

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 5, 2007
DRB Comments**

ITEM # 18

PROJECT # 1005185

APPLICATION # 07-70228

RE: Villa Loma Estates/final plat

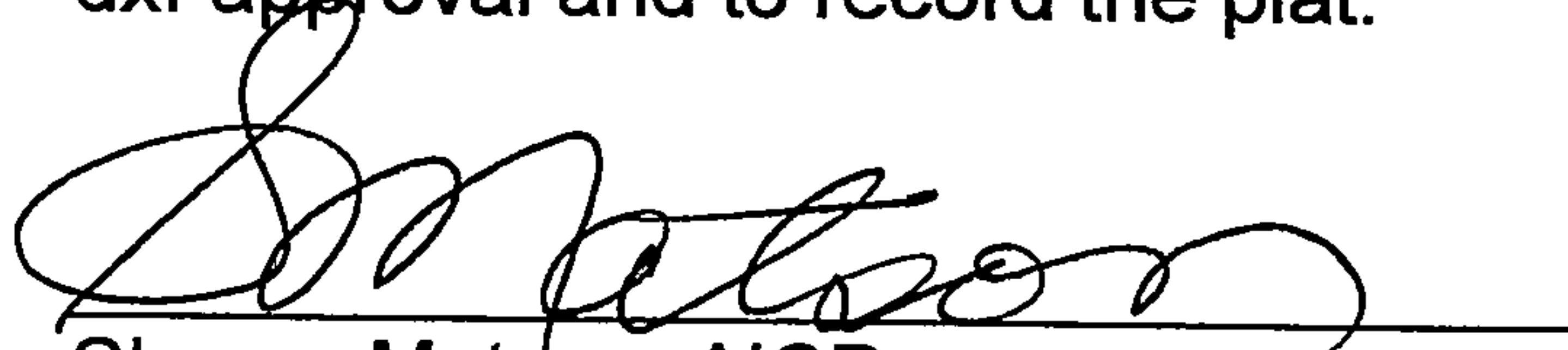
Are there any changes since the preliminary plat was approved?

Are the 3 conditions of final plat met?

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation for the addition of this language, AGIS dxf approval and to record the plat.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



COMPLETED 07/24/08 SH
DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70284

Project # 1005185

Project Name: CITY OF ALBUQUERQUE BERNALILLO COUNTRY NM

Agent: JACKS HIGH COUNTRY

Phone No.: 897-3707

Your request was approved on 7-9-08 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: July 24 08

-Tax printout from the County Assessor.

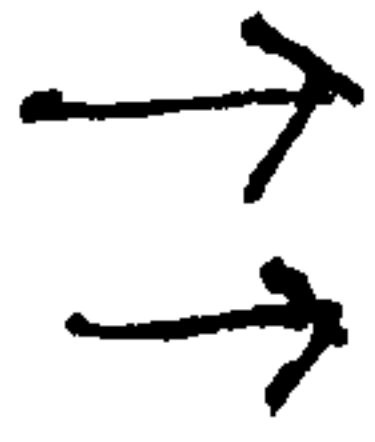
3 copies of the approved site plan. Include all pages.

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.



Created On:



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70284

Project # 1005185

Project Name: CITY OF ALBUQUERQUE BERNALILLO COUNTRY NM

Agent: JACKS HIGH COUNTRY

Phone No.: 897-3707

Your request was approved on 2-9-08 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.**



Created On:

5185

DXF Electronic Approval Form

DRB Project Case #: 1005185

Subdivision Name: VILLA LOMA ESTATES TRACTS 1A & 1B

Surveyor: ANTHONY L HARRIS

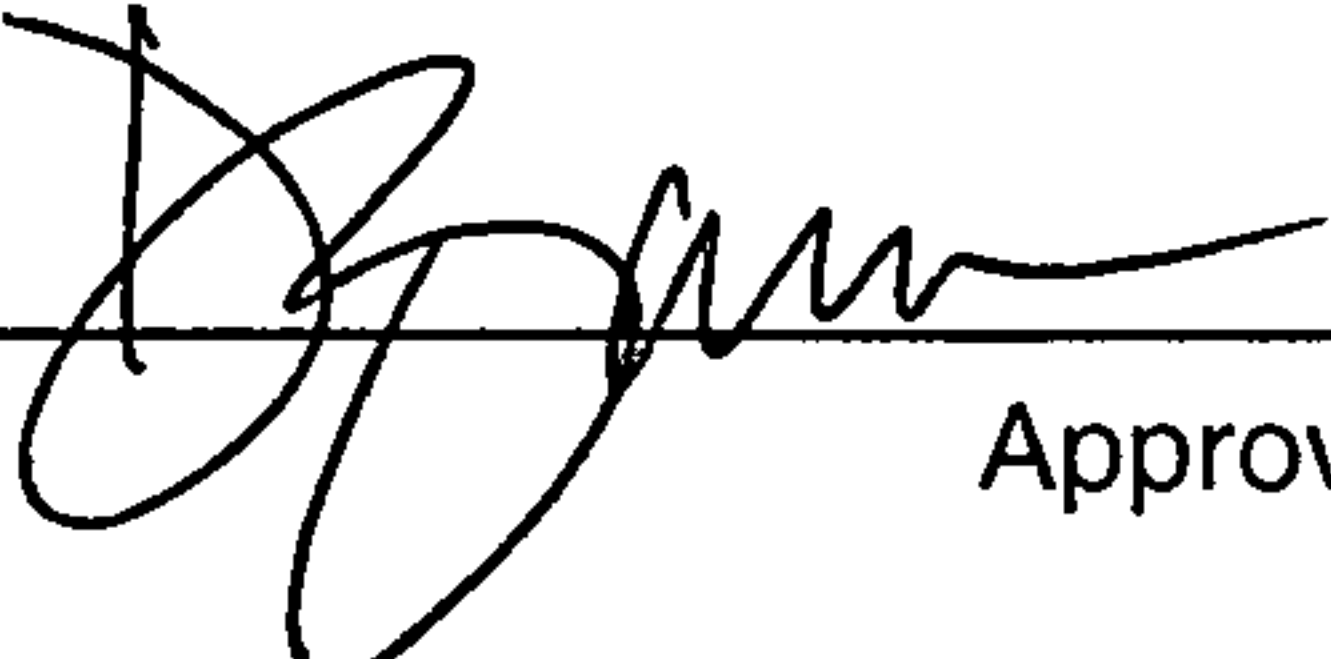
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 7/11/2008

Hard Copy Received: 7/11/2008

Coordinate System: Ground rotated to NMSP Grid



Approved

7/14/2008

Date

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

AGIS Use Only
Copied fc **5185** to agiscov on **7/14/2008** Contact person notified on **7/14/2008**



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

July 9, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004607**
08DRB-70264 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Block(s) 15 & 16, **VISTA VIEJA** zoned RD, located on VISTA VERIL DR NW BETWEEN METE SOL NW AND VISTA TERRAZA DR NW (D-9) **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 REVISED GRADING AND DRAINAGE PLAN MUST BE PROVIDED PRIOR TO PLAT.**

2. **Project# 1003794**
08DRB-70238 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) *Deferred from 6/25/08.* **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**

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

3. **Project# 1000650**
08DRB-70237 EPC APPROVED SDP
FOR BUILD PERMIT

GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) [*Deferred from 5/28/08, 6/4/08, 6/11/08 & 6/25/08*] **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**

4. **Project# 1007017**
08DRB-70255 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70256 EPC APPROVED SDP
FOR SUBDIVISION
08DRB-70258 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

NMHCR LLC agent(s) for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE containing approximately 4.45 acre(s). (M-15) [Deferred from 6/11/08 & 6/25/08] **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006972**
08DRB-70279 EPC APPROVED SDP
FOR BUILD PERMIT

GARCIA/KRAEMER & ASSOC. agent(s) for CHARLIE FINNEGAN NM MORTUARY SERVICES request(s) the above action(s) for all or a portion of Lot(s) 41A, Block(s) 37, **VALLEY VIEW ADDITION** zoned SU-1 CCR-3 & CREMATORY, located on TRUMAN NE BETWEEN CENTRAL NE AND COPPER NE containing approximately .5 acre(s). (K-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR LOCATION OF FIREHYDRANTS AND TO TRANSPORTATION FOR COMMENTS.**

6. **Project# 1007204**
08DRB-70276 EPC APPROVED SDP
FOR BUILD PERMIT

DARREN SOWELL ARCHITECTS LLC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B & 3A/4-A-1, 5-B-1 & S-B-2, **BARRETT/LANDS OF WEFCO TBK UNSER CROSSING** zoned SU-1 FOR C/2 & 0/1, located on CENTRAL AVE AND UNSER BLVD SW BETWEEN BRIDGE ST SW AND 86TH ST SW containing approximately 50 acre(s). (K-9-I0 & L-10) *Deferred from 6/25/08.* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE 7/9/08, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR COUNCIL ACTION ON ZONING.**

08DRB-70296 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 3A, 3B, 4B, & TRACT 6 VE BARRETT SUBD & TRACTS 4A1, 5B1, 5B2, LANDS OF WEFCO PARTNERS, zoned SU-1 FOR C-2/01 & C-2, located on SW CORNER OF CENTRAL AVE & UNSER SW BETWEEN BRIDGE SW AND 86TH ST SW containing approximately 50 acre(s). (K-9 & K-10) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

7. **Project# 1003674**
08DRB-70287 EXT OF SIA

LLAVE ENTERPRISES INC. agent(s) for LLAVE ENTERPRISES INC. request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 3, Tract(s) A, **RICH COURT Unit(s) B**, zoned RD 3DUA, located on ALAMOSA NE BETWEEN BARSTOW NE AND VENTURA NE (C-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
8. **Project# 1003815**
08DRB-70282 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for CORONADO LAND LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 4, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned IP, located on VENICE AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 containing approximately 2.4997 acre(s). (B-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL SKETCH. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
9. **Project# 1005185**
08DRB-70284 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 1, **CITY OF ALBUQUERQUE BERN COUNTY NM** zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately .9625 acre(s). (F-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. THE AGIS DXF FILE MUST BE PROVIDED TO PLANNING IN ADDITION TO A COPY OF THE RECORDED PLAT.**
10. **Project# 1006833**
08DRB-70280 MAJOR - FINAL PLAT
APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above action(s) for all or a portion of Tract(s) A & B, S-2A-1, **MERIDAIN PARK II & ATRISCO BUSINESS PARK TBK: UNSER TOWNE CROSSING Unit(s) 2**, zoned IP, located on UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40 containing approximately 70.3629 acre(s). (J-9/10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1006865**
08DRB-70285 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **CONANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMACHE NE AND VASSAR NE containing approximately 16.7 acre(s). (G-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD SOLAR COLLECTORS NOTE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

12. **Project# 1007149**
08DRB-70281 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PLAZA SURVEYS LLC agent(s) for YOLANDA SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 122B, zoned RA-2, located on ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS NW containing approximately .9709 acre(s). (F-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD SOLAR COLLECTORS NOTE AND FOR SITE PLAN INDICATING VIABILITY OF LOT WITH REGARD TO SETBACKS.**

13. **Project# 1007304**
08DRB-70293 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for PETE AND SARA LLC request(s) the above action(s) for all or a portion of Lot(s) 5-18, 6-13, Block(s) 1 & 2, **SPRINGER TRANSFER COMPANY ADDITION Unit(s) 1**, zoned M-1, located on BROADWAY BLVD NE BETWEEN KINLEY AVE NE AND ODELIA RD NE containing approximately 2.2183 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF STUB STREET CRITERIA IS MET.**

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

14. **Project# 1003188**
08DRB-70283 SKETCH PLAT REVIEW
AND COMMENT

COMMUNITY SCIENCES CORP agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 145-A, 145-A2, 144B-1, **LUKE ADDITION** zoned RA-2, located on GRIEGOS NW BETWEEN RIO GRANDE NW AND SAN ISIDRO NW containing approximately 1.2415 acre(s). (F-13) **WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project# 1004575**
08DRB-70288 SKETCH PLAT REVIEW
AND COMMENT

JUAN F DELGADO III & BARBARA A DELGADO agent(s) for JUAN F DELGADO III & BARBARA A DELGADO request(s) the above action(s) for all or a portion of Tract(s) D-1, **PEREA ACRES** zoned RA-2, located on DURANES RD NW BETWEEN GALBALDON NW AND LOS LUCEROS NW containing approximately .7464 acre(s). (H-12) **WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project# 1006926**
08DRB-70295 SKETCH PLAT REVIEW
AND COMMENT

ROBERT GUTIERREZ agent(s) for ART MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 26 & 27, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BETWEEN ANDERSON AVE AND SMITH AVE containing approximately .2445 acre(s). (L-14) **WAS REVIEWED AND COMMENTS GIVEN.**

17. **Project# 1007347**
08DRB-70286 SKETCH PLAT REVIEW
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for ASHCRAFT REALESTATE request(s) the above action(s) for all or a portion of Lot(s) 4AA6A, **JOURNAL CENTER** zoned IP, located on MASTHEAD NE BETWEEN INTERSTATE 25 AND JEFFERSON NE containing approximately 3.0479 acre(s). (D-17) **WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project# 1007356**
08DRB-70294 SKETCH PLAT REVIEW
AND COMMENT

RIO REAL ESTATE agent(s) for RIO GRANDE CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 5, **ROMERO ADDITION** zoned C-2/S-R, located on ROSEMONT ST NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately .98 acre(s). (J-14) **WAS REVIEWED AND COMMENTS GIVEN.**

19. Other Matters: None

ADJOURNED: 10:35

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005185

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: July 9, 2008



KIVA RESERVOIR/WELL SITE

VILLA LOMA

TRUMPET STREET

MONTGOMERY

WATER DE

SHILOH

Item# 9
Project# 1005185
Hearing Date: July 9, 2008

13. **Project# 1001140**
08DRB-70251 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, Tract(s) A, **NORTH ALBUQUERUQUE ACRES Unit(s) B**, zoned SU-2 FOR IP, located on EAGLE ROCK NE BETWEEN LOUISIANA NE AMD WYOMING NE containing approximately .885 acre(s). (C-18) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

14. **Project# 1003094**
08DRB-70250 EXT OF MAJOR
PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for ALVARADO -SG LLC request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE TBK SILVER TOWNHOMES** zoned SU-3 TOWNHOUSES, located on SILVER AVE SW BETWEEN 2ND ST SW AND 3RD SW (K-14) **A PRELIMINARY PLAT EXTENSION WAS APPROVED THROUGH 6/6/09.**

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

15. **~~Project#-1005185~~**
08DRB-70253 SKETCH PLAT REVIEW
AND COMMENT

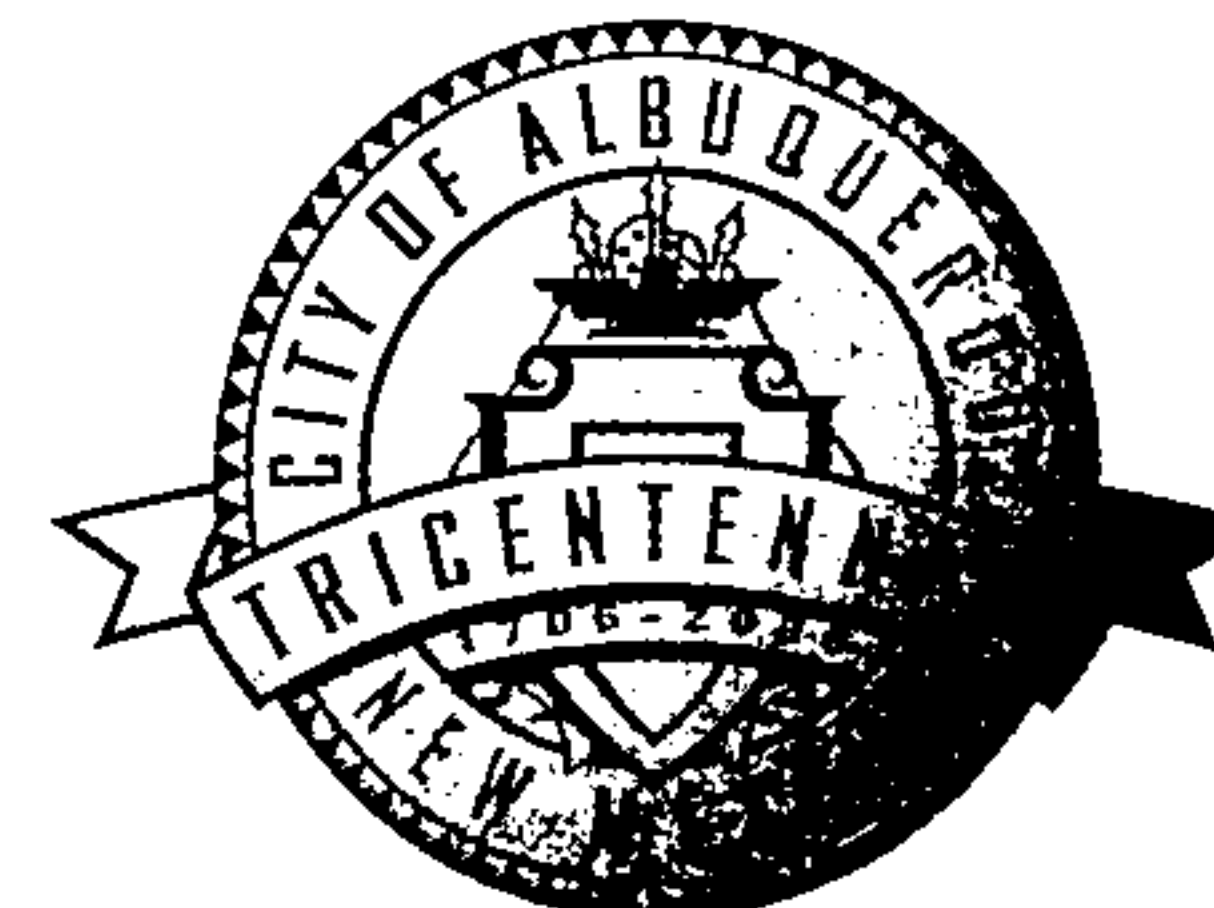
JACKS HIGH COUNTRY INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 1, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately .9625 acre(s). (F-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project# 1007312**
08DRB-70254 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for GARDEN OF EDEN LLC request(s) the above action(s) for all or a portion of Lot(s) 91, 92, 93, & 218-C-A, zoned M-2, located on 2ND ST SW AND WOODWARD RD SW containing approximately 3.7241 acre(s). (101305551516040310) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

17. Other Matters: None.

ADJOURNED: 11:00



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1005185

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ENGINEERING COMMENTS:

Cross-lot drainage easement may be required across Tract 1-A for the benefit of Tract 2.
Cross-lot drainage easement may be required across Tract 1-A for the benefit of Tract 1-B.

P.O. Box 1293

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

Albuquerque

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

New Mexico 87103

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

FOR:

www.cabq.gov

SIGNED:

DATE: 6-11-08

Curtis Cheme
City Engineer Designee
924-3695

NO H. FILE

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 11, 2008
DRB Comments**

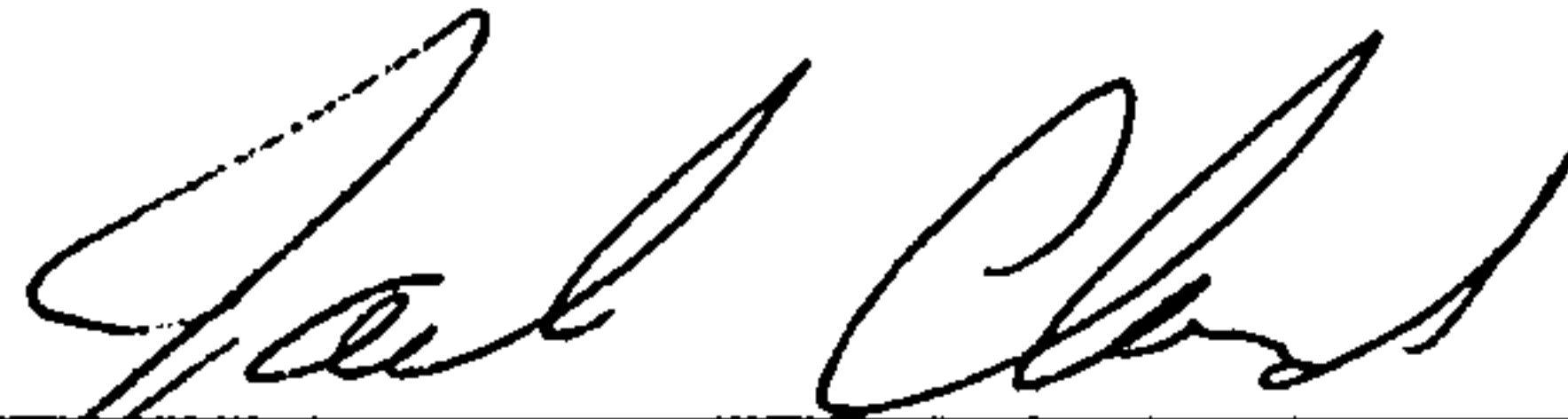
ITEM # 15

PROJECT # 1005185

APPLICATION # 08-70253

RE: Tract 1, Villa Loma Estates

Note 10 needs to reflect existing easement status with proposed platting action (TRACTS 1-A AND 1-B WERE GRANTED AS A COMMON AREA...etc").



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



18

COMPLETED 10/01/07 SA
DRB CASE ACTION LOG (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.: 07DRB-70222 (FP)

Project # 1005185

Project Name: VILLA LOMA ESTATES

Agent: HARRIS SURVEYING INC

Phone No.: 889-8056

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/5/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Homeowners Assoc Presidents signature
Solar Collector Language
AGIS DXF
record

- 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 1005185



18

DRB CASE ACTION LOG (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.

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Project # 1005185

Project Name: VILLA LOMA ESTATES

Agent: HARRIS SURVEYING INC

Phone No.: 889-8056

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- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- ABCWUA: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): Homeowners Assoc Presidents signature
- Solar Collector Language
- AGIS dxF
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 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

Project Number

1005185

5185

DXF Electronic Approval Form

DRB Project Case #: 1005185

Subdivision Name: VILLA LOMA ESTATES

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 9/26/2007

Hard Copy Received: 9/26/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

9-26-2007
Date

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

AGIS Use Only
Copied fc 5185 to agiscov on 9/26/2007 Contact person notified on 9/26/2007

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005185

AGENDA ITEM NO: 18

SUBJECT:

Final 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 505-924-3986

DATE: SEPTEMBER 5, 2007

0

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 5, 2007
DRB Comments**

ITEM # 18

PROJECT # 1005185 APPLICATION # 07-70228

RE: Villa Loma Estates/final plat

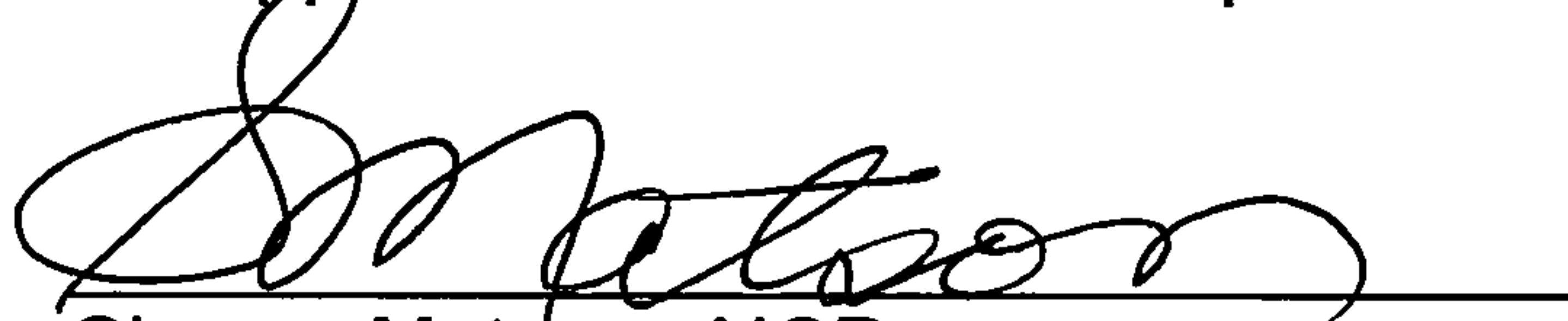
Are there any changes since the preliminary plat was approved?

Are the 3 conditions of final plat met?

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation for the addition of this language, AGIS dxf approval and to record the plat.



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 5, 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

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: 12:10 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

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

1. **Project# 1006739**
07DRB-70187 VACATION OF PUBLIC
RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRARA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAELE ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

2. **Project# 1001178**
07DRB-70182 MAJOR - SDP FOR
BUILDING PERMIT

RON BURTON, DWL ARCHITECTS agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES**, zoned C-3(SC), located on CUTLER AVE NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REMOVAL OF TREES FROM THE SANITARY SEWER EASEMENT, FIRE FLOW CALCULATION SHEET, TO LABEL WATER METER SIZE AND TO PLANNING FOR: ZONING COMMENTS ADDRESSED, PATIO AREA NOTE, PLANNING COMMENTS ADDRESSED, CITY STANDARD DRAWING NUMBERS IN PUBLIC RIGHT-OF-WAY, MOTORCYCLE PARKING STALL DESIGNATIONS AND 3 COPIES OF THE SITE DEVELOPMENT PLAN AFTER THE 15 DAY APPEAL PERIOD.**

3. **Project# 1004989**
07DRB-70183 MAJOR - AMENDMENT
TO PRELIMINARY PLAT

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, WILDERNESS AT HIGH DESERT, UNIT 2 (to be known as **WILDERNESS CANON AT 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 3.9653 acre(s). (F-23) **THE AMENDED PRELIMINARY PLAT, THE AMENDED GRADING AND DRAINAGE PLAN DATED 7/17/07 AND AMENDED INFRASTRUCTURE LIST DATED 09/05/07 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THAT DATE IS EXTENDED, HOWEVER, THE LENGTH OF THE APPEAL PERIOD.**

4. **Project# 1002715**
07DRB-70184 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (to be known as **PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

5. **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
PALOMAR AVE NE between BARSTOW ST NE and
VENTURA ST NE containing approximately 0.73 acre(s).
*[Deferred at the Board's request from 07/18/07 & deferred
from 08/15/07](D-19) OFFICIALLY WITHDRAWN AT THE
AGENT'S REQUEST.*
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, 11/29/06, 12/20/06, 1/24/07,
4/18/07, 6/20/07, 7/18/07 & 08/22/07] (C-9) DEFERRED
AT THE AGENT'S REQUEST TO 09/26/07.*
7. **Project # 1005546**
07DRB-00589 Major-Vacation of Pub
Right-of-Way
- SURV TEK INC agent(s) for BLACK FARMS LLC
request(s) the above action(s) for **BLACK FARMS
ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD
NW between VALLEY VIEW DR NW and RIVERFRONTE
DR NW. *[Deferred from 06/06/07] (C-13) DEFERRED AT
THE AGENT'S REQUEST TO 11/07/07.*

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

8. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP
FOR SUBDIVISION
- INFILL SOLUTIONS request(s) the above action(s) for all
or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134
& 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38,
Tract(s) A & B, LANDS OF HB AND CALVIN HORN &
LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA
SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**)
zoned SU-2/CLD, located on CENTRAL AVE SW
BETWEEN LAGUNA BLVD SW AND SAN PASQUALE
AVE SW containing approximately 4.45 acre(s). **[Carmen
Morrone, EPC Planner] (J-13) DEFERRED AT THE
AGENT'S REQUEST TO 09/12/07.**

9. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR
BUILDING PERMIT

RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). (C-18) **THE AGENT MUST PROVIDE A WITHDRAWAL LETTER FOR THE MINOR - PRELIMINARY/ FINAL PLAT, 07DRB-700089. DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

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

10. **Project# 1006779**
07DRB-70214 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PATRICK APODACA request(s) the above action(s) for all or a portion of Lot(s) 23-26, Block(s) 2, **LA MESA ADDITION**, zoned R-T, located on DOMINGO RD NE BETWEEN ALCAZAR ST NE AND CHAMA ST NE containing approximately 0.6198 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project# 1006784**
07DRB-70219 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RICHARD & JOANNE MCGRATH request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 25 together with VACATED RIDGECREST DR SE, **RIDGECREST ADDITION**, zoned R-1, located on RIDGECREST DR SE BETWEEN MONROE PL SE AND PAMPAS DR SE (L-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

12. **Project# 1005590**
07DRB-70211 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS FACILITIES DESIGN & CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY CSCHOOL**, zoned R-D 15 DU/A, located on ILIFF RD NW BETWEEN 72th ST NW AND 68th ST NW containing approximately 14.981 acre(s). (H-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

13. **Project# 1002962**
07DRB-70224 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & C, **CANTATA AT THE TRAILS, UNIT 2**, zoned SU-2, SU-1 FOR PARK & SU2 FOR UR, located on OAKRIDGE ST NW BETWEEN WOODMONT AVE NW AND PASEO DEL NORTE NW containing approximately 20.7395 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**
14. **Project# 1006788**
07DRB-70223 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for KKY PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) B-3-A-1 (to be known as **LOT 10-A-1 WASHINGTON BUSINESS PARK**) zoned SU-2/M-1, located on WASHINGTON ST NE BETWEEN WASHINGTON PL NE AND ALAMEDA BLVD NE containing approximately 5.9162 acre(s). (C-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, ENVIRONMENTAL HEALTH'S SIGNATURE, TO BE SURE SIDEWALKS EXISTING, AGIS DXF FILE AND TO RECORD.**
15. **Project# 1000029**
07DRB-70225 SIDEWALK WAIVER
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of **ARBOLERA DE VIDA PHASE 2B**, zoned SU2-M1, S-1, located on 18TH ST NW BETWEEN AGUA FRESCA NW AND MIS ABUELITOS DR NW containing approximately 23.8439 acre(s). (H-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
16. **Project# 1004355**
07DRB-70230 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for KB HOMES NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, Lot(s) 1-4, Block(s) 3, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 1.35 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004607**
07DRB-70229 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON & COMPANY INC agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 12 & Lot(s) 10-13, Block(s) 14 of Unit(s) 3 and Lot(s) 1-6, Block(s) 20 of Unit 4, **VISTA VIEJA SUBDIVISION**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 2.57 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

~~18. Project# 1005185~~
07DRB-70222 MAJOR - FINAL PLAT
APPROVAL

HARRIS SURVEYING INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Parcel 2-A-1, **LAND OF EDMUND I RADY**, (to be known as **VILLA LOMA ESTATES**) zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately 2.6337 acre(s). (F-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, HOMEOWNER ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

19. **Project# 1005482**
07DRB-70228 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DOUG SMITH SURVEYING agent(s) for ROBERT THOMAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2, located on HANOVER RD NW BETWEEN TELSTAR NW AND 64TH ST NW containing approximately 4.9993 acre(s). (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD.**

20. **Project# 1006785**
07DRB-70220 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for BARTON DARROW request(s) the above action(s) for all or a portion of Lot(s) B-1 & B-2, Block(s) 1, **MESA COURT ADDITION**, zoned R-3, located on HERMOSA DR SE BETWEEN CARLISLE PL SE AND SMITH AVE SE containing approximately 0.3344 acre(s). (L-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project# 1003674**
07DRB-70075 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). [Deferred from 06/27/07] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE, MAINTANENCE AND BENEFICIARIES OF ALL ACCESS EASEMENTS, ACCESS EASEMENTS TO LOT A-1, SANITARY SEWER EASEMENTS TO FUTURE CUL-DE-SAC AND STREET AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

22. **Project # 1003800**
07DRB-70212 MINOR - FINAL PLAT
APPROVAL

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as LA CUEVITA OESTE) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] [Deferred from 08/29/07] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. **Project# 1006783**
07DRB-70218 SKETCH PLAT REVIEW
AND COMMENT

RUDY RAEL request(s) the above action(s) for all or a portion of Lot(s) B-1, ROZZI, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND MONTOYA RD NW containing approximately 0.21 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Other Matters: None.

ADJOURNED: 12:10 P.M.



DRB CASE ACTION LOG

REVISED 9/28/05

(SITE PLAN SUBD.)

Complete Ag
5/3/07

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.: 07DRB-00353 (SPS)
Project Name VILLA LOMA ESTATES
Agent: CONSENSUS PLANNING INC

Project # 1005185
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4-5-2-07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1005185

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): removal of tree over waterline

- 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.



DRB CASE ACTION LOG

(SITE PLAN SUBD.)

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.: 07DRB-00353 (SPS)
Project Name VILLA LOMA ESTATES
Agent: CONSENSUS PLANNING INC

Project # 1005185
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4-5-2-07 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): removal of trees over waterline

- 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 1005185

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005185 AGENDA# 1 DATE: 5-2-07

- ✓ 1. Name: Jack LeRoy Address: 13625 Cedarbrook, NE Zip: 87111
- ✓ 2. Name: Bing LeRoy Address: " Zip: 87111
- ✓ 3. Name: SCOTT MCGEE Address: 128 MONROE NE Zip: 87108
- ✓ 4. Name: DAN MONK Address: 7601 JEFFERSON^{NE} Zip: 87109
- ✓ 5. Name: Lani McCarron Address: 302 8th St NW Zip: 87102
(agent)
- ✓ 6. Name: Jim Strazier Address: " Zip: "
(agent)
- Notice only ✓ 7. Name: JON BARELA Address: 8309 MENDOCINO, NE Zip: 87122
- ✓ 8. Name: S. Luis Dal Angelo Address: 11209 Camino Zip: 87111
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2007

1. Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [*Deferred from 3/28/07 & 4/11/07 & 4/25/07*] (F-22)

At the May 2, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 05/02/07 and approval of the grading plan engineers stamp dated 04/30/07 the preliminary plat was approved with the following conditions of final plat:

To review the cross access between adjacent commercial property and this property.

The President of the Homeowner's Association must sign the final plat.

A correction to note 14.

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [*Deferred from 3/28/07 & 4/11/07 & 4/25/07*] (F-22)

The site plan for subdivision was approved with final sign off delegated to Planning for removal of the tree over the waterline and 3 copies of the site plan.

If you wish to appeal this decision, you must do so by May 17, 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).



OFFICIAL NOTICE OF DECISION

PAGE 2

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: W Investments LLC, 11101 Anaheim Ave NE, 87122
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Consensus Planning Inc, 302 8th St NW, 87102
Lisa Bowyer, 2417 Wisconsin NE, 87110
Chris Foster, 10005 La Grima De Oro NE, 87111
Danny Brandenburg, 2211 Candelaria NE, 87107
Jack & Bing Leroy, 13625 Cedar Brook NE, 87111
Toni Fine, 13633 Cedar Brook NE, 87111
P Robert Garcia, 4116 Shiloh NE, 87111
Silvio Dell Angela, 11209 Camero NE, 87111
Nicolina Nicthe, 4316 Magnolia Ct NE, 87111
Jon Barela, 8309 Mendocino NE, 87122
Al Hayden 4512 Shiloh NE 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005185

AGENDA ITEM NO: 1

SUBJECT:

Preliminary Plat
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved grading and drainage plan dated 4-30-07 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

<Signed IL>

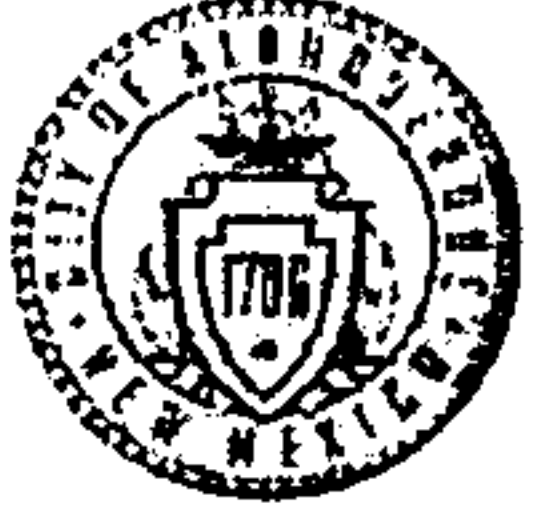
APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 2, 2007

(F-22/D025)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 25, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:00 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. ~~Project # 1005185~~
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07, 4/11/07 & 4/25/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner] [Deferred from 3/28/07, 4/11/07 & 4/25/07] (F-22) DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

2. **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 & 4/25/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

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) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

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) **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 4/25/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

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.

4. Project # 1005508
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error] (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND PLANNING FOR 3 COPIES.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07, 4/4/07 & 04/11/07] (H-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT ACROSS NORTH AND SOUTH LOTS AND PLANNING TO RECORD.**

5. **Project # 1004623**
07DRB-00294 Major-SiteDev Plan
BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION**, zoned SU-2 FOR S-R, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [Deferred from 4/4/07] (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BETTER DEFINED VAN ACCESSIBLE SPACE AND PLANNING FOR 3 COPIES.**

07DRB-00507 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for RAUL & SHANNON LOPEZ request(s) the above action(s) for portion of Lot(s) 13-16, **ROMERO ADDITION**, zoned SU-2 FOR S-R located on 5th ST NW, between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [REF: 06EPC-00019, 06EPC-00022] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PAPER CROSS ACCESS EASEMENT AND PLANNING TO RECORD.**

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

6. **Project # 1004717**
07DRB-00513 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 30, Tract(s) A, Lot(s) 70-P2, 71-P2, 72-P2 & 73-P2, **SONORA SUBDIVISION, UNIT B**, zoned R-D located on WILSHIRE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: 06DRB00478, 06DRB00481] (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project # 1001934**
07DRB-00509 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or any portion of Lot(s) 4-C & 4-D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 1 acre(s). [REF: 05DRB00292] (G-12 & G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1003128**
07DRB-00514 Minor-Prelim&Final Plat
Approval

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1005349**
07DRB-00511 Minor-Prelim&Final Plat
Approval

ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

10. **Project # 1005517**
07DRB-00506 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for CENTURION JEFFERSON, LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A, Tract(s) B, **ENVIRO TRACT**, zoned M-1 located on JEFFERSON ST NE between OSUNA NE and ELLISON NE containing approximately 7 acre(s). [*Indef deferred 4/25/07*] (E-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
11. **Project # 1005519**
07DRB-00510 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for LORENZO RAMIREZ request(s) the above action(s) for all or any portion of Tract(s) 309A & 309B, M.R.G.C.D. Map #35 (to be known as **LANDS OF VENTURA M RAMIREZ**) zoned RA-2 located on MONTROYA NW between I-25 NW and MAXMILLIAN RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project # 1005520**
07DRB-00512 Minor-Sketch Plat or Plan
- MARGO GANSTER request(s) the above action(s) for all or any portion of Lot(s) 4 & 6, Block(s) 3, **RIDGECREST ADDITION**, zoned R-1 located on JEFFERSON SE between RIDGECREST SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Approval of the Development Review Board Minutes for April 18, 2007. **THE DRB MINUTES FOR APRIL 18, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005185 AGENDA#: 1 DATE: 4/11/07

APPLICANT

No-
ice
only

1. Name: Jim Wible Address: 1101 Annette NE Zip: 87122

2. Name: hisa Bowyer Address: 2417 Wisconsin^{NE} Zip: 87110

3. Name: Chris Foster Address: 10005 Laguna^{de Oro NE} Zip: 87114

4. Name: DANNY BRANDENBURG Address: 2111 CANDELARIA Zip: 87107

5. Name: Bing LeRoy Address: 13625 Cedar Brook^{BROOK} NE Zip: 87111

NOTICE
ONLY

6. Name: TONI FINE Address: 13633 CEDAR BROOK^{BROOK} NE Zip: 87111

NOTICE
ONLY

7. Name: P. ROBERT GARCIA Address: 4116 SHILOH^{NE} Zip: 87111

8. Name: Silvio Della^{ANGELA} Address: 11209 Camero^{CAMERO} NE Zip: 87111

9. Name: SCOTT MCGEE Address: 128 MONROE NE Zip: 87108

10. Name: DANI MONK Address: 7601 JEFFERSON^{DECKER/PELICH/NE} Zip: 87110

Notice
only

11. Name: Nicolina Nichte^{NICTHE} Address: 4316 Magnolia Ct.^{NE} Zip: 87111

12. Name: Michael Butkett Address: 7601 Jefferson NE Zip: 87109

13. Name: Tony Harris Address: PLAT QUESTIONS Zip:

NOTICE ONLY

14. Name: JUAN BARELA Address: 8309 MENDOCINO, NE Zip: 87122

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005185 AGENDA#: 1 DATE: 04/11/07

Notice
only

✓ 1. Name: Jim Strozic Address: Agent Zip: 87102
NE

2. Name: Al Hayden Address: 4512 Skitch Zip: 87111

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: _____

*Refer to
AR to 5/2/07*

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005185 AGENDA# 1 DATE: 04/25/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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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: 1005185

AGENDA ITEM NO: 1

SUBJECT:

Preliminary Plat
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved grading and drainage plan dated 3-01-07 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

5-2-07

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

DATE: APRIL 25, 2007

(F-22/D025)

CITY OF ALBUQUERQUE



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

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Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

(F-22/D025)

DATE: APRIL 11, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 22, 2007
DRB Comments**

ITEM # 7

PROJECT # 1005185 APPLICATION # 07-00262 & 00353

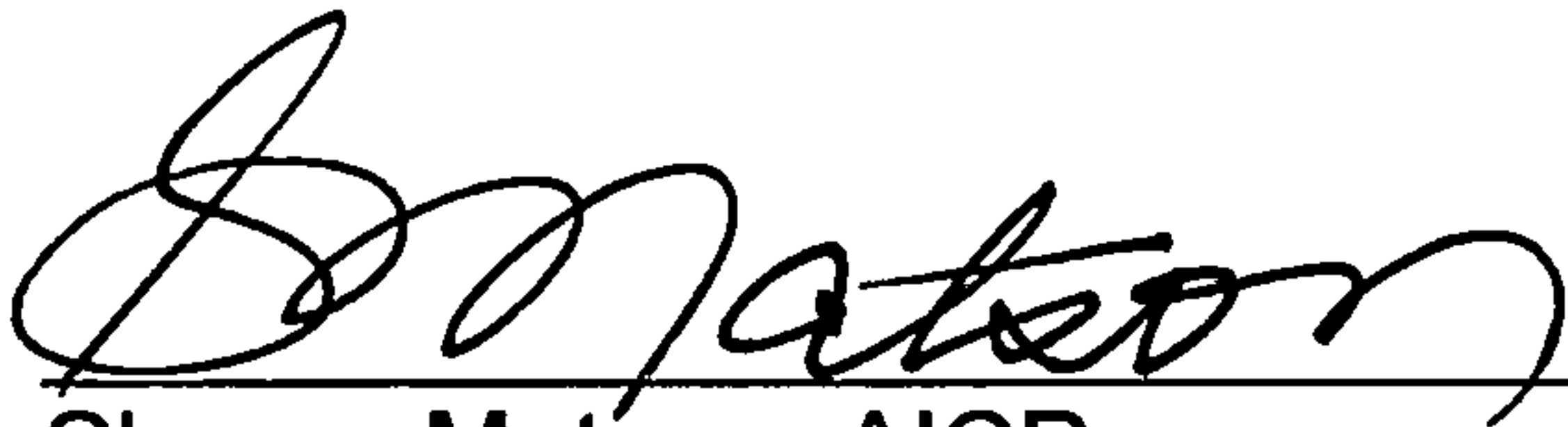
RE: Villa Loma Estates/sps & pp

The SPBP will need Carmen Marrone's initials before Planning signs the plat.

The garage structure parcels should be numbered the same as the plat.

Planning will take delegation for 3 copies of the site plan.

The president of the homeowners association must sign the final plat. This will become a condition of final plat.



Sheran Matson, AICP

DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW DIVISION

#17

INTER-OFFICE MEMO

March 23, 2007

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: Project #1005185, Montgomery/Tramway Townhomes

On November 16, 2006, the EPC approved a Site Development Plan for Subdivision to construct 32 townhomes at the northwest corner of Montgomery and Tramway NE. I have met with the applicant regarding the DRB submittal and find that the EPC Conditions of Approval have been met.

If you have any questions regarding this case, please call me at 924-3814.

The ~~SP~~^S + Plat don't match.
• SP says "Lots Aa-24a" for "proposed structure to ~~be~~ house & one car garage spaces." Note that
• Plat shows same area as 6 lots called P.33-P-38" parcels. Why not "lots"?

Entered
record

4/11/07

Binoculars -

activity
center

- conditions met - not sure
- density
- notification issues
- as camp
- acreage wrong - includes
en work
- Camp Plan

message parking - visitor

- median cut - gateway
- • O. Space calc?
- park
- entrance - alley
- 40' high THs in highest elevation

Silvio Del'Angela

- * traffic study
- * alley given to Developer
- * density

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 22, 2007
DRB Comments

Dyer
4/11/07
Ruth
Jay
268-2632
3/29/07
CS

ITEM # 7

PROJECT # 1005185

APPLICATION # 07-00262 & 00353

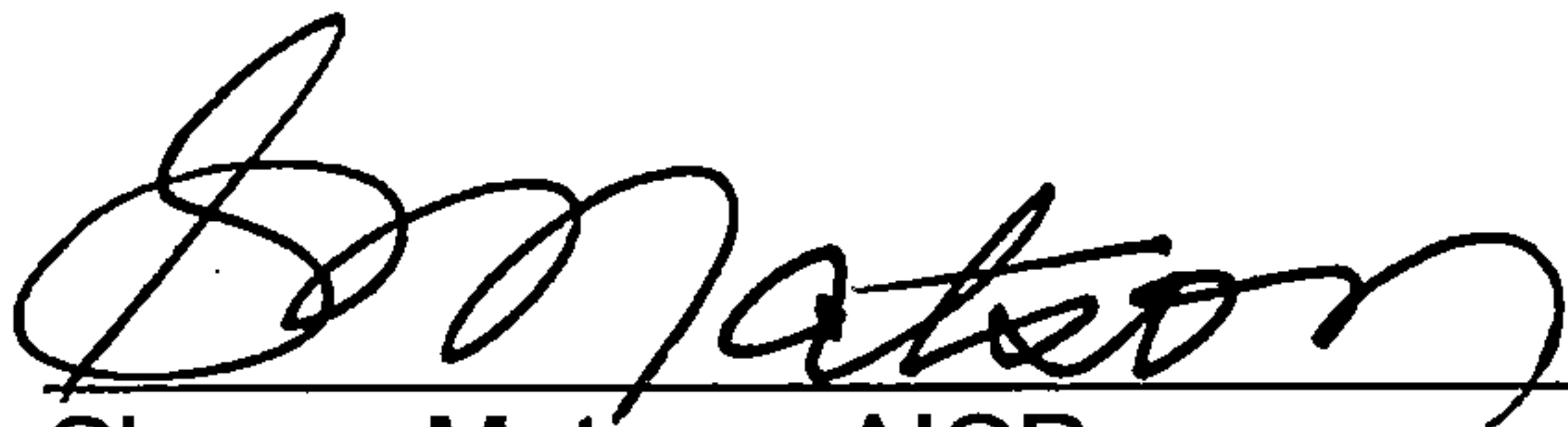
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Sheran Matson, AICP

DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov

#7

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW DIVISION**

INTER-OFFICE MEMO

March 23, 2007

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: Project #1005185, Montgomery/Tramway Townhomes

On November 16, 2006, the EPC approved a Site Development Plan for Subdivision to construct 32 townhomes at the northwest corner of Montgomery and Tramway NE. I have met with the applicant regarding the DRB submittal and find that the EPC Conditions of Approval have been met.

If you have any questions regarding this case, please call me at 924-3814.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 28, 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: 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 # 1003123**
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003717**
07DRB-00236 Major-Vacation of Public
Right-of-Way

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indef deferred 3/28/07]* (L-14) **INDEFINITELY DEFERRED ON A NO SHOW.**

3. **Project # 1001278**
07DRB-00242 Major-Bulk Land Variance
07DRB-00243 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, NOTICE OF SUBDIVISION PLAT CONDITIONS, AGIS DXF FILE AND TO RECORD.**

- 07DRB-00150 Minor-SiteDev Plan
Subd/EPC
07DRB-00151 Minor-Vacation of Private
Easements

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s). [REF: 01EPC00747, 00748, 00749, 00750] *[Indef deferred from 2/21/07]* [Russell Brito, EPC Case Planner] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002984**
07DRB-00238 Major-Vacation of Pub
Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). *[Deferred from 3/28/07]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

5. **Project # 1003445**
07DRB-00261 Major-Vacation of Public
Easements

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, **FIRST BAPTIST CHURCH**, 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 22 acre(s). [REF: 04DRB00750] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: THE APPROPRIATE ALTERNATE PUBLIC DRAINAGE EASEMENTS/RIGHT-OF-WAY ARE PROVIDED.**

6. **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]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

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]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

7. ~~**Project # -1005185**~~
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner]** *[Deferred from 3/28/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

8. **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 and Withdrawn 3/28/07] (K-17) **WITHDRAWN AT THE AGENT'S REQUEST.**

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 # 1001523**
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 3/28/07] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

10. **Project # 1002819**
07DRB-00354 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98th ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

11. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2 (SC), located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] [*Deferred from 3/21/07*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**

07DRB-00303 Minor-Prelim&Final Plat
Approval
07DRB-00304 Minor-Vacation of Private
Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7

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

12. **Project # 1005449**
07DRB-00348 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BGK REALTY INC request(s) the above action(s) for all or any portion of Tract(s) AK-1, **ACADEMY KNOLLS**, zoned 0-1 located on EUBANK BLVD NE between ACADEMY KNOLLS NE and MALAGUENA LN NE, containing approximately 3 acre(s). (F-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SIGNATURE OF ABCWUA DIRECTOR ON THE PLAT AS OWNER, A 25-FOOT WATER AND SEWER EASEMENT AND ADD A 7-FOOT PRIVATE ACCESS EASEMENT.**

13. **Project # 1004183**
07DRB-00350 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LLC agent(s) for LAURIE HICKS request(s) the above action(s) for all or any portion of Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2/HDA located on 8TH ST NW between MARQUETTE AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00809] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1005451**
07DRB-00349 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or any portion of Lot(s) 8, 9, 10 & 11, Block(s) 2, **GUTIERREZ ADDITION**, zoned SU-2 FOR R-1, located on BELL AVE SW between 8TH ST SW and SMITH AVE SW containing approximately 1 acre(s). (L-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1005363**
07DRB-00346 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07]* (G-12 & G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

16. **Project # 1004240**
07DRB-00357 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or any portion of Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 located on WILDER LANE NW between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

17. **Project # 1005450**
07DRB-00355 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for GABALDON PROPERTY LLC request(s) the above action(s) for all or any portion of Tract(s) 331-B, 336, AND 337 (to be known as **GABALDON PROPERTY SUBDIVISION**) zoned R-1 and RA-2 located on GABALDON RD NW and SPUR CT NW and containing approximately 3 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005452**
07DRB-00356 Minor-Sketch Plat or Plan

CONSENSUS PLANNING INC agent(s) for GUSS RABADI request(s) the above action(s) for all or any portion of Tract(s) 1, **VOLCANO CLIFFS, UNIT 17**, zoned SU-2 VC, located on UNIVERSE BLVD NW between ROSA PARKS RD NW and CIERVO NW containing approximately 30 acre(s). (D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1001941**
07DRB-00345 Minor-Sketch Plat or Plan

ADAM G. RODRIGUEZ & ANA G. RODRIGUEZ request(s) the above action(s) for all or any portion of Lot(s) 34, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW NW and CONTRERAS NW containing approximately 2 acre(s). (G-12 & G-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

20. **Project # 1005447**
07DRB-00342 Minor-Sketch Plat or Plan

VAN & PATRICIA ROCCO request(s) the above action(s) for all or any portion of Tract(s) 134E, **MRGCD MAP #31**, zoned RA-2 located on RIO GRANDE BLVD NW between SAN LORENZO AVE NW and GRIEGOS RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005448**
07DRB-00347 Minor-Sketch Plat or Plan

PLAZA SURVEYS LLC agent(s) for RICHARD ARAGON request(s) the above action(s) for Tract(s) 289-C, **MRGCD MAP #27**, zoned SU-2 TH, located on 8th ST NW between LOMAS BLVD NW and SLATE ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for March 21, 2007. **THE DRB MINUTES FOR MARCH 21, 2007 WERE APPROVED BY THE BOARD.**

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: 1005185

AGENDA ITEM NO: 7

SUBJECT:

Preliminary Plat
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

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: MARCH 28, 2007

DEFERRED
TO 4/11/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005185 AGENDA#: 7 DATE: 03/28/07

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: 1005185

AGENDA ITEM NO: 7

SUBJECT:

Preliminary Plat
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

4/11/07

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

DATE: MARCH 28, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 11, 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: 12:50 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 # 1005185**
07DRB-00262 Major-Preliminary Plat
Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07] (F-22) DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [*Deferred from 3/28/07 & 4/11/07*] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

2. **Project # 1002743**
07DRB-00336 Major-Preliminary Plat
Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11) **WITH THE RE-SIGNING OF THE INFRASTRUCTURE LIST DATED 02/08/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE HOME OWNERS ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT.**

3. **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*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

4. **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]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

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]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

5. **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]*. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/02/07.**

6. **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, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07] (P-8) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH THE FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR AN AMENDMENT TO THE INFRASTRUCTURE LIST AND TO FINALIZE OFF SITE EASEMENTS AND PLANNING FOR REAL PROPERTY SIGNATURE, 15-DAY APPEAL PERIOD AND TO RECORD.**

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 # 1005473**
07DRB-00411 Minor-SiteDev Plan
BldPermit

JEFF FOSS agent(s) for RAY CRAVEY request(s) the above action(s) for all or any portion of Lot(s) 40, **ALAMEDA BUSINESS PARK**, zoned SU-1 IP located south of ALAMEDA NW between WASHINGTON NW and 4TH ST NW containing approximately 1 acre(s). (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND ADDITION TO SIGNATURE BLOCK.**

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) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**

9. **Project # 1002819**
07DRB-00354 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98th ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

10. **Project # 1005508**
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28, 4/4/ & 04/11/07*] [*Heard under Proj #1001523 in error*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] [*Indef deferred from 3/14/07*] [*Deferred from 3/28/07, 4/4/07 & 04/11/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

11. **Project # 1005360**
07DRB-00372 Minor-SiteDev Plan
BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] [*Deferred from 4/4/07*] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY STANDARD DRAWING NOTES FOR SIDEWALKS AND DRIVE PAD MODIFICATIONS AND PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE, WALL DESIGN AND 3 COPIES.**

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

12. **Project # 1005365**
07DRB-00403 Minor-Prelim&Final Plat
Approval

ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK & MARY PADILLA request(s) the above action(s) for all or any portion of Lot(s) A, B & C, Tract(s) 300-A-2-B-1, M.R.G.C.D. Map 38, **LANDS OF LOPEZ & PADILLA**, zoned RA-2, located on CARSON RD NW between RIO GRANDE NW and MONTOYA NW containing approximately 1 acre(s). [REF: 07DRB00140] (J-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1001133**
07DRB-00404 Minor-Ext of SIA for Temp
Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or any portion of Lot(s) 9, 23, 29 & 38, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572, 05DRB00337] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1005233**
07DRB-00418 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CARDINAL HEALTHCARE PTS LLC request(s) the above action(s) for all or any portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER**, zoned M-2 located on ALEXANDER BLVD NE between MONTBEL LP NE and JOAN HILL PL NE containing approximately 17 acre(s). [REF: 06DRB01568] (F-15 & F-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1005478**
07DRB-00421 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JSJ NOB HILL LLC & BKM LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2, 18 & 19, Block(s) 15, **MESA GRANDE**, zoned SU-2 O-R located on WASHINGTON ST SE between MESA GRANDE PL SE and ZUNI RD SE containing approximately 1 acre(s). (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **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 04/11/07]* (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

17. **Project # 1005398**
07DRB-00422 Minor-Prelim&Final Plat
Approval

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, **GARCIA ADDITION**, zoned SR-1 located on 11TH ST NW between MOUNTAIN DR NW and SAWMILL DR NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

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

18. **Project # 1005470**
07DRB-00406 Minor-Sketch Plat or Plan

DESCANSO INC request(s) the above action(s) for **UNPLATTED PORTION OF THE LANDS OF THE B.N.S.F. RAILROAD**, zoned M-2, located on 2ND ST SW between AVENIDA CESAR CHAVEZ SW and WOODWARD RD SW. (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

19. **Project # 1003359**
07DRB-00408 Minor-Sketch Plat or Plan

FAIZD KESSAM request(s) the above action(s) for all or any portion of Block(s) 26, Tract(s) A, Lot(s) 8-10 & 23-25, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 FOR IP located on EAGLE ROCK AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [REF: 04EPC00482] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

20. **Project # 1005474**
07DRB-00413 Minor-Sketch Plat or Plan

CATHERINE HELLER request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION**, zoned S-R (R-1) located on 11TH ST NW between 10TH ST NW and 12TH ST NW. (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

21. **Project # 1005477**
07DRB-00419 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for TWIN MOUNTAIN CONSTRUCTION II COMPANY request(s) the above action(s) for Tract(s) 1, LANDS OF M-T INVEST. CO and Tract(s) A-1, SPRINGER-SPEECHLY PLAT (to be known as **LANDS OF TWIN MOUNTAIN**) zoned SU-2 C-3 and SU-2 M-1 located on MENAUL BLVD NE between EDITH BLVD NE and I-25 containing approximately 16 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 4, 2007. **THE DRB MINUTES FOR APRIL 4, 2007 WERE APPROVED BY THE BOARD.**

23. OTHER MATTERS:

Project # 1003554

07DRB-00482 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for VISTA ORIENTE LLC,
request(s) the above action(s) for Lot(s) 5 & 6, **CENTRAL
PARK PLACE**, zoned C-2, located on CENTRAL AVE SE
between CONCHAS ST SE and EUBANK BLVD SE
containing approximately 2 acre(s). (L-20) **THE
PRELIMINARY AND FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD THE PLAT.**

ADJOURNED: 12:50 P.M.



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 28, 2007

Project # 1005185
 07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] (F-22)

AMAFCA No adverse comments.

COG Montgomery Blvd is designated a principal arterial with an established right of way 156 feet on the Long Range Roadway System Map. In addition, Montgomery Blvd is designated as an established bicycle route on the Long Range Bikeway System Map. Coordination with DMD is recommended to insure project conformity with these adopted policies of the MTB.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to **Eldorado Heights NA (R)**. Courtesy
Notify Only: S.Y. Jackson NA and Glenwood Hills NA (R)

APS **Villa Loma Estates** will consist of 32 residential units. The proposed development is assigned to SY Jackson Elementary School, Eisenhower Middle School, and Eldorado High School. All three schools should be able to absorb student growth from the proposed development.

School	2006-07 40th Day	2006-07 Capacity	Space Available
S.Y. Jackson	548	583	35
Eisenhower	948	1,021	73
Eldorado	2,085	2,300	215

In addition, on March 5, 2007, W Investments LLC entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

Police Department

A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues: prepare properties with adequate street lighting once in construction phase. Other: Have neighborhood check into Neighborhood Watch once complete, due to high volume of business traffic in the area.

Fire Department No fire hydrants shown? Fire Department access and egress path's must be clarified.

PNM Electric & Gas

This request is NOT approved. No PUE for utilities is called out on plat.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division Open Space has no adverse comments.

City Engineer

An approved grading and drainage plan is required prior to Preliminary Plat approval.

Transportation Development

Where are the maintenance and beneficiary notes for the common areas? Why doesn't Tract 2 have cross access? Where is the infrastructure list? (Common access areas, drive pad modifications?).

Parks & Recreation Add a maintenance note to Tract 1.

Utilities Development

Need copy of Access Easement on City property, and new Utility Plan to verify Infrastructure List (which was not received).

Planning Department

The SPS for this site was appealed. Agent was asked to provide a copy of the decision. Application for the final DRB signoff on the SPS will be submitted in time to be heard with this platting action. Walls were approved as part of the site plan approval. Planning reserves further comments until the site plan is submitted.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$2,992.

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

Cc: W Investments LLC, 1101 Anaheim Ave NE, 87122
Issacson & Arfman PA, 128 Monroe St NE, 87108

See handwritten comments on comments sheet.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

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). (B-13)

Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] (F-22)

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, MARCH 12, 2007.



**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, March 28, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003123

07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

Project # 1003717

07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] (L-14)

Project # 1001278

07DRB-00242 Major-Bulk Land Variance
07DRB-00243 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10)

Project # 1002984

07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). (E-10)

Project # 1003445

07DRB-00261 Major-Vacation of Public Easements

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, **FIRST BAPTIST CHURCH**, 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 22 acre(s). [REF: 04DRB00750] (C-12)

SEE PAGE 2 . . .

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: March 28, 2007
Zone Atlas Page: F-22
Notification Radius: 100 Ft.

1005185
Project# ~~1005158~~
App# 07DRB-00262

Cross Reference and Location: MONTGOMERY BLVD NE BETWEEN
RAMWAY BLVD AND SHILOH PL NE

Applicant: *INVESTMENTS*
W INVETSMENTS, LLC
1101 ANAHEIM AVE NE
ALBUQUERQUE, NM 87122

Agent: RUTH LAZANO
ISAACSON & ARFMAN, PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: MARCH 9, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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: W Investments, LLC PHONE: 505-400-6857
 ADDRESS: 11101 Anaheim Ave NE FAX: _____
 CITY: ABQ STATE NM ZIP 87122 E-MAIL: jwible@comcast.net
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): ISAACSON + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval (Hbka Villa Loma Estates)

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. Lot 2-A-1 Block: _____ Unit: _____
 Subdiv. / Addn. Land of Edmund I. Rady
 Current Zoning: C-2 Proposed zoning: SU1 for PRD
 Zone Atlas page(s): F-22 No. of existing lots: 1 No. of proposed lots: 38
 Total area of site (acres): 2.6337 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 102206148102040111 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd. NE
 Between: Tramway Blvd. NE and Shiloh Place NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-1255-1; ZA-88-136; Z-1413; 06EPC-01435; 06EPC-01436; 1005185
 Check-off if project was previously reviewed by (Sketch Plan?) or Pre-application Review Team? . Date of review: 01/03/07

SIGNATURE Scott M. McGee DATE 3/2/07
 (Print) Scott M. McGee _____ 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	Action	S.F.	Fees
<u>07DRB-00262</u>	<u>PP</u>	<u>5(2)</u>	<u>\$1135.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CNE</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total			<u>\$1230.00</u>

Hearing date 03/28/07 Project # 1005185
Sandy Handley 03/02/07

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 (11" x 17" maximum) *see letter*
 - 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
 - NA* 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.

Scott M. McGee
Scott M McGee Applicant name (print)
 Applicant signature / date 3/2/07



Form revised 11/04 and JUNE 05

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

Application case numbers
0712213 - 00262

Sandy Handley 03/02/07
 Planner signature / date
 Project # 1005185

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST AT E	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	102206 145904 840183	STICKLER NAOMI D & DE BRA A MARRIOTT	4713 BALI C T NE	ALBU QUE RQU E	N M	871 11 280 5	R	A1 A	* 015 N THE NEW HOLIDAY PARK PART 9
2	102206 148005 340107	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 129 3	ALBU QUE RQU E	N M	871 03 129 3	C	A1 A	A TRACT SITUATED IN S1/2 LOT 4 SEC 34 T11N R4E AKA KIVA RESE RVOIR CONT 2.4
3	102206 145204 240184	KRUKAR RICHARD	4717 BALI C T NE	ALBU QUE RQU E	N M	871 11	R	A1 A	* 016 N THE NEW HOLIDAY PARK PART 9
4	102206 145203 040187	PIERCE BRIAN J & SOTO- PIERCE DIANA L & PIERC E BARBARA A	4516 SHILO H PL NE	ALBU QUE RQU E	N M	871 11	R	A1 A	* 019 N THE NEW HOLIDAY PARK PART 9
5	102206 145902 540188	HAYDEN ALAN J ETUX	4512 SHILO H PL NE	ALBU QUE RQU E	N M	871 11 280 8	R	A1 A	* 020 N THE NEW HOLIDAY PARK PART 9
6	102206 145901 540189	HINDI REBEKAH	4508 SHILO H PL NE	ALBU QUE RQU E	N M	871 11	R	A1 A	* 021 N THE NEW HOLIDAY PARK PART 9
7	102206 145101 040190	ALLAPOWA GLORIA	4504 SHILO H PL NE	ALBU QUE RQU E	N M	871 11 280 8	R	A1 A	* 022 N THE NEW HOLIDAY PARK PART 9
8	102206 148102 040111	ROWLAND SHARON L TR USTEE OF THE SHARON LYNN ROWLAND RVT	11024 MON TGOMERY P MB#300 NE	ALBU QUE RQU E	N M	871 11	C	A1 A	PARCEL 2A1 OF PLAT OF DIVISION OF P ARCEL 2A PROPERTY OF EDMU ND I RA DY CONT 2.6337 AC MORE OR LESS
9	102206 150904 540106	STOKES LIMITED PARTN ERSHIP	9517 SEAB ROOK DR N E	ALBU QUE RQU E	N M	871 11 588 7	C	A1 A	PARCEL 1A-1 PLAT OF PARCEL 1A- 1 PROPERTY OF EDMUND I RADY CO NT 2.6373 AC M/L OR 114,880 SQ FT M/L
10	102206 150901 240109	H AND E 22 WEST LLC	PO BOX 403 66	DEN VER	C O	802 04	C	A1 A	PARCEL 2B AMENDED PLAT OF EDMUND I RADY CONT 0.5 AC
11	102206 049350 810716	KAPURANIS FRANK & MA TIA & GMAR LTD	8691 E BRI ARWOOD BL VD	ENG LEW OOD	C O	801 12	C	A1 A	PARCEL 5A AMENDED PLAT OF EDMUND I RADY EXC N'LY POR OUT TO RW CON T 4.0940 AC +/-

Or Current Resident
ALLAPOWA GLORIA
4504 SHILOH PL NE
ALBUQUERQUE, NM 87111 2808

Or Current Resident
H AND E 22 WEST LLC
PO BOX 40366
DENVER, CO 80204

Or Current Resident
HAYDEN ALAN J ETUX
4512 SHILOH PL NE
ALBUQUERQUE, NM 87111 2808

Or Current Resident
HINDI REBEKAH
4508 SHILOH PL NE
ALBUQUERQUE, NM 87111

Or Current Resident
KAPURANIS FRANK & MATIA &
GMAR LTD
8691 E BRIARWOOD BLVD
ENGLEWOOD, CO 80112

Or Current Resident
KRUKAR RICHARD
4717 BALI CT NE
ALBUQUERQUE, NM 87111

Or Current Resident
PIERCE BRIAN J & SOTO-PIERCE
DIANA L & PIERCE BARBARA A
4516 SHILOH PL NE
ALBUQUERQUE, NM 87111

Or Current Resident
ROWLAND SHARON L TRUSTEE OF
THE SHARON LYNN ROWLAND RVT
11024 MONTGOMERY PMB#300 NE
ALBUQUERQUE, NM 87111

Or Current Resident
STICKLER NAOMI D & DEBRA A
MARRIOTT
4713 BALI CT NE
ALBUQUERQUE, NM 87111 2805

~~Or Current Resident
Project# 1005158
STOKES LIMITED PARTNERSHIP
W INVESTMENTS, LLC
9517 SEABROOK DR NE
1101 ANAHEIM AVE NE
ALBUQUERQUE, NM 87111 5887
ALBUQUERQUE, NM 87122~~

Project# 1005158
RUTH LAZANO
ISAACSON & ARFMAN, PA
128 MONROE NE
ALBUQUERQUE, NM 87108

Project# 1005158
SHARON BUSBOOM
Eldorado Heights N.A.
12000 LA CHARLES AVE
ALBUQUERQUE, NM 87111

Project# 1005158
MARY PERTILE
Eldorado Heights N.A.
4113 SHILOH DR NE
ALBUQUERQUE, NM 87111

Project# 1005158
JEFF WEAVER
S.Y. Jackson N.A.
4635 ALGIERS NE
ALBUQUERQUE, NM 87111

Project# 1005158
WANDA SILVA
S.Y. Jackson N.A.
4533 OAHU DR NE
ALBUQUERQUE, NM 87111

Project# 1005158
W INVESTMENTS, LLC
1101 ANAHEIM AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
STOKES LIMITED PARTNERSHIP
9517 SEABROOK DR NE
ALBUQUERQUE, NM 87111



City of Albuquerque

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.

Date: March 1, 07

TO CONTACT NAME: Ruth Lozano
 COMPANY/AGENCY: ISAACSON & AFFMAN PA
 ADDRESS/ZIP: 128 MONROE ST. NE
 PHONE/FAX #: 268-8828 - (FAX-268-2632)

Thank you for your inquiry of 3-1-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Parcel 2-A-1-LAND OF Edmund J Rado located on Montgomery Blvd NE Between Fenway Blvd. NE and Shiloh Pl. Ct. NE zone map page(s) F-22.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Eldorado Heights N.A.
 Neighborhood Association
 Contacts: Sharon Busboom
12000 LA CHARLES AVE NE
87111-4039 - 296-1637 (H)
Mary Pertile
4113 Shiloh Dr NE - 8111
1763 - 298-1763 (H)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES NO { }

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaura S. Carmora
OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,

you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

S.Y. JACKSON N.A.

Neighborhood Association

Contacts: JOEF WEAVER

4635 Algiers NE / 87111
856-8048 w) 200-837800

Wanda SILVA
4533 Oak Dr NE / 87111
294-9742 (h)

Neighborhood Association


Contacts: _____

Neighborhood Association

Contacts: _____

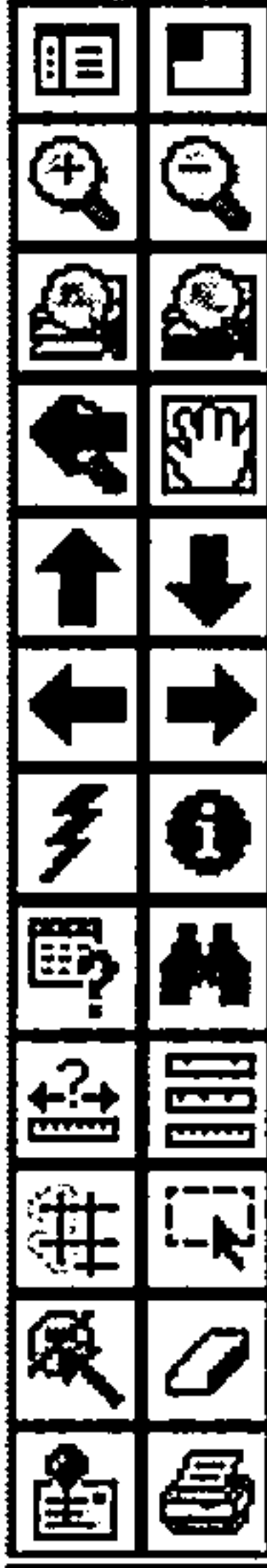
Neighborhood Association

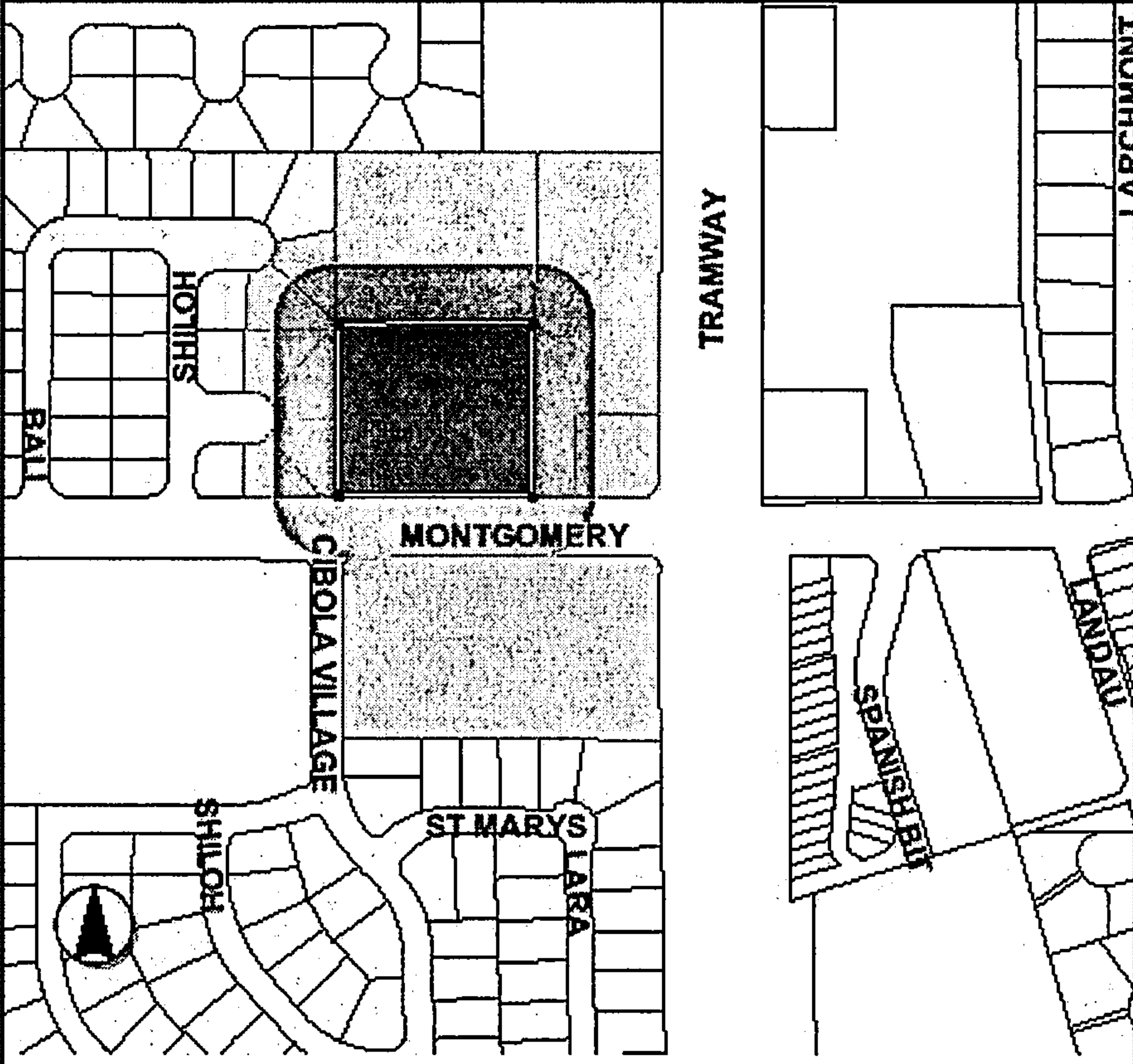
Contacts: _____



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

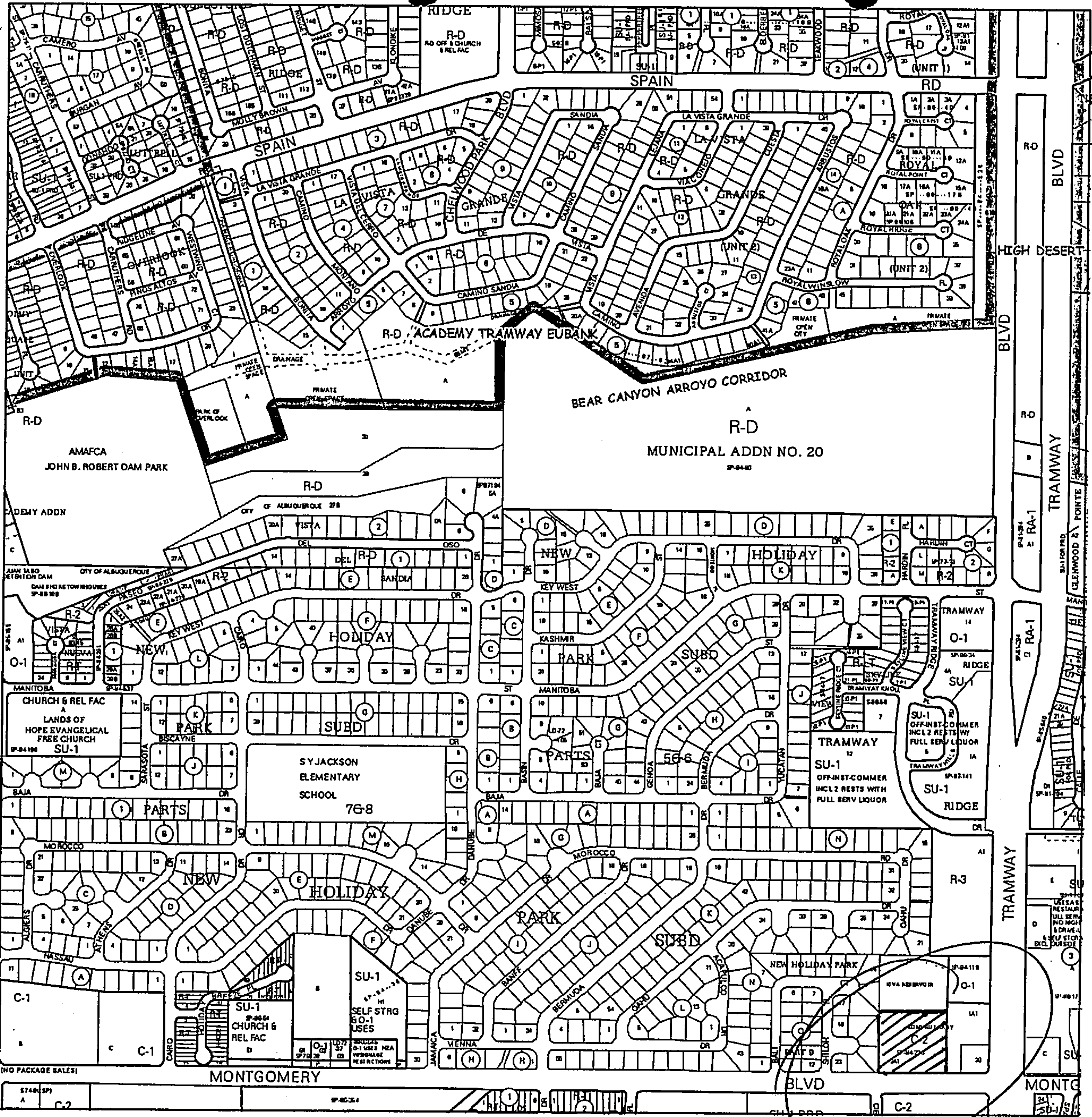
Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

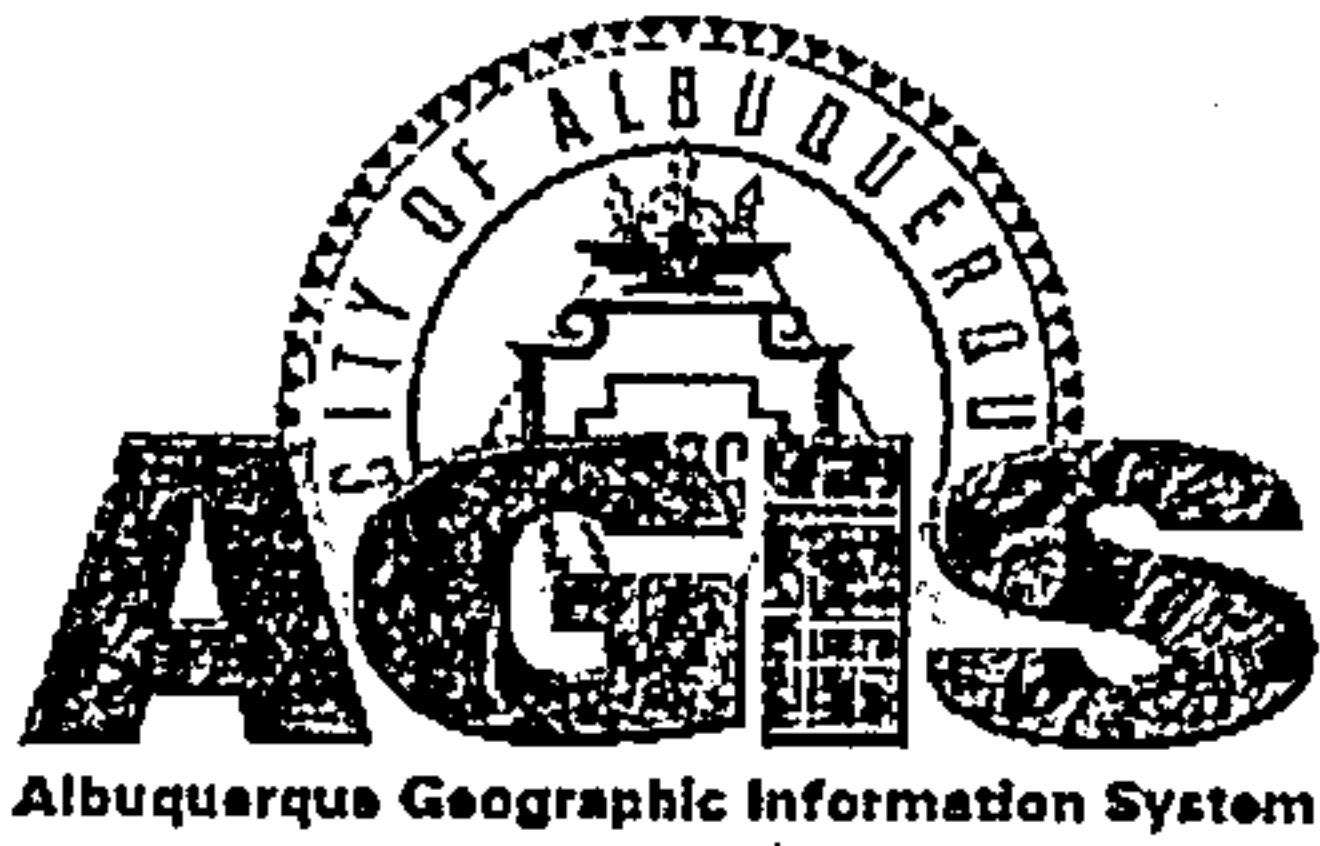
OWNERSHIP

Rec	UPC CODE	OWNER
1	102206145904840183	STICKLER NAOMI D & DEBRA A MARRIOTT
2	102206148005340107	CITY OF ALBUQUERQUE REAL ESTATE OFFICE
3	102206145204240194	KRUKAR, RICHARD

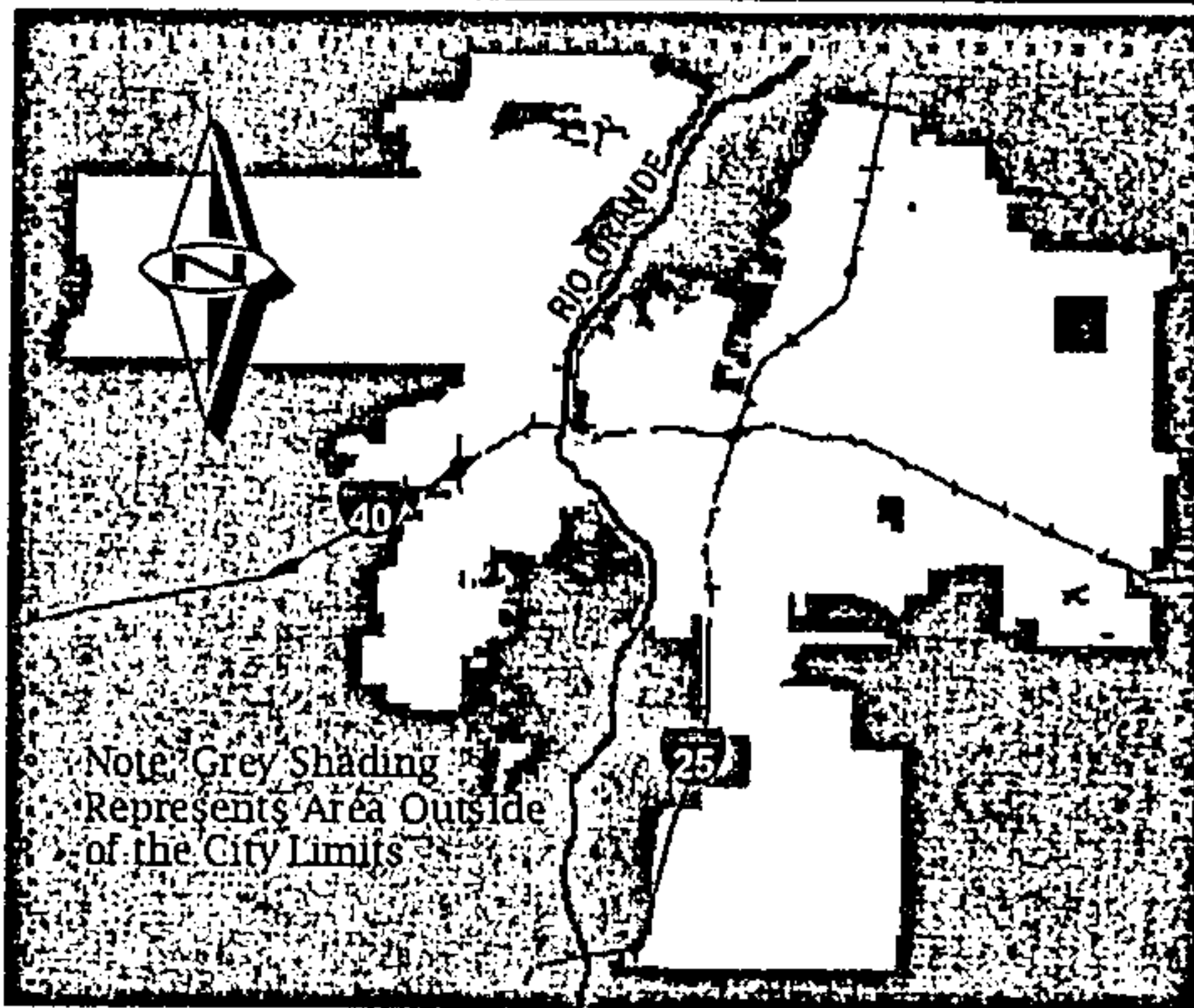
Pan
[SEARCH CONTACT](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)



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



Map amended through: 9/5/2006



Note: Grey Shading Represents Area Outside of the City Limits

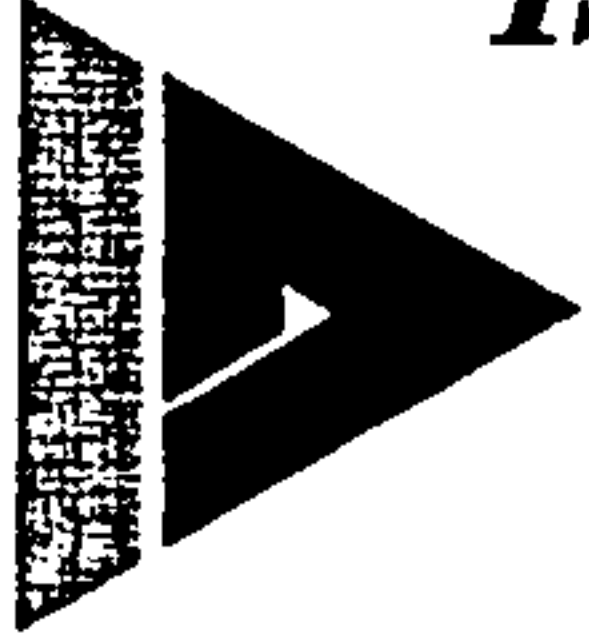
Zone Atlas Page:

F-22-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





ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 2, 2007

Ms. Sheran Matson, DRB Chair
Development & Building Services
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: Villa Loma Estates
DRB No. 1005185**

Dear Ms. Matson:

This application for preliminary plat covers a 2.63-acre site previously developed as a Rowlands Nursery. The Site Development Plan for building permit was heard by the EPC on November 16, 2006 and a subsequent appeal was recently denied by the City Council. Thirty-two residential units are proposed as a mix of both 2 and 3-story units.

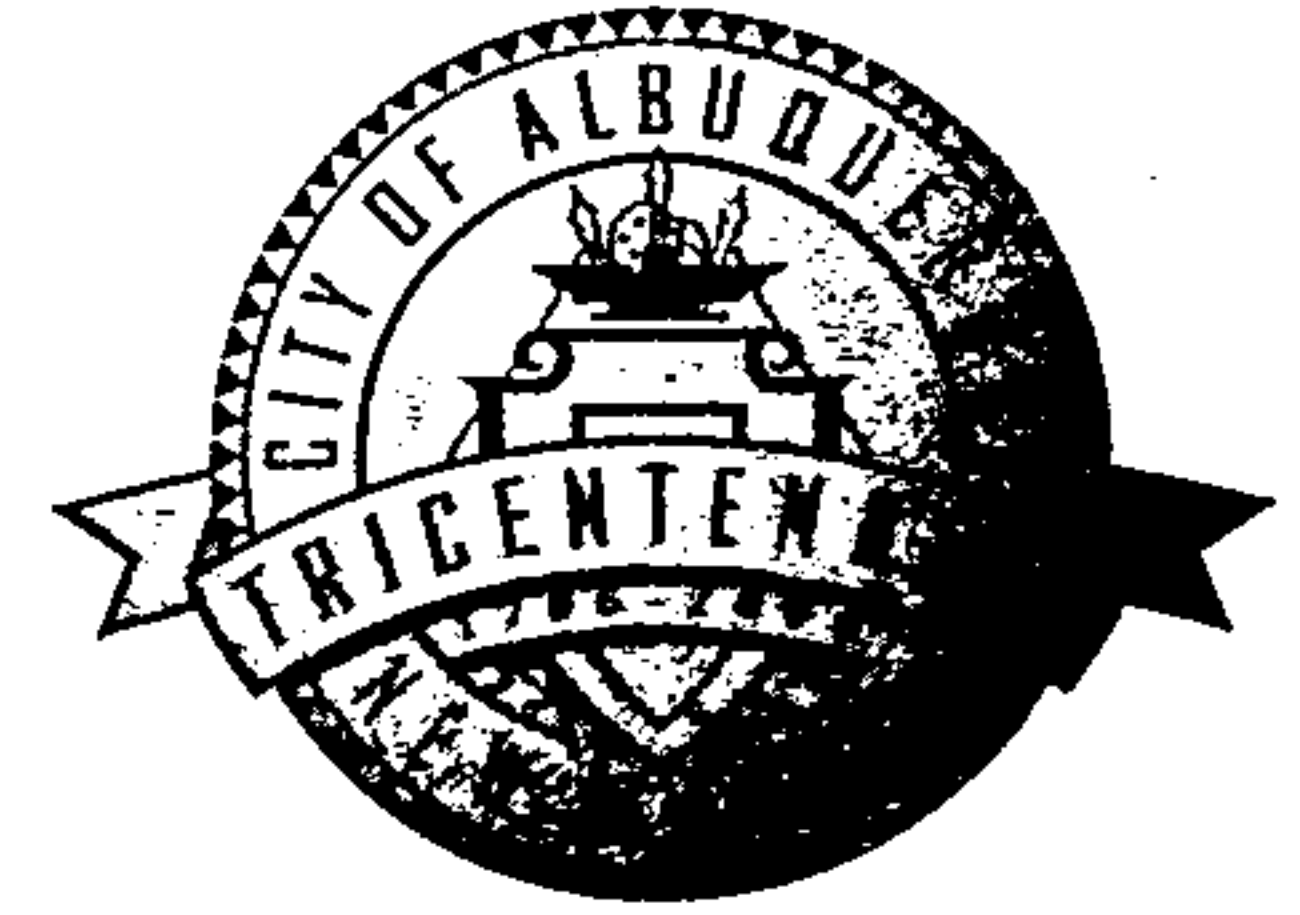
A stucco wall detail and Architectural design requirements are included (from the SDP building permit submittal). The existing wall located 20 feet west of the west property line is proposed to be stuccoed. The only proposed perimeter wall runs along the north boundary and abuts the Kiva Reservoir site. No other perimeter walls are proposed.

Please contact me with any questions.

Sincerely

ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE
SMM/rtl



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 22, 2007

TO: Sharon Busboom and Mary Pertile, Eldorado Heights Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Preliminary Plat Approval for Villa Loma Estates for thirty-two (32) residents units with a mix of two (2) and three (3) story units.*

Proposed by: Isaacson and Arfman, P.A. at 505-268-8828

Agent for: W Investments, LLC

For property located: On or near Montgomery Boulevard NE between Tramway Boulevard NE and Shiloh Place NE.

P.O. Box 1293

The case number(s) assigned is: 07DRB-00262, Project # 1005185.

City Planning accepted application for this request on March 2, 2007.

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, March 28, 2007 in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova** at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



"COURTESY" DRB NOTIFICATION LETTER

March 22, 2007

TO: Jeff Weaver and Wanda Silva, S.Y. Jackson Neighborhood Association
Steve Ciepiela and Thurlow Caffey, Glenwood Hills Neigh. Assoc.

This letter is a **"COURTESY NOTIFICATION"** from the City of Albuquerque pertaining to a request for: *Major Preliminary Plat Approval for Villa Loma Estates for thirty-two (32) residents units with a mix of two (2) and three (3) story units.*

Proposed by: Isaacson and Arfman, P.A. at 505-268-8828
Agent for: W Investments, LLC

For property located: On or near Montgomery Boulevard NE between Tramway Boulevard NE and Shiloh Place NE.

The case number(s) assigned is: 07DRB-00262, Project # 1005185.

City Planning accepted application for this request on March 2, 2007.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, March 28, 2007 in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov

Sincerely,

Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB
Administrative Assistant



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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)
- D A 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): Jack's High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: "W" Investments PHONE: _____
 ADDRESS: 1101 Anaheim Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: W Investments

DESCRIPTION OF REQUEST: submitting for final approval, action dividing tract one into two tracts

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

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

Lot or Tract No: Tract No. 1 of the plat of Villa Loma Estates Block: _____ Unit: _____
 Subdiv/Addn/TBKA: City of Albuquerque, Bern County NM as shown on plat, filed clerk Bern County on Oct 26 2007 in block 200 7c page 280
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No _____
 Zone Atlas page(s): F-22 UPC Code: 102206148102090111

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
Project 1005185

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: one No. of proposed lots: two Total area of site (acres): 0.9625
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd NE
 Between: Tramway Blvd NE and Bermuda Rd NE
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: June 11 2008

SIGNATURE Jack A. Spilman DATE June 24 2008
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 70284</u>	<u>PBF</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>EMF</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				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>July 9, 2008</u>			Total <u>\$ 305.00</u>

[Signature] 6/24/08
 Planner signature / date

Project # 1005185

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.**

- ~~NA~~ 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
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ 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
- ~~NA~~ 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**

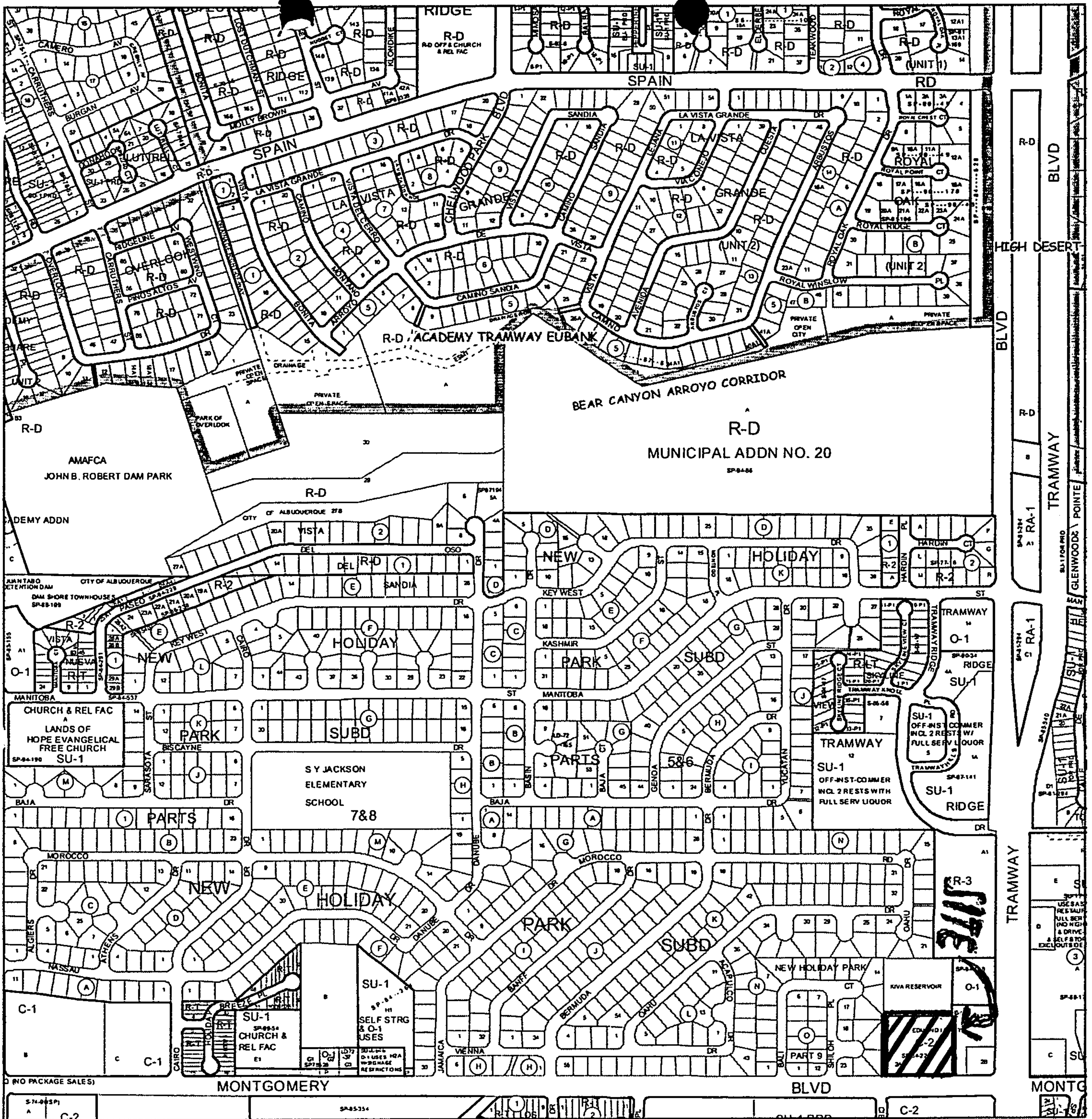
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jack Spilman
Applicant name (print)
Jack A. Spilman June 24 2008
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
98DRB - 70284

Form revised **October 2007**
[Signature] 6/24/08
Planner signature / date
Project # 1005185



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:
F-22-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

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; City of Albuquerque, Development Review Board

RE; Tract No. 1 of the plat of Villa Loma Estates., City of Albuquerque,
Bernalillo County, New Mexico as shown on plat filed in County Clerk of
Bernalillo County on October 1, 2007 in Book 2007C Page 280

SUBJECT: The purpose of this plat is to divide tract 1 into 2 tracts and grant
any easements as shown.

JUNE 24 08

W INVESTMENTS

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- 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:

Professional/Agent (if any): Jack's High Country Inc. (Jack Spilman Pres) PHONE: 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: _____

APPLICANT: "W" Investments PHONE: _____
 ADDRESS: 11101 Anaheim Blvd. NE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: W Investments

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No: Tract No. 1 of the plat of Villa Loma Estate Block: _____ Unit: _____
 Subdiv/Addn/TBKA: City of Albuq, Bernal County NM as shown on plat, filed clerk Bern court, on Oct 12 2007 in block 2007C page 280
 Existing Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): F-22 UPC Code: 102206148102040111 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1005185

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: One No. of proposed lots: Two Total area of site (acres): 0.9625

LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd NE
 Between: Tramway Blvd NE and Bermuda Rd NE

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

SIGNATURE Jack A. Spilman DATE: June 3, 2008
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 70253</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ <u>0</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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date June 11, 2008

6/3/08
 Planner signature / date

Project # 1005185

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.
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - 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.

Jack Spilman Applicant name (print)
Jack A. Spilman June 3 2008 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - - 70253

[Signature] 6-3-08 Planner signature / date
Project # 1005185

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

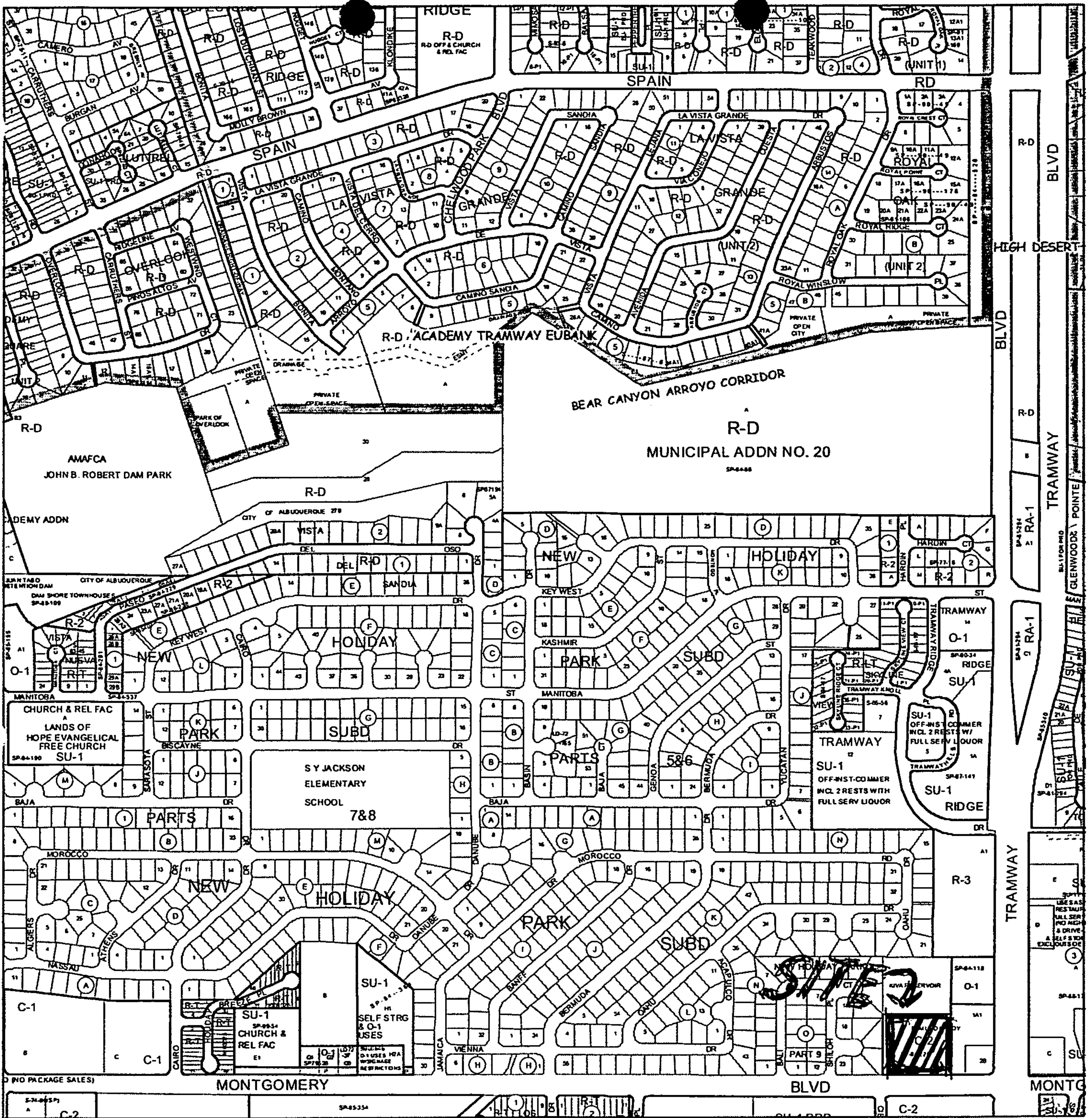
TO; City of Albuquerque, Development Review Board

RE; Tract No. 1 of the plat of Villa Loma Estates., City of Albuquerque,
Bernalillo County, New Mexico as shown on plat filed in County Clerk of
Bernalillo County on October 1, 2007 in Book 2007C Page 280

SUBJECT: The purpose of this plat is to divide tract 1 into 2 tracts and grant
any easements as shown.

JUNE 2, 2008

W INVESTMENTS



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

Map amended through: 5/1/2006

Zone Atlas Page:
F-22-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

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

08/28/2007 Issued By: PLNABG

**
**
**

Permit Number: 2007 070 222

Category Code 910

Application Number: 07DRB-70222, Major - Final Plat Approval

Address:

Location Description: MONTGOMERY BLVD NE TRAMWAY BLVD NE AND BERMUDA RD NE

Project Number: 1005185

Applicant

W Investmewnts

11101 Anaheim Blvd Ne
Albuquerque, NM 87122

Agent / Contact

Harris Surveying Inc.

2412d Monroe St Ne
Albuquerque, NM 87110
888-9058

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

8/28/2007 8:51AM LOC: ANNX
WS# 008 TRANSH 0002
RECEIPT# 00080610-00080610
PERMITH 2007070222 TRSLJS
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
VI \$20.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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)
- D L A 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): Harris Surveying Inc. PHONE: 889-8056
 ADDRESS: 2412D Monroe St. N.E. FAX: 889-8645
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: surveyh@swcp.com

APPLICANT: "W" Investments PHONE: 858-1349
 ADDRESS: 11101 Anaheim Blvd. N.E. FAX: N/A
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: N/A
 Proprietary interest in site: owner List all owners: W Investments

DESCRIPTION OF REQUEST: Submitting for final approval replatting 1 Lot into 38 Lots and granting easements

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

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

Lot or Tract No. Parcel 2-A-1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Land of Edmund I. Rady
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No N/A
 Zone Atlas page(s): F-22 UPC Code: 102206148102040111

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project No. 1005185, Application No. 07-DRB00262

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 38 Total area of site (acres): 2.6337
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd. N.E.
 Between: Tramway Blvd. NE. and Bermuda Rd. N.E.

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

SIGNATURE Anthony Harris DATE 8-27-07
 (Print) Anthony Harris Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70222</u>	<u>FP</u>	<u>563</u>	<u>\$ 0</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 type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>September 5, 2007</u>			Total <u>\$ 20.00</u>

Andrew Garcia 8/28/07
 Planner signature / date

Project # 1005185

FORM S(3): SUBDIVISION - DR.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"
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 - 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.
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - 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**
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 - 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.
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 - 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.

Anthony Harris
 Applicant name (print)
Anthony Harris
 Applicant signature / date
 8-28-07



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB - - 70222

Andrew Janni
 Planner signature / date
Project # 1005185

No. of Lots: 32
Nearest Major Streets
Montgomery Blvd. NE & Tramway Blvd. NE

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 3rd day of August, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Montgomery Point, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company whose address is 11001 Del Rey NE, ABQ, NM 87122 and whose telephone number is (505) 400-6857. is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 2-A-1, Land of Edmund I. Rady, recorded on 05/29/84 in the records of the Bernalillo County Clerk at Book B20, page 169 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Montgomery Point, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Villa Loma Estates describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of May, 2009 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 746882.

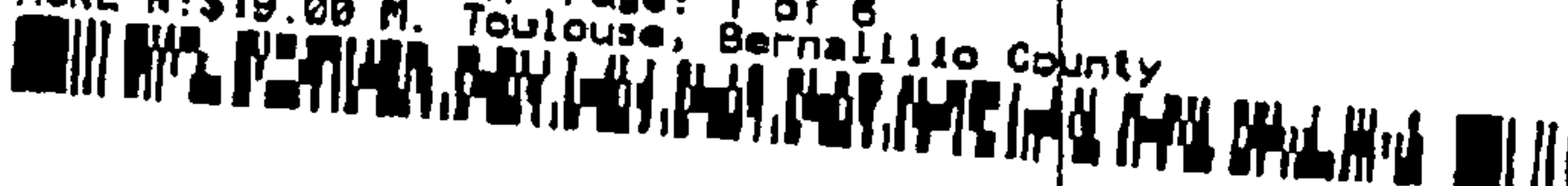
Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

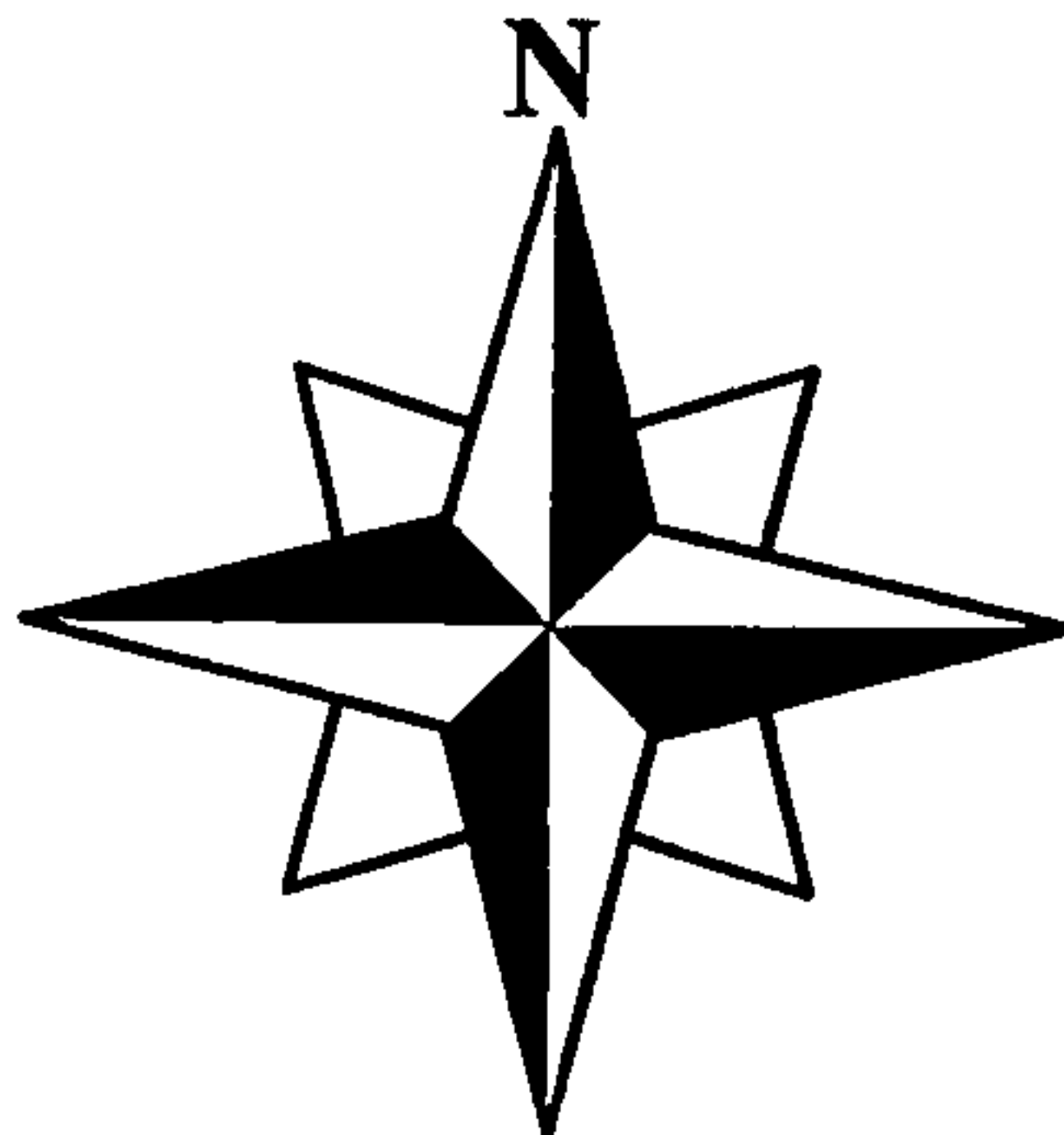
Figure 12 - page 1

07/02

Doc# 2007113518

08/08/2007 01:37 PM Page: 1 of 6
AGRE R: \$19.00 M. Toulouse, Bernalillo County





Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

August 28, 2007

To: DRB Board Members

Re: Perimeter Walls for Villa Loma Estates

Dear: Members

Based on the site plan prepared by Dekker, Parish, Sabitini, there are no perimeter walls to be constructed for Villa Loma Estates.

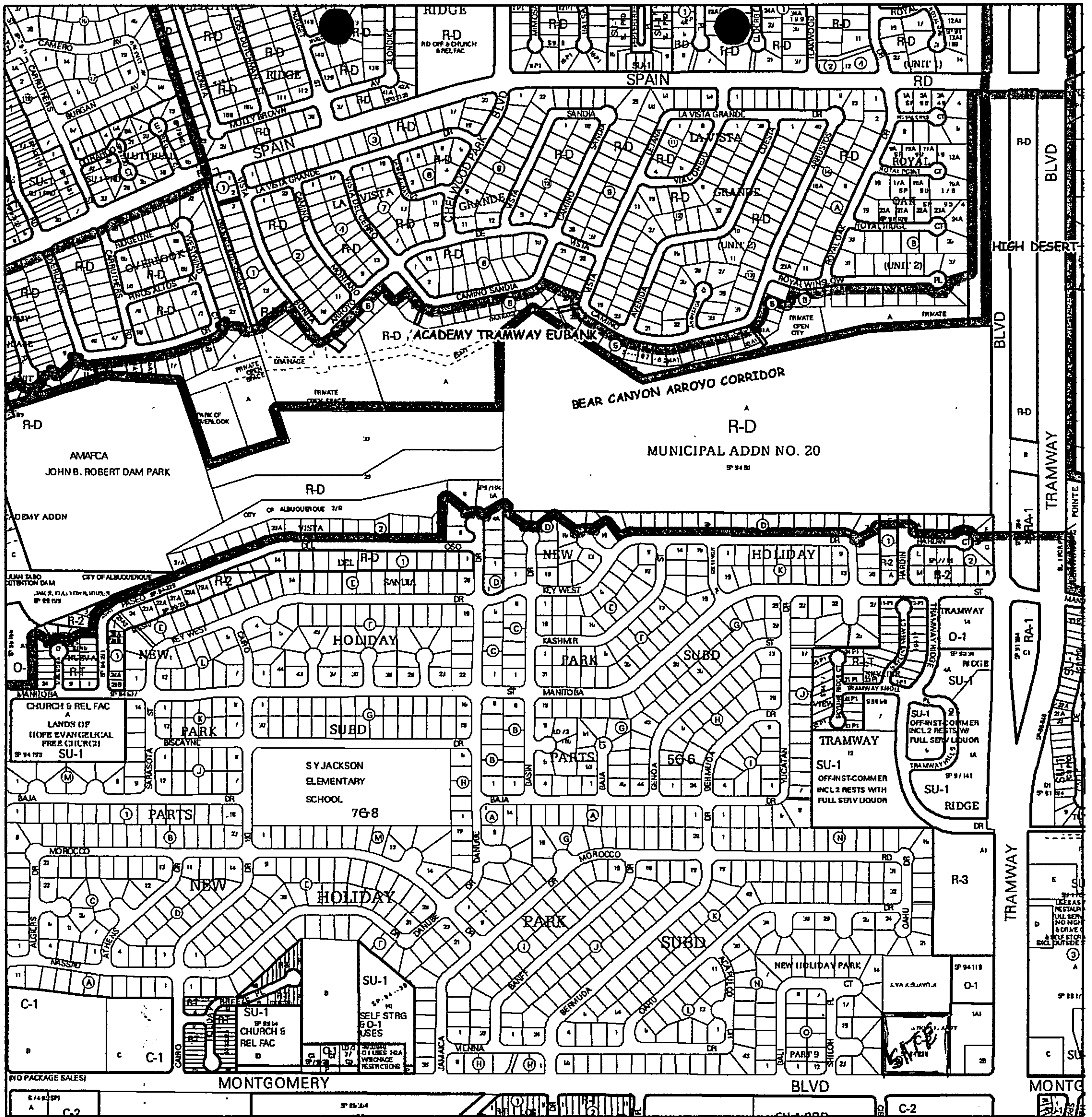
If there are any questions, please contact me at my office.

Sincerely,

A handwritten signature in black ink that reads "Anthony L. Harris". The signature is stylized and includes a long horizontal flourish at the end.

Anthony L. Harris

ALH/ep



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-22-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



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1005185

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name VILLA LOMA ESTATES

Location of Project (address or major cross streets) MONTGOMERY & TRAMWAY

Proposed # of Units: Single-Family 32 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name JON BARELA

Company W INVESTMENTS, LLC

Phone 331-8946

E-mail jonbarela@comcast.net

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster El Dorado
Preliminary PDFF Date Submitted
Preliminary PDFF Date Completed

Final PDFF Date Submitted 8/17/07
Final PDFF Date Completed 8/17/07



EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

W Investments, LLC ("Developer") effective as of this 17th day of AUGUST, 2007, and pertains to the subdivision commonly known as VILLALOMA, and more particularly described as VILLA LOMA ESTATES
[use new legal description of subdivision]

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

PLEASE SEE "ADDENDUM A".

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

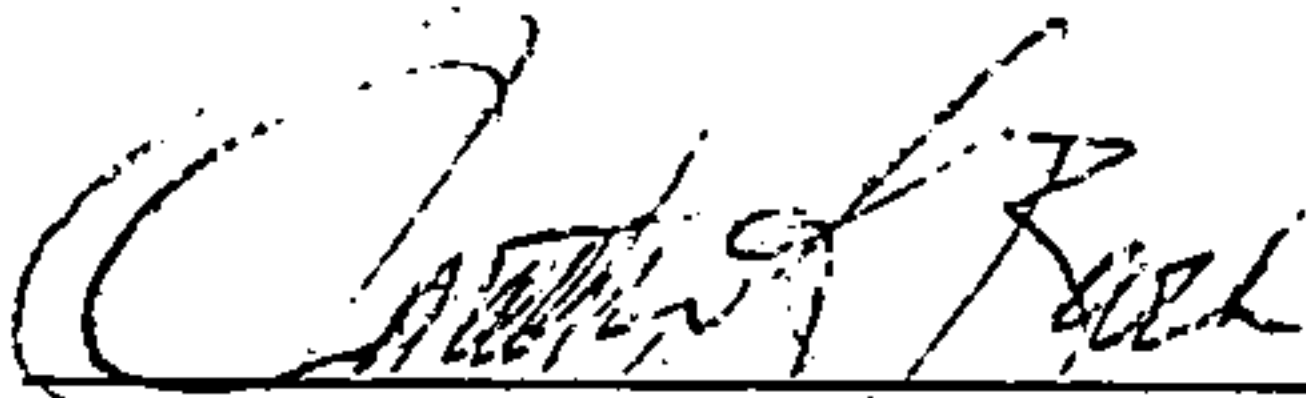
WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.


Signature

JONATHAN L. BARELA
Name (typed or printed) and title

W INVESTMENTS, LLC
Developer

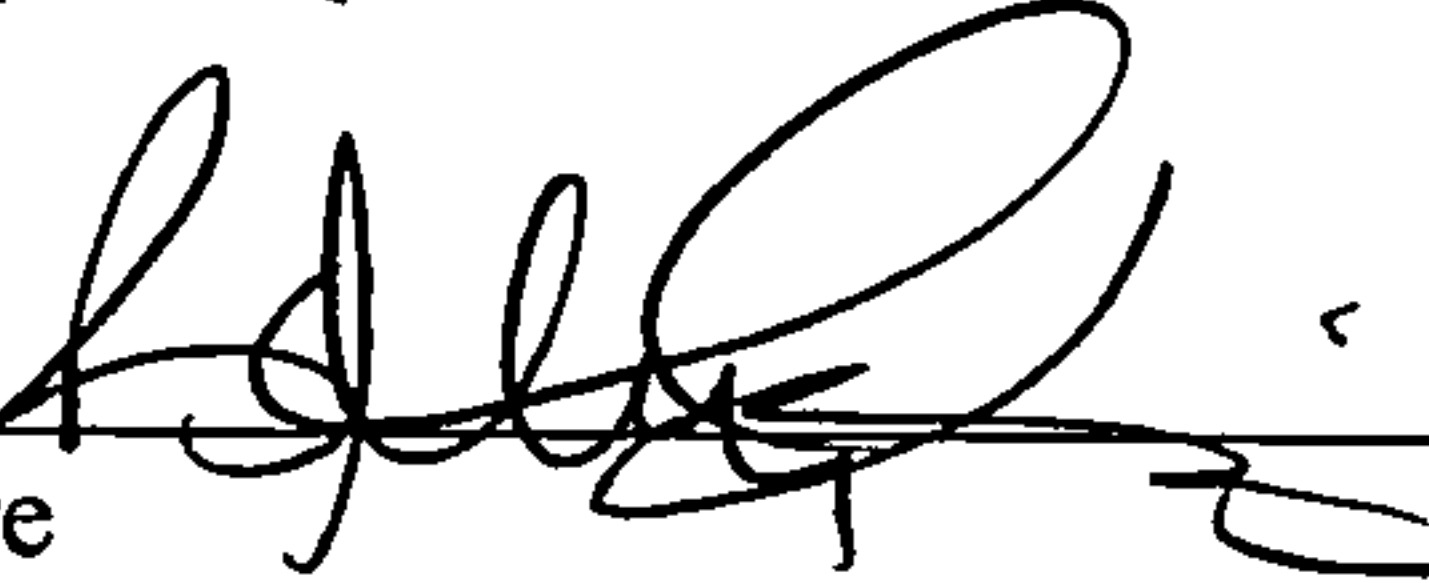
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 17, 2007, by Jonathan L. Barela
as Developer of W Investments, LLC, a corporation.

(Seal) 
Notary Public

My commission expires: May 18, 2011

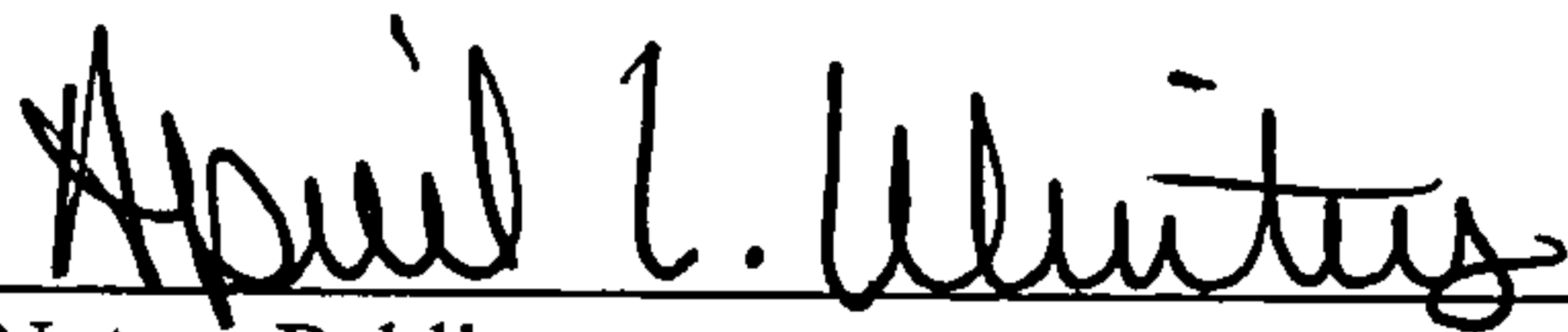
ALBUQUERQUE PUBLIC SCHOOLS

By: 
Signature

BETTY KING, PLANNER, APS CMP
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 17, 2008 by Betty King
as Planner, APS, CMP of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal) 
Notary Public

My commission expires: May 18, 2011

Pre-Development Facilities Fee Agreement

ADDENDUM A

<u>Street Address</u>	<u>Legal Description</u>	
4501 Villa Loma Lane, NE	Lot 32, Villa Loma Estates	Multi-Family, 1 Unit
4505 Villa Loma Lane, NE	Lot 31, Villa Loma Estates	Multi-Family, 1 Unit
4509 Villa Loma Lane, NE	Lot 30, Villa Loma Estates	Multi-Family, 1 Unit
4511 Villa Loma Lane, NE	Lot 29, Villa Loma Estates	Multi-Family, 1 Unit
4515 Villa Loma Lane, NE	Lot 28, Villa Loma Estates	Multi-Family, 1 Unit
4519 Villa Loma Lane, NE	Lot 27, Villa Loma Estates	Multi-Family, 1 Unit
4520 Villa Loma Lane, NE	Lot 25, Villa Loma Estates	Multi-Family, 1 Unit
4523 Villa Loma Lane, NE	Lot 26, Villa Loma Estates	Multi-Family, 1 Unit
4524 Villa Loma Lane, NE	Lot 24, Villa Loma Estates	Multi-Family, 1 Unit
4527 Villa Loma Lane, NE	Lot 18, Villa Loma Estates	Multi-Family, 1 Unit
4528 Villa Loma Lane, NE	Lot 23, Villa Loma Estates	Multi-Family, 1 Unit
4531 Villa Loma Lane, NE	Lot 17, Villa Loma Estates	Multi-Family, 1 Unit
4532 Villa Loma Lane, NE	Lot 22, Villa Loma Estates	Multi-Family, 1 Unit
4535 Villa Loma Lane, NE	Lot 16, Villa Loma Estates	Multi-Family, 1 Unit
4536 Villa Loma Lane, NE	Lot 21, Villa Loma Estates	Multi-Family, 1 Unit
4539 Villa Loma Lane, NE	Lot 15, Villa Loma Estates	Multi-Family, 1 Unit
4540 Villa Loma Lane, NE	Lot 20, Villa Loma Estates	Multi-Family, 1 Unit
4543 Villa Loma Lane, NE	Lot 14, Villa Loma Estates	Multi-Family, 1 Unit

<u>Street Address</u>	<u>Legal Description</u>	
4544 Villa Loma Lane, NE	Lot 19, Villa Loma Estates	Multi-Family, 1 Unit
4547 Villa Loma Lane, NE	Lot 13, Villa Loma Estates	Multi-Family, 1 Unit
4551 Villa Loma Lane, NE	Lot 12, Villa Loma Estates	Multi-Family, 1 Unit
4555 Villa Loma Lane, NE	Lot 11, Villa Loma Estates	Multi-Family, 1 Unit
4559 Villa Loma Lane, NE	Lot 10, Villa Loma Estates	Multi-Family, 1 Unit
4563 Villa Loma Lane, NE	Lot 9, Villa Loma Estates	Multi-Family, 1 Unit
4567 Villa Loma Lane, NE	Lot 8, Villa Loma Estates	Multi-Family, 1 Unit
4571 Villa Loma Lane, NE	Lot 7, Villa Loma Estates	Multi-Family, 1 Unit
4575 Villa Loma Lane, NE	Lot 6, Villa Loma Estates	Multi-Family, 1 Unit
4579 Villa Loma Lane, NE	Lot 5, Villa Loma Estates	Multi-Family, 1 Unit
4583 Villa Loma Lane, NE	Lot 4, Villa Loma Estates	Multi-Family, 1 Unit
4587 Villa Loma Lane, NE	Lot 3, Villa Loma Estates	Multi-Family, 1 Unit
4591 Villa Loma Lane, NE	Lot 2, Villa Loma Estates	Multi-Family, 1 Unit
4595 Villa Loma Lane, NE	Lot 1, Villa Loma Estates	Multi-Family, 1 Unit

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: April 20, 2007

Date Site Plan Approved: 05/02/07

Date Preliminary Plat Approved: 05/02/07

Date Preliminary Plat Expires: 05/02/08

DRB Project No.: 1005185

DRB Application No.: 07 DRB-00262

VILLA LOMA ESTATES
PROPOSED NAME OF PLAT

PARCEL 2-A-1, LAND OF EDMUND I. RADY
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
		6"	Waterline Loop	Villa Loma Lane	Montgomery Blvd. NE	Montgomery Blvd. NE	/	/	/
		STD	Median Modification	Montgomery Blvd. NE	at Cibola Village Drive Intersection		/	/	/
		24'	Villa Loma Lane NE Paving (Private)	Within Tract 1	Montgomery Blvd. NE	1,230' Loop	/	/	/
		STD	Alley Improvement	20' Strip West of Site	Montgomery Blvd. NE	North Property Line	/	/	/
		35'	Entry Drive with Handicap Ramps	Montgomery Blvd. NE	SW Corner of Site		/	/	/
		26'	Entry Drive with Handicap Ramps	Montgomery Blvd. NE	SE Corner of Tract 1		/	/	/
		80'	Concrete cut-off wall	west end of building at NW corner of site running north/south Lot 6 SMM			/	/	/
							/	/	/

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	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
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 Water meter for common area irrigation.

- 2 Perimeter walls per DRB approved perimeter wall design.

- 3 Grading and Drainage Certification required per DPM (prior to release of financial guarantees and SIA).

AGENT / OWNER

Scott M. McGee, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Scott M McGee 4/20/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/2/07 DRB CHAIR - date
Christina Sandoval 5/2/07 PARKS & GENERAL RECREATION - date

[Signature] 5-2-07 TRANSPORTATION DEVELOPMENT - date
[Signature] 5/2/07 UTILITY DEVELOPMENT - date
[Signature] 5/2/07 CITY ENGINEER - date

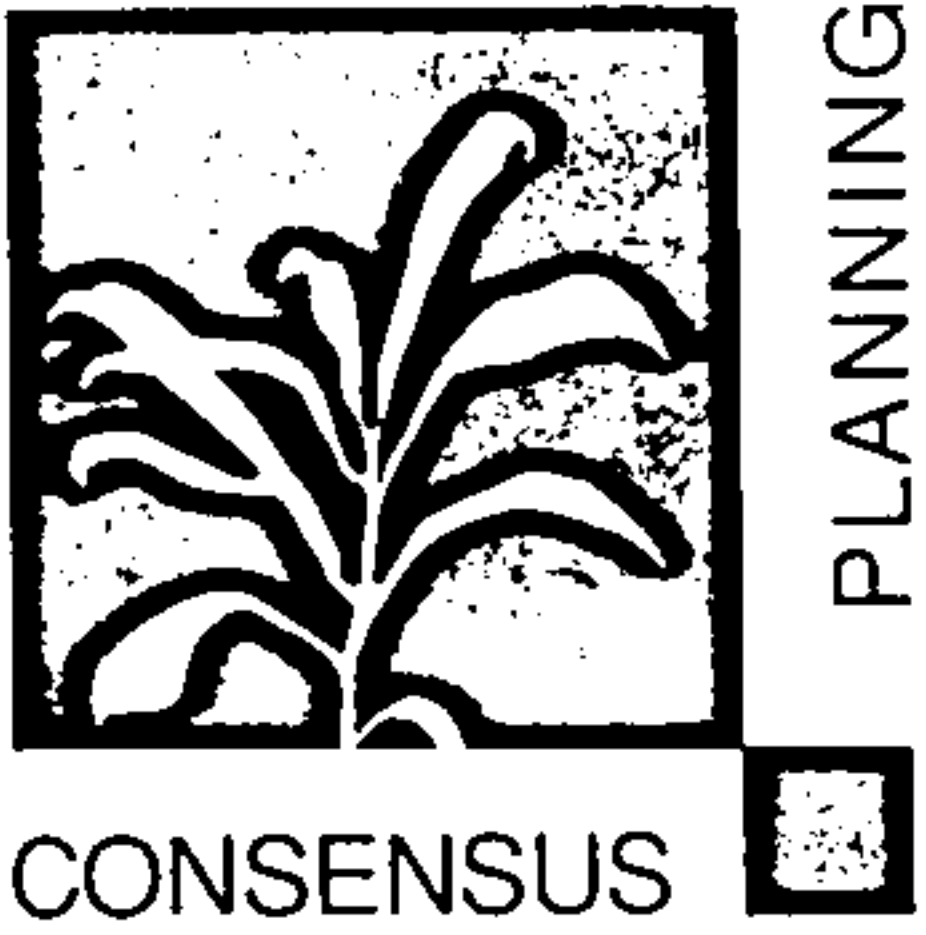
AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 24, 2006

Sheran Matson, Chair.
City of Albuquerque
Development Review Board
600 2nd Street NW
Albuquerque, NM 87102

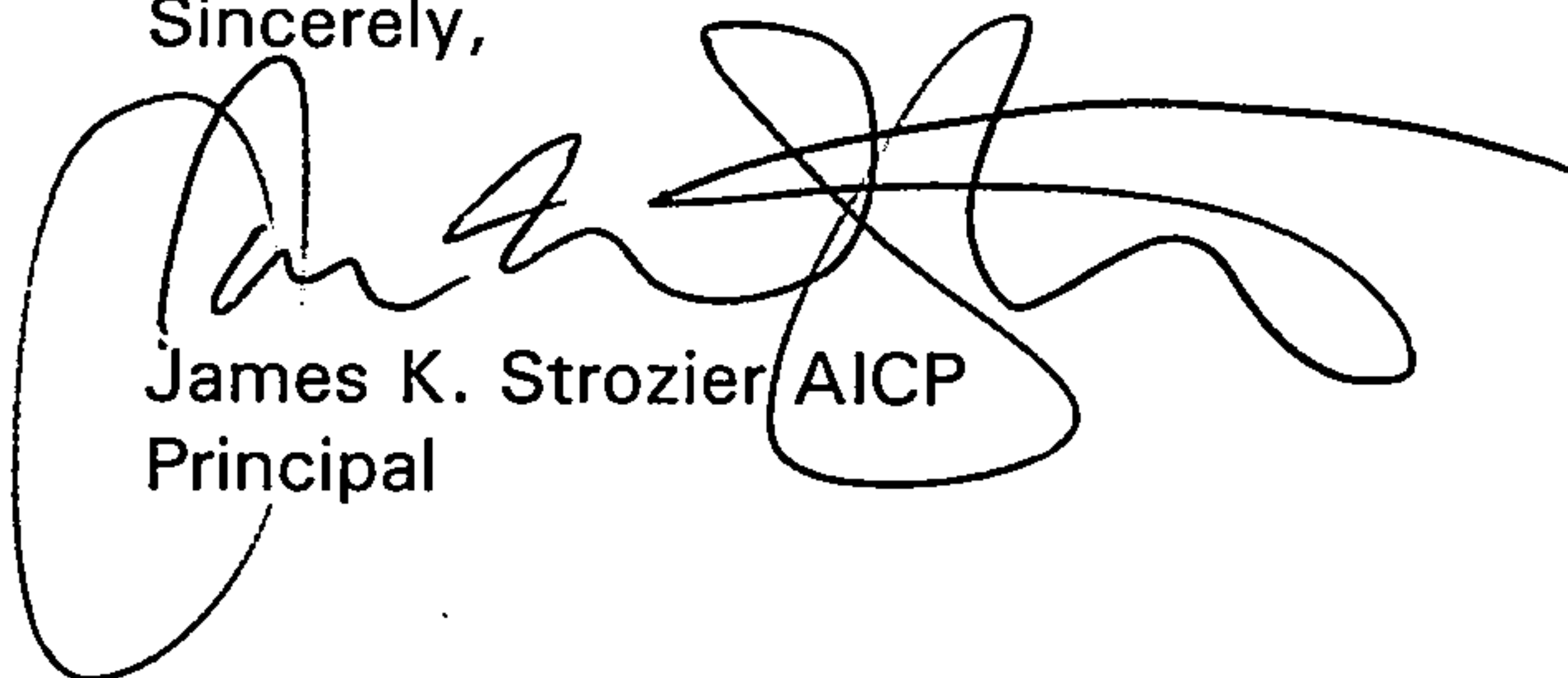
Re: 1005185/07DRB-00262, 07DRB-00353

Dear Madame Chair:

The purpose of this letter is to seek a one-week deferral to the May 2nd, 2007 DRB hearing for the projects referenced above. We are waiting to locate a waterline on the property and were rescheduled by the utility company.

Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



James K. Strozier AICP
Principal

c: Jim Wible, W Investments
Scott McGee, Isaacson & Arfman

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

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

PAID RECEIPT

APPLICANT NAME W Investments
AGENT Consensus Planning
ADDRESS _____
PROJECT & APP # 1005185
PROJECT NAME Villa Loma Estates

\$ _____ 441032/3424000 Conflict Management Fee
\$ 110.00 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
\$ 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.

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

4/24/2007 2:19PM LOC: ANNX
RECEIPT# 00050462 WSH 007 TRANSH 0040
Account 441006 Fund 0110
Activity 4983000 TRSMSF
Trans Amt \$110.00
J24 Misc \$110.00
VI \$110.00
CHANGE \$0.00

Thank You



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1005185

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name VILLA LOMA ESTATES

Location of Project (address or major cross streets) Montgomery and Traver

Proposed # of Units: Single-Family 32 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name John Barcelas

Company _____

Phone _____

E-mail _____

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster Edorado
Preliminary PDFF Date Submitted 3/5/07
Preliminary PDFF Date Completed 3/5/07

Final PDFF Date Submitted _____
Final PDFF Date Completed _____

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and W Investments LLC ("Developer") effective as of this 5 day of March, 2007 and pertains to the subdivision commonly known as Villa Loma Estates, and more particularly described as [use current legal description] Lot 2-A-1 Land of Edmund T. Radey

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.


The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



 Signature

JAMES A. WIBLE, MEMBER W INVESTMENTS LLC

 Name (typed or printed) and title

W INVESTMENTS, LLC

 Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on MARCH 5, 2006, by JAMES A. WIBLE
as MEMBER of W INVESTMENTS LLC, a corporation.

(Seal)

Norman E. Hubbard

Notary Public

My commission expires: MAY 31, 2010

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

[Handwritten Signature]

CAPITAL MASTER PLAN DIRECTOR

Name (typed or printed) and title

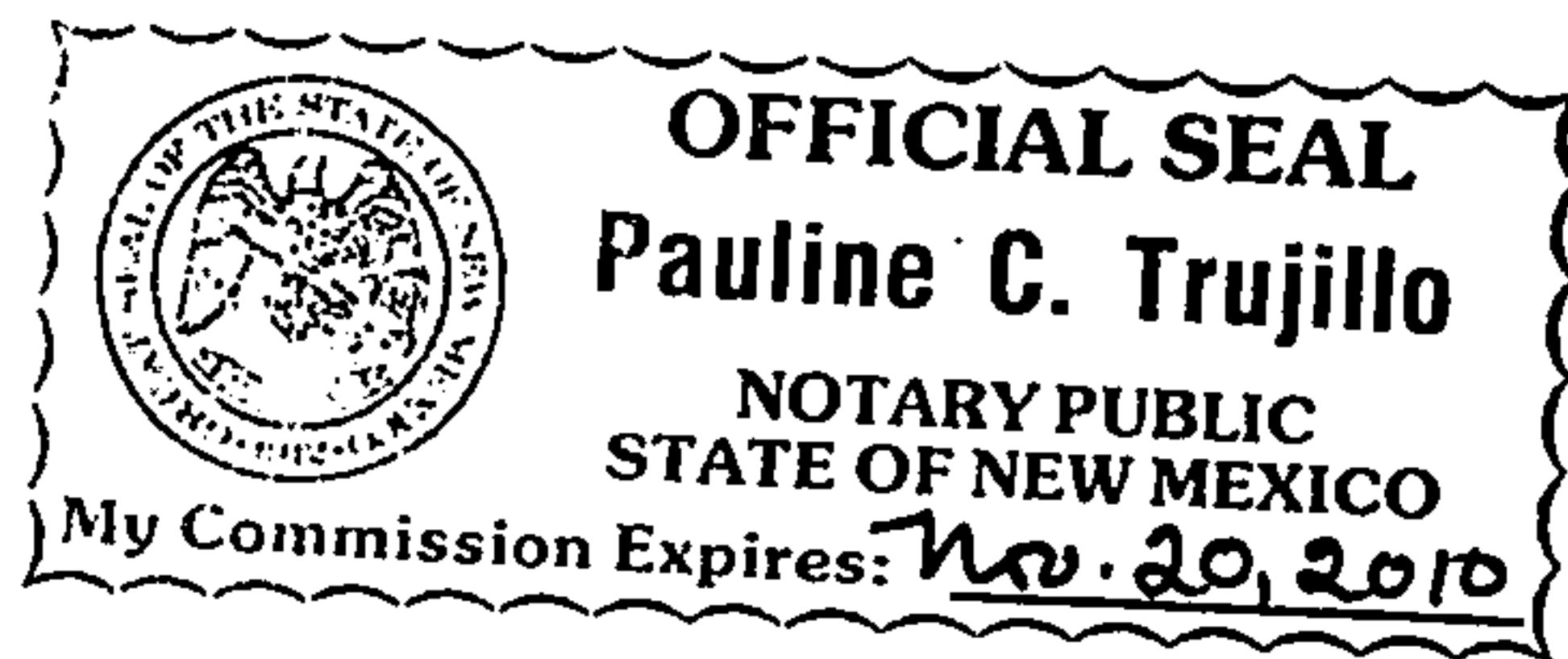
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3-5-07, by Kijito
Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

Pauline C. Trujillo
Notary Public

My commission expires: 11-20-2010



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: W Investments, LLC PHONE: 505-400-6857
 ADDRESS: 11101 Anaheim Ave NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: jwible4@comcast.net
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 8th Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision (PRD) to be known as Villa Loma

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. 2-A-1 Block: _____ Unit: _____
 Subdiv. / Addn. Land of Edmund Rady
 Current Zoning: SU-1 for PRD Proposed zoning: n/a
 Zone Atlas page(s): F-22 No. of existing lots: 1 No. of proposed lots: 33
 Total area of site (acres): 2.63 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? _____
 UPC No. 102206148102040111 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd NE
 Between: Tramway NE and Shiloh NE

CASE HISTORY: Carmen Morrone for Peter Morrone Epc Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.)
1005185, 06EPC-01435, 06EPC-01436 07DRB-00262

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Re-application Review Team ?. Date of review: 08/22/06

SIGNATURE [Signature] DATE 3/20/07
 (Print) James K. Stovier, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 00353</u>	<u>SOS</u>	<u>P3</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<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>3-28-07</u>			<u>\$20.00</u>

Joseph Miller 3-20-07 Project # 1005185

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

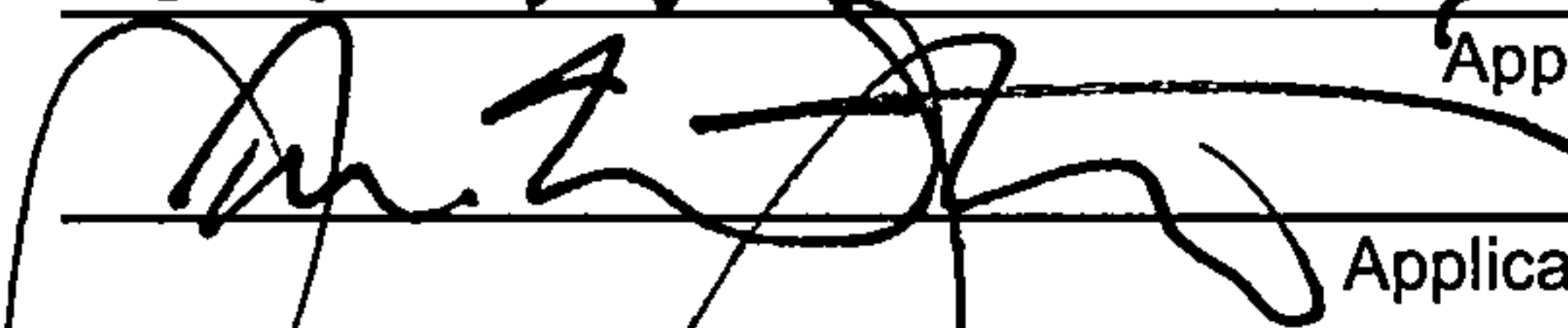
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)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

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan *see preliminary plat submittal*
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) *07DRB-00262*
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

James K. Storz, AICP 3/20/07
 Applicant name (print)

 Applicant signature / date



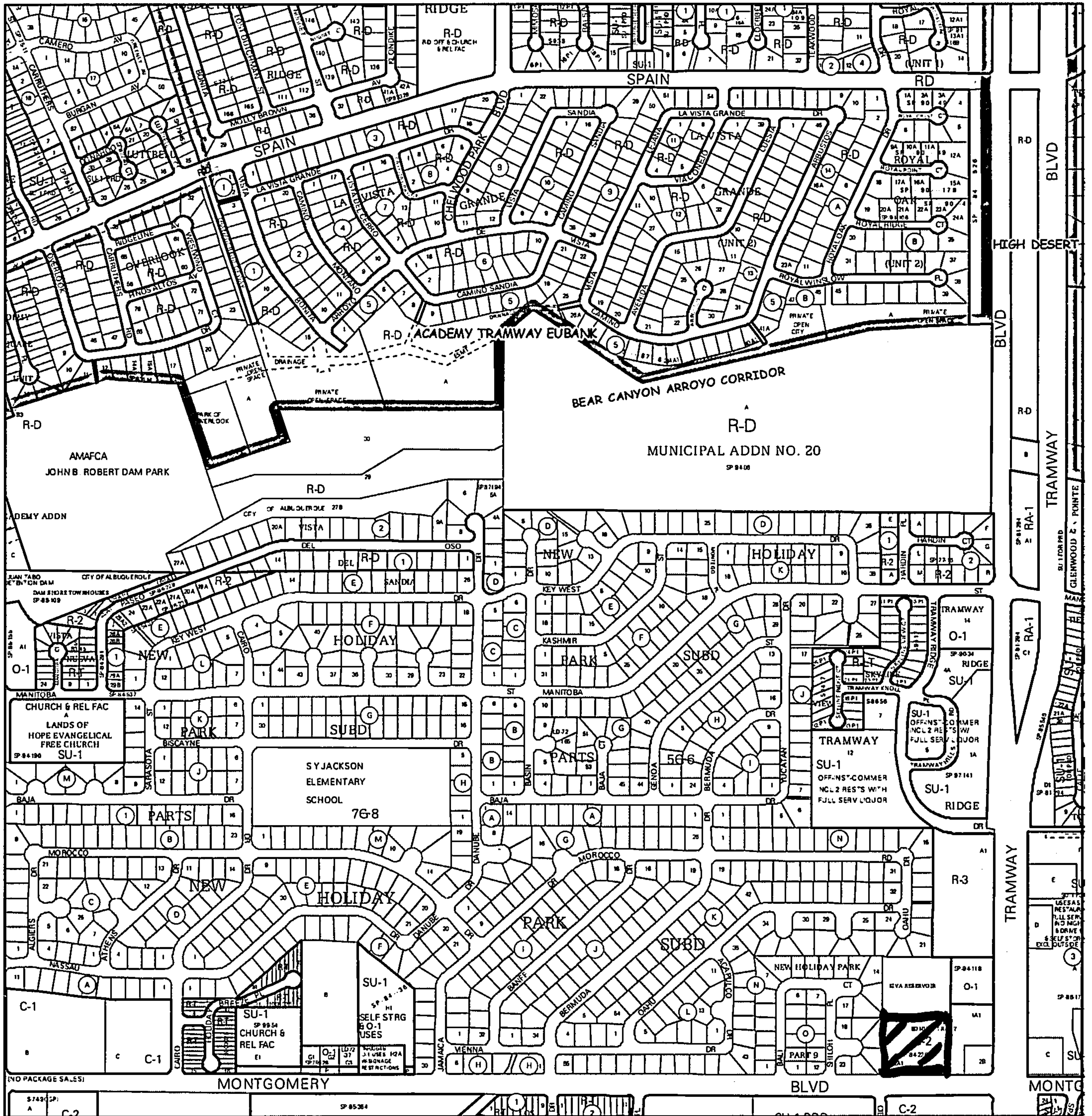
Form revised JUNE 2005

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

Application case numbers
07DRB - 00353

Joseph M. Lewis 3-20-07
 Planner signature / date

Project # 1005185



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

AGIS
Albuquerque Geographic Information System

Map amended through: 10/25/2006

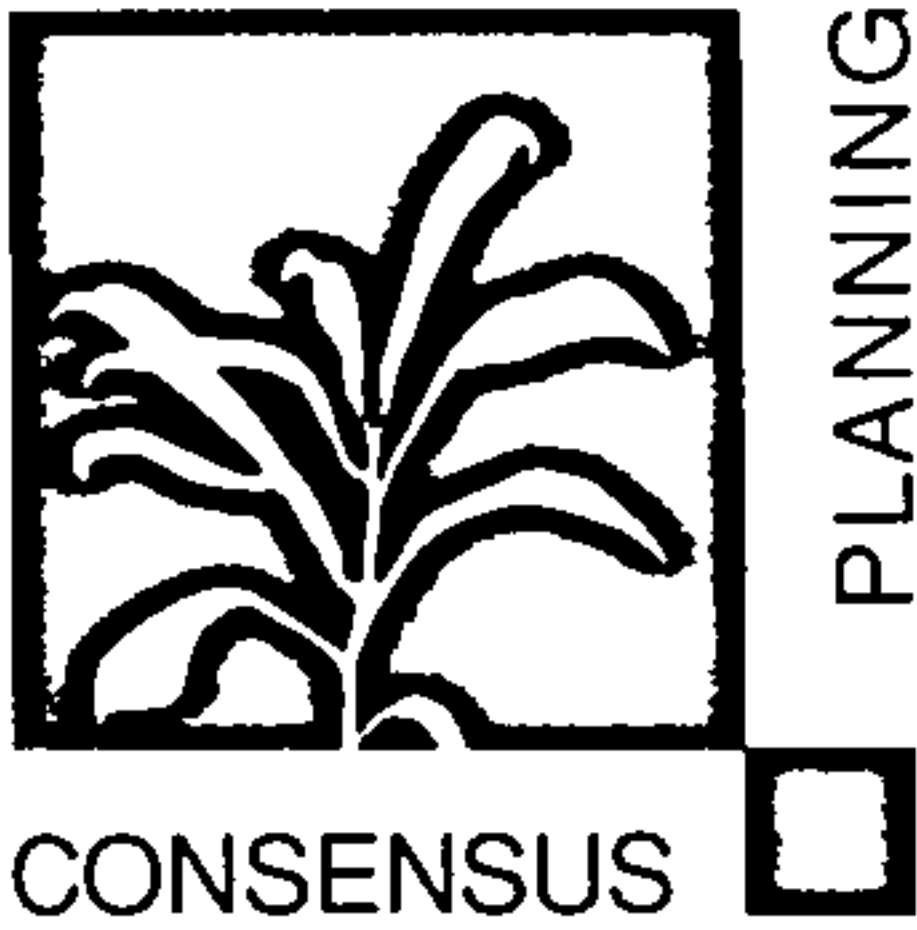
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-22-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



March 20, 2007

Sheran Matson, Chair.
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Landscape Architecture
Urban Design
Planning Services

RE: Project #1005185, Case # 06EPC-01435/1436

Dear Madame Chair.:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for the aforementioned project, a zone map amendment and corresponding Site Development Plan for Subdivision.

Each condition is listed below and the response as to how it was satisfied follows:

✓

1. **The EPC delegates final sign-off authority of this side development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.**

We agree, this letter is meant to satisfy this condition.

2. **Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.**

We agree and this meeting with Carmen Marrone was held on March 19, 2007.

3. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision shall include:**

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

- a. **The Developer is responsible for permanent improvements to the transportation facilities right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).**

We agree, see infrastructure list submitted in conjunction with the Preliminary Plat, 07DRB-00262, Project #1005185.

- b. **Re-align west site drive to Montgomery median opening (may require center median adjustments).**

We agree and adjustments have been made on the Site Plan (sheet 1) per meeting with City Transportation staff and the civil engineer's recommendations. By work order, median adjustments will occur.

- c. **Consideration should be given to reconfiguring the western row of lots to minimize potential vehicle conflicts anticipated along this driving aisle.**

Additional pavement and increased the radii on the north side of the driveways at Lots 1 through 5. We have confirmed this configuration with Wilfred Gallegos.

- d. **Provide cross access to tract 2 as identified on site plan.**

We agree and this has been provided on the Preliminary Plat (07DRB-00262, 1005185) that has been submitted for review in conjunction with this request. A note has also been added to Sheet 1.

- e. **Site plan shall comply and be designed per DPM Standards.**

We have met with City departments regarding the specific design elements in the Site Plan (Transportation, Solid Waste, and Fire) and they have approved the plan.

- f. **Platting must be a concurrent DRB action.**

We agree and the plat has been submitted and we are intending to have both cases heard on March 28, 2007.

4. **The applicant shall re-plat the site at the DRB level.**

We agree and the plat has been submitted and we are intending to have both cases heard on March 28, 2007.

5. **The 6' wide concrete crosswalk shall be colored, tinted and textured in a contrasting manner.**

This information has been added to keyed note 58, Sheet 1. The 6' however was a typo-graphical error and the cross walk width was changed to 5'. Additionally, the pedestrian trail north of Lot 26 was modified to align with the crosswalk per Traffic Engineering recommendation. In order to align the trail, the two parking stalls located next to the trail were reduced to eight feet in width and shall be designated as compact spaces.

6. **The applicant shall add a note addressing responsibility for maintenance of the landscaping and drive aisles.**

A note has been added addressing this on Sheet 2. The responsibility for maintenance will be the homeowner's association. Note #29 on Sheet 1 also addresses this.

7. **The garage doors shall be varied in design to improve the visual impact from the street/drive aisles.**

The townhome building envelope footprint on the Site Plan was modified. Variation in designed is achieved through stepping of front walls of the garages of units 6-17. Recessed garage doors at Lots 1-12 and Lots 19-25 also exist. Additionally, a note has been added as general note 'F' to the Site Plan (Sheet 1) that the garage door panels shall be varied in design by utilizing two different door styles.

8. **The applicant shall change Signage bullet 2 on page SDP 4 to read "shall be of monument type" rather than "shall be of wall mounted monument type" to match with sign note on page SDP1.**

Bullet 2 on Sheet 4 was changed to address this.

9. **As agreed to by the applicant the Type A units are limited to as prescribed in the submission (two stories) in height. The applicant shall add a note to address this.**

A general note (E) was added to Sheets 1 and 3 regarding the height of the structures.

10. **Ownership and status of the 20-foot access easement property shall be clarified and accurately noted on the Site Development Plan for Subdivision and the corresponding subdivision plat prior to final sign off at the DRB.**

The ownership and status of this easement was clarified by meetings with Roger Green on several occasions. A note has been provided on the Preliminary Plat for this project that clarifies the easement's status.

11. **The applicant shall provide proof of an access easement from the City that allows use of the western drive aisle by residents of the development. The re-plat shall reflect the property conveyance and easements described in the warranty deed from 1964.**

The ownership and status of this easement was clarified by meetings with Roger Green on several occasions. A note has been provided on the Preliminary Plat for this project that clarifies the easement's status.

12. **Note 62 on the site development plan shall read new 6 foot high open rail tube steel security fence with powder coated finish.**

Additional information has been added to keyed note 62, sheet SPP1. A note was also added to detail E1 found on sheet SDP4.

13. **Design of the pergola will be provided with the submission of the site plan for building permit.**

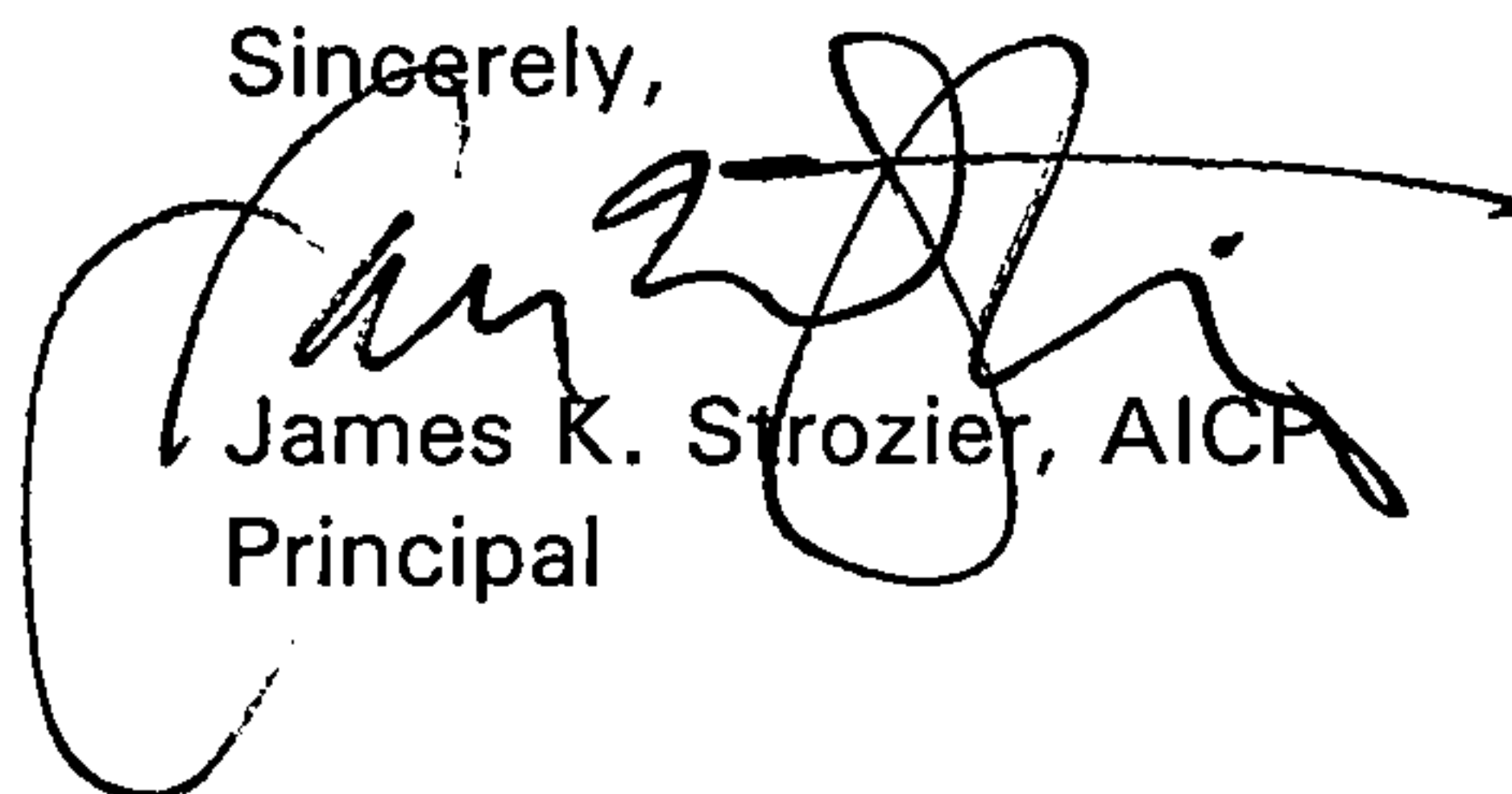
An elevation of the shade structure (pergola) has been included in the plan set as Detail D5, Sheet 4. Seating will be provided in this structure via the retaining walls or some other method.

14. **At DRB the applicant shall provide open space calculations for the site.**

The open space calculations have been added to the landscape plan, sheet 2.

Please feel free to call me if you have any questions or need additional information. Based on the information provided, we respectfully request that you sign off on this site plan for subdivision.

Sincerely,



James K. Strozier, AICP
Principal



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

#17

March 22, 2007

Ms. Sheran Matson, DRB Chair
Development & Building Services
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: Villa Loma Estates
DRB No. 1005185 & 07DRB-00262**

07DRB-00353

Dear Ms. Matson:

I am writing to request a 2-week deferral for the referenced project. Submittals have been made for both Preliminary Plat and Site Plan for Subdivision and were scheduled to be heard March 28, 2007. I respectfully request these actions be heard by the Development Review Board on April 11, 2007.

Please contact me with any questions.

Sincerely

ISAACSON & ARFMAN, P.A.

Scott M McGee

Scott M. McGee, PE
SMM/rtl

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

PAID RECEIPT

APPLICANT NAME W. Investments
AGENT Isaacson & Argman PA
ADDRESS _____
PROJECT & APP # 1005185 07DRB.00262 07ORB.00353
PROJECT NAME Villa Loma Estates
\$ _____ 441032/3424000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions Regulatory Fee
\$ _____ 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
\$ 110⁰⁰ 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

3/22/2007 11:28AM LOC: ANNX
RECEIPT# 00072923 WSH 008 TRANSH 0023
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$110.00
J24 Misc \$110.00
VI \$110.00
CHANGE \$0.00

Thank You

Notice of Decision
City Council
City of Albuquerque
March 8, 2007

AC-06-28 Bing LeRoy Appeals the Environmental Planning Commission's Approval of a Site Development Plan, Land of Edmund Rady, Located on Montgomery Boulevard NE, Between Tramway NE and Shiloh NE

Decision

On February 21, 2007, by a vote of 5 FOR and 4 AGAINST, the City Council voted to accept the Land Use Hearing Officer's recommendation to deny the Appeal.

For: Benton, Cadigan, Heinrich, O'Malley, Winter
Against: Harris, Loy, Mayer, Sanchez

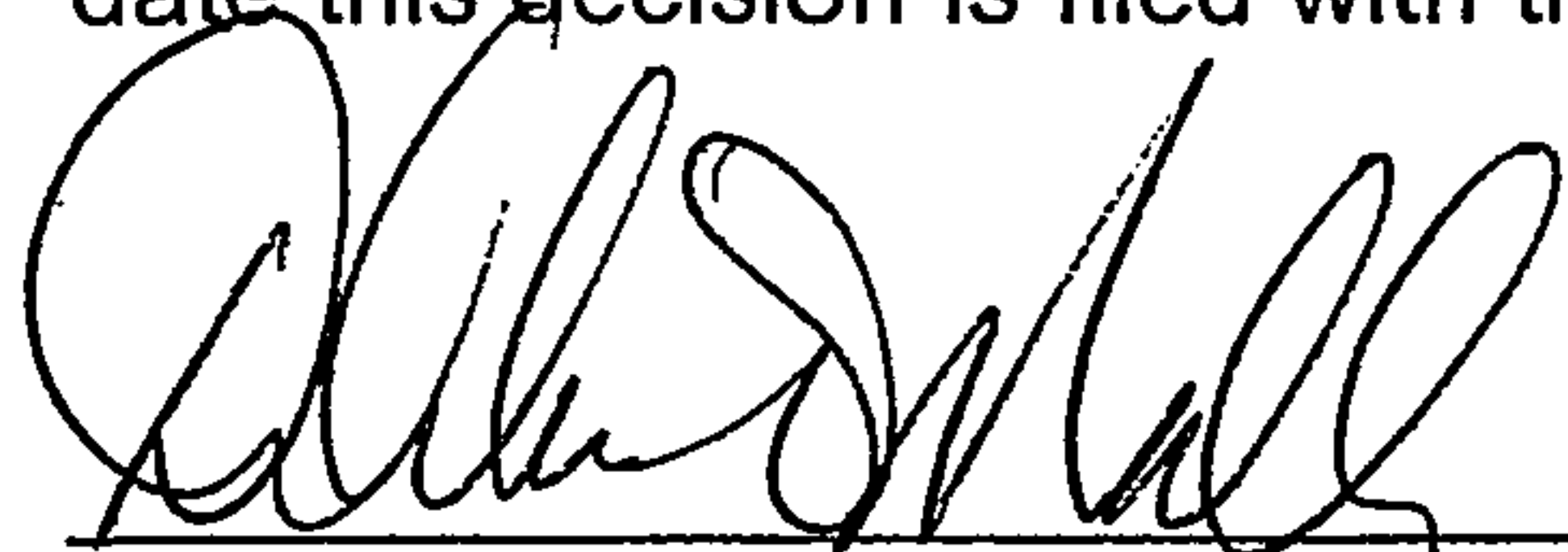
IT IS THEREFORE ORDERED THAT THE APPEAL IS DENIED.

Attachments

1. Land Use Hearing Officer's Decision
2. Action Summary from the February 21, 2007 City Council meeting

Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.



Debbie O'Malley, President
City Council

Date: 3/4/07

Received by: A. Candalaria Date: 3/12/07
City Clerk's Office

LAND-USE HEARING OFFICER'S RECOMMENDATION

APPEAL NO. AC-06-28 (06EPC-01436, Project No. 1005185)

Bing Leroy, Teresa Ostrem and Lisa Childress, Appellants, vs. W. Investments, LLC, Jim Strozier, Consensus Planning, Agent, Party Opponents.

Land Use Hearing Officer Appeal Hearing Date: January 23, 2007.

I. BACKGROUND

1
2
3 This is an appeal of a decision from the Environmental Planning Commission (EPC) from
4 an October 5, 2006 public hearing. The Appellants are Bing Leroy, Teresa Ostrem and Lisa Childress,
5 (Appellants). W. Investments, LLC, Consensus Planning through Jim Strozier (Party Opponents)
6 submitted a Development Plan and Review application to the City Planning Department. The Party
7 Opponents requested a zone map amendment from the exiting C-2 zoning of the site to a SU-1 for
8 a PRD designation. In addition, the application included a request for approval of a Site Plan for the
9 PRD designation. The site plan includes the development of 32 single family, attached residential
10 townhouses with a proposed gross density of 16 dwelling units (DU's) per acre for the 2.1 acre site.
11 The proposed site is located at 12401 Montgomery Boulevard, North-East in Albuquerque and it sits
12 on the former Rowland's Nursery property on Montgomery Boulevard near the Southeast corner of
13 the intersection of Montgomery Boulevard and Tramway Boulevard.
14

15 The Party Opponents participated in a City sponsored facilitated meeting with the registered
16 Neighborhood Associations effected by the proposed project. The record reflects that representatives
17 from the Glenwood Hills Neighborhood Association and the SY Jackson Neighborhood Association
18 participated in the meeting with the developers. The facilitated meeting was held on November 1,
19 2006.¹
20

21 Thereafter, Staff Planner Petra Morris submitted a Report, dated November 16, 2006, to the
22 EPC recommending approval of the zone change and the site plan. The EPC held a public hearing
23 on the matter on November 16, 2006. The EPC approved the site plan and the zone change request
24 in an Official Notification of Decision dated November 17, 2006.
25

26 This appeal concerns only the site plan. Pursuant to the Albuquerque Comprehensive City
27 Zoning Code, Section 14-16-4-4(A)(2)(a), the Land Use Hearing officer does not have authority to
28 decide "Zone Map Amendments." *id.* Accordingly, the only matters relevant to this appeal are those
29 related to the site plan. The Land Use Appeal hearing was held on January 23, 2007.
30
31
32
33

¹ See Facilitated Meeting Report, Record, page 39.

1 **II. ISSUES PRESENTED**

2
3 Appellants allege three points of error. First, Appellants contend that the maximum height
4 of 40 feet of the 3 story level townhouses will impede the views of residents directly adjacent to the
5 project site and those East of Tramway, and therefore, the EPC decision approving the height was
6 erroneous.

7
8 Next, Appellants contend that the proposed density of 16DU's per acre is violative of the
9 values embodied in the residential or neighborhood area. In support, Appellants argue and that the
10 proposed density is contraindicated by the Comprehensive Plan.

11
12 Third, Appellants claim that the EPC should have provided for additional setback distance
13 between the proposed structures and Montgomery Boulevard. These issues are discussed below.
14

15
16 **III. STANDARD OF REVIEW**

17
18 A review of an appeal is a whole record review to determine if there is error:

- 19
20 1. In applying adopted city plans, policies, and ordinances in arriving at the decision;
21 2. In the appealed action or decision, including its stated facts;
22 3. In acting arbitrary, capriciously or manifestly abusive of discretion.
23

24 The decision and record must be supported by a preponderance of the evidence to be upheld.
25 *Whether the evidence is, or is not supported by a preponderance of the evidence in the record, the*
26 *Land Use Hearing Officer may not substitute his judgment for that of the reviewing Body below.* The
27 Land Use Hearing Officer's opinion is advisory to the City Council. The Hearing Officer may
28 recommend that the Council "grant, in whole or in part, an appeal, deny, in whole or in part, an
29 appeal, or remand an appeal for reconsideration if the remand is necessary to clarify or supplement
30 the record, or if the remand would expeditiously dispose of the matter."² Decisions of the City, are
31 therefore, presumably valid and the burden of proving otherwise rests upon a party seeking to void
32 such decision.
33

34 **IV. DISCUSSION**

35
36 After reviewing the EPC record, hearing arguments of the parties and reviewing the evidence
37 submitted at the appeal hearing, I find that Appellants' appeal should be denied. Under the Rules
38 for the Land Use Hearing Officer new evidence which could have been placed in the record during
39 the EPC hearing is not favored for introduction at the appeal hearing. Notwithstanding, if such
40 evidence appears convincing and is on an important point, it can justify its introduction.
41

² See Rules of the Land Use Hearing Officer adopted by the City Council, February 18, 2004. Bill No. F/S OC-04-6.

1 During the hearing, Appellants proffered additional evidence. Appellants submitted a
2 Petition which purports to have 83 signatures of residents. Appellants concede that the petition was
3 not tendered to the EPC for its review at the November 16, 2006 hearing. The Party Opponents and
4 the City Staff objected to the introduction and consideration of the new evidence. As grounds for
5 the objection, it was argued that each person signing the petition may have done so based solely on
6 the alleged facts described on the face of the Petition and nothing more.³
7

8 Fairness and notice is a cornerstone of our system of appeals. So too, is the right to be heard.
9 The hearing before the EPC was the best opportunity for residents to voice their concerns and
10 interests. Fairness requires that the petitions be excluded if they were not presented to the EPC and
11 to the Party Opponents in a timely manner, or at least at the EPC hearing. I, therefore, find that the
12 petitions should be excluded. In any event, my recommendation would not be influenced by the
13 petitions had they been placed in the record in a timely manner.
14

15 The site's existing zoning is C-2 and the EPC conditionally approved a change in the zone
16 designation from C-2 to SU-1 for a Planned Residential Development (PRD). There are no clear
17 height or density limitations on a SU-1 for a PRD site. Notably, also, the site sits in a designated
18 Community Activity Center pursuant to the Comprehensive Plan. Community Activity Centers
19 allow for medium density residential components of up to 30 DU's per acre. The site also abuts
20 Montgomery Boulevard, an enhanced transit corridor. Height and density are controlled primarily
21 by the judgment and discretion of the EPC.
22

23 1. Height

24

25 As stated above Appellants contend that the 3 story residential component of the site plan
26 will spoil the views of the adjoining residents who reside to the West of the proposed development.
27 Appellants also believe that the EPC erred because it did not note "in every way the legitimate
28 interests and concerns of [residents] on the East side of Tramway."⁴
29

30 The Party Opponents, on the other hand, assert that there was no opposition from those
31 residents residing directly West of the site. Notably, I find, as the EPC found, residents residing on
32 the West side of the proposed development are most affected by the potential imposition of views
33 as a result of the 3 story structure. Notwithstanding, however, one area resident, owning property
34 abutting the western boundary of the site spoke in favor of the proposal at the EPC hearing and at
35 the Appeal hearing. A second resident residing just to the West of the site (but whose home does

³ Notably, the factual descriptions of the property and the proposal on the face of the Petition is somewhat misleading in its facts and Appellants could not demonstrate that any of the persons signing the petition either participated in the EPC hearing or otherwise had participated in the facilitated meeting.

⁴ See Appeal letter dated December 1, 2006, page 3 of the Record.

1 not about the site's boundary) also voiced his support of the project.⁵
2

3 Appellants' vague argument of the "possible loss of views" and the failure of the EPC to
4 "note in every way" the potential visual problems that may arise, is immeasurable and unsupported
5 by any evidence in the record. It is based on conjecture and speculation.
6

7 Appellants concede that there is not a duly approved Rank Three, Sector Plan for this area.
8 Typically, Rank Three Plans and sometimes Rank Two Plans provide for specific regulatory
9 protections of views in the form of rules and specific policies. In this case, there is only the
10 Albuquerque Comprehensive Plan. The policies of the Comprehensive Plan do not set regulatory
11 guidance; They offer only general policy guidance for the development of this project. Moreover,
12 the EPC is not required to demonstrate that all the policies of the Comprehensive Plan are satisfied
13 or achieved by the project. It has the authority and discretion to weigh competing policies.
14

15 Appellants cited the Comprehensive plan in support of their appeal regarding height. They
16 argue that the EPC erred in not making a specific finding on the applicability or affect of Policy
17 II.B.5.d. Appellants assert that Policy II.B.5.d stands for the proposition that a 3 story residential
18 structure does not respect their neighborhood values. The party Opponents gave this Policy a
19 different meaning and applied it differently to the project.
20

21 The City Planner who drafted the Staff Report analyzed and concluded that "the request does
22 not support Policy II.B.5.d."⁶ The Staff Report was presented to the EPC. The evidence shows that
23 the EPC, in making its decision, weighed the contents of the Staff Report. In the absence of
24 evidence to the contrary, it is reasonable to presume that the EPC gave Policy II.B.5.d due
25 consideration. I find nothing in the Record evidencing that the EPC erred simply because it excluded
26 the Staff Planner's conclusion on Policy II.B.5.d. The EPC could easily have found that Policy
27 II.B.5.d is inapplicable or out-weighed by the fact that those most affected by the height, either
28 voiced their approval, or did not voice their opposition.
29

30 2. Density

31
32 I find no merit in Appellants' appeal of the approved density of the project site. The gross
33 density of the development within the project site is far lower than what is endorsed by the
34 Comprehensive Plan. There is no evidence in the record or in the arguments of Appellants, that the
35 EPC erred in setting the density at 16 DU's per acre.
36

37 3. Setbacks

5. I also note for the Council, that neither of Appellants reside on the West side of the project site and cannot, in the absence of complainants on the West side, assert the rights of residents whom have not complained of the loss of views. In effect, they are asserting rights of "shadow complainants."

⁶ See page 22 of the Record.

1 Similarly, there is no evidence that the EPC erred at setting the setback from Montgomery
2 Boulevard at 24 feet. Appellants argue that the former use on this site (Rowland's Nursery) had a
3 building setback of 35 feet from Montgomery Boulevard, and therefore, the EPC should have
4 established more than a 24 foot setback. The setback distance of a previous commercial use has
5 nothing to do with establishing a setback distance of a new residential use.
6

7 Finally, Appellants would like the City Council to deny the project on the basis that the
8 Glenwood Hills Neighborhood Association is in the process of drafting a proposed Sector
9 Development Plan for its area. Although this is a praiseworthy achievement, it is not a legitimate
10 nor a legal reason to deny a proposal in the absence of a moratorium or an ordinance.
11

12 
13 February 4, 2006

14 Steven M. Chavez, Esq.
15 Land Use Hearing Officer
16
17



City of Albuquerque

Action Summary

City Council

Albuquerque/Bernalillo
County
Government Center
One Civic Plaza
Albuquerque, NM 87102

*Council President, Debbie O'Malley, District 2
Vice-President, Sally Mayer, District 7*

*Council Members: Ken Sanchez, District 1;
Isaac Benton, District 3 ; Brad Winter, District 4;
Michael J. Cadigan, District 5; Martin Heinrich, District 6;
Craig Loy, District 8; Don Harris, District 9;*

*TTY Phone # - 1-800-659-8331
For Weekly Schedule of Meetings Call: 768-4777*

Wednesday, February 21, 2007

5:12 PM

Vincent E. Griego Chambers
One Civic Plaza NW
Albuquerque/Bernalillo County
Government Center

EC-07-363 Mayor's Appointment of Mr. Archie C. Garcia to the Albuquerque Development Commission

Motion: *Confirm*

Status: Passed

Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

EC-07-364 Mayor's Appointment of Mr. John Olav Johnsen to the Airport Advisory Board

Motion: *Confirm*

Status: Passed

Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

O-06-50 C/S Relating to Mobile Homes; Creating Provisions Relating to the Notification Requirements For Termination of Tenancy (O'Malley)

Motion: *Postpone, due back on March 19, 2007*

Status: Passed

Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

R-07-193 Approving a Form of Master Development Agreement For Implementation of The Mesa Del Sol Tax Increment Development Districts 1 Through 5; Repealing All Actions Inconsistent With This Resolution (Benton)

Motion: *Postpone, due back on March 5, 2007*

Status: Passed

Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

- R-06-167** Imposing a Six Month Moratorium on The Erection of Wireless Telecommunications Facilities That Are Not Concealed Wireless Telecommunications Facilities (Harris)
Motion: *Postpone, due back on March 5, 2007*
Status: Passed
Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris
- AC-06-28** Bing LeRoy Appeals the Environmental Planning Commission's Approval of a Site Development Plan, Land of Edmund Rady, Located on Montgomery Boulevard NE, Between Tramway NE and Shiloh NE
Motion: *To Accept the Land Use Hearing Officer Recommendation*
Status: Passed
Votes: For: 5 - Council Members: O'Malley, Benton, Winter, Cadigan and Heinrich
Against: 4 - Council Members: Mayer, Sanchez, Loy and Harris
- O-06-60** Amending ROA 1994, the Subdivision Ordinance, to Include New Definitions and Methodology Relative to Subdivision Monument Requirements and Survey Measurements (Benton)
Motion: *Do Pass*
Status: Passed
Votes: For: 8 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Heinrich, Loy and Harris
Excused: 1 - Council Members: Cadigan
- R-06-141** Adjusting Fiscal Year 2006 Appropriations for Certain Funds in Program Strategies to Provide for Actual Expenditures and Adjusting Fiscal Year 2007 Appropriations (Sanchez)
Motion: *Do Pass as Amended*
Status: Passed
Votes: For: 8 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich and Loy
Excused: 1 - Council Members: Harris
- R-06-169** Amending the Resolution Adopted By Bill No. F/S R-06-66 (Enactment No. R-2006-078) That Relates to a Multipurpose Corridor Study and Establishing a Moratorium on Subdivision Approvals in the Tijeras Arroyo; Extending the Moratorium (Harris)
Motion: *Do Pass as Amended*
Status: Passed
Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

- O-07-62** Authorizing the Issuance and Sale of Taxable Industrial Revenue Bond (Historic Hotel LLC Project) Series 2007 in the Principal Amount of \$8,900,000 to Provide Funds to Finance the Purchase and Equipping of a Hotel Facility (Heinrich, Harris)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 7 - Council Members: Mayer, Sanchez, Winter, Cadigan, Heinrich, Loy and Harris
Abstain: 1 - Council Members: Benton
Excused: 1 - Council Members: O'Malley
- R-07-177** Approving and Authorizing a Grant Application for the Summer Food Service Program for Children With the New Mexico Children, Youth and Families Department; Providing an Appropriation to the Department of Family and Community Services (O'Malley)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 8 - Council Members: Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris
Excused: 1 - Council Members: O'Malley
- R-07-191** Granting Authority to Enter an Agreement With The New Mexico Department of Public Safety For an Emergency Management Performance Grant For FY 2007; Providing an Appropriation to The Chief Administrative Officer Department (O'Malley, by request)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris
- R-07-194** Creating a Planning Study Area In The Area Highlighted on Attachment "A"; Imposing a Short Moratorium on The Issuance of New Building Permits Within Any C-1, C-2, C-3, O-1 and R-3 Zones Within The Defined Planning Study Area; Directing The Creation of Interim Development Guidelines To Govern Development During The Period of The Moratorium; Repealing R-07-188 (Loy, Mayer)
- Motion:** *Referred to the Land Use, Planning, and Zoning Committee*
- Status:** Passed
- Votes:** For: 5 - Council Members: O'Malley, Benton, Winter, Cadigan and Heinrich
Against: 4 - Council Members: Mayer, Sanchez, Loy and Harris
- R-07-195** Authorizing The Review of Speed Humps Installed In The Four Hills Area; Making an Appropriation (Harris)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 17, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005185***
06EPC-01435 Zone Map Amendment
06EPC-01436 EPC Site Development Plan-
Subdivision

W Investments LLC
11101 Anaheim Ave. NE
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Tract(s) 2-A-1, **Land of Edmund Rady**, a zone map amendment from C-2 to SU-1 for PRD, located on MONTGOMERY BLVD. NE, between TRAMWAY NE and SHILOH NE, containing approximately 2.1 acres. (F-22) Petra Morris, Staff Planner

On November 16, 2006 the Environmental Planning Commission voted to approve Project 1005185/06EPC 01435, a Zone Map Amendment, from C2 to SU1 for PRD, for the approximately 2.1 acre NW portion of Lot 2-A-1, Land of Edmund Rady, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Zone Map Amendment from C2 to SU1 for PRD for the approximately 2.1 acre NW portion of Lot 2-A-1, Land of Edmund Rady, 12401 Montgomery Blvd. NE, the subject site.
2. The subject site is a portion of 2.1 acres and is located near the northwest corner of the intersection of Tramway Blvd. and Montgomery Blvd.
3. The subject site is located within the Established Urban Area of the Albuquerque/Bernalillo Comprehensive Plan. There are no governing Area Plans or Sector Development Plans.
4. The request supports Comprehensive Plan Policies II.B.5e, 5h, 5k, 5o, Transit II.D.4c and Activity Center II.B.7 Goal because the request will provide a transition from the more intense commercial uses on Tramway to the residences to the west, will be a less intensive use than is currently there, will encourage mass transit ridership by locating so close to a transit stop and on an Enhanced Transit Corridor and is an infill redevelopment opportunity.

5. The request is justified per *Resolution 270 1980* because there are changed neighborhood conditions (1002457) and it would be more advantageous to the community as articulated in the Comprehensive Plan. The request would create a "spot zone" however it is a justified "spot zone" as it furthers goals and policies in the Comprehensive Plan. This provides a transition from a more intense commercial use on Tramway to the residents on the west and a less intense use than what was permitted under the C-2 zoning.
6. The Eldorado Heights Neighborhood Association, Glenwood Hills Neighborhood Association and S.Y. Jackson Neighborhood Association were notified of the request. A facilitated meeting was recommended and was held on Wednesday November 1, 2006. Staff has received one group letter of support from adjacent property owners and no adverse comments. There is no known opposition to the request.

CONDITIONS:

1. The applicant shall replat at the DRB per the accompanying site plan for subdivision (Case no. 06 EPC 01436).
2. The applicant shall provide proof of a access easement from the City that allows use of the western drive aisle by residents of the development. The replat shall reflect the property conveyance and easements described in the warranty deed from 1964.

On November 16, 2006 the Environmental Planning Commission voted to approve Project 1005185/ 06EPC 01436, a Site Development Plan for Subdivision, for Lot 2-A-1; Land of Edmund Rady, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Site Development Plan for Subdivision for Lot 2-A-1, Land of Edmund Rady, 12401 Montgomery Blvd. NE, the subject site.
2. The subject site is a portion of 2.1 acres and is located near the northwest corner of the intersection of Tramway Blvd. and Montgomery Blvd.

OFFICIAL NOTICE OF DECISION

NOVEMBER 16, 2006

PROJECT #1005185

PAGE 3 OF 6

3. The request supports Comprehensive Plan Policies II.B.5e, 5h, 5k, 5o, Transit II.D.4c and Activity Center II.B.7 Goal because the request will provide a transition from the more intense commercial uses on Tramway to the residences to the west, will be a less intensive use than is currently there, will encourage mass transit ridership by locating so close to a transit stop and on an Enhanced Transit Corridor and is an infill redevelopment opportunity.
4. The Site Development plan for Subdivision accompanies the zone map amendment from C2 to SU1 for PRD request (Case no. 06 EPC 01435).
5. The Eldorado Heights NA has expressed concern regarding heights, density and traffic. Areas of concern expressed at the facilitated meeting were height and traffic. However, the neighborhood associations expressed support of the proposed residential use. Staff has received one group letter of support from adjacent property owners and no adverse comments. There is no known opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:**
Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- b. Re-align west site drive to Montgomery median opening (may require center median adjustments).
 - c. Consideration should be given to reconfiguring the western row of lots to minimize potential vehicle conflicts anticipated along this driving aisle.
 - d. Provide cross access to Tract 2 as identified on site plan.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Platting must be a concurrent DRB action.
4. The applicant shall re-plat the site at the DRB level.
 5. The 6' wide concrete crosswalk shall be colored, tinted and textured in a contrasting manner.
 6. The applicant shall add a note addressing responsibility for maintenance of the landscaping and drive aisles.
 7. The garage doors shall be varied in design do improve the visual impact from the street/drive aisles.
 8. The applicant shall change Signage bullet 2 on page SDP 4 to read "shall be of monument type" rather than "shall be of wall mounted monument type" to match with sign note on page SDP1.
 9. As agreed to by the applicant the Type A units are limited to as prescribed in the submission (two stories) in height. The applicant shall add a note to address this.
 10. Ownership and status of the 20-foot access easement property shall be clarified and accurately noted on the Site Development Plan for Subdivision and the corresponding subdivision plat prior to final sign off at the DRB.
 11. The applicant shall provide proof of a access easement from the City that allows use of the western drive aisle by residents of the development. The replat shall reflect the property conveyance and easements described in the warranty deed from 1964.
 12. Note 62 on the site development plan shall read new 6 foot high open rail tube steel security fence with powder coated finish.
 13. Design of the pergola will be provided with the submission of the site plan for building permit.
 14. At DRB the applicant shall provide open space calculations for the site.

OFFICIAL NOTICE OF DECISION
NOVEMBER 16, 2006
PROJECT #1005185
PAGE 5 OF 6

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 1, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

CMarone

for

Richard Dineen
Planning Director

OFFICIAL NOTICE OF DECISION
NOVEMBER 16, 2006
PROJECT #1005185
PAGE 6 OF 6

RD/PM/ac

cc: Jim Strozier, Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102
Sharon Busboom, Eldorado Heights NA, 12000 La Charles Av.e NE, Albuquerque, NM 87111
Mel Klawnsky, Eldorado Heights NA, 12105 Calle Zagal NE, Albuquerque, NM 87111
Steve Ciepiela, Glenwood Hills NA, 12924 Manitoba NE, Albuquerque, NM 87111
Thurlow Caffey, Glenwood Hills NA, 4801 Glenwood Hills Dr. NE, Albuquerque, NM 87111
Jeff Weaver, Sy Jackson NA, 4635 Algiers NE, Albuquerque, NM 87111
Wanda Silva, SY Jackson NA, 4533 Oahu Dr. NE, Albuquerque, NM 87111
LeAnn Stubbs, 4609 Bali Court NE, Albuquerque, NM 87111
Virginia LeRoy, 13625 Cedarbrook NE, Albuquerque, NM 87111
Al Hayden, 4512 Shiloh NE, Albuquerque, NM 87111
Michael Burkett, 6801 Jefferson NE, Albuquerque, NM 8711

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

PAID RECEIPT

APPLICANT NAME W Investments LLC
AGENT Consensus Planning
ADDRESS 302 8th St NW
PROJECT & APP # 1005185/07DRB-00.353
PROJECT NAME Villa Loma

\$ 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

3/20/2007 10:48AM LOC: ANNX
RECEIPT# 00078227 WS# 007 TRANS# 0019
Account 441032 Fund 0110
Activity 3424000 TRSMSP
Trans Amt \$40.00
J24 Misc \$20.00
VI \$40.00
CHANGE \$0.00

Thank You

Matson, Sheran A.

To: Bing LeRoy
Subject: RE: Sign/Notice Rowlands # 1005185

Ms. Leroy:

The notification sign for Villa Loma Estates was moved to the proper location, adjacent to the public right of way, the day you told me it was adjacent to the existing building. We then deferred the case to make sure the sign was in the correct location for 15 days. We deferred for this reason, not because there was a request for deferral.

The sign posting agreement requires the applicant or agent to post the sign for the 15 days prior to the original hearing date. The neighbors and others interested in the case follow the case, call the agent whose phone number is on the sign or they call the DRB Assistant and are told the project was deferred. Sometimes they come to the hearing & are told it is deferred. Or, if the case is deferred at the hearing, which this one was the second time, everyone present is told they will not receive any other notice of deferral other than the announcement at the hearing. When the case was deferred at EPC, I am not aware of new signs posted then either.

The sign is only required to be posted for the 15 days prior to the original hearing date. If it is no longer there, it probably blew away or was removed by someone. The agent assured me he did not remove the sign.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Monday, April 16, 2007 12:38 PM
To: Matson, Sheran A.
Cc: Loy, Craig E.; Harris, Don; Mayer, Sally; Sanchez, Ken; Winklepleck, Stephani I.
Subject: Sign/Notice Rowlands # 1005185

April 16, 2007 12:30 p.m.

Ms. Matson -

The notification sign of hearing for the DRB on the above referenced issue, was improperly placed 80 feet from Montgomery. When I reported this it was moved to the correct location.

At the same time of reporting its mislocation, I requested a deferral. That deferral was refused the first time. When I argued again for the deferral it was granted, but at the same a similar deferral had been requested by the developer, who gave no reason for the deferral.

When that sign was moved, the new and deferred date of hearing must have been known, but the new date was not corrected ON THE SIGN. If the sign is moved to comply then when a deferral is made, the new date of hearing should also be made on the sign.

Now that the hearing has been deferred again, until April 25, the sign has been removed altogether.

Sincerely,

Bing LeRoy
296-4575

Matson, Sheran A.

To: Bing LeRoy
Subject: RE: DRB Handbook

Ms. Leroy

I'm sorry but I don't know what document this is either.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Monday, April 16, 2007 2:28 PM
To: Matson, Sheran A.
Subject: FW: DRB Handbook

Ms. Matson -

Perhaps you can clarify this for me?

I see this document referred to frequently.

Bing LeRoy
296-4575

From: "Senova, Claire A." <CSenova@cabq.gov>
Date: Mon, 16 Apr 2007 14:20:14 -0600
To: "Bing LeRoy" <bingleroy@comcast.net>
Subject: RE: DRB Handbook

Ms. Leroy, I have no idea what a Development Review Board Handbook is. When you come to pick up your tape perhaps you can check with Ms. Matson. Thank you Claire

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Monday, April 16, 2007 1:34 PM
To: Senova, Claire A.
Subject: DRB Handbook

Dear Ms. Senova -

Thank you for notifying me the tapes were ready to be picked up.

Can you please tell me the date and title of the current Development Review Handbook, and whether it is available on the internet, and if so, can you please provide me with the link?

Thank you,

Bing LeRoy
296-4575

Matson, Sheran A.

To: Bing LeRoy
Subject: RE: Notification Question

I checked with the person who sends out the notices. The distance includes street widths.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]

Sent: Wednesday, April 04, 2007 11:48 PM

To: Matson, Sheran A.

Subject: Notification Question

April 4, 2007

Ms. Matson:

Russell Brito has referred me to you to get an answer to the question as to the distances required within which a property owner must be notified.

I read the the distance is 100 feet, but did not say whether that distance includes street width or not.

And can you please direct me to the site where that information is contained?

Thank you,

Bing LeRoy

Matson, Sheran A.

To: Bing LeRoy
Subject: RE: 1005185-07DRB0026Z

We have two applications for this project. One, 07DRB-00262 is the preliminary plat. A replat of the property is required to build townhomes.

The second, 07DRB-00353 is the EPC approved site plan for building permit sent to DRB for final sign off after all EPC conditiond are met.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Monday, March 26, 2007 2:16 PM
To: Matson, Sheran A.; Senova, Claire A.
Subject: Re: 1005185-07DRB0026Z

Greetings!

I do not understand these TWO designations -

Project 1005185 07DRB-00262 Major-Preliminary Plat approval

and then 07DRB - 00353 Minor site development plan.

Please clarify.

Bing LeRoy
296-4575

Matson, Sheran A.

To: Bing LeRoy
Subject: RE: More questions re: 1005185-07DRB0026Z

The zone change is not an issue at DRB because it is an EPC application. It should have been raised as an issue at appeal.

You may look at the DRB file here at the Front Counter anytime between 8am & 4:30pm weekdays. The site plan that was submitted to DRB would include the changes required by EPC conditions. The site plan & plat are in the file.

We have been known to support public comments. We certainly take the time to listen to them and support them as appropriate.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Monday, March 26, 2007 2:10 PM
To: Matson, Sheran A.
Cc: Senova, Claire A.
Subject: More questions re: 1005185-07DRB0026Z

Dear Ms. Matson

Originally we did not object to the change in zoning, because we hoped the townhouses could be modified to something more acceptable to our area.

At the DRB, can we the public - now question and comment on items of concern regarding the zone change? How about concerns about compliance with the zoning code?

Is the copy of the site plan that was presented to the EPC the same that DRB will be looking at? If not, will a copy of the new changes be available prior to the DRB hearing? Will they be available enough ahead of time for us to review them?

Does the DRB ever support comments from the public?

Sincerely,

Bing LeRoy

Plans for Rowland Site Sowing Some Ill Will

BY BING LEROY

Glenwood Hills Neighborhood Association

We've got trouble! Yes, we've got trouble right here in our fair neighborhoods. The City Council approved still another high-rise, high-density, new-urbanist development. This project places 32 townhouses on two acres at the old Rowland Nursery site on Montgomery near Tramway.

Three story units will rise two stories above surrounding neighborhoods. The existing neighborhoods have a density of only three to five per acre. They are mostly one story.

The Comprehensive (Area) Plan expressly states: "The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of the social cultural and recreational concerns."

Still again, within this area of three to five dwelling units per acre, the city's administration

negligently made the decisions that a development with a density of 16 dwelling units per acre and with 40-foot-tall units respects and is appropriate to the neighborhood. This is not respect. This is deceit and treachery.

The City Council's decision was one-sided, unfair and unconsidered. This despicable decision threatens the values of residential property owners throughout the entire city. The review of this plan was flawed from the start:

- Height, density and setback are inconsistent with the Comprehensive (Area) Plan.

- The developer chose to ignore the invitation to meet again with the neighborhood association to address our concerns.

- Some members of the Environmental Planning Council (EPC) failed to acknowledge existing neighborhood values.

- Policies chosen from the Comprehensive Plan favored the developer and ignored those applicable to existing

neighborhoods.

- The developer's agent says there is no opposition to the development.

Approval of only five property owners overwhelmed the objections of two adjacent neighborhood associations. A petition of objection from 100 Glenwood Hills property owners was disallowed. Objections of three other nearby neighborhood associations were disallowed. The unanimous objection of the entire District 8 Coalition of (30) Neighborhoods was disallowed.

The appeal to modify or prevent this development was denied by the EPC, the land use hearing officer, the City Council's attorney and the City Council. The council obviously had decided against hearing the appeal even before Councilor Craig Loy moved for it to be heard. Only Councilors Ken Sanchez and Sally Mayer supported Loy.

From the beginning, all decisions were made with the blind acceptance of misinformation

provided by the developer. Interestingly, the council is not allowed to hear from the appellants before making a decision. It can hear only from the council's attorney's one-sided interpretation of facts.

The city clearly turns a blind eye to the concerns of existing neighborhoods. High-density projects are encouraged regardless of the surroundings. The city's very own stated intent to work with neighborhood associations is ignored. Well-planned, controlled and quality growth is not the goal. The stated goal for this project is simply to increase the population.

This justifies development of public transit in this far foothills area. The planners, developers, the hearing officer and the city attorney as well as the City Council all arrogantly and consistently misinterpret the Comprehensive Plan.

Contrary to numerous statements in the city's Comprehensive Plan, the administration has no intent to protect existing

neighborhoods. Instead, they say, the Comprehensive Plan can be interpreted as they choose.

Their choice never favors existing neighborhoods. Objections are allowed, but there is no intent to respond favorably to those objections. Conscientious listening and respect is not given. The city obviously intends to create apathy through arrogant indifference.

Developers get rich quick on the backs of taxpaying property owners. We have worked to make our neighborhood the valuable place it is. The developer then jumps in, uses the reputation of the neighborhood as a selling point, takes his profit and checks out.

The developer feels no responsibility for the problems that follow. Because of the numerous individual owners, townhouses are less easy to control when problems arise. Taxes and traffic congestion increase. Questions as to safety are unanswered. Quality of maintenance and responsibility

for it is a nightmare.

Property owners must unite. We must prepare to fight for the lifestyles we have worked for. We must keep pressure on the mayor's office, the Planning Department, the Environmental Planning Commission and our city councilors.

We must stop this breakout of pimply developments. We must not let them wear us down. We must always object to bad planning. We must always appeal unfavorable decisions. We have to find ways to make ourselves heard. Most of all we have to fight our own apathy. Apathy results directly from political indifference to constituents.

Apathy allows elected officials to be arrogant. No matter what their lips say, they really do not want to get the vote out. Please set aside time in your lives to protect our neighborhoods from greedy developers.

Virginia "Bing" LeRoy is a member of the Glenwood Hills Sector Plan Committee and vice president of the Glenwood Hills Neighborhood Association.

Matson, Sheran A.

From: Matson, Sheran A.
Sent: Thursday, March 22, 2007 7:47 AM
To: 'Bing LeRoy'
Subject: RE: 1005185-07DRB0026Z

The agent is moving the sign this morning as I said & is deferring for 2 weeks to comply with the sign requirements. The case is scheduled for hearing on 4/11/07 now.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Wednesday, March 21, 2007 3:49 PM
To: Matson, Sheran A.
Subject: Re: 1005185-07DRB0026Z

March 21, 3:45 PM

Ms. Matson

The published and mailed legal notices go only to those few who are already aware of the project and may be watching for it.

The posted sign notifies other interested and affected citizens.

The agent placed the sign in violation of requirements of which he should have been aware.

This can only be interpreted as an intentional attempt to keep the sign from view, and further deceive the public as to this project.

The sign is to be visible from March 13 to March 28. If it is brought into regulation by tomorrow as you say, it will have been out of place for 9 of the 16 days required.

This project has been distinguished by devious practices on the part of the applicant and this latest should not be allowed to slide by.

With all due respect, I believe this requires a deferral of the DRB hearing of at least 2 weeks.

Sincerely,

Bing LeRoy

296-4575

on 3/21/07 1:53 PM, Matson, Sheran A. at SMatson@cabq.gov wrote:

> The sign was back within the property. The agent will move it tomorrow
> morning. I told him these signs should be adjacent to the public right
> of way.
>
> It's fortunate that public notice requirements also include certified
> letters to adjacent neighborhood associations, copies of the legal ad
> mailed to adjacent property owners, legal ad published in the Monday
> Journal, as well as DRB agendas on the City website, posted outside the
> DRB hearing room and available at our Front Counter.
>
> Deferral requests must come from the property owner, his/her agent or
> DRB. At this point, I don't see a need for a deferral.
>

> -----Original Message-----

> From: Bing LeRoy [mailto:bingleroy@comcast.net]

> Sent: Wednesday, March 21, 2007 12:17 PM

> To: Matson, Sheran A.

> Subject: Re: 1005185-07DRB0026Z

>

> Thanks! Three weeks delay would be better!

>

> Bing

>

>

>

>

> on 3/21/07 1:04 PM, Matson, Sheran A. at SMatson@cabq.gov wrote:

>

>> We are checking on the notice sign. I will get back with you.

>>

>> -----Original Message-----

>> From: Bing LeRoy [mailto:bingleroy@comcast.net]

>> Sent: Wednesday, March 21, 2007 9:44 AM

>> To: Matson, Sheran A.

>> Subject: 1005185-07DRB0026Z

>>

>> Wednesday, March 21, 2007

>>

>> RE: 1005185-07DRB0026Z

>>

>> Greetings Ms. Matson:

>>

>> The notice sign for the above referenced development is improperly
>> placed,

>> being approximately 80 feet north of the curb on Montgomery.

>>

>> I have photos.

>>

>> Additionally. the properties adjacent on each side east and west
>> peripherally block the view of this sign as you drive by.

>>

>> The bright yellow on the adjacent carwash adds to the distraction,
> since

>> they look so much alike - although I realize there is nothing that can
>> be

>> done about that.

>>

>> We respectfully ask a two week deferral of this hearing.

>>

>> Thank you,

>>

>>

>> Virginia "Bing" LeRoy

>>

>

Matson, Sheran A.

From: Matson, Sheran A.
Sent: Monday, March 19, 2007 8:46 AM
To: 'Bing LeRoy'
Subject: RE: Hearing decisions

I should have added that we are also reviewing the platting action. We review this to make sure it matches the site plan & follows the Subdivision Ordinance and Zoning Ordinance requirements as well as other applicable ordinances. If you believe the plat does not meet the requirements of one of these ordinances, you may bring that to our attention, of course.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Monday, March 19, 2007 9:32 AM
To: Matson, Sheran A.
Subject: Re: Hearing decisions

Ms. Matson:

Thank you!

Bing LeRoy

on 3/19/07 6:51 AM, Matson, Sheran A. at SMatson@cabq.gov wrote:

> Only as it applies to the EPC conditions. That is the scope of our
> review.

> -----Original Message-----

> From: Bing LeRoy [mailto:bingleroy@comcast.net]
> Sent: Sunday, March 18, 2007 3:01 PM
> To: Matson, Sheran A.
> Subject: Hearing decisions

> Ms. Matson:

> You have sent other information and it is appreciated. I am just trying
> to
> not miss anything, having been caught off guard many times before.

> I think my remaining question is whether input from neighborhood
> associations, etc. will have any effect on the decision of the DRB?

> Thank you,

> Bing LeRoy
> 296-4575

>
>
>
>

Matson, Sheran A.

To: Bing LeRoy
Subject: RE: Hearing decisions

Only as it applies to the EPC conditions. That is the scope of our review.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Sunday, March 18, 2007 3:01 PM
To: Matson, Sheran A.
Subject: Hearing decisions

Ms. Matson:

You have sent other information and it is appreciated. I am just trying to not miss anything, having been caught off guard many times before.

I think my remaining question is whether input from neighborhood associations, etc. will have any effect on the decision of the DRB?

Thank you,

Bing LeRoy
296-4575

Matson, Sheran A.

To: Bing LeRoy
Subject: RE: DRB Hearings

Some of your questions I have answered previously in e-mail responses to you. I hope you received those responses.

DRB's authority in the case of EPC approved site plans extends only to making sure each EPC condition of approval is met. As I mentioned before the EPC case planner actually looks at the site plan which is submitted to DRB. That planner makes sure that no unauthorized changes have been made since the EPC approved the site plan and also gives DRB a statement as to whether all the conditions are met.

In my experience, EPC has not left issues unresolved for DRB to decide with the exception of replatting land or perhaps drainage or traffic issues. These are listed as conditions of approval.

DRB does not have the authority to tell the applicant to change the site plan except in response to a specific condition of approval.

At the DRB hearing, the neighbors are limited in their comments only to whether or not the applicant has met the EPC conditions of approval for the site plan. As far as the plat goes, neighbors may comment on the issues related to the plat.

You may file in district court anytime. You will need to ask your attorney about the timing of that filing. District Court is your avenue for resolution of your concerns with regard to the EPC approval of the site plan.

The site plan has not yet reached the DRB application desk. The submittal deadline is next Tuesday to be heard with the plat.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Friday, March 16, 2007 11:45 AM
To: Matson, Sheran A.
Subject: DRB Hearings

Dear Ms. Matson:

I see the DRB hearing for EPC 1005185 will be March 28.

As a novice, I am not sure what the implications of this hearing are, and hope you will be able to advise me.

One question is what impact can the neighborhood association or members of that association have upon the decision of the DRB, or those who have appealed the decision of the EPC?

Additionally, there were some issues that the EPC had left to be pinned down or to be answered for the DRB's approval. These details might be of further importance to us - will there be an opportunity to examine and possibly object to those new details?

We are considering taking this issue to District Court. If we do, will that complaint need to be filed before the DRB hearing?

Does the DRB ever make a decision modifying a plan already approved by the EPC?

As you will know, in our case, there were instances where we feel that misinformation was supplied to the EPC, and things that were ignored or misinterpreted by the EPC - and again by the LUHO - and again by the City Council. When is it that we get to rebut or further discuss these matters?

We feel full consideration was not given to the concerns of the Glenwood Hills area - including Glenwood Hills South and Casa Grande. None of us has much choice in the egress to our area. But no traffic plan was provided.

As this issue has progressed more information has come to the surface. It seems that this new information should be considered before giving approval to this project.

And we feel strongly that the naivete and inexperience of the neighborhood association was taken advantage of by the developers agent.

The appeal was supported by the District 8 Coalition of Neighborhoods, and by individual neighborhood associations, and by petition of 83 persons. All of these were thrown out by the LUHO on what seems to be a whim. The reason for saying whimsically is because there simply was not enough time allowed in which to gather the support which was given in a manner that the LUHO considered timely. In all fairness, he could have recognized the tight schedule as this project has progressed, and allowed this information.

The system gives every appearance of being arranged to deny due process.

So we hope that you will be able to provide us with information that allows us to further present our concerns, with the expectation that the DRB will examine those things more closely.

Sincerely,

Bing LeRoy
296-575

Matson, Sheran A.

From: Bing LeRoy [bingleroy@comcast.net]
Sent: Friday, March 16, 2007 11:45 AM
To: Matson, Sheran A.
Subject: DRB Hearings

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Sincerely,

Bing LeRoy
296-575

Matson, Sheran A.

From: Matson, Sheran A.
Sent: Thursday, March 08, 2007 7:50 AM
To: 'Bing LeRoy'
Subject: RE: Question re AC-06-28 (06EPC-1436, Project No. 1005185)

I don't know when the site plan will be at DRB. I suggest you watch our weekly agendas. They are available online at cabq.gov/planning/drb or we also have them at the Front Counter at Plaza del Sol.

What project is this?

If you have appealed to City Council which, judging from the case number you have, and City Council did not rule in your favor, the only other appeal level is to district court.

-----Original Message-----

From: Bing LeRoy [mailto:bingleroy@comcast.net]
Sent: Wednesday, March 07, 2007 11:12 PM
To: Matson, Sheran A.
Subject: Question re AC-06-28 (06EPC-1436, Project No. 1005185)

Dear Ms. Matson:

I am wondering when the DRB will be hearing the plans of the Site development plan for

AC=06=28 (06EPC-1436, Project No. 1005185).

At the EPC hearing many points were left for the DRB to decide.

I am curious as to when that might be and all the rules etc. attendant to that process, especially in regard to public input and any consideration that might be given to that input.

Some things were not adequately addressed in the EPC - perhaps for good reason - but it is important that they be decided in a way open and fair to the public - especially to those numerous neighbors who object.

I have been told there is still another appeal level available to pursue - other than going to district court.

Sincerely,

Bing LeRoy
296-4575

Matson, Sheran A.

From: Matson, Sheran A.
Sent: Monday, February 26, 2007 2:59 PM
To: Bing LeRoy
Subject: Re: Site plan questions

I will attempt to answer your questions in the order you asked them.

1. Site plans are generally approved by EPC or DRB depending on the zoning, delegation in sector plans or master plans or delegation by EPC directly to DRB. So, DRB has the authority to require changes, significant & minor to site plans for which we are the approving body. In the case of EPC approved site plans, DRB is authorized to make sure EPC conditions are met and that there are no major changes to the EPC approved site plans. However, the same planner assigned to the site plan at EPC reviews the site plan submitted to DRB to make sure that the conditions are met and no significant changes occurred between EPC & DRB. The EPC planner will allow minor changes but those proposed changes must be cleared.
2. The steps to change an approved site plan are an application for an amendment to the site plan and approval by either DRB, EPC or, if the changes are minor, an application for an administrative amendment. Administrative amendments are reviewed and approved by Carmen Marrone or one of her staff for EPC approved plans and myself for DRB approved plans. The proposed amendments are reviewed by engineers where necessary. The property owner is the person to apply for a change...neighborhood associations are not eligible.
- 3, 4 & 5. Landscaping changes, roof changes and materials changes can be proposed.
6. The changes are supposed to be requested before the change is actually made. Unfortunately, this doesn't always happen.
7. Zoning Enforcement Officers are responsible for enforcement. Because of the vast number of projects under construction at any time and the limited personnel resources of the City, often complaints from neighbors or others draws attention to the problems. Construction also requires periodic & final inspections from Code Enforcement before they are given permission to occupy the development.

I hope this answers your questions.

Bing LeRoy <bingleroy@comcast.net>

02/26/2007 01:37 PM

To

Sheran Matson <smatson@cabq.gov>

cc

Subject

Site plan questions

Dear Ms. Matson -

I need some info regarding site plans and the DRB hearings. And it may be you are not the person to ask, but I do not know where to look for these rules or how strictly such rules might be interpreted.

I'm not going to forward this info' to anyone as I have inadvertently done in the past. Just need to know the rules and procedures etc. It has been discouraging to find so many things we do not know that we need to know.

We have been told many times that the site plan as approved by the EPC is the LAW. That Absolutely Nothing can be changed.

And yet, when the Glenwood Lofts were being planned, changes to the height were allowed and maybe other things - and I THINK it was after the EPC but before the DRB.

Does the DRB have any power to change site plans or requirements to them?

What steps are needed to changes a site plan?

Do changes such as increasing the amount of landscaping etc. come under these rules? In other words, can trees be added or other improvements made?

What about flat roof vs. shed roof?

Or stucco vs. brick?

Can they be made After a project is built?

How much enforcement is given to these "rules" and who enforces them?

Sincerely,

Matson, Sheran A.

From: Brito, Russell D.
Sent: Thursday, March 22, 2007 11:22 AM
To: 'Bing LeRoy'
Cc: Matson, Sheran A.
Subject: RE: MORE Re: Notice of Major Subdivision

Ms. LeRoy,

The City Planning Department is responsible for mailing notice of DRB major subdivisions to property owners within 100 feet of the site whether a neighborhood association exists or not.

Contact persons for neighborhood associations (usually the President and Vice-President) who are notified via mail are responsible for disseminating the information to their general membership.

Notification of neighborhood association representatives must be mailed prior to application. Mailed notification to property owners within 100 feet of the site is done 15 days prior to the scheduled date.

Deferrals of cases can be requested by anyone. Deferrals are granted by the DRB.

Overall, notification requirements for EPC cases and certain types of DRB cases are the same, but I urge you to communicate with Sheran Matson, DRB Chair, to get definite answers and the most accurate information about DRB notification requirements and deferral requests. She can be reached via email: smatson@cabq.gov or by phone at 924-3880.

Thank you for your interest in the City's development process.

- Russell

Russell D. Brito
Division Manager
Development Review Division
Planning Department
505-924-3337
505-924-3339 fax
rbrito@cabq.gov

-----Original Message-----

From: Bing LeRoy [<mailto:bingleroy@comcast.net>]
Sent: Wednesday, March 21, 2007 1:34 PM
To: Brito, Russell D.
Subject: MORE Re: Notice of Major Subdivision

Mr. Brito -

I've also been told that among the various forms of notification, property owners are notified of developments by having copies of the newspaper legal ads mailed to them (the adjacent property owners), as well as to neighborhood associations.

Two questions:

Who is responsible for doing this mailing of notification?

Is there a specific radius in which property owners are to be notified?

Does this radius of notification, if any, apply to owners even if a n'hood assn. exists?

I know N'hood Assns are to be notified via the two contact people - is it expected that these contact people who receive the (certified mail) notices from the developer will notify the membership of the association?

What is the time limit for notification?

Are the rules the same for DRB and also the EPC hearings?

And lastly, you mentioned that a deferral might be warranted if notice is not correct. Who requests and allows the deferral?

Sorry for the inconvenience of all the questions - apparently the notification process is not as clear cut as I had imagined!

Thank you for the information and any advice you can give!

(Ms) Bing LeRoy
296-4575

on 3/20/07 9:45 AM, Brito, Russell D. at RBrito@cabq.gov wrote:

> Ms. LeRoy,
>
> The City's Sign Posting Agreement has the following language:
>
> 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.
>
> If you feel that the posting requirements have not been met, then
> contact the Development Review Board (DRB) prior to or at the 28 March
> 2007 public meeting to inform them of your observation (photographs are
> useful for documentation). A deferral may be warranted if the applicant
> posted the sign incorrectly.
>
> - Russell
>
>
> _____
> Russell D. Brito
> Division Manager
> Development Review Division
> Planning Department
> 505-924-3337
> 505-924-3339 fax
> rbrito@cabq.gov

Matson, Sheran A.

From: Silvio Dell'Angela [dellansi@comcast.net]
Sent: Monday, April 02, 2007 11:32 AM
To: Matson, Sheran A.
Subject: Fw: The Scourge of High Density and the proposed wasteful spending of \$6.1 million of our taxes for another land purchase.



Trouble Final.pdf
(73 KB)

Sheran

FYI-self explanatory

Silvio

----- Original Message -----

From: "Silvio Dell'Angela" <dellansi@comcast.net>
Cc: "Debbie O'Malley" <domalley@cabq.gov>; <ibenton@cabq.gov>;
<kensanchez@cabq.gov>; "Sally Mayer" <smayer@cabq.gov>; "Michael Cadigan"
<mcadigan@cabq.gov>; "Martin Heinrich" <mheinrich@cabq.gov>;
<CLoy@cabq.gov>; <dharris@cabq.gov>; <bwinter@cabq.gov>; "Martin Chavez"
<martinchavez@cabq.gov>
Sent: Saturday, March 31, 2007 3:15 PM
Subject: The Scourge of High Density and the proposed wasteful spending of
\$6.1 million of our taxes for another land purchase.

> City Neighborhood Leaders
> (This e-mail sent to each of you Bcc to safeguard your identity/privacy)
>>
> As a neighborhood association president in the NE Heights, I wanted to
> share
> with you the attached newsletter "trouble alert" appeal from a very
> dedicated, hard
> working and brave neighborhood association (NA) leader to her people
> highlighting a problem that seems common to many of us city-wide. It
> discusses the encroachment of very high density developments next to or
> very
> near our formerly peaceful neighborhoods-even in the downtown,
> developments
> that clearly don't belong. You may have also read the excellent opinion
> pieces written by her that were published in the Tribune on March 1, my
> supportive letter to the editor printed several days later and her Journal
> opinion piece on March 26 concerning this development and our futility in
> getting an honest City hearing. We were opposing a November EPC approved
> proposed three story, high density town house complex planned to be put on
> the site of the old Rowland's nursery property on Montgomery Boulevard.
>
> At the March 19 City Council meeting I noted yet another futile appeal to
> the Council made by a NA to try to change or halt another high density
> development in close proximity to them. Those were the residents of the
> Clayton Heights/Lomas del Cielo NA off Gibson Boulevard that were
> seemingly
> ignored by the Council as we were one month earlier. In their case-as in
> ours, the Council chose to give full weight to the appeals made by
> Consensus
> Planning-a favored developers' agent that apparently is the company of
> choice sought out to ramrod such development through the EPC and City
> Council. The density of the development the Clayton Heights/Lomas del
> Cielo
> NA opposed was 14 units/acre development whereas in our case the developer

> got EPC approval to jam 32 town houses on only 2.1 acres of land
 > there-well
 > above the current density for this area. The city even gave a west
 > alleyway
 > to the developer to use as an access road so their buildings could be
 > built
 > right up to their west property line. It is noteworthy that Consensus
 > Planning has a number of ongoing land use contracts with the city and the
 > state-something that most citizens (except apparently those serving in the
 > Planning Department and on the Council) might consider a perceived-if not
 > actual conflict of interest. As President of EANA scarcely one mile from
 > the development, I have been working with Ms. LeRoy, other District 8 NAs
 > leaders and the District 8 Coalition since the adverse EPC decision to try
 > to get the density lowered but the ongoing almost blatant collusion
 > between
 > the Planning Department and developer is making this an almost impossible
 > task. Our EANA wasn't notified as we weren't within the arbitrarily
 > established 300 foot distance from it-deemed by the city as the only NAs
 > being "impacted." In reality we all are impacted as once one such
 > development is put in, it is then cited by the developer why others of
 > equal
 > or higher density should also be permitted nearby-the domino effect. We
 > are
 > considering filing a civil suit now something the city knows most NAs
 > cannot
 > afford to do. ✓ A City Development Review Board hearing is scheduled for
 > April 11, which will be our final attempt to obtain some relief from the
 > city. We are not optimistic since the developers know that the planners
 > will
 > protect their interests rather than the interests of the neighborhood
 > leaders who don't have the deep pockets to hire lawyers from the outset..
 > For those who are encountering these same problems, the information
 > contained herein might help you in preparing and pleading your case to the
 > EPC and Council. We really need to unify if we ever hope to put an end to
 > this collusion that is ruining our neighborhoods.
 >
 > The strategy chosen by these developers and their agents is to selectively
 > choose from the current City-County Comprehensive Plan and Planned Growth
 > Strategy only those portions that serve their purpose, ignore others that
 > do
 > not and put their personal spin-interpretation on yet others in order to
 > get
 > them approved by the EPC with the help of their Planning Department allies
 > who seemingly parrot their justifications. The goal of these two key land
 > use documents prepared years ago by the New Urbanists (NU)-the
 > self-professed "smart growth" experts is to promote these very profitable
 > high density infill developments almost indiscriminately city-wide. In
 > the
 > Comprehensive Plan you will see designations of undefined and unjustified
 > "community activity centers" at arbitrary traffic intersections whose
 > equally arbitrarily defined boundaries are cited as the areas where high
 > density should be allowed. Apparently, only the City planners can
 > arbitrarily decide the density allowed in these centers. The other tactic
 > apparently encouraged by the planners is to request that existing
 > commercial
 > and residential zones be changed to a Special Use or Mixed Use (SU, MU)
 > zone-essentially giving the developers a blank check to design to any
 > density they wish as long as they can get it through the EPC-something
 > they
 > are doing very easily. Resolution 270-1980, an alleged safeguard to NAs,
 > demands that developers provide sound justification for any requested
 > zoning
 > change. It says that any change must be "consistent with the health,
 > safety, morals and general welfare of the city" and encourage the
 > "stability
 > of existing land use and zoning." In practice, it appears that this
 > directive is almost routinely ignored with the EPC generally deferring to

> the "expert" opinions of the developer and Planning Department staffers.
> A
> speculative increase in public transit ridership is also often stated to
> justify this high density-essentially "the tail wagging the dog." The
> result of this collusion between the Planners and their high density
> developer friends is the rapid eroding of the very fabric of our once nice
> neighborhoods in order to make the developers a quick profit. What
> eventual
> crime, congestion and other problems they leave behind seems to be none of
> their concern. It's all about maximizing profits and has nothing to do
> with maintaining a high quality of life wherever they build.
>
> It's curious that the Planning Department who we naively expected to help
> us
> seem consistently on the high density NU developers' side You have noted
> however that whenever bog box retailers or other commercial property
> owners
> that they oppose want to build throughout the city, the administration and
> city council are more than happy to give our tax dollars way to buy up
> that
> property in order to prevent that development. Examples in the past have
> included the decrepit El Vado motel on Central that they wished to first
> condemn and then seize from the owner, the Ice House downtown, and most
> recently the 22 acres properly zoned for commercial development off Osuna
> where Wal-Mart wishes to now put a store. To justify this arbitrary
> spending of our tax dollars, the city's need for each respective property
> is
> fabricated at the last minute. With the Ice House, the City needed to put
> a
> teen club right in the middle of the nightclub district downtown-an area
> that some would describe as a "combat zone." In the case of the Wal-Mart
> property off Osuna, Councilor O'Malley wants to spend \$6,100,000 of our
> tax
> dollars to make it a landing patch for balloons that would be used only
> NINE
> days out of every year (weather permitting)-merely to seek favor with her
> Vista del Norte NA constituents. In an e-mail expressing my outrage with
> this proposed purchase-waste of our tax dollars to be considered by the
> Council on Wednesday April 4, I asked Ms. O'Malley, our Councilor Loy and
> the seven others, while they are at it, why not also buy the 2.1 acres on
> Montgomery from the developer for another balloon landing patch and for
> our
> use as park for the other 356 days of the year? Those of you confronted
> with the high density developments also have a right to ask the same of
> the
> city council and rightfully question whether some neighborhoods in this
> city
> are deemed more important to protect than others?
>
> While lengthy (I'm sorry), I am sending send you this information with
> hopes
> that you will join us in finally saying to this administration and Council
> that "enough is enough." Like the voter-approved transportation tax that
> the Council "arrogantly" (in Councilor Winter's words) changed on
> election-eve to fund their \$30,000,000 to (more likely) \$40,000,000 per
> mile-potentially MULTI-BILLION DOLLAR streetcar system (a change that was
> finally rescinded), the mindset of many on the Council is that as long as
> the bill's sponsor can get a quid-pro-quo agreement with at least four
> others to garner the five votes needed, they can jam any expenditure of
> our
> taxes down our throats while fabricating any fictitious reason for doing
> so.
> When it comes to keeping high density developments out of our
> neighborhoods,
> apparently that doesn't seem very important to most of our city leaders. I
> personally think a good first start in resolving this problem is to demand
> a



City of Albuquerque

Action Summary

City Council

Albuquerque/Bernalillo
County
Government Center
One Civic Plaza
Albuquerque, NM 87102

Council President, Debbie O'Malley, District 2
Vice-President, Sally Mayer, District 7

Council Members: Ken Sanchez, District 1;
Isaac Benton, District 3 ; Brad Winter, District 4;
Michael J. Cadigan, District 5; Martin Heinrich, District 6;
Craig Loy, District 8; Don Harris, District 9;

TTY Phone # - 1-800-659-8331
For Weekly Schedule of Meetings Call: 768-4777

Wednesday, February 21, 2007

5:12 PM

Vincent E. Griego Chambers
One Civic Plaza NW
Albuquerque/Bernalillo County
Government Center

- EC-07-363** Mayor's Appointment of Mr. Archie C. Garcia to the Albuquerque Development Commission
Motion: Confirm
Status: Passed
Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris
- EC-07-364** Mayor's Appointment of Mr. John Olav Johnsen to the Airport Advisory Board
Motion: Confirm
Status: Passed
Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris
- O-06-50** C/S Relating to Mobile Homes; Creating Provisions Relating to the Notification Requirements For Termination of Tenancy (O'Malley)
Motion: Postpone, due back on March 19, 2007
Status: Passed
Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris
- R-07-193** Approving a Form of Master Development Agreement For Implementation of The Mesa Del Sol Tax Increment Development Districts 1 Through 5; Repealing All Actions Inconsistent With This Resolution (Benton)
Motion: Postpone, due back on March 5, 2007
Status: Passed
Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

R-06-167 Imposing a Six Month Moratorium on The Erection of Wireless Telecommunications Facilities That Are Not Concealed Wireless Telecommunications Facilities (Harris)

Motion: *Postpone, due back on March 5, 2007*

Status: Passed

Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

AC-06-28

Bing LeRoy Appeals the Environmental Planning Commission's Approval of a Site Development Plan, Land of Edmund Rady, Located on Montgomery Boulevard NE, Between Tramway NE and Shiloh NE

Motion: *To Accept the Land Use Hearing Officer Recommendation*

Status: Passed

Votes: For: 5 - Council Members: O'Malley, Benton, Winter, Cadigan and Heinrich
Against: 4 - Council Members: Mayer, Sanchez, Loy and Harris

O-06-60 Amending ROA 1994, the Subdivision Ordinance, to Include New Definitions and Methodology Relative to Subdivision Monument Requirements and Survey Measurements (Benton)

Motion: *Do Pass*

Status: Passed

Votes: For: 8 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Heinrich, Loy and Harris
Excused: 1 - Council Members: Cadigan

R-06-141 Adjusting Fiscal Year 2006 Appropriations for Certain Funds in Program Strategies to Provide for Actual Expenditures and Adjusting Fiscal Year 2007 Appropriations (Sanchez)

Motion: *Do Pass as Amended*

Status: Passed

Votes: For: 8 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich and Loy
Excused: 1 - Council Members: Harris

R-06-169 Amending the Resolution Adopted By Bill No. F/S R-06-66 (Enactment No. R-2006-078) That Relates to a Multipurpose Corridor Study and Establishing a Moratorium on Subdivision Approvals in the Tijeras Arroyo; Extending the Moratorium (Harris)

Motion: *Do Pass as Amended*

Status: Passed

Votes: For: 9 - Council Members: O'Malley, Mayer, Sanchez, Benton, Winter, Cadigan, Heinrich, Loy and Harris

O-07-62 Authorizing the Issuance and Sale of Taxable Industrial Revenue Bond (Historic Hotel LLC Project) Series 2007 in the Principal Amount of \$8,900,000 to Provide Funds to Finance the Purchase and Equipping of a Hotel Facility (Heinrich, Harris)

Motion: *Do Pass*

Status: Passed



City of Albuquerque

Legislative File ID **AC-06-28**

Type: **Appeal** Status: **Accept**
 Enactment Date: Enactment No.:
 Title: **Bing LeRoy Appeals the Environmental Planning Commission's Approval of a Site Development Plan, Land of Edmund Rady, Located on Montgomery Boulevard NE, Between Tramway NE and Shiloh NE**
 Controlling Body: **Land Use Hearing Officer**
 Introduced: **12/18/2006** Version: **1**
 Final Action: **2/21/2007** Contact:
 Name:
 Effective Date:
 Requester:
 Sponsors:
 Attachments: **Legislative File Text
AC-28.doc**

Next Meeting:

Legislative History

Date	Acting Body	Action Taken	Motion
12/18/2006	President	Referred to the Land Use Hearing Officer	
12/18/2006	City Council	Received and Referred to the Land Use Hearing Officer	
2/21/2007	City Council	To Accept the Land Use Hearing Officer Recommendation	Pass (5:4)
2/21/2007	City Council	To Reject the Land Use Hearing Officer Recommendation	Fail (3:6)

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City of Albuquerque

Legislative File Number AC-06-28 (version 1)

INTER-OFFICE MEMORANDUM

December 13, 2006

AC-06-28 - 06EPC-01436 Project # 1005185 Bing LeRoy appeals the Environmental Planning Commission's approval of a Site Development Plan for all or a portion of Tract(s) 2-A-1, Land of Edmund Rady, located on Montgomery Boulevard NE, between Tramway NE and Shiloh NE, containing approximately 2.1 acres. (F-22) Petra Morris, Staff Planner

INTER-OFFICE MEMORANDUM

December 13, 2006

STANDING:

According to the Zoning Code Section 14-16-4-4(2) persons who have a personal or pecuniary interest or property right adversely affected by a decision or who owns a property interest within 300 feet of the subject site or an organized neighborhood association may appeal a decision. The appellant, Mrs. Bing LeRoy, does not own a property within 300 feet of the subject site, has no pecuniary or personal interest adversely affected and does not represent the views of the Glenwood Hills Neighborhood Association (GHNA). Although Mrs. LeRoy alludes to the GHNA she does not represent their official opinion nor did she represent their official opinion when she appeared in front of the Planning Commission. Mrs. LeRoy is the Vice President of the GHNA, however she is presenting her own personal opinion and not those of the GHNA, as stated in the letter from GHNA, dated December 7th 2006 (See Attachment A to the cover memo). Mrs. LeRoy was presenting her own opinion in the letter to the Commission and appearance at the November 16th EPC meeting, rather than that of the GHNA as she states in paragraph 8 of the letter of appeal.

GROUND FOR APPEAL:

The appellant is appealing the site plan for subdivision and not the zone change. Project # 1005185 was a two-part request, a zone map amendment and a site development plan for subdivision. However, the zone map amendment cannot be finalized, as the zone map amendment is contingent upon final approval of the site plan.

The appellant is appealing the site plan on the basis of height, setback and density. The appellant feels that the EPC erred in applying adopted city plans, policies and ordinances in arriving at the decision. Below are the three key points of the appellant's argument followed by response from the City of Albuquerque Planning Department:

Height:

The appellant expresses concern over the proposed height of the townhouses. The townhouses are proposed to be 3 stories, maximum height 40', except for those close to the western boundary which are 2 stories in height. The concern over height is in relation to the possible loss of views. The appellant correctly states that those most affected by the project, the adjacent property owners, have worked with the EPC applicant and the townhouses closest to them have been lowered to two stories. However, the appellant feels that those east of Tramway were not given due consideration by the Commission. For those east of Tramway, the view that would be affected would be that of the volcanoes, to the west, as the subject site is west of them. However, the properties east of Tramway are about 100 feet higher in elevation than the subject site, and therefore their view would not be affected. From Montgomery Boulevard the proposal on the subject site will obliterate views of the water tanks to the north and the back of a furniture store to the east, which is higher than the subject site. There is no City requirement to preserve views or guarantee of views for this area. Staff does not feel that the view of the mountains from Montgomery Boulevard will be markedly changed. Height for a site zoned SU1 for PRD is per the discretion of the EPC.

Density:

The majority of the appellant's concerns address density. The appellant expresses concern about the amount of traffic generated by a project of the density proposed. The EPC approved a density of 16 dwelling units per acre, which would generate less traffic than a commercial development that could be developed under the existing C2 zoning. The appellant also expresses concern that the density is not appropriate for the low-density area. The subject site is not in a low-density residential area, it is on Montgomery Boulevard, an enhanced transit corridor, and is within a Community Activity Center per the Comprehensive Plan. Such an area encourages a mix of uses and higher density housing, up to 30du per acre (this request proposes only 16du per acre). This is an appropriate location for higher density housing as it is on an enhanced transit corridor and provides a transition from the commercial area and more intensive uses and Montgomery Boulevard to the lower density residential subdivisions. The appellant discusses a possible sector plan for the District 8 area, however this has not been approved or even reviewed by the Planning Department and cannot be considered as its content is unknown and is not yet policy. The appellant states that Policy II.B.5h of the Comprehensive Plan approves up to 10du per acre, however the subject site is not primarily single-family, it is within a designated Activity Center and therefore densities up to 30du per acre are appropriate. Density for a site zoned SU1 for PRD is per the discretion of the EPC.

Setback:

The buildings will be setback at least 24' from the property line along Montgomery Boulevard - there is a 24' drive aisle between the property line and the curb of the landscaping area. The area around the townhouses and the side of the sidewalk are both landscaped. Setbacks for a site zoned SU1 for PRD are per the discretion of the EPC.

CONCLUSION:

The EPC considered all relevant information in this case as presented to them in the staff report and in the form of testimony at the hearing. They acted within their power and authority as granted them. The EPC reviewed these requests as they would for any zone map amendment, under the changed conditions criteria and more advantageous to the community criteria, and for any site development plan for subdivision hinging on such a zone map amendment request. The EPC found that the request did meet the City's requirement regarding Resolution 270-1980 and did further City goals and policies for the Established Urban Area, Transit and Transportation, and Activity Centers. The EPC did not err in applying adopted city plans, policies and ordinances. They based their decision on available facts, and did not act arbitrarily, capriciously, or manifestly abusive of their discretion. The Planning Department supports the EPC's decision and recommends denial of the subject appeal.

APPROVED:

Russell Brito, Division Manager
Development Review Division
Planning Department

x:share/council/appeals/2006/ac-06-28



Mayor Martin J. Chávez

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Planning Department

INTER-OFFICE MEMORANDUM

December 13, 2006

TO: Debbie O'Malley, President, City Council

FROM: Richard Dineen, Planning Director

SUBJECT: AC-06-28 – 06EPC-01436 Project # 1005185 Bing LeRoy, Teresa Ostrem and Lisa Childress appeal the Environmental Planning Commission's approval of a Site Development Plan for all or a portion of Tract(s) 2-A-1, Land of Edmund Rady, located on Montgomery Boulevard NE, between Tramway NE and Shiloh NE, containing approximately 2.1 acres. (F-22) Petra Morris, Staff Planner

STANDING:

According to the Zoning Code Section 14-16-4-4(2) persons who have a personal or pecuniary interest or property right adversely affected by a decision or who owns a property interest within 300 feet of the subject site or an organized neighborhood association may appeal a decision. The appellant, Mrs. Bing LeRoy, does not own a property within 300 feet of the subject site, has no pecuniary or personal interest adversely affected and does not represent the views of the Glenwood Hills Neighborhood Association (GHNA). Although Mrs. LeRoy alludes to the GHNA she does not represent their official opinion nor did she represent their official opinion when she appeared in front of the Planning Commission. Mrs. LeRoy is the Vice President of the GHNA, however she is presenting her own personal opinion and not those of the GHNA, as stated in the letter from GHNA, dated December 7th 2006 (See Attachment A to the cover memo). Mrs. LeRoy was presenting her own opinion in the letter to the Commission and appearance at the November 16th EPC meeting, rather than that of the GHNA as she states in paragraph 8 of the letter of appeal.

GROUND FOR APPEAL:

The appellant is appealing the site plan for subdivision and not the zone change. Project # 1005185 was a two-part request, a zone map amendment and a site development plan for subdivision. However, the zone map amendment cannot be finalized, as the zone map amendment is contingent upon final approval of the site plan.

The appellant is appealing the site plan on the basis of height, setback and density. The appellant feels that the EPC erred in applying adopted city plans, policies and ordinances in arriving at the decision. Below are the three key points of the appellant's argument followed by response from the City of Albuquerque Planning Department:

Height:

The appellant expresses concern over the proposed height of the townhouses. The townhouses are proposed to be 3 stories, maximum height 40', except for those close to the western boundary which are 2 stories in height. The concern over height is in relation to the possible loss of views. The appellant correctly states that those most affected by the project, the adjacent property owners, have worked with the EPC applicant and the townhouses closest to them have been lowered to two stories. However, the appellant feels that those east of Tramway were not given due consideration by the Commission. For those east of Tramway, the view that would be affected would be that of the volcanoes, to the west, as the subject site is west of them. However, the properties east of Tramway are about 100 feet higher in elevation than the subject site, and therefore their view would not be affected. From Montgomery Boulevard the proposal on the subject site will obliterate views of the water tanks to the north and the back of a furniture store to the east, which is higher than the subject site. There is no City requirement to preserve views or guarantee of views for this area. Staff does not feel that the view of the mountains from Montgomery Boulevard will be markedly changed. Height for a site zoned SU1 for PRD is per the discretion of the EPC.

Density:

The majority of the appellant's concerns address density. The appellant expresses concern about the amount of traffic generated by a project of the density proposed. The EPC approved a density of 16 dwelling units per acre, which would generate less traffic than a commercial development that could be developed under the existing C2 zoning. The appellant also expresses concern that the density is not appropriate for the low-density area. The subject site is not in a low-density residential area, it is on Montgomery Boulevard, an enhanced transit corridor, and is within a Community Activity Center per the Comprehensive Plan. Such an area encourages a mix of uses and higher density housing, up to 30du per acre (this request proposes only 16du per acre). This is an appropriate location for higher density housing as it is on an enhanced transit corridor and provides a transition from the commercial area and more intensive uses and Montgomery Boulevard to the lower density residential subdivisions. The appellant discusses a possible sector plan for the District 8 area, however this has not been approved or even reviewed by the Planning Department and cannot be considered as its content is unknown and is not yet policy. The appellant states that Policy II.B.5h of the Comprehensive Plan approves up to 10du per acre, however the subject site is not primarily single-family, it is within a designated Activity Center and therefore densities up to 30du per acre are appropriate. Density for a site zoned SU1 for PRD is per the discretion of the EPC.

Setback:

The buildings will be setback at least 24' from the property line along Montgomery Boulevard - there is a 24' drive aisle between the property line and the curb of the landscaping area. The area around the townhouses and the side of the sidewalk are both landscaped. Setbacks for a site zoned SU1 for PRD are per the discretion of the EPC.

CONCLUSION:

The EPC considered all relevant information in this case as presented to them in the staff report and in the form of testimony at the hearing. They acted within their power and authority as granted them. The

Debbie O'Malley
AC-06-28
December 13, 2006
Page 3 of 3

EPC reviewed these requests as they would for any zone map amendment, under the changed conditions criteria and more advantageous to the community criteria, and for any site development plan for subdivision hinging on such a zone map amendment request. The EPC found that the request did meet the City's requirement regarding Resolution 270-1980 and did further City goals and policies for the Established Urban Area, Transit and Transportation, and Activity Centers. The EPC did not err in applying adopted city plans, policies and ordinances. They based their decision on available facts, and did not act arbitrarily, capriciously, or manifestly abusive of their discretion. The Planning Department supports the EPC's decision and recommends denial of the subject appeal.

APPROVED:

Russell Brito, Division Manager
Development Review Division
Planning Department

x:share/council/appeals/2006/ac-06-28



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 17, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005185***
06EPC-01435 Zone Map Amendment
06EPC-01436 EPC Site Development Plan-
Subdivision

W Investments LLC
11101 Anaheim Ave. NE
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Tract(s) 2-A-1, **Land of Edmund Rady**, a zone map amendment from C-2 to SU-1 for PRD, located on MONTGOMERY BLVD. NE, between TRAMWAY NE and SHILOH NE, containing approximately 2.1 acres. (F-22) Petra Morris, Staff Planner

On November 16, 2006 the Environmental Planning Commission voted to approve Project 1005185/06EPC 01436, a Zone Map Amendment, from C2 to SU1 for PRD, for the approximately 2.1 acre NW portion of Lot 2-A-1, Land of Edmund Rady, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Zone Map Amendment from C2 to SU1 for PRD for the approximately 2.1 acre NW portion of Lot 2-A-1, Land of Edmund Rady, 12401 Montgomery Blvd. NE, the subject site.
2. The subject site is a portion of 2.1 acres and is located near the northwest corner of the intersection of Tramway Blvd. and Montgomery Blvd.
3. The subject site is located within the Established Urban Area of the Albuquerque/Bernalillo Comprehensive Plan. There are no governing Area Plans or Sector Development Plans.
4. The request supports Comprehensive Plan Policies II.B.5e, 5h, 5k, 5o, Transit II.D.4c and Activity Center II.B.7 Goal because the request will provide a transition from the more intense commercial uses on Tramway to the residences to the west, will be a less intensive use than is currently there, will encourage mass transit ridership by locating so close to a transit stop and on an Enhanced Transit Corridor and is an infill redevelopment opportunity.

5. The request is justified per *Resolution 270 1980* because there are changed neighborhood conditions (1002457) and it would be more advantageous to the community as articulated in the Comprehensive Plan. The request would create a "spot zone" however it is a justified "spot zone" as it furthers goals and policies in the Comprehensive Plan. This provides a transition from a more intense commercial use on Tramway to the residents on the west and a less intense use than what was permitted under the C-2 zoning.
6. The Eldorado Heights Neighborhood Association, Glenwood Hills Neighborhood Association and S.Y. Jackson Neighborhood Association were notified of the request. A facilitated meeting was recommended and was held on Wednesday November 1, 2006. Staff has received one group letter of support from adjacent property owners and no adverse comments. There is no known opposition to the request.

CONDITIONS:

1. The applicant shall replat at the DRB per the accompanying site plan for subdivision (Case no. 06 EPC 01436).
 2. The applicant shall provide proof of a access easement from the City that allows use of the western drive aisle by residents of the development. The replat shall reflect the property conveyance and easements described in the warranty deed from 1964.
-

On November 16, 2006 the Environmental Planning Commission voted to approve Project 1005185/ 06EPC 01436, a Site Development Plan for Subdivision, for Lot 2-A-1, Land of Edmund Rady, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Site Development Plan for Subdivision for Lot 2-A-1, Land of Edmund Rady, 12401 Montgomery Blvd. NE, the subject site.
2. The subject site is a portion of 2.1 acres and is located near the northwest corner of the intersection of Tramway Blvd. and Montgomery Blvd.

3. The request supports Comprehensive Plan Policies II.B.5e, 5h, 5k, 5o, Transit II.D.4c and Activity Center II.B.7 Goal because the request will provide a transition from the more intense commercial uses on Tramway to the residences to the west, will be a less intensive use than is currently there, will encourage mass transit ridership by locating so close to a transit stop and on an Enhanced Transit Corridor and is an infill redevelopment opportunity.
4. The Site Development plan for Subdivision accompanies the zone map amendment from C2 to SU1 for PRD request (Case no. 06 EPC 01435).
5. The Eldorado Heights NA has expressed concern regarding heights, density and traffic. Areas of concern expressed at the facilitated meeting were height and traffic. However, the neighborhood associations expressed support of the proposed residential use. Staff has received one group letter of support from adjacent property owners and no adverse comments. There is no known opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:**
Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- b. Re-align west site drive to Montgomery median opening (may require center median adjustments).
 - c. Consideration should be given to reconfiguring the western row of lots to minimize potential vehicle conflicts anticipated along this driving aisle.
 - d. Provide cross access to Tract 2 as identified on site plan.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Platting must be a concurrent DRB action.
4. The applicant shall re-plat the site at the DRB level.
 5. The 6' wide concrete crosswalk shall be colored, tinted and textured in a contrasting manner.
 6. The applicant shall add a note addressing responsibility for maintenance of the landscaping and drive aisles.
 7. The garage doors shall be varied in design do improve the visual impact from the street/drive aisles.
 8. The applicant shall change Signage bullet 2 on page SDP 4 to read "shall be of monument type" rather than "shall be of wall mounted monument type" to match with sign note on page SDP1.
 9. As agreed to by the applicant the Type A units are limited to as prescribed in the submission (two stories) in height. The applicant shall add a note to address this.
 10. Ownership and status of the 20-foot access easement property shall be clarified and accurately noted on the Site Development Plan for Subdivision and the corresponding subdivision plat prior to final sign off at the DRB.
 11. The applicant shall provide proof of a access easement from the City that allows use of the western drive aisle by residents of the development. The replat shall reflect the property conveyance and easements described in the warranty deed from 1964.
 12. Note 62 on the site development plan shall read new 6 foot high open rail tube steel security fence with powder coated finish.
 13. Design of the pergola will be provided with the submission of the site plan for building permit.
 14. At DRB the applicant shall provide open space calculations for the site.

OFFICIAL NOTICE OF DECISION
NOVEMBER 16, 2006
PROJECT #1005185
PAGE 5 OF 6

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 1, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



Richard Dineen
Planning Director

umbrellas Monday as a spring storm dumped two-tenths of an inch of rain. Stormy weather, which began late Friday, is the first measurable

DEAN HANSON/JOURNAL

use — although there was no legal requirement — to identify themselves at New Mexico polling places.

The state spent close to \$1 million to mail out the cards to its roughly 1 million voters in the 2006 election year.

Many cards were mailed late and arrived weeks after the June primary election. Many cards also were fraught with errors, mailed to the wrong address or even sent to dead people.

About 200,000 cards were eventually returned to the Secretary of State's Office as undeliverable.

Republicans criticized the cards' distribution last year under then-Secretary of State Rebecca

See **VOTER** on **PAGE A6**

FIGHTING CHANGE

4/10/07

■ Housing project gets green light, but some still say it doesn't fit in

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Albuquerque Journal

BY LLOYD JOJOLA
Journal Staff Writer

At the old Rowland Nursery site on Montgomery near Tramway NE, a 32-townhome development with buildings as tall as 40 feet is set to rise.

Developers proudly describe the planned homes as "northern New Mexico vernacular" architecture and an appropriate residential addition to the area.

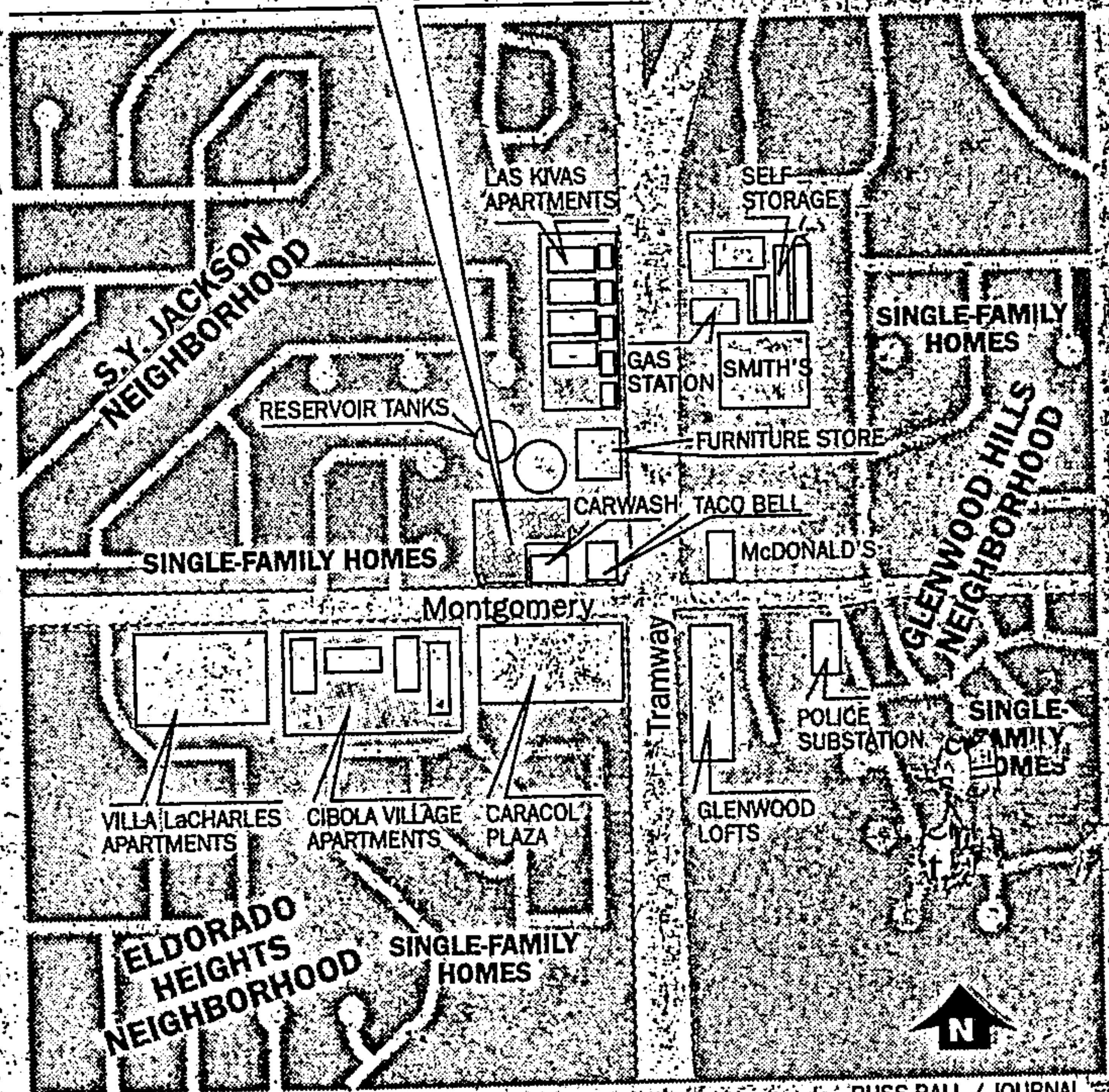
They say theirs is an attractive development with green-space that will provide a better transition between the commercial property on Tramway and single-family homes on the west.

But not everyone likes the project.

Gone, some contend, will be the view of the mountains looking east or "the view of the western horizon completely" as one concerned resident put it.

Critics also say that 32 units

FORMER ROWLAND SITE



RUSS BALL / JOURNAL

is too much density for the 2.1-acre site, that the project sits too close to the street, and that it doesn't fit the neighborhood.

The developers counter that the site had been zoned commercial, which would have allowed more intense develop-

ment like a drive-through to be built.

Instead, they sought to have it "down-zoned" and have held several meetings to address neighborhood concerns.

See **NEIGHBORS** on **PAGE A6**



gling' dates

checks have become practice in romance **A3**

HER		F4
B3	METRO & N.M.	C1-3
D6-9	MOVIES	D10
E1-F2	NEWSMAKERS	D10
C4	OBITUARIES	F3
B3	SCHOOLS	B1
NG D10	SPORTS	D1
B3	STOCKS	D7
A7-9	TV	F4
B3	YES	B4
F2	WEATHERLINE	
A2		821-1111

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Neighbors Fighting Plans

from PAGE A1

Agree or disagree with the project, "Cielo Vista" is another example of residents fighting projects they don't like — even if the projects appear to meet zoning and legal requirements.

Neighbor complaints

The rezoning and site development plan were approved by the city's Environmental Planning Commission, and the City Council upheld the decision to approve the site plan.

But that hasn't quieted critics, and there is a move afoot to impose a moratorium on similar projects until new rules can be crafted.

"I think we think (Cielo Vista's) just not going to be in keeping with the neighborhood," said Virginia "Bing" Leroy, a Glenwood Hills Neighborhood Association vice president.

The project isn't in Glenwood Hills, which is separated from the site by Tramway NE and several businesses.

Leroy and others say the project might fit in an urban core, but is inappropriate for the area — and fear it could usher in similar proposals.

"It's a legitimate concern not only in District 8, but elsewhere," said Silvio Dell'Angela, head of the Eisenhower Area Neighborhood Association, which is not in the immediate vicinity of the site, but to the northwest. "Once it gets in, then the agents use those developments as precedents for other developments. And all of a sudden you have these very profitable-to-developers, high-density developments thrust into low-density areas."

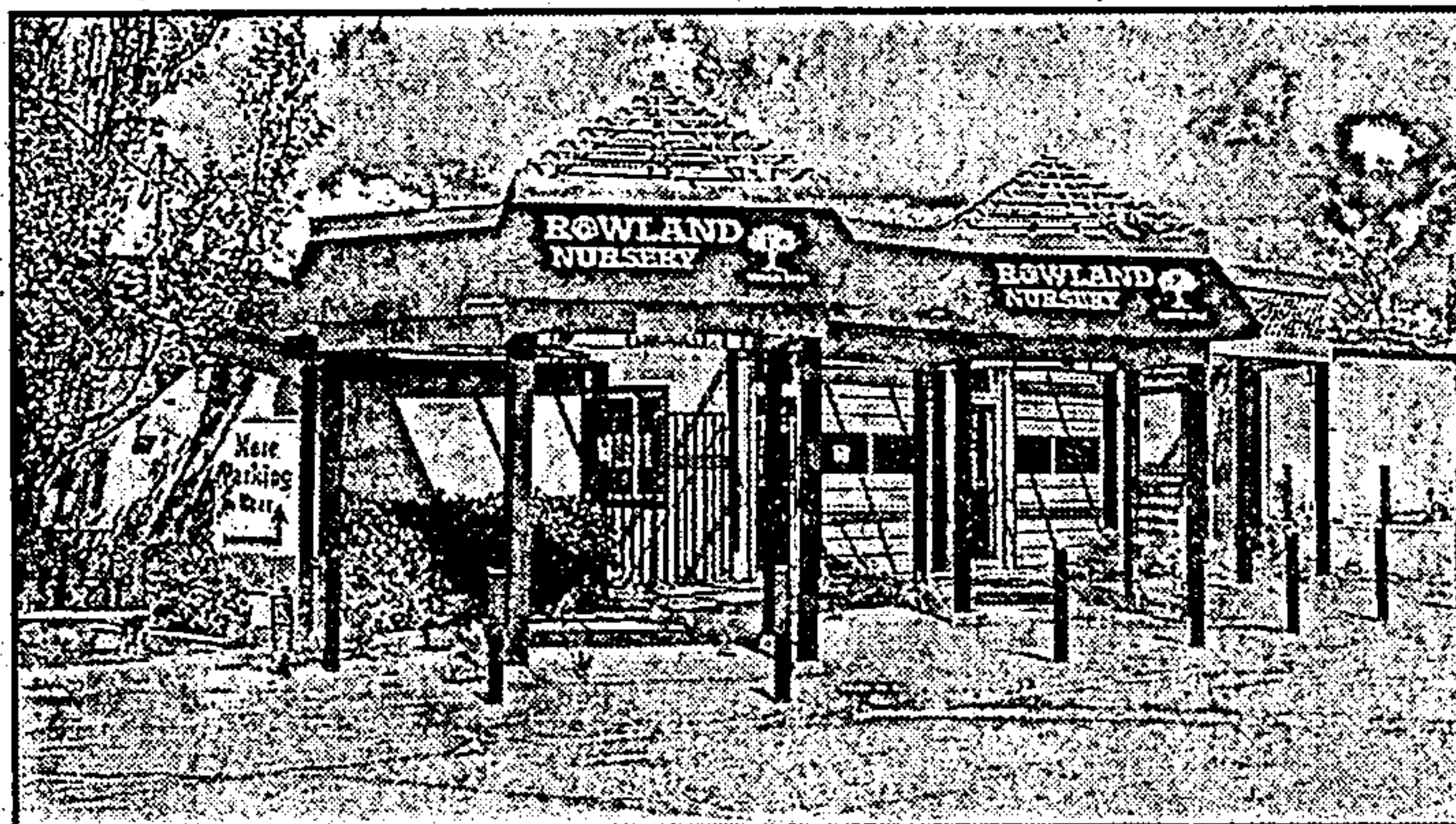
At least two city councilors say it's time to slow down and listen to those concerns.

City Councilor Craig Loy, whose district includes the old Rowland site, introduced a measure now working its way through the council that pro-



ADOLPHE PIERRE-LOUIS/JOURNAL

A new office building near Eubank and Layton doesn't sit well with some.



Plans to redevelop the old Rowland Nursery at Montgomery and Tramway into townhomes are being met with opposition from some residents.

couple developments, including the old nursery site, prompted the measure.

Another was an office building recently built at Eubank and Layton NE. Critics say it is too close to the street and possibly too tall. The lack of notification that the building was going up was another concern raised.

"The building at Layton and Eubank is a beautiful building," Loy said, "and I think with some adjustments, per-

mercial area.

"It's completely legal," Mayer said of the new building at the old Baldrige Lumber site on Indian School. "But I just got so many complaints. It just totally looks out of place."

Mayer said constituents in her district, as well as those in Loy's, equate the Northeast Heights with "a more suburban lifestyle."

The question, she asked, is "how do you protect their sub-

approval stated that the site "is not in a low-density residential area, it is on Montgomery Boulevard, an enhanced transit corridor, and is within a Community Activity Center per the Comprehensive Plan. Such an area encourages a mix of uses and higher density housing ..."

The commission approved the developer's request for a zone change from commercial to special use for planned residential when it approved the site plan.

"The property has been down-zoned," said Jim Wible of W Investments LLC, the property owner.

"So the property is a less intensive use under our plan than (under) its previous zoning, which was C-2 straight commercial."

Under that zoning, Wible said a 24-hour retail outlet of any kind, with a drive-through, was possible at the site without neighborhood input. He said the development team has "been following the rules to the letter. We have worked very closely with the most impacted neigh-

The measure would allow time to come up with development guidelines in the study area.

Loy said it is not his intent to stop projects already "in the process," and the bill would not affect the townhomes project at the Rowland site.

"The moratorium would just kind of give us an opportunity to look at what potential developments are going to occur and say, 'We don't want these,'" Loy told the Journal. "It could lead to certainly a change in zoning up here in the northeast, in District 8, or even maybe a permanent moratorium on something."

Loy said complaints over a

Eubank site was properly zoned and no variance or neighborhood notification was needed, Loy said.

Loy's bill, now being reworked in the Land Use, Planning and Zoning Committee, is on Wednesday's agenda. It is expected to be discussed, but deferred.

It's similar to a moratorium recently sponsored by City Councilor Sally Mayer and adopted by the council.

Mayer said construction of a three-story commercial building nine feet from the sidewalk on Indian School, just east of Wyoming, moved her to introduce legislation that covered her district, except for the Uptown com-

Single-family homes about the old Rowland site to the west, but other immediate neighbors include a carwash and fast-food restaurant, a city water reservoir and a furniture store.

It is located west of the busy intersection of Tramway and Montgomery NE.

The Glenwood Lofts — another townhome development — sit on the southeast corner of the intersection, and a commercial plaza sits on the other side of Montgomery to the south. There are two multilevel apartment complexes to the southwest along Montgomery.

The city Planning Department is defending the

east.

At least seven people who live in the S.Y. Jackson area adjacent to the site on the west side signed a letter to the EPC in support of the project.

"We recognize that this parcel could be developed differently and in ways that would not be beneficial to our family environment and property values," they wrote.

LeRoy and others appealed the planning commission's approval of the site plan.

The City Council, by a 5-4 vote, accepted the recommendation of the city's Land Use Hearing Officer and denied the appeal in February.

Wible declined to say when construction could begin.

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7, 2007

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ional Laboratories' Environmental Restoration
Environmental Restoration Program (ERP).

6:00 P.M. - 7:00 P.M.

Carl Lanz - Kirtland AFB

Update

E)

Dave Johansen - United States
Army Corps of Engineers
(USACE) - Omaha District

D)

Jeff Minchak - CH2M HILL

Carl Lanz - Kirtland AFB

s (SWMUs)

Public

7:00 P.M. - 8:00 P.M.

John Gould - DOE

John Gould - DOE

Paul Freshour - SNL

John Gould - DOE

RMATION CONTACT:

Carl Lanz
Restoration Chief
377th MSG/CEVR
2050 Wyoming Blvd SE, Suite 118
Kirtland AFB, NM 87117-5270
(505) 853-6534



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Visit www.SafeHarborStudy.com or call 1-866-993-9943.



4/2

Villa Loma

~~Holly Bluffs~~

Jack held on
to access from commercial

Bryna Hallway

Banking -

OS color - Sheet 2

Blvd Del Anzales

• traffic

• entrance of alley

Townhomes Will Improve NE Neighborhood

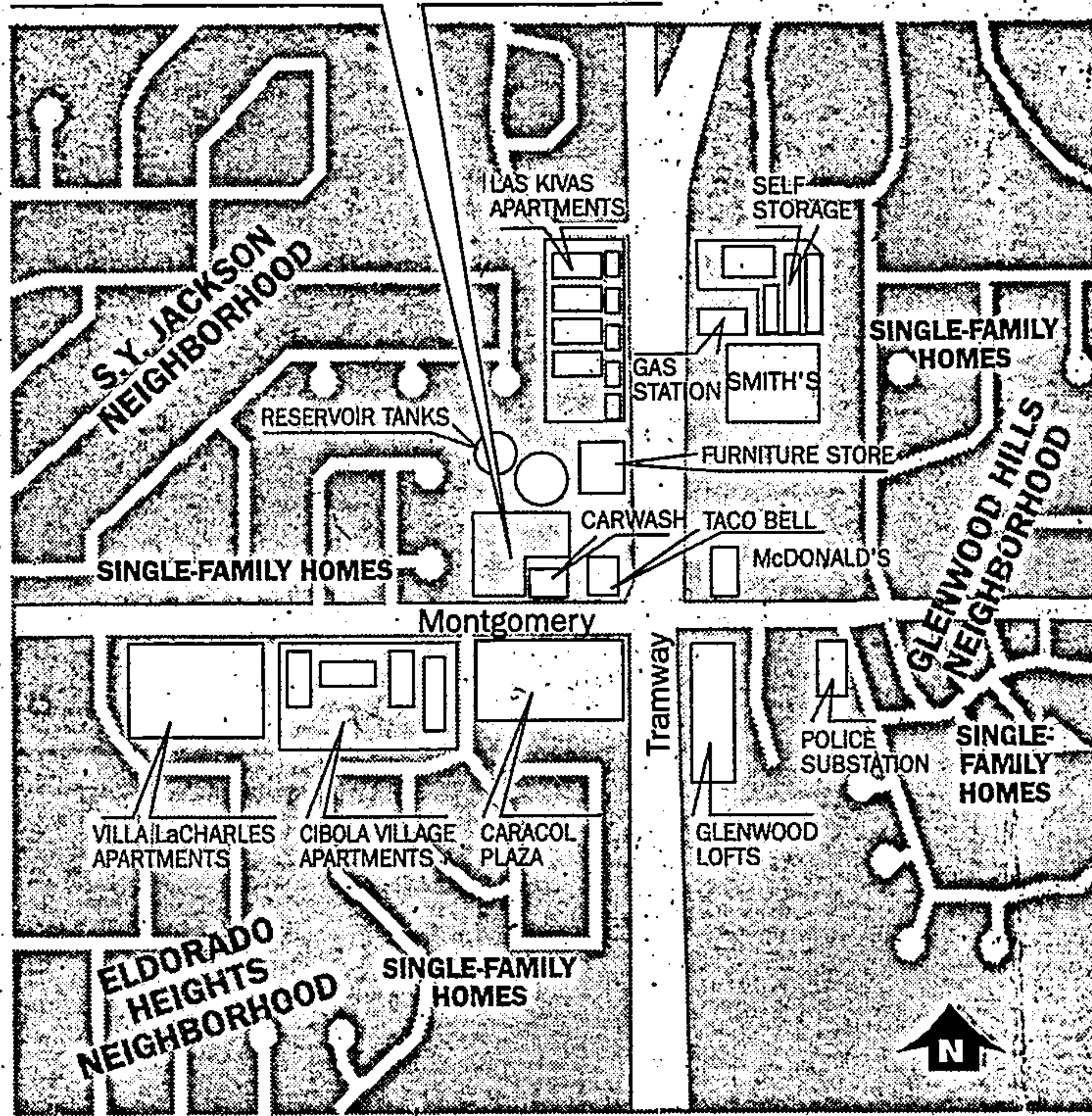
BY JON BARELA
Villa Loma Builder

In response to the commentary "Plans for Rowland Site Sowing Some Ill Will" by Glenwood Hills resident Bing Leroy, I want to set the record straight. I am the neighborhood builder proposing to convert the former Rowland's Nursery site near Tramway and Montgomery into 32 luxury townhomes, "Villa Loma."

Villa Loma will sit in front of two large city reservoirs (one of which is approximately 40 feet in height) and the back of an Ethan Allen furniture store. Two- and three-story townhomes will be built around a common landscaped area with trees, benches and a pergola. The townhomes will be set back from Montgomery Boulevard between 26 and 60 feet and will be placed at an angle to create a varied setback and pleasing visual effect. There will be landscaping and new trees planted along Montgomery Boulevard, enhancing the current streetscape.

There will not be an unsightly perimeter wall along Montgomery, which is typical of other housing developments along major thoroughfares. The homes located on the western edge of the property will be two stories in height since they are the closest to the existing residences. While there are only 32 homes, we have come up with four different designs in order to provide for variety within

FORMER ROWLAND SITE



RUSS BALL / JOURNAL

the neighborhood.

In order to undertake our project, we asked to downzone the property from Community Commercial (C-2), which allows a variety of intense commercial ranging from 24-hour fast-food restaurants to an all-night gas station and convenience store and office uses. C-2 zoning has no required setback along Montgomery, and much taller structures could have been built compared to our request for SU-1 for

Planned Residential Development.

The SU-1 zoning is far more restrictive than C-2 and is controlled by a site plan. Residential development generates significantly less traffic than a commercial project and the proposed density of 16 houses to the acre provides an excellent transition from the existing commercial uses to the single family neighborhood to the west.

The project will be responsi-

ble for improvements to the existing median opening and sidewalk, which, we understand, is a safety problem in its current state.

As builders of homes within and adjacent to existing neighborhoods, we recognize that people who buy our homes will become a part of the neighborhood, so we initiated an interactive dialogue early and often. As an integral part of the design process, we had seven meetings with individual neighbors, groups of neighbors, and all three recognized neighborhood associations including Glenwood Hills, S.Y. Jackson and Eldorado Heights. One of these was a meeting facilitated by a neutral facilitator, hired by the city, to run the discussion.

In a letter presented at the facilitated meeting one of the immediate neighbors stated: "I believe this project will actually increase property values in this neighborhood. It has been a pleasant experience dealing with this group."

In fact, it was after discussions with the immediate neighbors to the west that we further reduced density from the original plans. Our shared ideas resulted in a better site plan for us and the neighborhood.

As for concerns over height and density, Villa Loma actually reduces density in the general area. There are apartments across the street and to the

northeast of our property. On Tramway, not far from the site, there are multi-story office buildings, assisted living units and condominiums. Many of those are taller than three stories and tower over what we intend to build.

We could have chosen to place apartments, condominiums, or some other intense commercial use on the land. Instead, we seek to create a very livable community centered around green space and convenient to the city's transportation infrastructure. Our project will also hide the less-than-attractive city reservoirs clearly visible from Montgomery and Tramway.

As a part of the planning process, it is our burden to demonstrate why the zoning should be changed and (that) the project helps to implement policies adopted by the city. City staff, Environmental Planning Commission and the land use hearing officer all supported the request and agreed that the project was justified and followed city goals and policies. As responsible community builders, we take it upon ourselves to understand the city's goals, hire the best architects, engineers and planners, and work with the neighbors to design a project that not only meets but exceeds the requirements in order to achieve an excellent design.

The opponent of this project would have you believe:

▪ The city staff, Environmental Planning Commission (nine citizens who volunteer their time to review projects), the land use hearing officer (an independent attorney hired by the city to review objections to projects) and the City Council are all wrong. In fact, these individuals are experienced, hard-working people who know what they are doing and do what they think is best for Albuquerque.

▪ That seven neighborhood meetings does not allow for input into the process.

▪ Three public hearings before three different bodies within government are not enough.

▪ The citizens in our community are apathetic and have not made their voices heard.

▪ That neighbors who live over a mile away should have a more important voice than those who live adjacent to the project.

Our neighborhoods are constantly changing. We seek to be on the positive side of change by building Villa Loma. This project will enhance the area, blend in nicely with existing residences and businesses, and provide its residents with a high-quality product.

We seek to be good neighbors ourselves and remain on that positive side of change.

Jon Barela is an attorney, has chaired many philanthropic, business and policy groups in New Mexico, and is a partner in W Investments.

Drive-Time Talk Jock Tunes in to Massive Backlash

WASHINGTON — What would possess nappy-headed radio host Don Imus to think "nappy-headed hos" was an amusing way to describe the Rutgers University women's basketball team? Why would it occur to him to say such a thing even in private conversation, much less to millions of listeners on CBS Radio and the MSNBC cable network?

The simple answer would be — all together now — racism.

EUGENE ROBINSON



Syndicated Columnist

I'd shed no tears if Imus were compelled to retire to his ranch and regale the livestock with late-breaking opinions.

In a sense, that's one reason for his current predicament.

describe any women?

The word is an abbreviation of "whore" that was introduced to the popular lexicon by hip-hop music and now appears to have become firmly established. We know what the word used to mean, but it's not so clear just what it means now.

Rappers use it as basically a synonym for "woman," but their lyrics are so obsessed with sex that the word retains the connotation of loose morals.

The word is often used these days in contexts where that sexual connotation is ignored. It's still there, though.

It's easy to surmise that Imus came out with the word "ho" because hip-hop is an African-American art form and he associated the word with black women. He knew nothing about those women from Rutgers, except that they were black. It's hard to imagine him describing, say, a Swedish bas-

ketball team as a bunch of "stringy-haired hos."

That's something for Imus to think about as he performs the ritual public examination of his soul — and fights to keep his job. Meanwhile, the rest of us should banish that hateful word "ho" from the language.

Email: eugenerobinson@washpost.com; copyright, Washington Post Writers Group

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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)
- L A 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.

Paul Murtagh 459-2241

APPLICANT INFORMATION:

NAME: W Investments, LLC PHONE: 505-400-6857
 ADDRESS: 1101 Anaheim Ave NE FAX: _____
 CITY: ABQ STATE NM ZIP 87122 E-MAIL: jwible@comcast.net
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval
(fbka Villa Loma Estates)

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. Lot 2-A-1 Block: _____ Unit: _____
 Subdiv. / Addn. Land of Edmund I. Rady
 Current Zoning: C-2 Proposed zoning: SUI for PRD
 Zone Atlas page(s): F-22 No. of existing lots: 1 No. of proposed lots: 38
 Total area of site (acres): 2.6337 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 102206148102040111 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd. NE
 Between: Tramway Blvd. NE and Shiloh Place NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-1255-1;
ZA-88-136; Z-1413; 06EPC-01435; 06EPC-01436; 1005185

Check-off if project was previously reviewed by Sketch/Plat Plan?, or Pre-application Review Team?. Date of review: 01/03/07

SIGNATURE Scott M. McGee DATE 3/2/07
 (Print) Scott M. McGee 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	Action	S.F.	Fees
<u>07DRB-00262</u>	<u>PP</u>	<u>5(2)</u>	<u>\$135.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CNE</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$1230.00</u>

Hearing date 03/28/07

Sandy Handley 03/02/07

Project # 1005185

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 (11" x 17" maximum) *see letter*
 - 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
 - NA* 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.

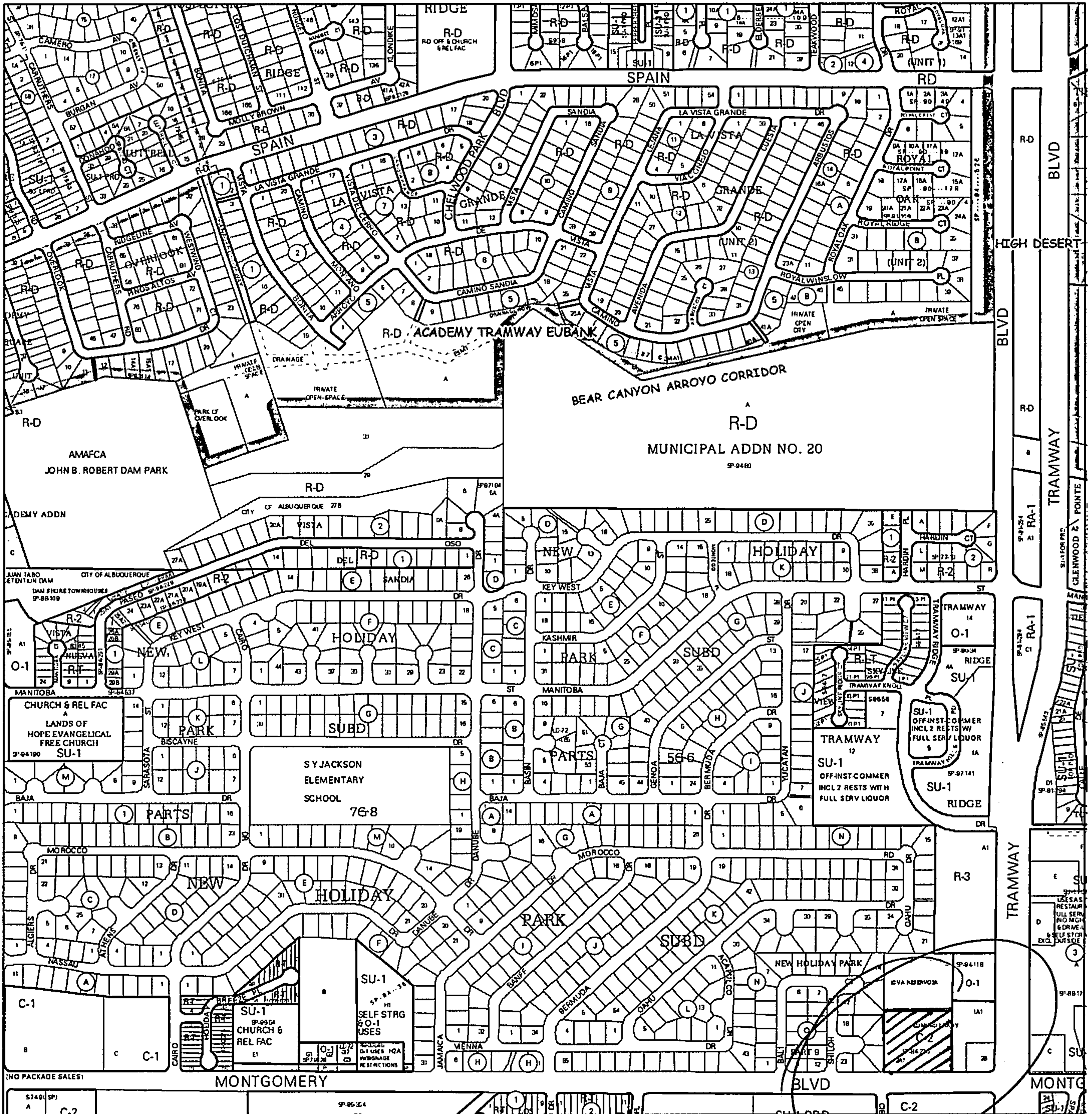
Scott M. McGee
Scott M McGee Applicant name (print)
3/2/07
 Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - 00262

Sandy Handley 03/02/07
 Planner signature / date
Project # 1005185



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

City of ALBUQUERQUE
AGIS
Albuquerque Geographic Information System
Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-22-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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 2, 2007

Ms. Sheran Matson, DRB Chair
Development & Building Services
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: Villa Loma Estates
DRB No. 1005185**

Dear Ms. Matson:

This application for preliminary plat covers a 2.63-acre site previously developed as a Rowlands Nursery. The Site Development Plan for building permit was heard by the EPC on November 16, 2006 and a subsequent appeal was recently denied by the City Council. Thirty-two residential units are proposed as a mix of both 2 and 3-story units.

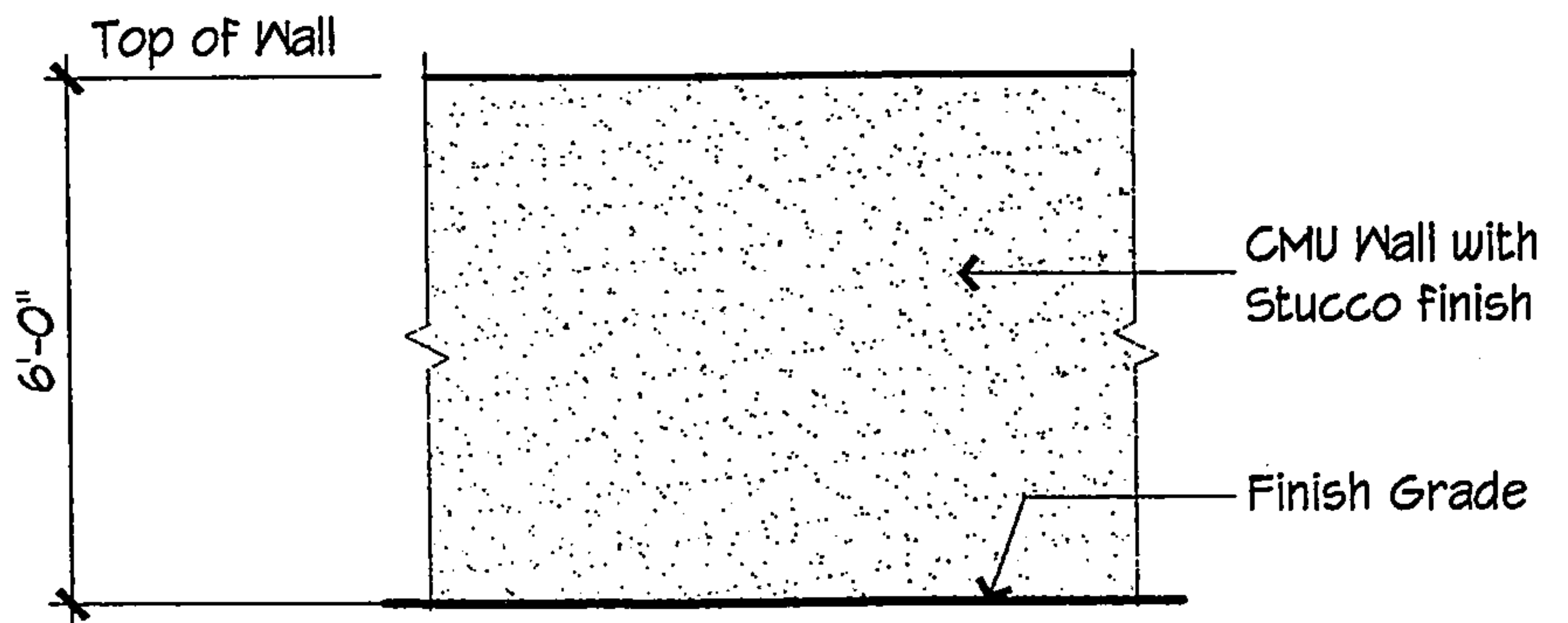
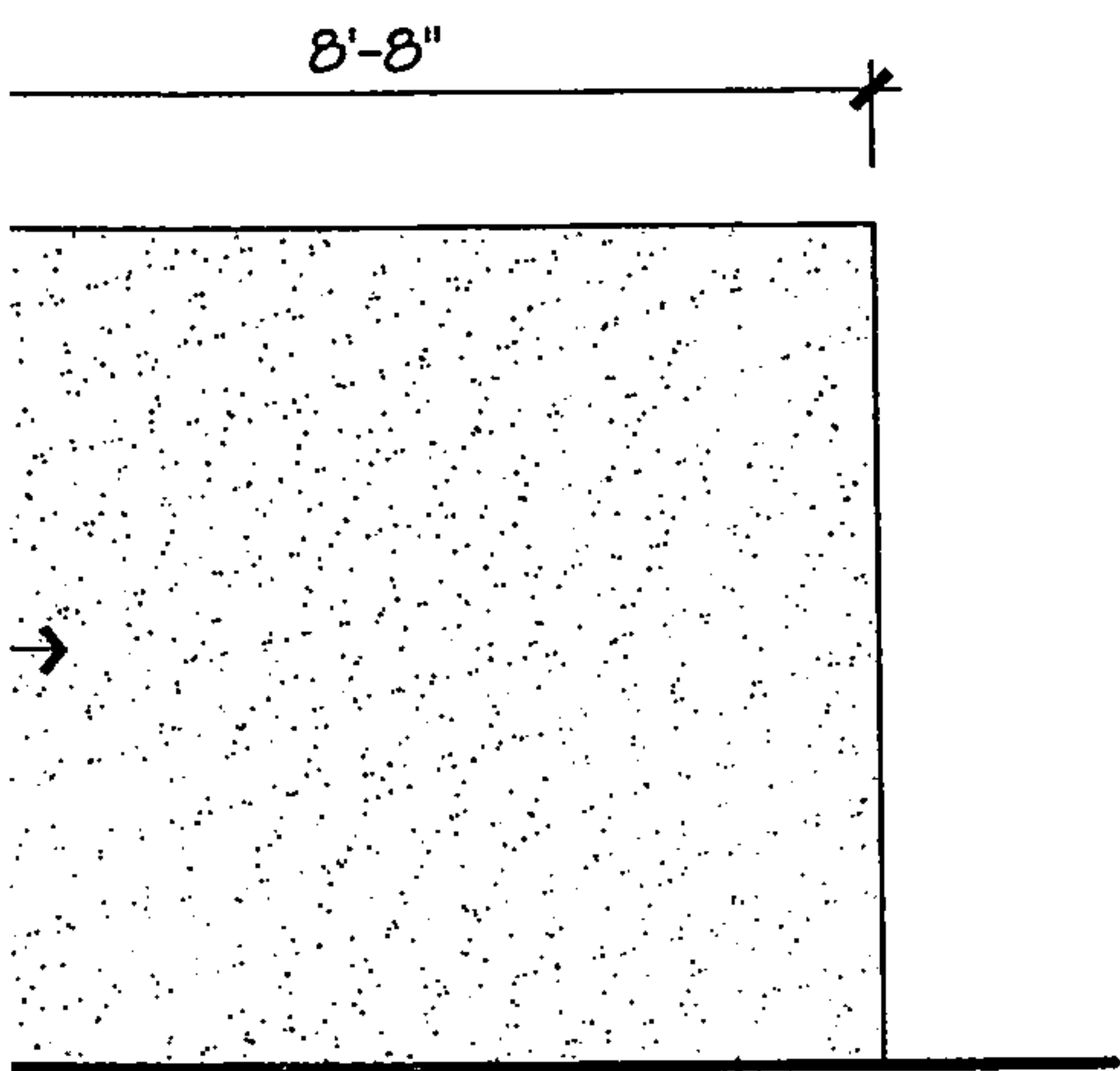
A stucco wall detail and Architectural design requirements are included (from the SDP building permit submittal). The existing wall located 20 feet west of the west property line is proposed to be stuccoed. The only proposed perimeter wall runs along the north boundary and abuts the Kiva Reservoir site. No other perimeter walls are proposed.

Please contact me with any questions.

Sincerely

ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE
SMM/rtl



E4 CMU Site Wall
Elevation

1/4" = 1'-0"

nts

Architectural Design Requirements

Cont.:

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Walls/Fences:

Perimeter walls and fencing are allowed on the property. However efforts shall be made to lessen the visual impact of the walls or fencing through use of landscaping, and the design and location of openings.

- Unfinished block walls, barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- Perimeter and security fences shall be painted tube steel with vertical pickets to complement the color and architectural character of the buildings.
- Acceptable materials for perimeter and yard walls include masonry block (with decorative finish), block with stucco, split face block, stone and painted tube steel. A combination of fence and/or wall is acceptable.
- Perimeter walls and fences, if used, shall include pedestrian openings at key locations within the development to ensure convenient access to adjacent commercial activities.
- The maximum height of perimeter walls and fences shall not exceed 6 feet in height.
- Clear sight distances shall be maintained at all driveway/entrance locations.
- Perimeter walls and fences, if used, shall be designed to be architecturally coordinated with the buildings they serve.

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Pedestrian Movement & Amenities:

The Site design encourages free pedestrian movement between all areas and buildings. Connectivity of site elements within the project and to the public access points are enhanced by the use of cross walks at key vehicle intersection points and Handicap accessible routes.

The creation of a pedestrian-friendly environment in the form of a centralized common open space courtyard will provide a central amenity for all residents to share. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities, including benches, plazas, walkways, landscaping, signage and lighting. Other objectives include providing shaded walkways, and separating pedestrian and vehicular circulation systems in order to reinforce the courtyard character of the project and minimize conflict between people and cars. The use of alternative paving material for pedestrian pathways is encouraged but is not mandatory.

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Trails and Sidewalks

Public and private walks provide important connectivity within the project as well as and out of the site.

- All private trails and paths shall be soft surface, with a minimum of 5'-0" width. The use of asphalt is discouraged. Concrete or compacted crusher fines with stabilizer are acceptable materials.
- All hard surface pedestrian paths shall be designed to be handicapped accessible, except where topography makes this unfeasible.
- Pedestrian crossings shall be clearly demarcated with contrasting paving treatment.
- Secure bicycle storage racks shall be conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided.
- Although there are no public trails or open space on or adjacent to the property, the site design must include pedestrian paths and trails that enable

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n of these

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: Villa Loma Estates

AGIS MAP # F-22

LEGAL DESCRIPTION: Lot 2-A-1
Land of Edmund I. Rady

 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 ~~10/17/06~~ 3/2/07 date].

Ruth Lopez
Applicant/Agent for Isaacson + Artman, P.A.

3/2/07
Date

Hydrology Division representative

Date

 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 10/4/06 [date].

Ruth Lopez
Applicant/Agent for Isaacson + Artman, P.A.

3/2/07
Date

Utilities Division representative

Date

DRB- _____ - _____

CITY OF ALBUQUERQUE



October 25, 2006

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe NE
Albuquerque, NM 87108

Re: Rowland Site Townhomes, Engineer's Stamp dated 10-17-06 (F22/D25)
Lot 2A1 of the Lands of Edmund I. Rady

Dear Mr. McGee,

Based on the information contained in your Conceptual Grading and Drainage Plan received on October 17, 2006, the above referenced plan is approved for DRB action on the Site Development Plan for Subdivision and Site Development Plan for Building Permit. However, please be advised that a more detailed, constructible, and certifiable plan will be necessary for a concurrent platting action.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

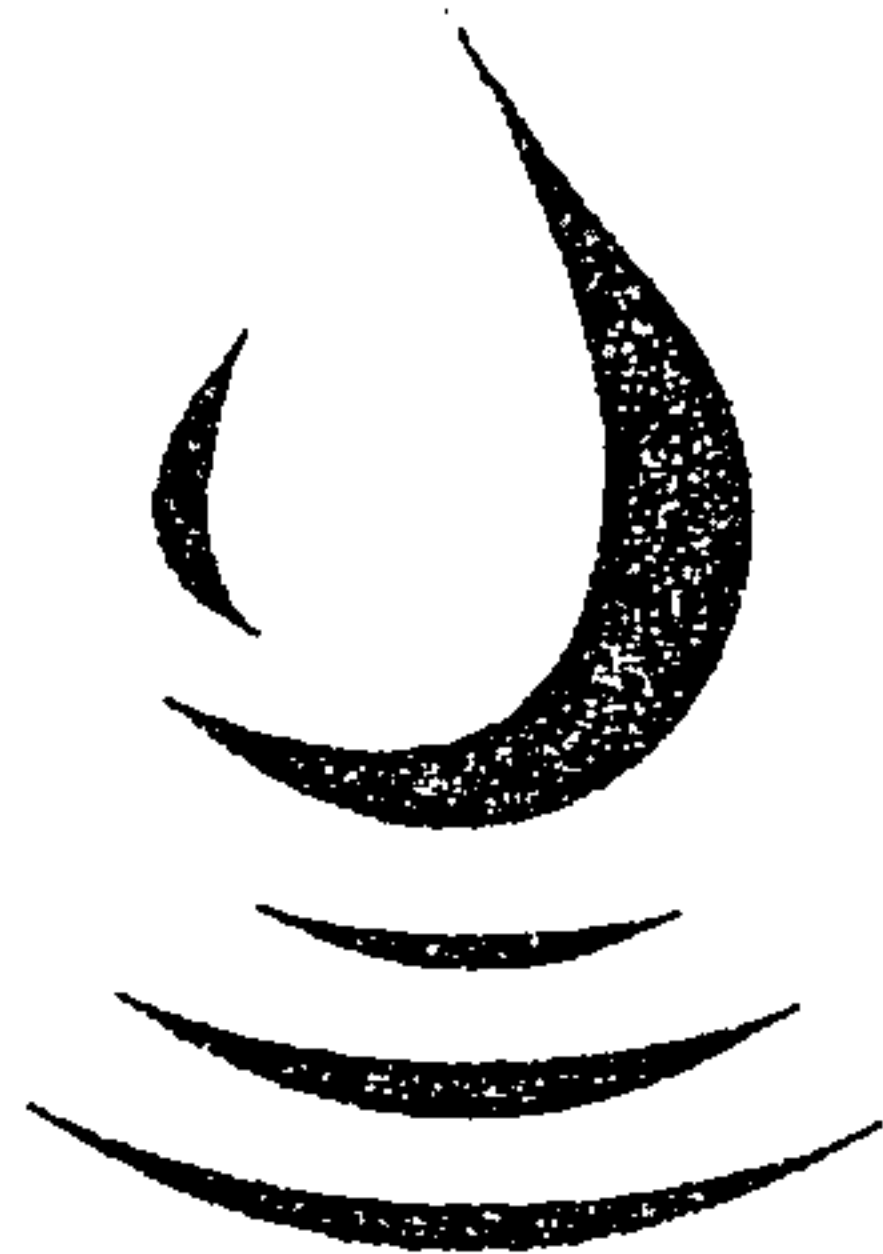
P.O. Box 1293

Albuquerque

New Mexico 87103

cc: file (F22/D25)

www.cabq.gov



Albuquerque Bernalillo County Water Utility Authority

One Civic Plaza NW, Room 5012
Albuquerque, NM 87102
Phone (505) 768-2500
Fax (505) 768-2580

October 26, 2006

Chair

Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Vice-Chair

Issac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Teresa Cordova
County of Bernalillo
Commissioner, District 2

Issac Benton
City of Albuquerque
Councillor, District 3

Martin Heinrich
City of Albuquerque
Councillor, District 6

Deanna Archuleta
County of Bernalillo
Commissioner, District 3

Martin J. Chávez
City of Albuquerque
Mayor

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
<http://www.abcwua.org>

Scott M. McGee, PE
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**RE: Water / Sanitary Sewer Availability - 12401 Montgomery
Townhomes F-22**

Dear Mr. McGee:

Project Information: The site is located on the NW corner of Montgomery & Tramway and contains approximately 2.63-acres of land, zoned C-2. The information provided in the letter dated October 4, 2006, indicated that the site is intended to be redeveloped into thirty-two (32) town homes with areas ranging from 1,500 – 2,200 SF. The site is located within the 8E water zone in the Montgomery trunk.

Existing Conditions: The Kiva Reservoir is located directly north of the proposed site. There are several large diameter water transmission lines, contained within an existing 34-foot access easement, adjacent to the site along the west side. A 12-inch distribution water line is present in the north side of Montgomery along with a 20-inch along the south side.

The sanitary sewer present is an 8-inch collector line in Montgomery.

Service: Service will be contingent upon developer funded construction of public water distribution, and public sanitary sewer infrastructures.

Water service may be available from standard connections to the 12-inch distribution line on Montgomery. Distribution lines through the internal roadways will be looped to and from the 12-inch line in Montgomery. Dead end lines, as shown in the proposed utility plan, are not acceptable. Fire hydrants will also be required at standard locations. All fire hydrants for the development will be taken from the new distribution system. Taps will not be allowed to the 20-inch line in Montgomery or any of the reservoir transmission lines.

Sanitary sewer is generally available through standard connections to the 8-inch collection line in Montgomery.

Design and construction of all improvements will be at the developer/property owner's expense and must be coordinated through the City of Albuquerque via the DRC/city work order process. Designs must be by a licensed, New Mexico registered Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: Water and sanitary sewer service accounts must be established with New Services 924-3920. In addition to installation and construction costs, each

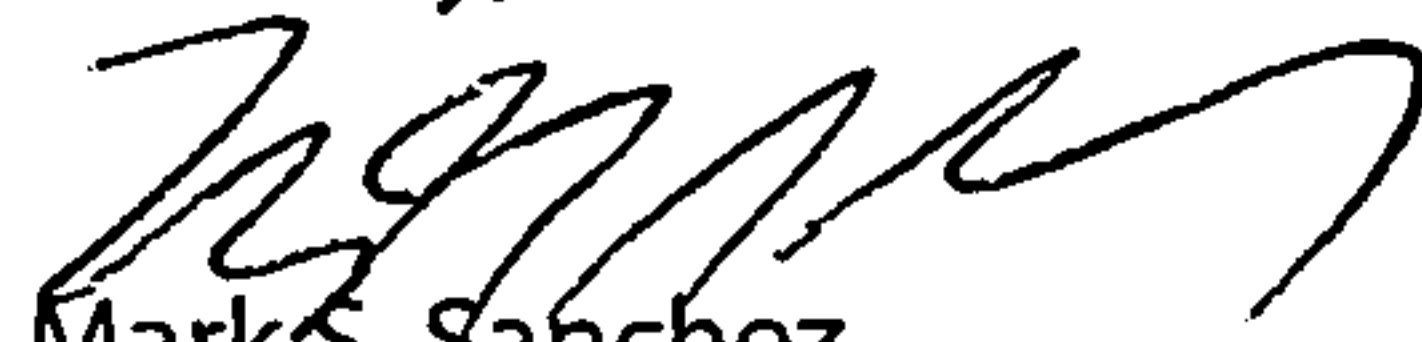
metered water service will be subject to water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Consumptive Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible.

Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

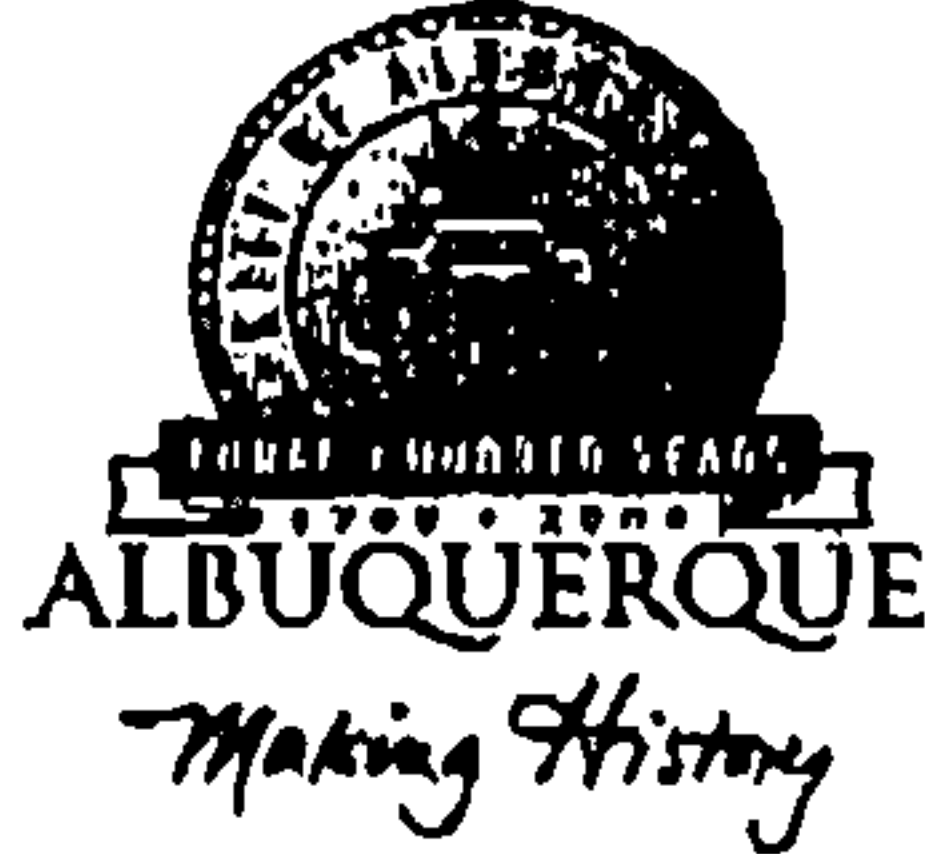
Sincerely,



Mark S. Sanchez
Executive Director

Encl: System / Location Map(s)

C:	f/	Readers	#61010
	f/	Availability	F-22



City of Albuquerque

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.

Date: March 1, 07

TO CONTACT NAME: Ruth Lozano
 COMPANY/AGENCY: ISAACSON & AFFMAN, PA
 ADDRESS/ZIP: 128 MONROE ST. NE
 PHONE/FAX #: 268-8828 - (Fax-268-2632)

Thank you for your inquiry of 3-1-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Parcel 2-A-1-LAND OF EDWARD & RUDY located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD. NE and zone map page(s) F-22. Shiloh Pl. Ct. NE,

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Eldorado Heights N.A.
 Neighborhood Association
 Contacts: Sharon Busboom
12000 LA CHARLES AVE NE
87111-4039 - 296-1637(h)
Mary Fertile
4113 Shiloh Dr NE-8111
1763 - 298-1763(h)

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES NO { }

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaura S. Carmora
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

S.Y JACKSON N.A.

Neighborhood Association

Contacts: JOE WEAVER

4635 Algiers NE/87111
856-8048 WJ 208-837800

Wanda SILVA
4533 Oakwood Dr NE/87111
294-9742 (h)

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 1, 2007

CERTIFIED MAIL – 7005 1160 0001 1329 6880

Ms. Sharon Busboom
Eldorado Heights Neighborhood Association
12000 La Charles Ave. NE
Albuquerque, NM 87111

**RE: Villa Loma Estates
(formerly Rowlands Nursery)**

Dear Ms. Busboom:

As the consulting engineers for the referenced project (see attached zone map), we are writing to inform the Eldorado Heights Neighborhood Association that a preliminary plat ~~approval~~ will be submitted to the City of Albuquerque Development Review Board. The DRB will hear this application for a 32-lot residential development at the March 28 meeting.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE
SMM/rtl
Attachment

7005 1160 0001 1329 6880

7005 1160 0001 1329 6880

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.39	0108
Certified Fee	\$2.40	15
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	MAR 1 2007
Total Postage & Fees	\$ 4.64	ALBUQUERQUE, NM 87111

Sent To Sharon Busboom
Eldorado Heights NEA

Street, Apt. No.;
or PO Box No. 12000 La Charles Ave. NE

City, State, ZIP+4 Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 1, 2007

CERTIFIED MAIL – 7005 1160 0001 1329 6897

Ms. Mary Pertile
Eldorado Heights Neighborhood Association
4113 Shiloh Drive NE
Albuquerque, NM 87111

**RE: Villa Loma Estates
(formerly Rowlands Nursery)**

Dear Ms. Pertile:

As the consulting engineers for the referenced project (see attached zone map), we are writing to inform the Eldorado Heights Neighborhood Association that a preliminary plat approval will be submitted to the City of Albuquerque Development Review Board. The DRB will hear this application for a 32-lot residential development at the March 28 meeting.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE
SMM/rtl
Attachment

7005 1160 0001 1329 6897

7005 1160 0001 1329 6897

U.S. Postal Service™
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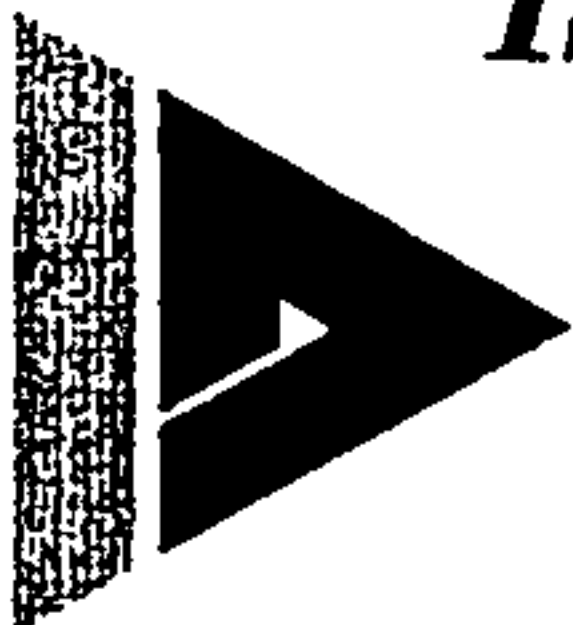
OFFICIAL USE
ALBUQUERQUE NM 87111

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$4.64

0108
HIGHLAND STA. ALBUQUERQUE, NM
Postmark Here
MAR 1 2007

Sent To	Mary Pertile Eldorado Heights N.A.
Street, Apt. No.; or PO Box No.	4113 Shiloh Dr. NE
City, State, ZIP+4	Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 1, 2007

CERTIFIED MAIL - 7005 1160 0001 1329 6903

Mr. Jeff Weaver
S.Y. Jackson Neighborhood Association
4635 Algiers NE
Albuquerque, NM 87111

**RE: Villa Loma Estates
(formerly Rowlands Nursery)**

Dear Mr. Weaver:

As the consulting engineers for the referenced project (see attached zone map), we are writing to inform the S.Y. Jackson Neighborhood Association that a preliminary plat ~~approval~~ will be submitted to the City of Albuquerque Development Review Board. The DRB will hear this application for a 32-lot residential development at the March 28 meeting.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE

SMM/rtl

Attachment

7005 1160 0001 1329 6903

7005 1160 0001 1329 6903

U.S. Postal Service™	
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ALBUQUERQUE NM 87111	
Postage	\$ 0.39
Certified Fee	\$2.40
Return Receipt Fee (Endorsement Required)	\$1.85
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.64
	03/01/2007
Sent To	Jeff Weaver S.Y. Jackson N.A.
Street, Apt. No.; or PO Box No.	4635 Algiers Dr. NE
City, State, ZIP+4	Albuquerque, NM 87111
PS Form 3800, June 2002	
See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 1, 2007

CERTIFIED MAIL – 7005 1160 0001 1329 6910

Ms. Wanda Silva
S.Y. Jackson Neighborhood Association
4533 Oahu Dr. NE
Albuquerque, NM 87111

**RE: Villa Loma Estates
(formerly Rowlands Nursery)**

Dear Ms. Silva:

As the consulting engineers for the referenced project (see attached zone map), we are writing to inform the S.Y. Jackson Neighborhood Association that a preliminary plat ~~approval~~ will be submitted to the City of Albuquerque Development Review Board. The DRB will hear this application for a 32-lot residential development at the March 28 meeting.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE
SMM/rtl
Attachment

7005 1160 0001 1329 6910

7005 1160 0001 1329 6910

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Postage	\$ 0.39
Certified Fee	\$2.40
Return Receipt Fee (Endorsement Required)	\$1.85
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 4.64

HIGHLAND STA. ALBUQUERQUE
MAR - 1 2007
Postmark Here

Sent To	Wanda Silva S.Y. Jackson N.A.
Street, Apt. No.; or PO Box No.	4533 Oahu Dr. NE
City, State, ZIP+4	Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION/PRD

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **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.

James K. Strozier, AICP

Applicant name (print)

[Signature] Oct. 5, 2006

Applicant signature / date

Form revised October 2004



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

Application case numbers

0457C - 01434

100518 [Signature] 10/5/06

Planner signature / date

Project # 1005185

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: CONSENSUS PLANNING DATE OF REQUEST: 9/24/06 ZONE ATLAS PAGE(S): F-22

CURRENT:
ZONING C-2
PARCEL SIZE (AC/SQ. FT.) 2.63 AC

LEGAL DESCRIPTION:
LOT OR TRACT # 2-A-1 BLOCK # -
SUBDIVISION NAME Land Edmund Rody

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---|--|---|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN [] | ZONE CHANGE <input checked="" type="checkbox"/> | A) SUBDIVISION <input checked="" type="checkbox"/> | BUILDING PERMIT [] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] | ACCESS PERMIT [] |
| | | C) AMENDMENT [] | OTHER (PRD) <input checked="" type="checkbox"/> |

PROPOSED DEVELOPMENT:

- | | |
|--|--------------------------------|
| NO CONSTRUCTION/DEVELOPMENT [] | # OF UNITS: <u>32</u> |
| NEW CONSTRUCTION <input checked="" type="checkbox"/> | BUILDING SIZE: _____ (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [] | |

GENERAL DESCRIPTION OF ACTION: 1

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 9-26-06
(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 BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

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.*

[Signature] DATE 9-26-06
TRAFFIC ENGINEER

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

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.*

[Signature] DATE 9-26-06
APPLICANT

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 / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

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

PAID RECEIPT

APPLICANT NAME W. INVESTMENTS LLC
 AGENT ISAACSON & ARFMAN PA
 ADDRESS 128 MONROE ST NE
 PROJECT & APP # 1005185/07DRB00262
 PROJECT NAME VILLA LOMA ESTATES

DUPLICATE
 City of Albuquerque
 Treasury Division

3/2/2007 10:28AM LOC: ANNX
 RECEIPT# 00072031 WSH 008 TRANSH 0009
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$1,230.00
 J24 Misc \$20.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 1135.00 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
- \$ 1230.00 TOTAL AMOUNT DUE

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

ISAACSON AND ARFMAN P A
 128 MONROE ST NE
 ALBUQUERQUE, NM 87108-1247
 TEL: 505-243-8828
 FAX: 505-243-8828

17570
 95-219/1070 178
 1350743997

DATE 3/2/07

PAY TO THE ORDER OF City of Albuquerque \$ 1,230.00

DUPLICATE
 City of Albuquerque
 Treasury Division

3/2/2007 10:30AM LOC: ANNX
 RECEIPT# 00072033 WSH 008 TRANSH 0009
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$1,230.00

FOR #1562 DRB #1005185

J24 Misc \$75.00
 CK \$1,230.00
 CHANGE \$0.00

Thank You

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 MARCH 13, 2007 To MARCH 28, 2007

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.

Ruth Lopez
for (Applicant or Agent) Isaacson + Artman, P.A. 3/2/07
(Date)

I issued 1 signs for this application, 03/02/07 Sandy Handley 03/02/07
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005185

PLAT OF DIVISION OF PARCEL 2A PROPERTY OF
 EDMUND I. RADY
 ALBUQUERQUE, NEW MEXICO
 SURVEY & PLAT BY ELDER COMPANY
 MAY, 1984 EKE ERE AFS
 JOB NO. 4156

84 89689

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record

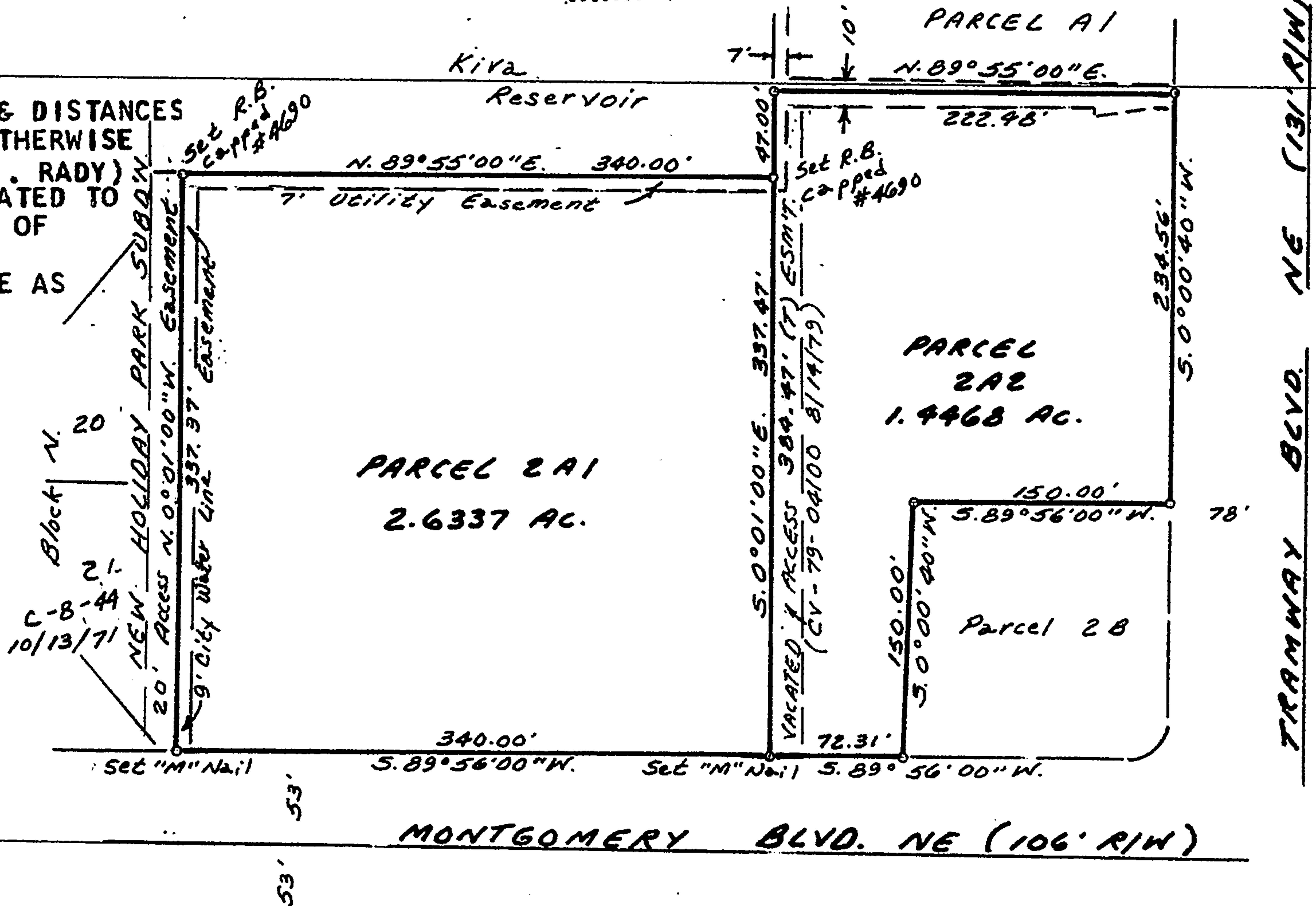
3:05 MAY 29 1984

B20

At... 6'clock P.m. Recorded in Vol. 169
 of records of said County Falls

DOLORES C. WALLEY Clerk & Deputy

- NOTES: 1. BEARINGS & DISTANCES ARE RECORD UNLESS OTHERWISE INDICATED. (EDMUND I. RADY)
 2. BEARINGS ARE RELATED TO PLAT OF PROPERTY OF EDMUND I. RADY.
 3. SURVEY STAKES ARE AS INDICATED.



DESCRIPTION OF PROPERTY :

PARCEL A2 PROPERTY OF EDMUND I. RADY, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO. AUGUST 18, 1965. NOW DESIGNATED AS PARCELS 2A1 & 2A2 AS SHOWN ON THIS PLAT AND SUBJECT

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/3/07	Cielo Vista Proj 1005185	Sketch	Comments given

#18



IMPACT FEES

Development Review Board 1/03/07

Project Number: 1005185

Agenda Item number: 18

Site: Lands of Edmund I. Rady

Lots: 2-A-1, Zoned C-2

The creation of a new 37 lot residential subdivision will not require payment of Impact Fees at this time. However, Impact Fees will be required at the time a building permit is issued for each home on each lot. Using an average of 2000sf of heated area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails, for the Academy/NE area: \$2440.00

JACK CLOUD
IMPACT FEE ADMINISTRATOR



#18
1005185
01/03/07

F22

G22

MONTGOMERY

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

DRB- 1005185

Item No. 18

Zone Atlas F-22

DATE ON AGENDA 1-3-07

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) What is the distance from face of curb to property line along Montgomery? How wide is the sidewalk?
- 2) Where will the access points be located? Will a decel taper be required?
- 3) Is tract 1 a common access corridor? Who will own and maintain?
- 4) The circulation plan for the lots needs to be defined. The DPM criteria will need to be used for widths in these corridors.
- 5) Are the lots going to be designated P2? How is parking being handled?
- 6) The subdivision roads need to meet DPM criteria. (P2 - 45' street, P1 - 47' street)
- 7) How is the access easement on the west being used? Does this property have rights to the easement?

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005185

AGENDA ITEM NO: 18

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.

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: JANUARY 3, 2007



Supplemental form

- SUBDIVISION** S
- Major Subdivision action
 - Minor Subdivision action
 - Vacation V
 - 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
 - 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/Subdivision Regulations)
- 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: "W" Investments PHONE: _____

ADDRESS: 11101 Anaheim Blvd. N.E. FAX: _____

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____

Proprietary interest in site: owner

AGENT (if any): Harris Surveying Inc. PHONE: 889-8056

ADDRESS: 2412 D Monroe St. N.E. FAX: 889-8645

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: surveyh@swcp.com

DESCRIPTION OF REQUEST: Replatting a single lot into 37 lots, and vacate & grant easements

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. Parcel 2-A-1 Block: N/A Unit: N/A

Subdiv. / Adn. Land of Edmund I. Rady TBK: CIELO VISTA

Current Zoning: C-2 Proposed zoning: C-2

Zone Atlas page(s): F-22 No. of existing lots: 1 No. of proposed lots: 37

Total area of site (acres): 2.6337 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. 102206148102040111 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd. NE

Between: Tramway Blvd. NE and Bermuda Rd. N.E.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
None 06EPC-01436

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

SIGNATURE Anthony L. Harris DATE 12-26-06

(Print) Anthony L. Harris Applicant Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 01786</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>01/03/07</u>				Total <u>\$0.00</u>

Sandy Handley 12/26/06 Project # 1005185
Planner signature / date

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
- ___ 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.

Anthony Harris Applicant name (print)
Anthony L. Harris Applicant signature / date
12-26-06

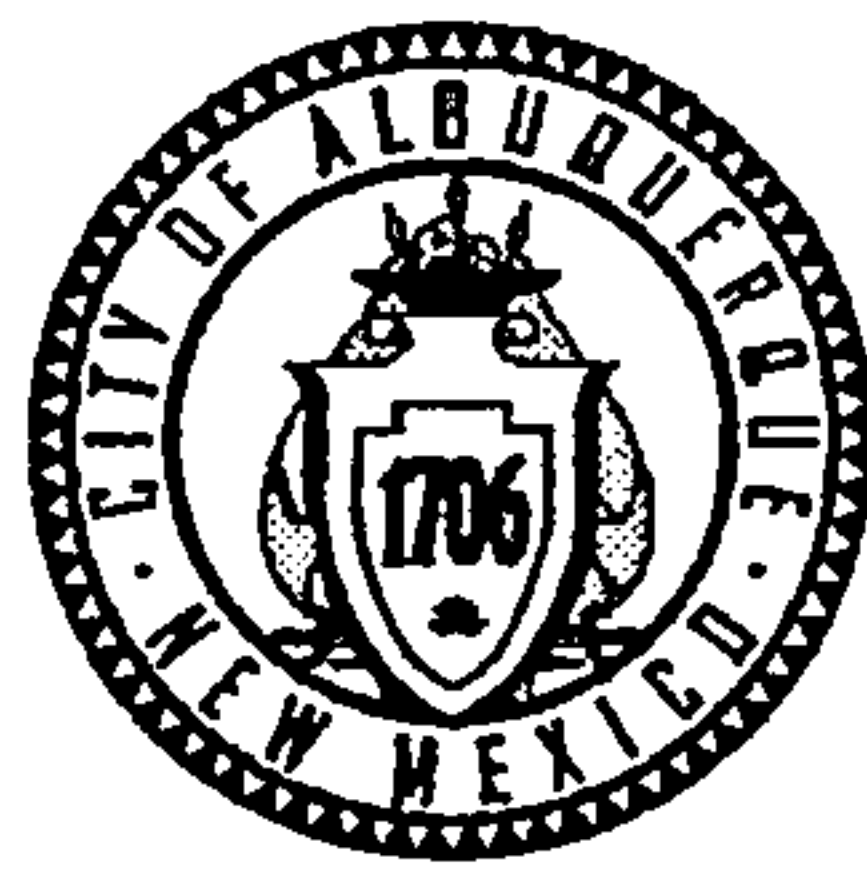
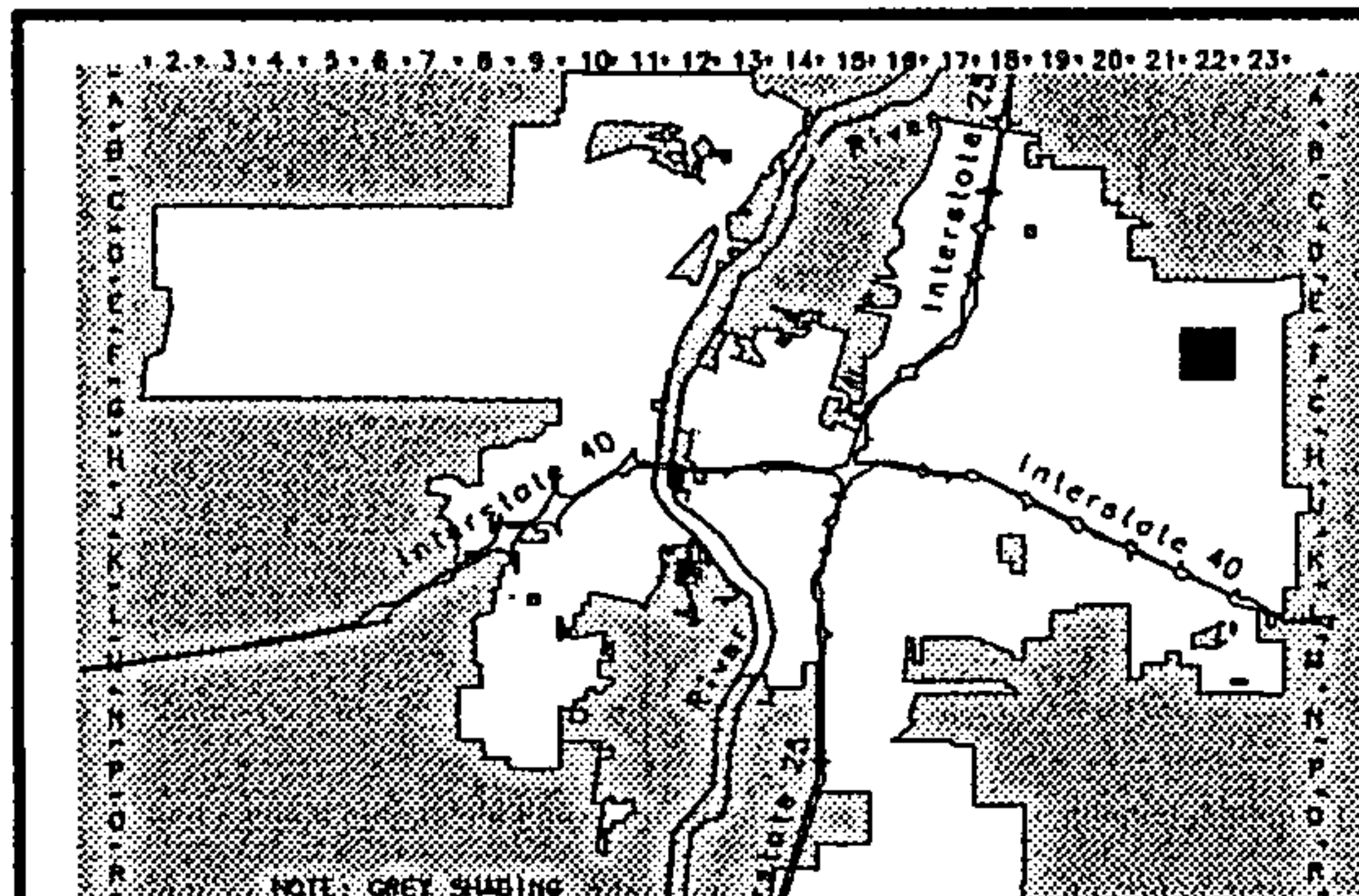
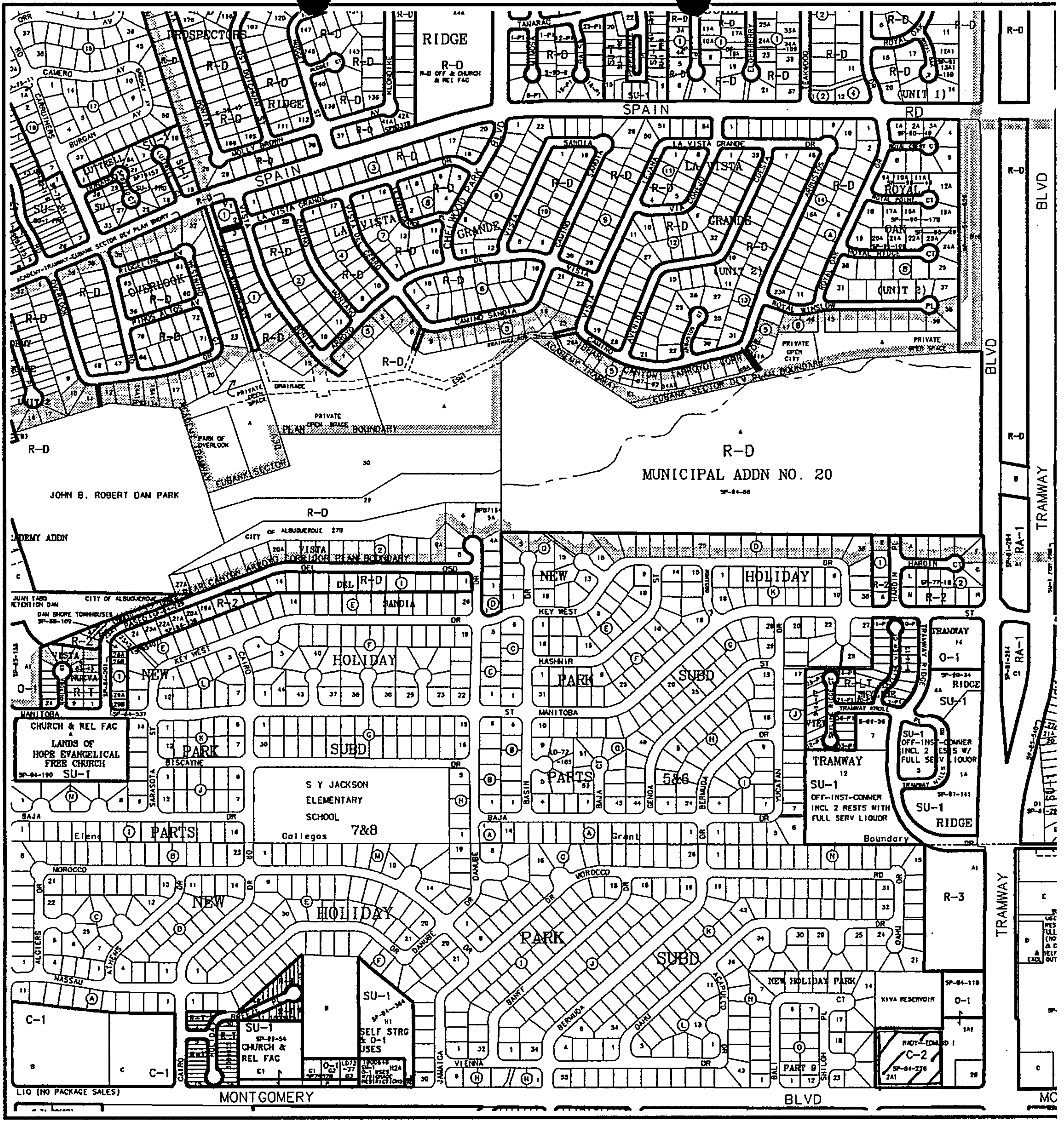


Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06 DRB - 01786

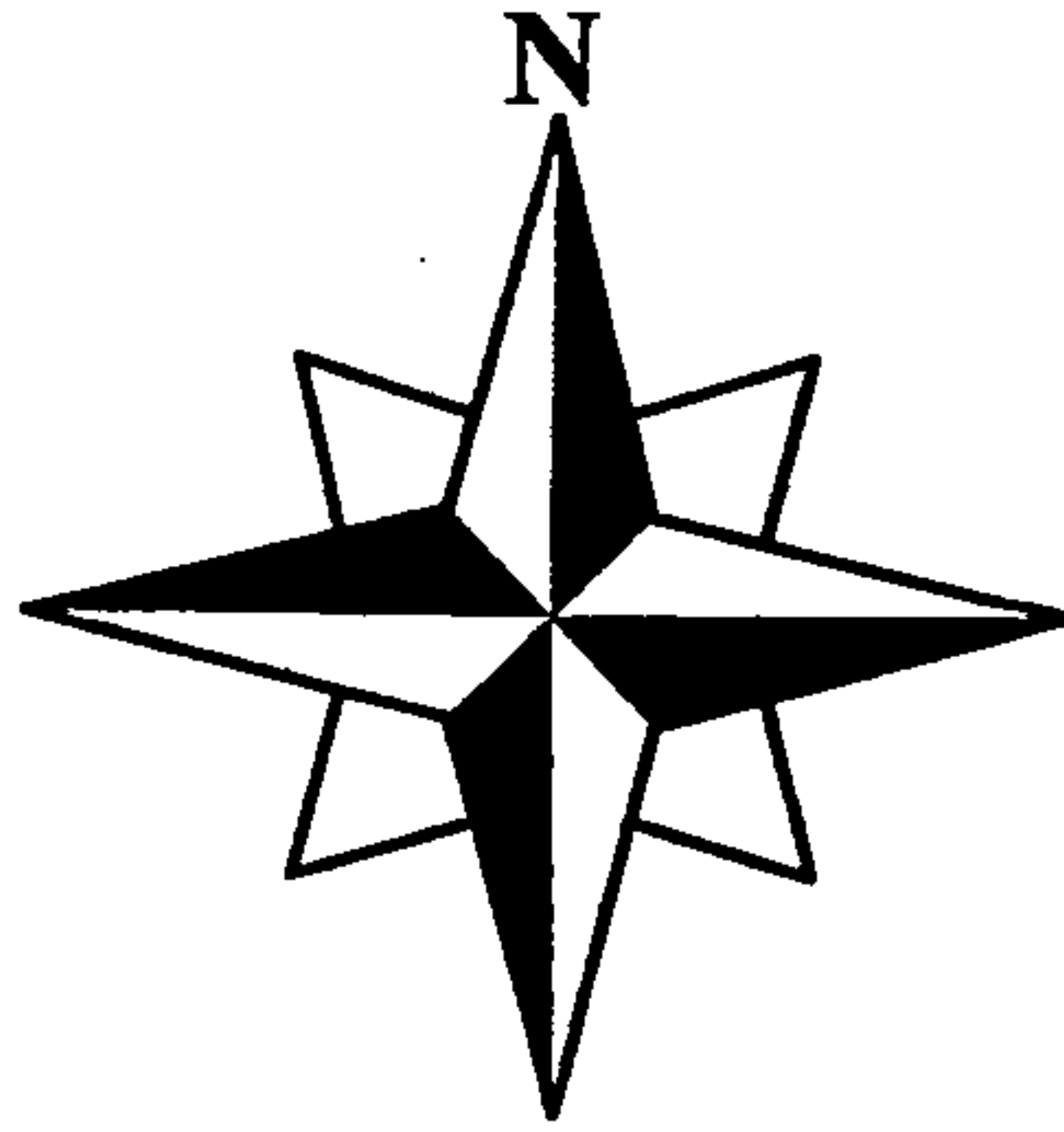
Sandy Handley Planner signature / date
12/26/06
Project # 1005185



Zone Atlas Page

F-22-Z

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110


*Phone (505) 889-8056 * Fax (505) 889-8645*

To: DRB Board Members

Dear Members:

Harris Surveying Inc. is requesting sketch plat comments for a development creating 37 Lots from 1 Lot. We will also be vacating and granting easements with the next action required. If there are any questions, please contact me at my office.

Sincerely,


Anthony L. Harris