defer case # 1005038 indefinitely. We are going thru the CDRA with this plat and need to address some plating issues.

Thank you,

Lisa Parish  
Precision Surveys, Inc.  
856-5700/Fax 856-7900



8414 - D JEFFERSON ST NE      PHONE 505 856 5700  
ALBUQUERQUE, NEW MEXICO 87113      FAX 505 856 7900  
email [presurv@presurv.com](mailto:presurv@presurv.com)      [www.presurv.com](http://www.presurv.com)



PRECISION SURVEYS, INC.

**FAX**

PAGE ONE OF 2 PAGES

YOUR REFERENCE NUMBER 1005038  
OUR JOB NUMBER 06-8393

STANDARD

URGENT



TO:

NAME clair

FACSIMILE NUMBER 924-3864

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_

MESSAGE:

*clair,*  
*Please defer the above referenced case until*  
*further notice.*

*Thank You*



FROM: Lisa  
NAME

DATE 7-31-06

PHONE 505 856 5700

FAX 505 856 7900



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

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

**APPLICANT INFORMATION:**

NAME: Sage Retail LLC PHONE: 268-2741  
 ADDRESS: 1109 Cardenas NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5700  
 ADDRESS: 8500-A Jefferson NE FAX: 856-7900  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: To replat the existing 3 tracts into 1 tract + to dedicate additional Right of way to Sage Rd SW & Unser Blvd SW to COA

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. Southerly Portion of 467, 468, ~~469~~ 466 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Town of Alturas Grant Unit 7 / TBkA Tract A Sage Arcada  
 Current Zoning: C-1 Proposed zoning: C-1  
 Zone Atlas page(s): L 10 No. of existing lots: 3 No. of proposed lots: 1  
 Total area of site (acres): 2.2400 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? NO  
 UPC No. 101005612200132907 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road SW  
 Between: Unser Blvd SW and Corel SW

**CASE HISTORY:**

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

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

SIGNATURE Lisa Parish DATE 7-24-06  
 (Print) Lisa Parish \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 01069</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>08/02/06</u>			<u>\$ 235.00</u>

Sandy Handley 07/25/06  
 Planner signature / date

Project # 1005038

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

\_\_\_\_\_ *Lisa Parish* \_\_\_\_\_  
Applicant name (print)

\_\_\_\_\_ *Lisa Parish 7/24/06* \_\_\_\_\_  
Applicant signature / date

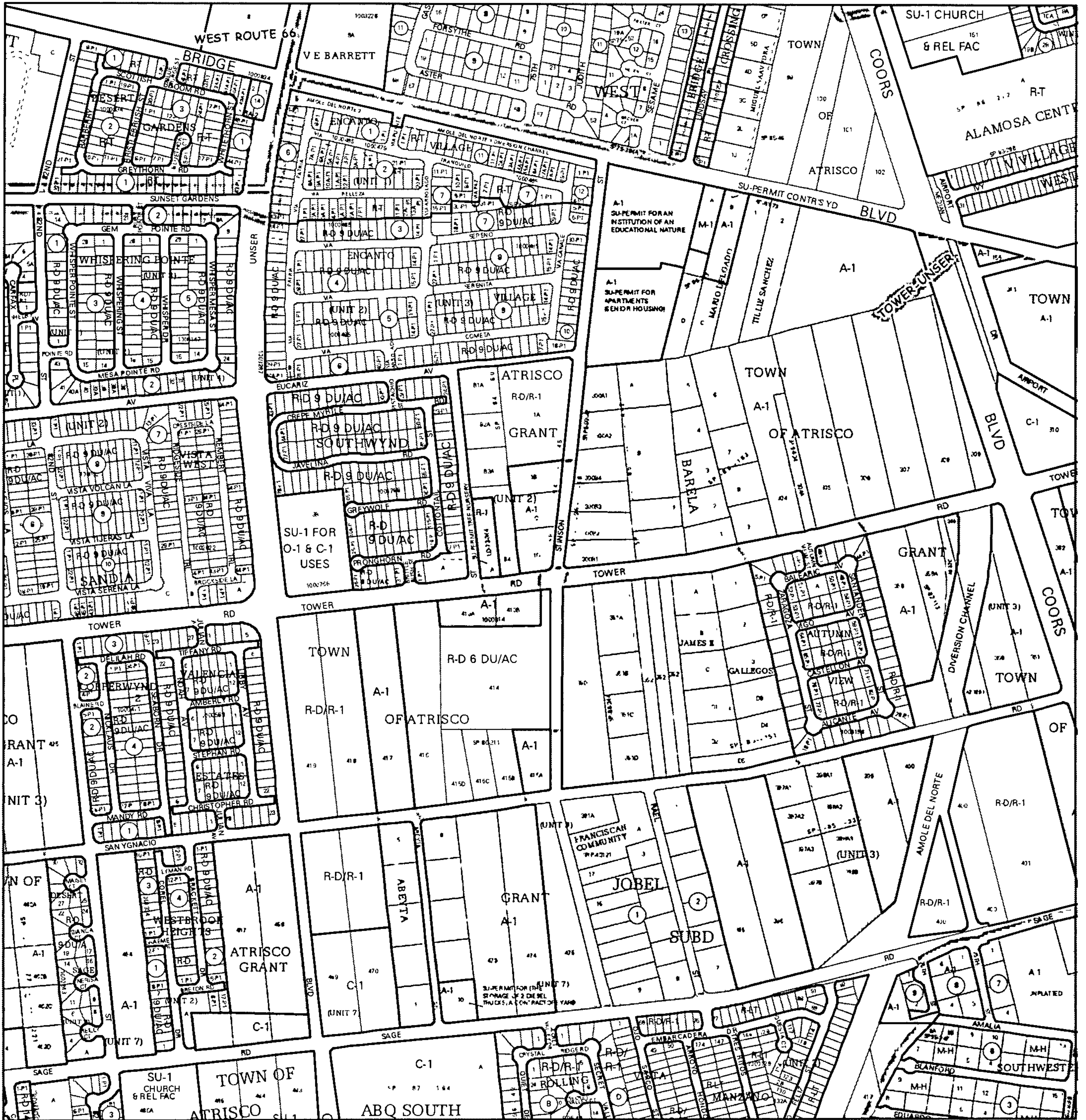


Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
*DRB* - *01069*

\_\_\_\_\_ *Sandy Handley* \_\_\_\_\_  
Planner signature / date  
**Project # 1005038**



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/21/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-10-Z**

Selected Symbols

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

0 750 1,500 Feet



# PRECISION SURVEYS, INC.

July 25, 2006

Ms. Sheran Matson, AICP  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:           REQUEST FOR MINOR SUBDIVISION, SOUTHERLY PORTIONS OF TRACTS  
467,468,469, TOWN OF ATRISCO GRANT. TO BE KNOWN AS TRACT A,  
SAGE ARCADA.**

Dear Ms Matson,

On behalf of our client, Sage Retail LLC., we are submitting an application for Minor Subdivision action to re-plat the existing Three (3) Tracts into One (1) new Tract, and to dedicate additional Right of Way for Unser Blvd. SW and Sage Road SW to the City of Albuquerque.

Enclosed are the required submittals.

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



Sincerely,

Lisa Parish  
Precision Surveys

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

[www.presurv.com](http://www.presurv.com)



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

PAID RECEIPT

APPLICANT NAME SAGE RETAIL LLC  
AGENT PRECISION SURVEYS INC  
ADDRESS 8500-A JEFFERSON NE  
PROJECT & APP # 1005038/04 DRB01069  
PROJECT NAME A TRACT A SAGE ARCADE

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 215.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 235.00 TOTAL AMOUNT DUE

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

7/25/06  
RECEIVED  
7/25/06 11:37 AM  
PRECISION SURVEYS, INC.  
8414-D JEFFERSON ST. NE  
ALBUQUERQUE, NM 87113  
1005  
95-8965/1070  
279  
DATE 7-24-06  
City of Albuquerque  
Treasury Division  
\$ 235.00  
City of Albuquerque  
Two Hundred Thirty Five Dollars  
IronStone Bank  
Albuquerque, NM 87109  
www.ironstonebank.com  
FOR Submittal for 06-8393  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
\$235.00  
Thank You