

#10



DRB CASE ACTION LOG (PREL & FINAL PLAT)

Comp & S 9/1/06

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-01215 (P&F)

Project # 1005093

Project Name MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2

Agent: Hermanson Loughridge Construction

Phone No.: 856-0123

Project Number

1005093

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 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): record the plat
~~take for better~~

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.

Called Agent for P.U. & S 9/1/04

OK
924-3946
Alane

#10



DRB CASE ACTION LOG (PREL & FINAL PLAT)

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-01215 (P&F)
Project Name MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2
Agent: Hermanson Loughridge Construction

Project # 1005093
Phone No.: 856-0123

Project Number

1005093

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 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): record the plat
late for better signature for H.D.
on plat

Planning must record this plat. Please submit the following items: per Lynn Deane H.D.

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

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

2
1200



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 30, 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: 11:30 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 # 1003674**
06DRB-01082 Major-Vacation of Pub
Right-of-Way
06DRB-01083 Major-Preliminary Plat
Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN**

ENGINEER STAMP DATED 7/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE CITY COUNCIL ACTION WILL DICTATE THE FUTURE DENSITY OF TRACT A. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **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]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

3. **Project # 1002632**
06DRB-01113 Major-Vacation of Pub Right-of-Way
06DRB-01116 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for Lot(s) 3-9, 12, 23 & 24, Tract(s) A, Unit(s) 1, Block(s) 5 and Tract(s) 5, **SUNDANCE ESTATES, UNIT 1, PHASE 1B**, zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER NW containing approximately 36 acre(s). [REF: 04DRB-00760, 04DRB-00761, 04DRB-001761] (B-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004974**
06DRB-01117 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ADDRESS THE 24-FOOT FLOATING ACCESS EASEMENT. ADJACENT OWNERS MUST SIGN THE PLAT PRIOR TO RECORDING.**

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg
Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [Deferred from 7/12/06 & 8/16/06] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES.**

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

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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-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) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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

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

6. **Project # 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*] (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

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

7. **Project # 1004233**
06DRB-01220 Major-Final Plat Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) H, **STORMCLOUD, UNIT 3**, zoned SU-2/RLT, located on TIERRA PINTADA ST NW, between ARROYO VISTA BLVD NW and LADERA DR NW containing approximately 17 acre(s). (H-8/H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MASTER PLAN STUDY, MAINTENANCE AND BENEFICIARIES OF TRACTS, WATER, SAS AND STORM DRAIN EASEMENTS ON TRACT Q AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**
8. **Project # 1002184**
06DRB-01200 Minor-Prelim&Final Plat
Approval
- RAYMOND N. & BETTY E. DIMAS request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **LANDS OF RAYMOND N. & CARMEN E. DIMAS**, zoned RA-2, located on MONTOYA RD NW, between I-40 NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 02DRB-01318] (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004779**
06DRB-01218 Minor-Prelim&Final Plat
Approval
06DRB-01219 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for 207 ALISO DRIVE LLC request(s) the above action(s) for all or a portion of Lot(s) 3A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **LOT 3A-1, BLOCK 3, GRANADA HEIGHTS**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTTE AVE SE containing approximately 1 acre(s). [REF: 06DRB-00393] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: SHOW THE FLOODPLAIN ON THE LOT. THE EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1005093**
06DRB-01215 Minor-Prelim&Final Plat
Approval

HERMANSON LOUGHRIDGE CONSTRUCTION agent(s) for BRUCE & LESLIE LOUGHRIDGE request(s) the above action(s) for all or a portion of Lot(s) 51, **MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2 HD-R, located on RICE GRASS NE and EMERY OAK NE and containing approximately 1 acre(s). (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A LETTER FROM HIGH DESERT AND TO RECORD THE PLAT.**

11. **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) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS ON KIMMICK DR NW AND TO PLANNING FOR 5 COPIES OF THE UPDATED PLAT AND TO RECORD.

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

12. **Project # 1005064**
06DRB-01141 Minor-Sketch Plat or Plan

STEVE RESTAINO agent(s) for TRUST OF SAMUEL THOMAS WATERS SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 38-A-2, **MAP 32 TRACT 38-A-2**, zoned R-1, located on GUADALUPE TR NW, between SANDIA NW and LOS POBLENOS RANCH NW containing approximately 1 acre(s). *[Was Indef deferred 8/16/06]* (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003928**
06DRB-01203 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) C (**J M MOORE REALTY CO'S 3RD ADDITION**) and Lot(s) 16-D (**TOHATCHI ADDITION**) zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 05DRB-00203] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005094**
06DRB-01216 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for J. K. DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8, 9 & 10, Block(s) A, **GRANDE HEIGHTS SUBDIVISION**, zoned R-1, located on VISTA GRANDE DR NW, between SEQUOIA

RD NW and REDLANDS RD NW containing approximately 3 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004923**
06DRB-01221 Minor-Sketch Plat or Plan

ASHLEY SANTISTEVAN request(s) the above action(s) for all or a portion of Tract(s) 16A4A & 16A4B, **LANDS OF SUZIE S KOZLOWSKI & CECILIA GRIMES**, zoned R-LT, located on LOS TOMASES DR NW, between CLAREMONT NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005089**
06DRB-01211 Minor-Sketch Plat or Plan

PATRICK HANIGER agent(s) for BLAIR & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA ST NE and DALLAS NE and containing approximately 1 acre(s). (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005090**
06DRB-01212 Minor-Sketch Plat or Plan

JAMES TORRES agent(s) for MAURO P TORRES request(s) the above action(s) for Lot(s) 130B-1, 130B-2, 130C & 130C-1, Tract(s) 130, **M.R.G.C.D. MAP #31**, zoned RA-2 residential and agricultural zone, located on TEODORO RD NW, between RIO GRANDE BLVD NW and ELFEGO RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for August 23, 2006. **THE DRB MINUTES WERE DEFERRED.**

ADJOURNED: 11:30 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005093

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

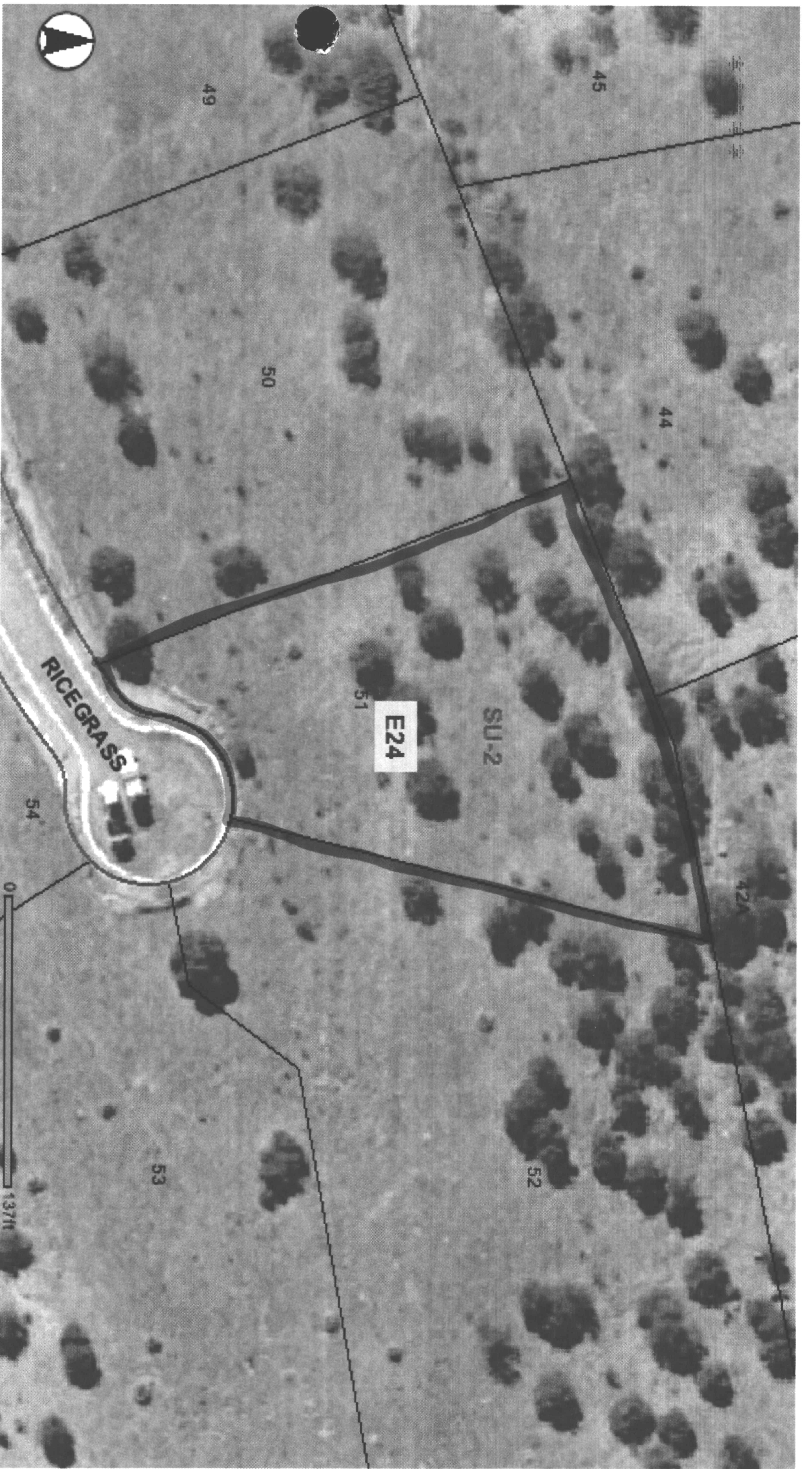
RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 30, 2006



#110

#1005093

8-30-24

#10

5093

DXF Electronic Approval Form

DRB Project Case #: 1005093

Subdivision Name: MOUNTAIN HIGHLANDS UNIT 2 AT HIGH DESERT LOT 51A

Surveyor: PRESTON E HALL

Contact Person: PRESTON E HALL

Contact Information: 838-6727

DXF Received: 8/24/2006

Hard Copy Received: 8/24/2006

Coordinate System: NMSP Grid (NAD 27)

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

AGIS Use Only		
Copied fc 5093	to agiscov on 8/24/2006	Contact person notified on 8/24/2006

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Bruce and Leslie Loughridge PHONE: 294-5084
 ADDRESS: 13705 Ricegrass Pl. N.E. FAX: _____
 CITY: Albuquerque, NM STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: Bruce and Leslie Loughridge List all owners: _____
 AGENT (if any): Hermanson Construction PHONE: 856-0123
 ADDRESS: 4923 Paseo del Norte FAX: 856-1090
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: HCF POOLS @ AOL.com

DESCRIPTION OF REQUEST: Adjustment of building envelope to allow walk space around entire pool.

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. 51 Block: _____ Unit: 2
 Subdiv. / Addn. Mountain Highlands @ High Desert
 Current Zoning: SU-2 / HDR Proposed zoning: _____
 Zone Atlas page(s): E-24 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.785 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102406212050020338 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: RICE GRASS
 Between: EMERY OAK NE and _____

CASE HISTORY:

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

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

SIGNATURE Ashley T Procter DATE 7-26-06
 (Print) Ashley T Procter _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers
06078 - 01215

Action
PPF
CMF

S.F.	Fees
<u>5(3)</u>	\$ <u>215.00</u>
	\$ <u>20.00</u>
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	Total
	\$ <u>235.00</u>

Hearing date 8-30-06

Vin Sis 8/21/06

Project # 1005093

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
 - ___ Design elevations & cross sections of perimeter walls 3 copies
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - ___ Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ✓ Property owner's and City Surveyor's signatures on the Mylar drawing
 - ✓ 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
 - ✓ 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.

Ashley T. Procter
Ashley T. Procter Applicant name (print)
 8-21-06
Ashley T. Procter Applicant signature / date

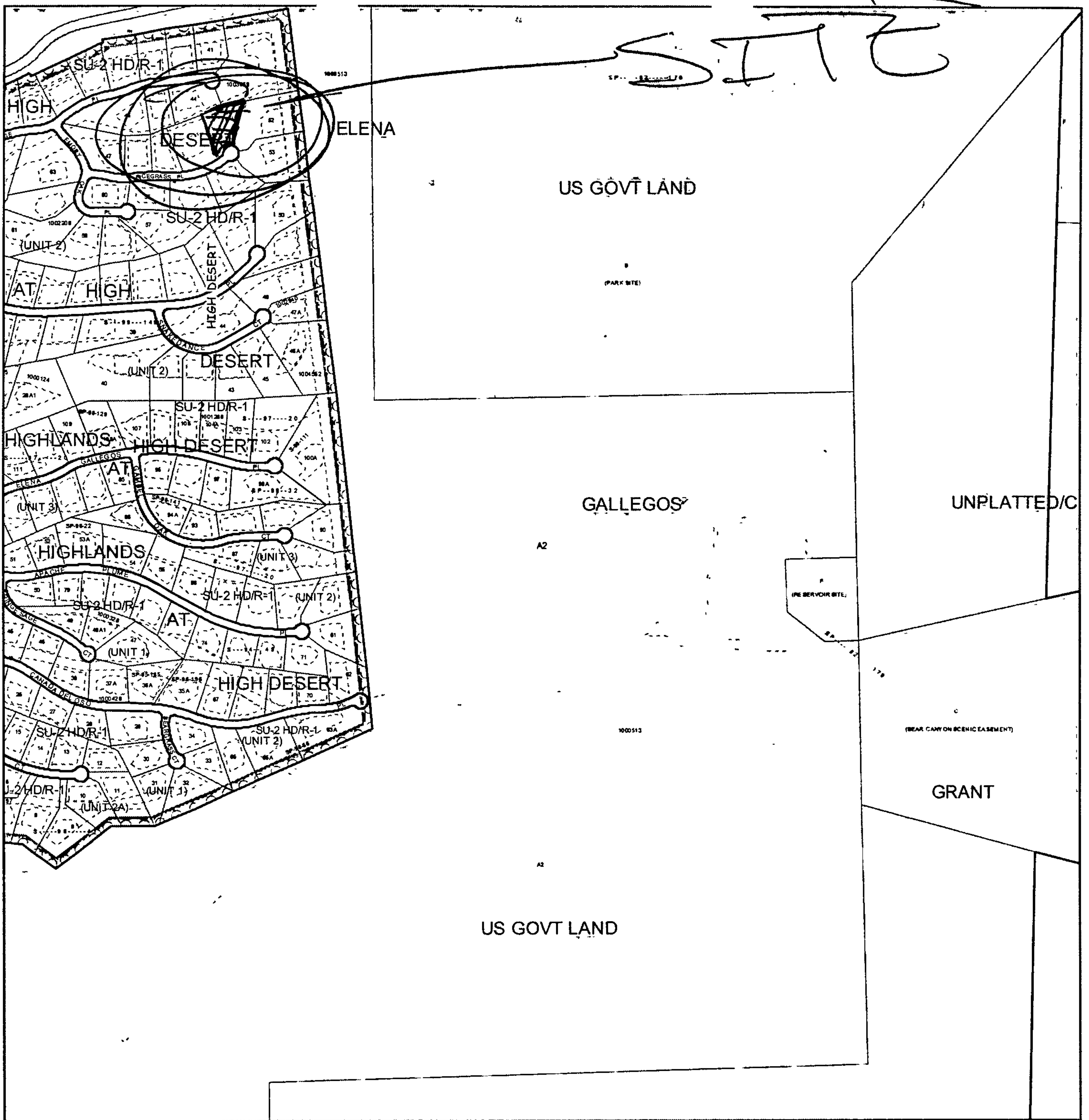


Form revised 8/04, 1/05 & 10/05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06075 - -01215

K. S. 8/21/06
 Planner signature / date

Project # 1005093



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-24-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.	

Hermanson Construction
4923 Paseo del Norte
Albuquerque, NM
87113

July 26, 2006

City of Albuquerque
1 Civic Plaza
Albuquerque, NM
87103

To Whom It Concerns:

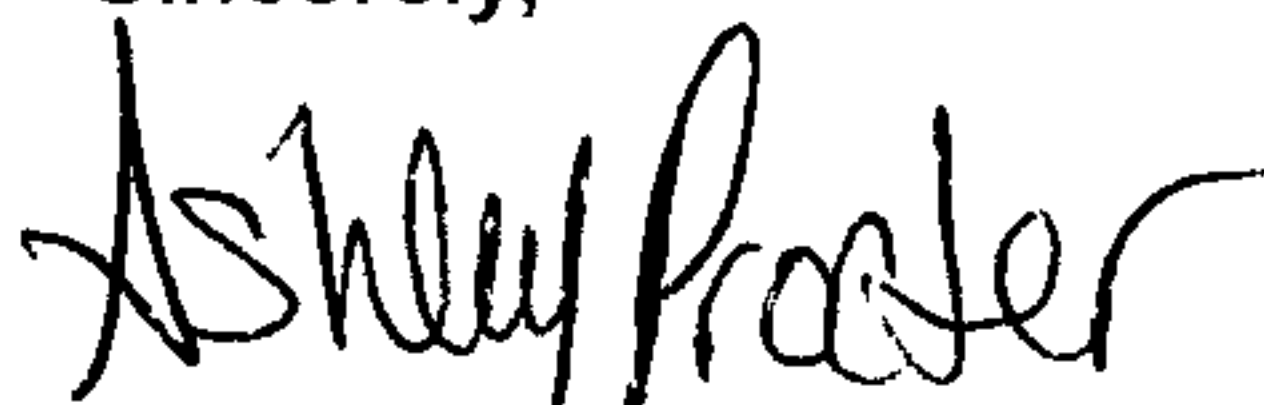
This letter is to request an adjustment of the building envelope for 13705 Ricegrass Pl N.E. The property owners, Bruce and Leslie Loughridge, hired Hermanson Construction, Inc. to build a swimming pool on the northwest corner of the property. The pool was built as per the plan, placing one corner of the pool on the edge of the building envelope.

Upon construction of the pool, the property owners found that the location of the pool in relation to the building envelope would not allow walk space around the entire pool. In order to create space for decking around the entire pool; the building envelope would need to be extended at the small area around the northern corner of the pool. Bob Rose of Hermanson Construction contacted Kim Dicome, the head of the High Desert Community Association, about the matter. Kim worked with Bob and the Loughridges to adjust the building envelope so that the amount of space that is created around the northern corner of the pool is equal to the amount of space removed from the envelope at the southeast corner of the property.

Sufficient walk space around the entire pool is a safety concern as well as a maintenance issue. Swimmers should be provided with enough decking at all areas to vacate the pool as quickly and safely as possible. Concern for the pool decking was not raised upon creation and review of the original pool plan, as the corner without decking seemed small and easy to avoid. However, the Loughridges have concluded that to leave the pool without the necessary walk space would be neglectful of their responsibility to provide the maximum level of safety for their family and future guests. In addition, the Loughridges maintain that the alteration of the building envelope is within their rights as property owners to utilize their lot in a way that produces the greatest benefit.

Thank you for your consideration on this matter. If there are any questions, please contact Bob Rose or Ashley Procter at Hermanson Construction: 856-0123.

Sincerely,



Ashley Procter

Agent of Hermanson Construction

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

PAID RECEIPT

APPLICANT NAME _____

AGENT HERMANSON CONSTRUCTION

ADDRESS _____

PROJECT & APP # 1005093 / 862R13-01215

PROJECT NAME LOT 51 MOUNTAIN HLG HCAWDs

\$ 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.

WELLS FARGO BANK
LA CUEVA 8100 WYOMING BLVD NE ALBUQUERQUE, NM 87113 5002
DATE 8/24/06 95-219/1070

PAY TO THE ORDER OF City of Albuquerque
Two-hundred thirty-five ⁰⁰/₁₀₀ \$ **235.00**
DOLLARS

HERMANSON CONSTRUCTION INC
OPERATING ACCOUNT
4923 PASEO DEL NORTE NE
ALBUQUERQUE NM 87113-1528

L. Hermann

Counte

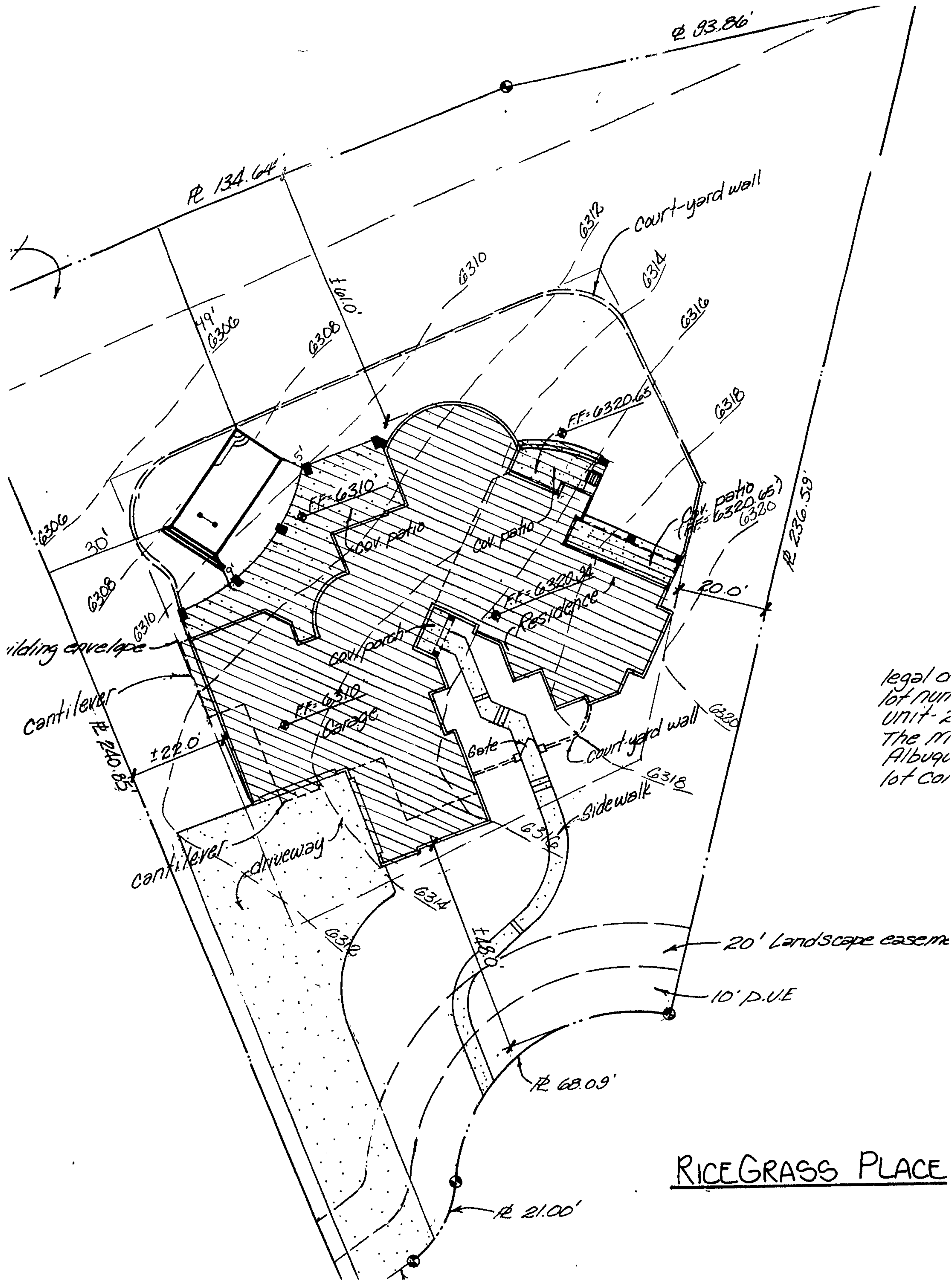
⑆ 107002192⑆ 3771002783⑆ 5002

DUPLICATE
City of Albuquerque
Treasury Division

6/21/2006 4:15PM LOC: ANNA
RECEIPT# 00067306 WSH 007 TRANSH 0049
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$235.00
124 Misc \$215.00
OK \$235.00
CHANGE \$0.00
Thank You

DUPLICATE
City of Albuquerque
Treasury Division

8/21/2006 4:14PM LOC: ANNA
RECEIPT# 00067305 WSH 007 TRANSH 0049
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$235.00
124 Misc \$20.00
Thank You



legal o
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 unit-2
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 Albuqu
 lot cov

RICEGRASS PLACE