



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

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

July 25, 2007

9:00 A.M.

**MEMBERS:**

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

Nilo Salgado Fernandez, Transportation  
Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project# 1000965**  
07DRB-70102 VACATION OF  
PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA**, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.

2. **Project# 1000351**  
07DRB-70112 VACATION OF  
PUBLIC EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70139 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70140 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70141 EPC APPROVED SDP  
FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

3. **Project# 1004073**  
07DRB-70100 VACATION OF  
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006586**  
07DRB-70101 VACATION OF  
PUBLIC EASEMENT  
07DRB-70109 VACATION OF  
PRIVATE EASEMENT  
07DRB-70137 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14) **THE VACATION OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.**

5. **Project# 1006608**  
07DRB-70113 VACATION OF  
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1006610**  
07DRB-70114 VACATION OF  
PUBLIC EASEMENT  
07DRB-70115 VACATION OF  
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**7. Project # 1005564**

07DRB-00619 MAJOR-PRELIMINARY  
PLAT APPROVAL

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 07/25/07]* (H-12) **INDEFINITELY DEFERRED DUE TO NO SHOW.**

**8. Project# 1006516**

07DRB-70030 BULK LAND  
VARIANCE  
07DRB-70031 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70034 VACATION OF  
PUBLIC EASEMENT  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70085 MINOR-  
PRELIM&FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07 & 07/25/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

**9. Project# 1000976**

07DRB-70042 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70044 MINOR - TEMP DEFR  
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10 & N-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53- FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.**

07DRB-70107 MINOR - SDP FOR  
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.**

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

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

10. **Project# 1002651**  
07DRB-70125 AMENDED SDP FOR  
BP
- ADVANCED ENGINEERING AND CONSULTING  
LLC agent(s) for DEVALMONT VINEYARDS INC  
request(s) the above action(s) for all or a portion of  
Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH  
ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP,  
located on I-25 NORTH BOUND FRONTAGE RD NE  
BETWEEN CARMEL AVE NE AND CORONA AVE  
NE [REF: DRB-93-78] [*Deferred from 07/18/07*] (C-  
18) **THE AMENDED SITE PLAN FOR BUILDING  
PERMIT WAS APPROVED WITH FINAL SIGN OFF  
DELEGATED TO PLANNING FOR 3 COPIES.**

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

11. **Project# 1003612**  
07DRB-70136 EXT OF MAJOR  
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS INC  
agent(s) for DRAGONFLY DEVELOPMENT INC  
request(s) the above action(s) for all or a portion of  
Tract(s) 31-33, TOWN OF ATRISCO GRANT,  
**SUNDORO SOUTH, UNIT 9**, zoned SU-2 R-LT,  
located on ENDEE RD NW BETWEEN 98<sup>th</sup> ST NW  
AND 94<sup>th</sup> ST NW containing approximately 6.4  
acre(s). (J-9) **THE ONE-YEAR EXTENSION OF  
THE PRELIMINARY PLAT WAS APPROVED. THE  
CONDITIONS OF FINAL PLAT STILL APPLY.**
12. **Project # 1006683 should have been # 1006586 and was heard with Item # 4.**
13. **Project# 1004941**  
07DRB-70135 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- LARKIN GROUP NM INC. agent(s) for BRIDGE  
PARTNERS request(s) the above action(s) for all or a  
portion of Tract(s) B & C, FOOTHILL ESTATES,  
Tract A-1, **TRAMHILL TOWNHOMES**, zoned C-1 &  
R-3, located on TRAMWAY BLVD NE BETWEEN  
COPPER AVE NE AND LOMAS VERDES NE  
containing approximately 11.2448 acre(s). (K-22)  
**THE PRELIMINARY AND FINAL PLAT WAS  
APPROVED WITH FINAL SIGN OFF DELEGATED  
TO PLANNING FOR AGIS DXF FILE AND TO  
RECORD THE PLAT.**

14. **Project# 1005364**  
07DRB-70132 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, **EL DORADO CENTER**, zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**
15. **Project# 1006685**  
07DRB-70138 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, **MUNICIPAL ADDITION, UNIT 1**, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.**
16. **Project# 1006687**  
07DRB-70142 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL  
07DRB-70143 MINOR - TEMP DEFR  
SWDK CONST
- ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3)**, zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

17. **Project# 1004871**  
07DRB-70028 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef deferred from 6/13/07*] (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

07DRB-70105 MINOR - SDP FOR  
BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). [*Deferred from 07/11/07*] (L-15/16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.**

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

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [*Deferred from 06/27/07, 07/11/07 & 07/25/07*] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

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

19. **Project# 1006681**  
07DRB-70134 SKETCH PLAT  
REVIEW AND COMMENT  
MARK GOODWIN & ASSOCIATES PA agent(s) for QUANA HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, **SCHWARTZMAN PACKING COMPANY**, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project# 1006656**  
07DRB-70131 SKETCH PLAT  
REVIEW AND COMMENT  
VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project# 1006537**  
07DRB-70133 SKETCH PLAT  
REVIEW AND COMMENT  
TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, **VOLCANO CLIFFS, UNIT 3**, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project# 1004414**  
07DRB-70130 SKETCH PLAT  
REVIEW AND COMMENT  
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4<sup>th</sup> ST NW AND 2<sup>nd</sup> ST NW, containing approximately 0.178 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project# 1002120**  
07DRB-70129 SKETCH PLAT  
REVIEW AND COMMENT  
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE**, zoned R-T, located on 4<sup>th</sup> ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. ADJOURNED: 11:15 AM



NO SHOW

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005564 AGENDA# 7 DATE: 07/25/07

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: \_\_\_\_\_
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: 1005564**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Plat comments.

Infrastructure List comments.

An approved grading and drainage plan dated 3-14-07 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

*indrf - no show*

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

**DATE:** JULY 25, 2007

City Engineer / AMAFCA Designee

505-924-3986

(H-12/D016)



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 20, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**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.

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A. Call to Order: 9:00 A.M.

Adjourned: 11:10 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

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

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

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

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
3. **Project# 1005343**  
07DRB-70016 VACATION OF PUBLIC  
RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project# 1006502**  
07DRB-70015 VACATION OF PUBLIC  
EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project# 1006503**  
07DRB-70019 MAJOR - SDP FOR  
BUILDING PERMIT

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

6. **Project # 1002962**  
 07DRB-00613 Major-SiteDev Plan Subd  
 07DRB-00615 Major-SiteDev Plan  
 BldPermit
- BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**
7. **Project # 1005031**  
 06DRB-01077 Major-Vacation of Public Easements
- SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**
- 06DRB-01017 Major-Preliminary Plat Approval  
 06DRB-01018 Minor-Temp Defer SDWK
- SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**
- 06DRB-01282 Minor-Subd Design (DPM) Variance
- WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**
8. **Project # 1005070**  
 06DRB-01154 Major-Preliminary Plat Approval  
 06DRB-01156 Minor-Sidewalk Waiver  
 06DRB-01155 Minor-Temp Defer SDWK
- SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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

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

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

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

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

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

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

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

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

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

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

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

- 07DRB-70055 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

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

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

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

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

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

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

16. **Project# 1004161**  
07DRB-70040 MAJOR - FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**
17. **Project# 1000072**  
07DRB-70041 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). [*Indef Def from 6/20/07*](C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
18. **Project #1003828**  
07DRB-00717 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [*Defer from 06/20/07*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**
19. **Project# 1003445**  
07DRB-70054 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



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

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

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

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

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

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

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

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

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

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

ADJOURNED: 11:10 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005564**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved grading and drainage plan dated 3-14-07 is on file for Preliminary Plat approval.  
Infrastructure List comments.  
Plat comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

7-25-07

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:** JUNE 20, 2007

(H-12/D016)

DRB  
7/25/07

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005564 AGENDA# 10 DATE: 6/20/07

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
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: \_\_\_\_\_



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 6, 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: 11:15 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**

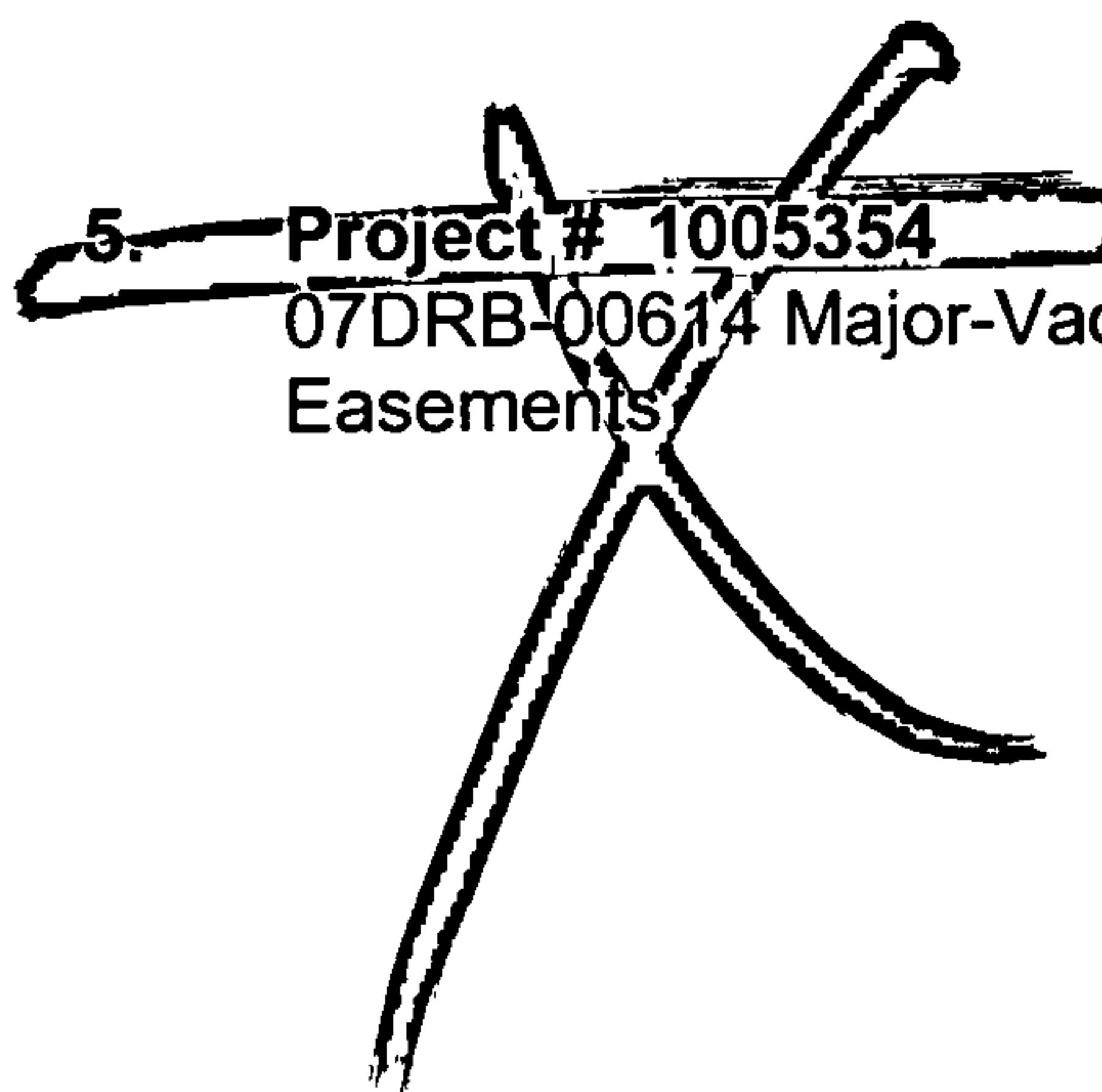
1. **Project # 1001140**  
07DRB-00606 Major-Two Year SIA  
SCOTT COLE request(s) the above action(s) for all or any portion of Lot(s) 21, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK NE between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, 05DRB00717] (C-18) **ONE YEAR EXTENTION OF THE SIA WAS APPROVED.**
  
2. **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 9/5/07.**

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

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

4. **Project # 1003094**  
07DRB-00616 Major-Preliminary Plat  
Approval  
07DRB-00617 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for ALVARADO-SG LLC C/O ROMERO ROSE LLC request(s) the above action(s) for all or any portion of Lot(s) 1-24, Block(s) 30, NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE (to be known as **SILVER TOWNHOMES**) zoned SU-3 housing focus, located on SILVER AVE SW between 2<sup>nd</sup> ST SW and 3<sup>rd</sup> ST SW containing approximately 2 acre(s). [REF: 03DRB01886, 03DRB01997, 06DRB01787] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/06/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/10/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- ~~5. **Project # 1005354**  
07DRB-00614 Major-Vacation of Public  
Easements~~
- 

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU2-S-I, located on BELLAMAH AVE NW between 18<sup>th</sup> ST NW and 19<sup>th</sup> ST NW containing approximately 8 acre(s). [REF: 07DRB-00499, 07DRB-00500] (J-13) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING WATERLINE MUST BE RELOCATED AND ABANDONED AS REQUIRED BY THE WATER UTILITY DEPARTMENT.**

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

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

7. **Project # 1002371**  
07DRB-00577 Major-Vacation of Public  
Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

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

8. **Project# 1004735**  
07DRB-70022 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70023 EPC APPROVED SDP  
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 06/06/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

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

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

10. **Project # 1003993**  
07DRB-00591 Minor-SiteDev Plan  
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, NE UNIT TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: 07EPC-00113, 07EPC-00112, 06DRB01003, 06DRB01005] [**Maggie Gould, EPC Case Planner**] [*Indef deferred on 5/16/07*] [*Deferred from 5/23/07*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR INFRASTRUCTURE LANGUAGE, SMALL CAR SPACES TO BE PAINTED ON PAVEMENT, AISLE WIDTHS TO BE LABELLED AND 3 COPIES OF THE PLAN.**

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

11. **Project# 1002743**  
07DRB-70024 MAJOR - FINAL PLAT  
APPROVAL

DAC ENTERPRISES, INC agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE**, zoned SU-1 FOR PRD, located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLYNE NW containing approximately 4 acre(s). [*Deferred from 6/6/07*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

12. **Project# 1006507**  
07DRB-70025 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 30, RAYNOLDS ADDITION (to be known as **14<sup>TH</sup> & COAL SUBDIVISION, UNIT 1**) zoned SU-2/MFR, located on 14<sup>TH</sup> ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.33 acre(s). [REF: DRB 1005244] (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: P-2 LOT DESIGNATIONS ARE REQUIRED ON ALL LOTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project# 1006509**  
07DRB-70026 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 17, 18 AND 19, Block(s) 29, **HUNING CASTLE ADDITION** zoned SU-2 FOR MFR, located on 14<sup>TH</sup> ST SW BETWEEN IRON SW AND LEAD SW containing approximately .68 acre(s). [REF: 1005244] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: P-2 LOT DESIGNATIONS ARE REQUIRED ON ALL LOTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project# 1005182**  
07DRB-70014 AMENDMENT TO  
PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **WITH THE SIGNING OF THE NEW INFRASTRUCTURE LIST DATED 6/6/07 THE PREVIOUS INFRASTRUCTURE LIST IS VOID, HOWEVER, THIS INFRASTRUCTURE LIST WILL HAVE THE SAME DATE AS THE VOIDED ONE. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: REVISE GATE QUEQUING ANALYSIS, RE-EVALUATE RIGHT-OF-WAY WIDTHS AT ENTRANCES OF SUBDIVISION. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

**NO SKETCH PLATS THIS WEEK . . . .**

15. Approval of the Development Review Board Minutes for May 30, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 30, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



**MIDDLE RIO GRANDE CONSERVANCY**  
POST OFFICE BOX 581 ~ 1931 SECOND STREET SW  
ALBUQUERQUE, NEW MEXICO  
505.247.0234 ~ FAX 505.243.7308  
**PLAT REVIEW COMMENTS**

Hearing Date: 6 /6 /2007

Page 3 of 3

5. Project 5 - 1005354 07DRB-00614 Reviewed 5/18/2007 By: MM  
Agenda DRB Plat Type VACATION OF PUBLIC

**Rights-of-Way Centerline, Bearings and Distances Referenced**  
County Ad Valorem Paid MRGCD Signature Block provided  
MRGCD Water Service Charge Paid MRGCD Approval Note Shown  
MRGCD Signed off for Final Approval on:

**Mapping Comments:**

1. BERNALILLO COUNTY AD VALOREM TAXES CURRENT.
2. MRGCD SIGNATURE LINE & APPROVAL NOTE REQUIRED. (Coordinate with the Mapping Dept.)

**Engineering Comments:**

6. Project 6 - 1005564 07DRB-00619 Reviewed 5/18/2007 By: MM  
Agenda DRB Plat Type Preliminary Plat

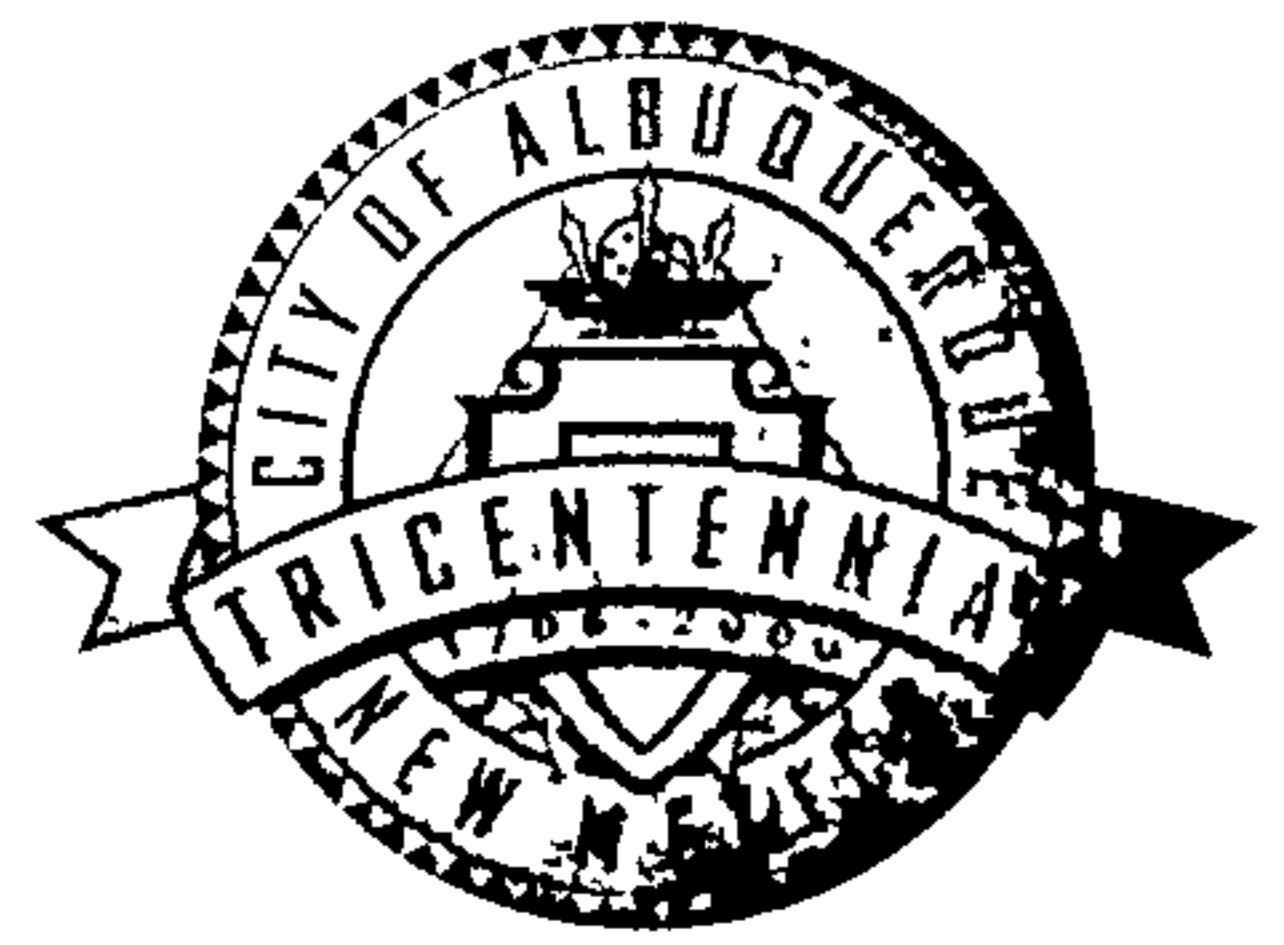
**Rights-of-Way Centerline, Bearings and Distances Referenced**  
County Ad Valorem Paid MRGCD Signature Block provided  
MRGCD Water Service Charge Paid MRGCD Approval Note Shown  
MRGCD Signed off for Final Approval on:

**Mapping Comments:**

1. BERNALILLO CO. AD VALOREM TAXES DELINQUENT.
2. MRGCD SIGNATURE LINE & APPROVAL NOTE REQUIRED.

**Engineering Comments:**

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005564**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved grading and drainage plan dated 3-14-07 is on file for Preliminary Plat approval.  
Infrastructure List comments.  
Plat comments.

P.O. Box 1293

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

**DATE:** JUNE 6, 2007

(H-12/D016)

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005564 AGENDA# 6 DATE: 06/06/07

1. Name: MICHAEL EAVES Address: Agents Zip: \_\_\_\_\_
2. Name: MARK SNIAPP 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: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

June 6, 2007

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

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). (H-12)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letter(s) sent to Los Duranes NA. (R)

APS

**Rio Perles Addition** (Tracts 212 and 210 BIA) located on Rice Rd and Serna Rd appears to consist of 10 lots. This project will impact Duranes Elementary School, Garfield Middle School, and Valley High School. These schools will be able to absorb any student growth from the development.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
249	Duranes	277	304	27
410	Garfield	408	456	48
560	Valley	1,752	2,100	348

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

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas

Not approved. Per Fernando Vigil. RW Agent, 241-4434, e-mail – [fvigil@pnm.com](mailto:fvigil@pnm.com)

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division No adverse comments.

City Engineer

An approved grading and drainage plan is on file for Preliminary Plat approval. Comments on the infrastructure list.

Transportation Development

Where is the connection to Serna Road? Otherwise, a cul-de-sac is required. Where does the 2" paved section come from? Isn't the sidewalk required on both sides? Aren't these P1 designated lots? Where is the subdivision design variance for the road x-section?

Parks & Recreation No objection.

Utilities Development

An Infrastructure List is required. Easement on plat must be better defined as a public water and sanitary sewer easement.

Planning Department

There are setback problems with the alignment of the buildings on the lots. Planning will meet with the agent before June 6<sup>th</sup> public hearing. Further comments will be given at the hearing.

## 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 \$3,812. The first property to submit for building permit will not be subject to Impact Fees based on the removal of an existing house and replacement with a subsequent house per ordinance.

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

Cc: Michael Eaves, Caliterra Development, 601 Madira NE, 87108  
Mark Snapp, Mark Snapp Design, 1037 Las Golondrinas NW

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

**Meeting Date:** June 6, 2007  
**Z one Atlas Page:** H-12  
**Notification Radius:** 100 Ft.

**Project# 1005564  
App#07DRB-00619**

**Cross Reference and Location: RIO GRANDE WEST ON RICE RD BETWEEN  
RICE RD AND SERNA**

**Applicant:** MICHAL EAVES  
CALITERRA DEVELOPMENT  
601 MADIRA NE  
ALBUQUERQUE, NM 87108

**Agent:** MARK SNAPP  
MARK SNAPP DESIGN  
1037 LAS GOLONDRINAS NW  
ALBUQUERQUE, NM 87107

**Special Instructions:**

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

**Date Mailed:** MAY 18, 2007  
**Signature:** ERIN TREMLIN



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

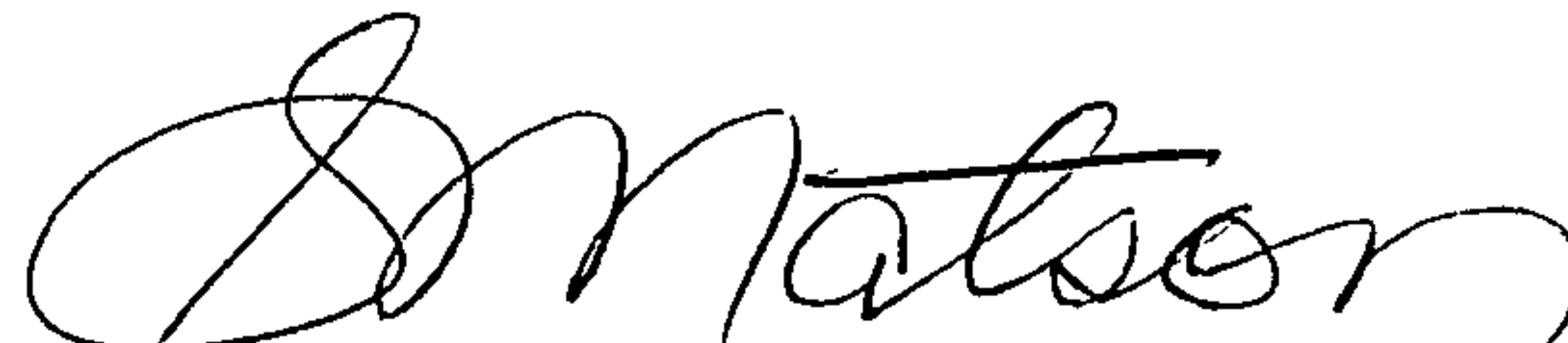
**PAGE 2**

**Project # 1005564**

07DRB-00619 Major-Preliminary Plat  
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). (H-12)

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, MAY 21, 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, June 6, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1001140**

07DRB-00606 Major-Two Year SIA

SCOTT COLE request(s) the above action(s) for all or any portion of Lot(s) 21, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK NE between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, 05DRB00717] (C-18)

**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. (C-13)

**Project # 1002962**

07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan BldPermit

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

**Project # 1003094**

07DRB-00616 Major-Preliminary Plat Approval  
07DRB-00617 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for ALVARADO-SG LLC C/O ROMERO ROSE LLC request(s) the above action(s) for all or any portion of Lot(s) 1-24, Block(s) 30, NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE (to be known as **SILVER TOWNHOMES**) zoned SU-3 housing focus, located on SILVER AVE SW between 2<sup>nd</sup> ST SW and 3<sup>rd</sup> ST SW containing approximately 2 acre(s). [REF: 03DRB01886, 03DRB01997, 06DRB01787] (K-14)

**Project # 1005354**

07DRB-00614 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU2-S-I, located on BELLAMAH AVE NW between 18<sup>th</sup> ST NW and 19<sup>th</sup> ST NW containing approximately 8 acre(s). [REF: 07DRB-00499, 07DRB-00500] (J-13)

**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE

**FYI**



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

May 22, 2007

**TO:** William C. Herring and Beverly Schoonover, Los Duranes Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Approximately one (1) acre(s) for a Major Vacation Preliminary Plat Approval for a proposed ten (10) unit townhouse project with each unit approximately 2000 square foot each.*

*Proposed by:* Mark Snapp or Michael Eaves at 505-259-5210

*Agent for:* Caliterra Development

*For property located:* On or near Amado Road NW between Rice Road NW and Serna Road NW.

P.O. Box 1293

*The case number(s) assigned is:* 07DRB-00619, Project #1005564.

Albuquerque

City Planning accepted application for this request on **May 11, 2007**.

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, June 6, 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](mailto:swinklepleck@cabq.gov).

Sincerely,

***Stephani J. Winklepleck***

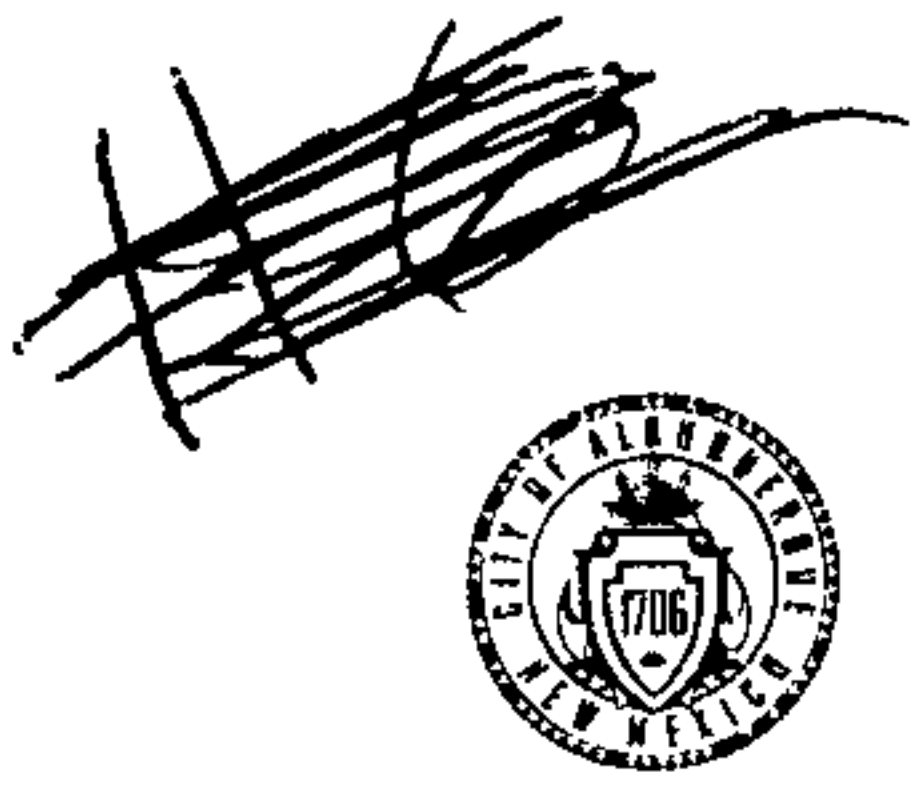
*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



# DRB CASE ACTION LOG (PREL. 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-00619 (PP)  
Project Name: RIO PERLES ADDITION  
Agent: MARK SNAPP

Project # 1005564  
Phone No.: 350-3802

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

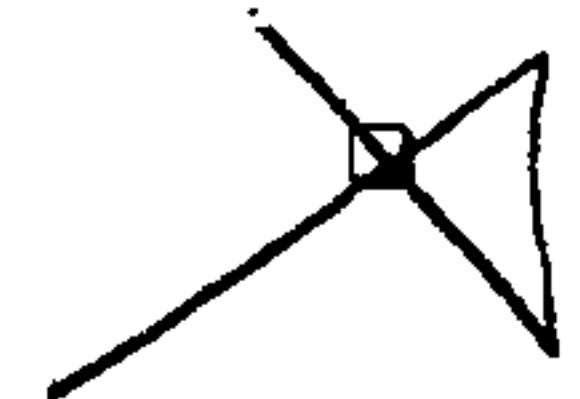
TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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 \_\_\_\_\_

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

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

PLANNING (Last to sign): 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 1005564

*File*

# LOS DURANES NEIGHBORHOOD ASSOCIATION

Board of Directors/Officers  
William C. Herring, President & Treasurer  
Beverly Schoonover, Vice-President  
Andrea Scott, Secretary  
David Day, Director  
John Gutierrez, Director  
Julie Lopez-Casaus, Director  
Natalie Griego-Pavon, Director

June 17, 2007

Mr. Michael Eaves  
Caliterra Development, LLC.  
519 Los Arboles NW  
Albuquerque, NM 87107

Mr. Mark Snapp  
W. Mark Snapp Design, Inc.  
1037 Las Golondrias Ct. NW  
Albuquerque, NM 87107

**RE: Rio Perles Addition, ~~Project #1005564~~; 07DRB- 00619 Major-  
Preliminary Plat Approval**

Dear Mr. Eaves and Mr. Snapp:

Thank you for meeting with the Los Duranes Neighborhood Association's (LDNA) Zoning Committee on June 11, 2007 to further discuss your application for preliminary plat for your 1-acre property on Amado NW between Rice Road and Serna Road. We understand that your request is scheduled to be heard by the Development Review Board on June 20, 2007. Our hope is that we can continue to work together to make sure your project becomes an asset to our neighborhood.

The original proposed subdivision layout necessitated a significant variance from the rear yard setback required by the City Comprehensive Zone Code. We also understand that the City Fire Marshal, Solid Waste Department, and the City Engineer had issues with the proposed hammerhead. As we indicated previously, the Zoning Committee did not support this variance from the rear yard setback from the required 15 feet down to 5 feet. However, there was much about the original subdivision layout that we did like including having no more than two attached units, having the garages face away from the street, the relatively modest size of the units themselves, and the valley gutter and rolled curb. We also liked the fact that you were willing to request a sidewalk variance to provide a 6-foot sidewalk on one side of the road only.

At the June 11, 2007 meeting, you presented a new subdivision layout which increased the number of units from 10 to 12 townhome units. The layout showed a private roadway that ran adjacent to the east side of the property, which included a 32 foot pavement width, stand-up curbs, and a 4-foot sidewalk running in front of the units. The roadway was separated from the eastern side of the property by a five foot strip and a perimeter wall. Each of the twelve units had a one-car garage that faced the street. The majority of the front yards were taken up with

Mr. Michael Eaves  
Mr. Mark Snapp  
June 17, 2007  
Page 2 of 3

driveways and sidewalks, and had very little area left for landscaping. The size of the units were decreased and they were all 2-stories in height.

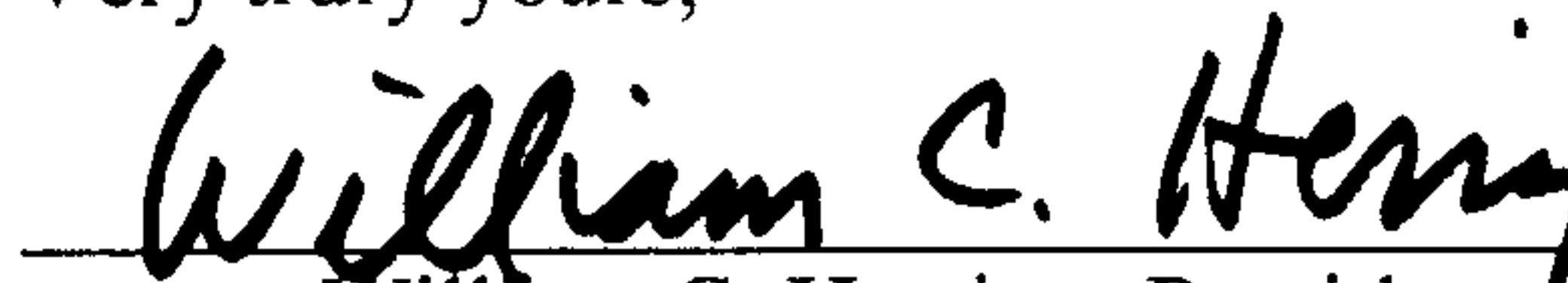
As indicated in our letter to you dated May 31, 2007, the Zoning Committee was encouraged by your initial willingness to work with us to make your project the best it could be and to ensure that it fit within our neighborhood. While we understand your approach of laying out a subdivision that meets the City's requirements to the letter of the law, we would ask that you consider some modifications to your project. As we stated at the June 11<sup>th</sup> meeting, we would ask that you consider reducing the number of units in order to provide some degree of separation between the blocks of attached units. Breaking up the units into blocks of 3-5 units each would increase the number of end units, which typically have more windows and have a higher return than interior units, increase the amount of green space for your residents, and would not be as an imposing structure for the adjacent neighbors and the rest of the neighborhood. This may also be more acceptable to the Fire Marshal, who may have some issues with providing fire protection to the back of each of the units in a 12-unit attached structure. .

Our letter of May 31, 2007 included several design approaches that would help your project blend-in better with Los Duranes, including having a rural street section, providing a landscape buffer on the RA-2 tract along Serna Road, designing the units so they are not 2-story boxes by breaking up the facades through massing and detailing, having the second story be smaller than the first story footprint, etc., consideration of green building techniques, and designing the perimeter wall so that the project doesn't appear as a walled fortress.

Mr. Eaves, while we understand your frustration with the planning process, we would urge you to incorporate as many of our suggestions as would be feasible. As we stated at the meeting, we support reducing the roadway pavement width from 32 feet to 28 feet, which is consistent with the City's Development Process Manual.

Please do not hesitate to call me if you have any questions or comments, or if you would like to have another meeting with the Zoning Committee to discuss your project.

Very truly yours,



William C. Herring, President  
Los Duranes Neighborhood Association  
3104 Coca Road NW  
Albuquerque NM 87104  
(505) 243-4664  
(fax) 243-7654  
billherring@comcast.net

Mr. Michael Eaves  
Mr. Mark Snapp  
June 17, 2007  
Page 3 of 3

cc: Sheran Matson, Chair., Development Review Board  
Jackie Fishman, AICP, Zoning Committee Member

# LOS DURANES NEIGHBORHOOD ASSOCIATION

Board of Directors/Officers  
William C. Herring, President & Treasurer  
Beverly Schoonover, Vice-President  
Andrea Scott, Secretary  
David Day, Director  
John Gutierrez, Director  
Julie Lopez-Casaus, Director  
Natalie Grlego-Pavon, Director

June 17, 2007

Mr. Michael Eaves  
Calterra Development, LLC.  
519 Los Arboles NW  
Albuquerque, NM 87107

Mr. Mark Snapp  
W. Mark Snapp Design, Inc.  
1037 Las Golondrias Ct. NW  
Albuquerque, NM 87107

**RE: Rio Perles Addition, Project #1005564; 07DRB- 00619 Major-  
Preliminary Plat Approval**

Dear Mr. Eaves and Mr. Snapp:

Thank you for meeting with the Los Duranes Neighborhood Association's (LDNA) Zoning Committee on June 11, 2007 to further discuss your application for preliminary plat for your 1-acre property on Amado NW between Rice Road and Serna Road. We understand that your request is scheduled to be heard by the Development Review Board on June 20, 2007. Our hope is that we can continue to work together to make sure your project becomes an asset to our neighborhood.

The original proposed subdivision layout necessitated a significant variance from the rear yard setback required by the City Comprehensive Zone Code. We also understand that the City Fire Marshal, Solid Waste Department, and the City Engineer had issues with the proposed hammerhead. As we indicated previously, the Zoning Committee did not support this variance from the rear yard setback from the required 15 feet down to 5 feet. However, there was much about the original subdivision layout that we did like including having no more than two attached units, having the garages face away from the street, the relatively modest size of the units themselves, and the valley gutter and rolled curb. We also liked the fact that you were willing to request a sidewalk variance to provide a 6-foot sidewalk on one side of the road only.

At the June 11, 2007 meeting, you presented a new subdivision layout which increased the number of units from 10 to 12 townhome units. The layout showed a private roadway that ran adjacent to the east side of the property, which included a 32 foot pavement width, stand-up curbs, and a 4-foot sidewalk running in front of the units. The roadway was separated from the eastern side of the property by a five foot strip and a perimeter wall. Each of the twelve units had a one-car garage that faced the street. The majority of the front yards were taken up with

Mr. Michael Eaves  
Mr. Mark Snapp  
June 17, 2007  
Page 2 of 3

driveways and sidewalks, and had very little area left for landscaping. The size of the units were decreased and they were all 2-stories in height.

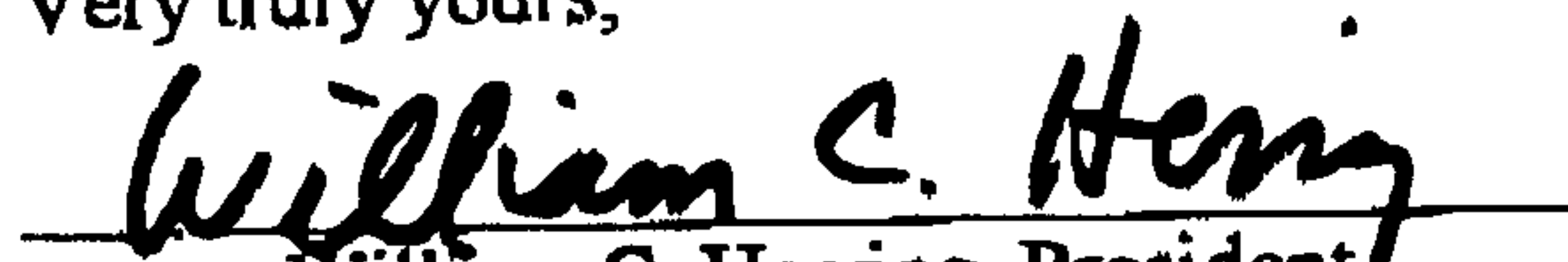
As indicated in our letter to you dated May 31, 2007, the Zoning Committee was encouraged by your initial willingness to work with us to make your project the best it could be and to ensure that it fit within our neighborhood. While we understand your approach of laying out a subdivision that meets the City's requirements to the letter of the law, we would ask that you consider some modifications to your project. As we stated at the June 11<sup>th</sup> meeting, we would ask that you consider reducing the number of units in order to provide some degree of separation between the blocks of attached units. Breaking up the units into blocks of 3-5 units each would increase the number of end units, which typically have more windows and have a higher return than interior units, increase the amount of green space for your residents, and would not be as an imposing structure for the adjacent neighbors and the rest of the neighborhood. This may also be more acceptable to the Fire Marshal, who may have some issues with providing fire protection to the back of each of the units in a 12-unit attached structure. .

Our letter of May 31, 2007 included several design approaches that would help your project blend-in better with Los Duranes, including having a rural street section, providing a landscape buffer on the RA-2 tract along Serna Road, designing the units so they are not 2-story boxes by breaking up the facades through massing and detailing, having the second story be smaller than the first story footprint, etc., consideration of green building techniques, and designing the perimeter wall so that the project doesn't appear as a walled fortress.

Mr. Eaves, while we understand your frustration with the planning process, we would urge you to incorporate as many of our suggestions as would be feasible. As we stated at the meeting, we support reducing the roadway pavement width from 32 feet to 28 feet, which is consistent with the City's Development Process Manual.

Please do not hesitate to call me if you have any questions or comments, or if you would like to have another meeting with the Zoning Committee to discuss your project.

Very truly yours,



William C. Herring, President  
Los Duranes Neighborhood Association  
3104 Coca Road NW  
Albuquerque NM 87104  
(505) 243-4664  
(fax) 243-7654  
billherring@comcast.net



Mr. Michael Eaves  
Mr. Mark Snapp  
June 17, 2007  
Page 3 of 3

cc: Sheran Matson, Chair., Development Review Board  
Jackie Fishman, AICP, Zoning Committee Member

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

PAID RECEIPT

APPLICANT NAME Caliterra Development  
AGENT Mark Snapp  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1005564/07-00619  
PROJECT NAME Rio Perlas Addition

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 220<sup>00</sup> 441006/4983000 DRB Actions Deferral fees

\$ \_\_\_\_\_ 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

\$ 220<sup>00</sup> 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

6/20/2007 10:16AM LOC: ANNX  
RECEIPT# 00078403 WS# 006 TRANS# 0007  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$220.00  
J24 Misc \$220.00  
OK \$220.00  
CHANGE \$0.00

Thank You

**W. MARK SNAPP DESIGN, INC**  
**RESIDENTIAL & COMMERCIAL DESIGN**  
1037 LAS GOLONDRINAS CT NW ALBUQUERQUE, NM 87107 505-350-3802

---



**June 19, 2007**

**Design Review Board  
City of Albuquerque**

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

**Re: 07DRB-00619, Project Number 1005564**

**Dear Sirs,**

**Caliterra Development is requesting a deferral to July 25, 2007. The purpose of the deferral is to redesign the subdivision, as a result of a meeting with the Duranes Neighborhood Association.**

**The redesign will incorporate the comments and address the concerns of the neighborhood association more clearly.**

**Sincerely,**

A handwritten signature in black ink, appearing to read 'Mark Snapp', written over a horizontal line.

**Mark Snapp**

**Matson, Sheran A.**

---

**From:** Jackie Fishman [jfishman@swcp.com]  
**Sent:** Wednesday, June 06, 2007 7:16 AM  
**To:** Matson, Sheran A.  
**Cc:** Billherring@comcast.net; Carolyn & Phillip Goetze; David Day; Julie Lopez-Casaus; Nancy Lopez; Paula Butterworth; Richard Meadows; Rose Morin  
**Subject:** Caliterra Subdivision, Project # 1005564; 07DRB-00619

Sheran –

I'm writing this email to you on behalf of the Zoning Committee of the Los Duranes Neighborhood Association. The preliminary plat for the Caliterra Subdivision, Project # 1005564 / 07DRB-00619, is scheduled to be heard by the DRB this morning. The Committee wants the DRB to be aware of its concerns regarding this request.

At the meeting with you, Wilfred Gallegos, Andrew Garcia, Mike Eaves, Mark Snapp, and I on June 1, 2007, it was brought to my attention that in order to accomplish the subdivision as proposed by Mr. Eaves, a variance to the rear yard setback would be required. My understanding from this meeting is that Mr. Eaves is required to receive approval of a variance from the Zoning Hearing Examiner prior to final plat approval.

A special meeting of the LDNA Zoning Committee was called last night to discuss this issue. The Zoning Committee decided that it simply cannot support a variance of this magnitude to the rear yard setback; a 66% reduction (15 feet required down to 5 feet provided) from what is required by the City Comprehensive Zoning Code.

While we were encouraged by our original meeting with Mr. Eaves and Mr. Snapp on May 22, 2007 and their willingness to work with the LDNA and make changes to their project, we were not given enough information to make an informed decision. We were not presented with a dimensioned site plan and were not informed of this variance. It was only at the June 1, 2007 meeting at the City's One-Stop Shop that the dimensioned site plan was presented by the applicant.

The Zoning Committee has been very clear in our discussions with and our letter dated June 1, 2007 to Mr. Eaves that our overriding goal is to mitigate the impact of his proposed 2-story units on the adjacent properties and the neighborhood in general. It was to our dismay to learn that he is proposing to place the units 5 feet from the property line. As such, we cannot support the variance or the preliminary plat and building configuration as proposed.

Please do not hesitate to call me at my office with any questions.

Sincerely,

Jackie Fishman, AICP  
Zoning Committee Member

6/6/2007



### 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) \_\_\_\_\_

**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 RIO PERLES ADDITION

Location of Project (address or major cross streets) 2428 RICE AVE NW 871

Proposed # of Units: 10 Single-Family \_\_\_\_\_ Multi-Family

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

**Contact Information**

Name MICHAEL EAVES

Company CALITERRA DEVELOPMENT

Phone 505.259.5210

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 Valley  
Preliminary PDFF Date Submitted 4/11/07  
Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_  
Final PDFF Date Completed \_\_\_\_\_

DRB Project #

[REDACTED]

APS Cluster

Valley

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

SARA ANGELINA, LLC ("Developer") effective as of this 19 day of April, 2007 and pertains to the subdivision commonly known as [REDACTED], and more particularly described as

RIO PERLES ADDITION  
LOTS A, B, C, D, E, F, G, H, I, J OF THE RIO PERLES ADDITION

(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 residential 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; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

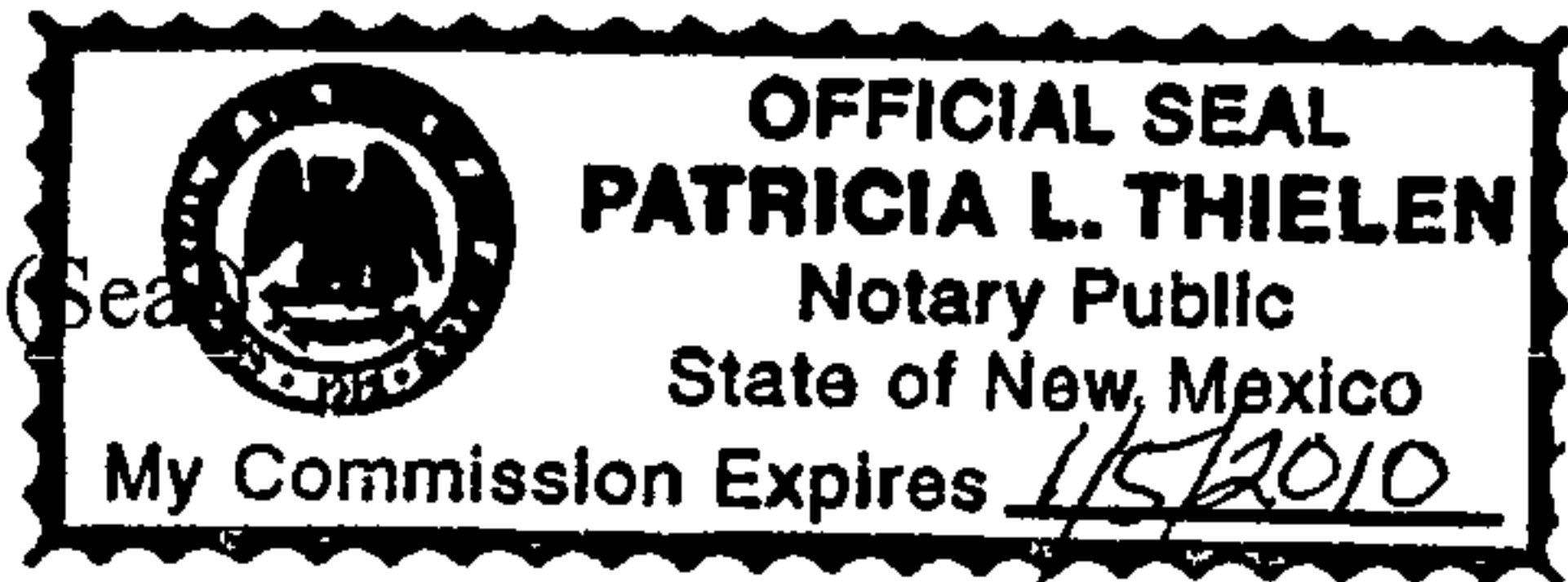
THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

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.

DRB Project # [REDACTED]  
APS Cluster Valley

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ of \_\_\_\_\_, a corporation.



Patricia L. Thielen  
Notary Public

My commission expires: 1/5/2010

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature  
Kizito Wijenje, Director, Capital Master Plan

\_\_\_\_\_  
Name (typed or printed) and title

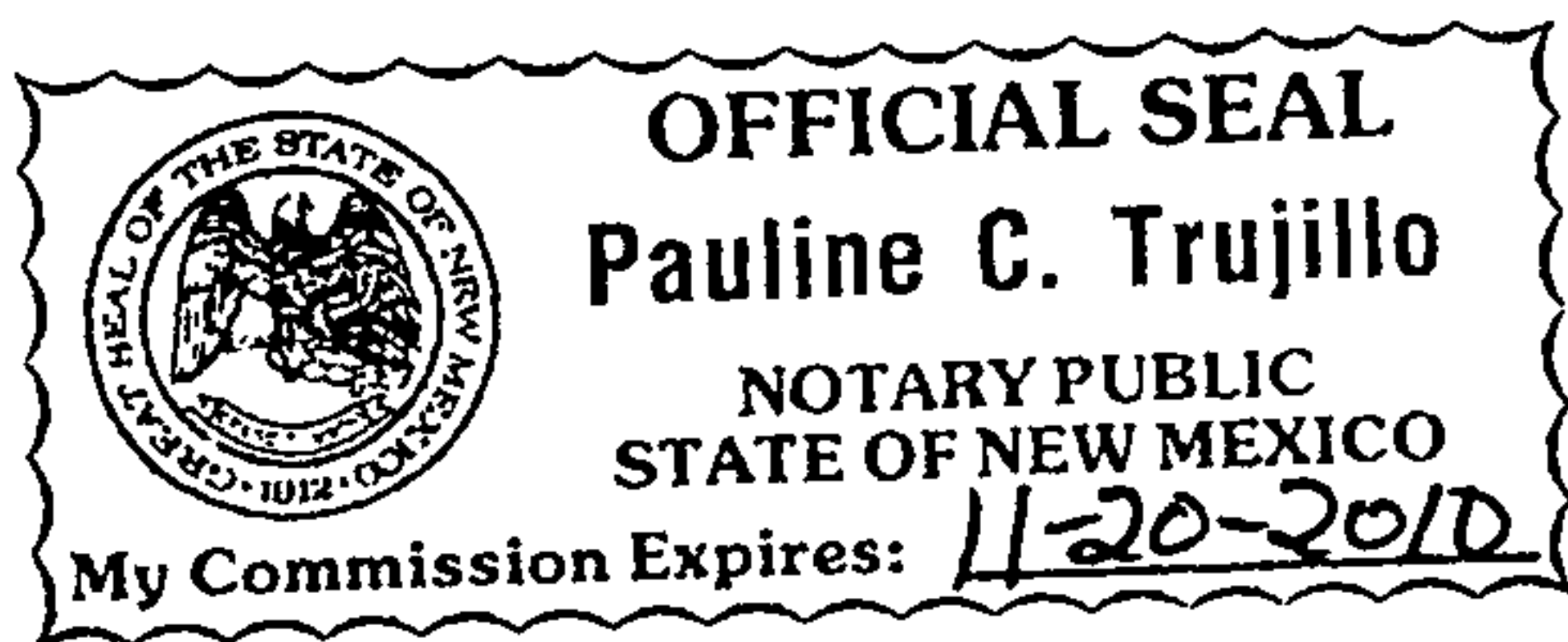
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 20, 2007 by Kizito Wijenje as Director, 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)

Pauline C. Trujillo  
Notary Public

My commission expires: Nov 20, 2010



Recd 6-1-07

# LOS DURANES NEIGHBORHOOD ASSOCIATION

Board of Directors/Officers  
William C Herring, President & Treasurer  
Beverly Schoonover, Vice-President  
Andrea Scott, Secretary  
David Day, Director  
John Gutierrez, Director  
Julie Lopez-Casas, Director  
Natalio Griego-Pavon, Director

May 31, 2007

Mr. Michael Eaves  
Caliterra Development, LLC.  
519 Los Arboles NW  
Albuquerque, NM 87107

Mr Mark Snapp  
W. Mark Snapp Design, Inc  
1037 Las Golondrias Ct. NW  
Albuquerque, NM 87107

**RE: Project #1005564; 07DRB- 00619 Major-Preliminary Plat Approval**

Dear Mr. Eaves:

Thank you for meeting with the Los Duranes Neighborhood Association's (LDNA) Zoning Committee on May 22, 2007 to discuss your application for preliminary plat for a 10-lot subdivision on Amado NW between Rice Road and Serna Road. It was a good meeting and our hope is that we can continue to work together to make sure your project becomes an asset to our neighborhood

Our understanding is that you are proposing a 10-lot subdivision that will include five sets of attached townhouses. A central private roadway will provide access to shared driveways. One-car garages will be oriented away from the street in an L-shaped configuration. The units will be relatively modest in size and will likely be all two-story.

Based on this understanding and our discussion at the May 22, 2007 meeting, the Zoning Committee identified some design approaches at the meeting that would help your project blend-in better with the semi-rural character of Los Duranes as follows.

1) **Street Section** - The Committee would like to see a rural street section with a 6-foot sidewalk on one side of the roadway, valley gutter, and more of the roadway access easement be allocated towards landscaping. We understand that this will require a sidewalk variance and this letter is intended to indicate our support of such a sidewalk variance. The roadway will have to be slightly adjusted to one side approximately 2 feet to allow for the larger sidewalk on one side of the roadway. We would like you and your project engineer to coordinate with Jackie Fishman on this issue so that she can lend you her support in securing this sidewalk variance through the Development Review Board (DRB).



Mr Michael Eaves  
Mr. Mark Snapp  
May 31, 2007  
Page 2 of 3

2) **Driveways** – The Zoning Committee appreciates the way you have oriented the driveways and garages. Although not dimensioned, our understanding of your grading and drainage plan was that the shared driveways were 24-feet in width and then split off in a t-shape into facing garages. The Committee would like to see the driveways reduced to 16 feet in width (8 feet on each property). Enough room should be provided in front of the garages to allow adequate room to maneuver vehicles and additional parking. Parking may also have to be accommodated on-street depending on the number of bathrooms in the units, as required by the City Comprehensive Zoning Code.

2) **RA-2 Tract** - The committee would also like to see the small RA-2 tract along Serna Road NW be solely dedicated as a landscape buffer primarily comprised of plant materials native and/or naturalized to the Rio Grande Valley and the region (Cottonwoods, Arizona Sycamore, New Mexico Olive, Apache Plume, Sumac, Virginia Creeper, Golden Currant, etc). The purpose for this buffer will be to lessen the impact the two-story units will have on the surrounding property and the neighborhood in general. The Zoning Committee would appreciate being able to see your landscape plan once it is completed.

3) **Two-Story Units** – The design for the second story of the units is also critical to blending into the neighborhood. In general, the character of the houses in Los Duranes is small in overall size and height, with very few two-story units, and exhibiting typical southwestern style architectural elements. In order to soften the impact of your 2-story units on surrounding properties and the general neighborhood, we discussed that the second story should be approximately 65% of the building footprint. Mark Snapp, project designer, indicated that much of the second story would be allocated to outdoor living space. Our goal is to avoid the appearance of a very large square box, so the building massing, wall and roof details, patios, etc. should be used to break-up the facades.

4) **Green Architecture** – The Zoning Committee would also urge you to consider using green building techniques such as the use of rain barrels and/or cisterns, universal building design, passive solar, adobe, etc. The City is encouraging developers and builders to use these techniques on new projects, and we would welcome such a project into the neighborhood.

5) **Perimeter Walls** – The Zoning Committee also indicated that if a perimeter wall is to be part of this project adjacent to the public rights-of-way, it should be as transparent (i.e., tubular steel) as possible so that it does not appear to be a gated, 'fortress-like', subdivision.

We are encouraged by your willingness to work with the Zoning Committee and look forward to meeting with you as your project progresses. Please do not hesitate to contact me at 243-4664 whenever you have the plans, building elevations, and landscape plans so that we can schedule the next meeting.

Mr Michael Eaves  
Mr Mark Snapp  
May 31, 2007  
Page 3 of 3

Do not hesitate to call me if you have any questions or comments.

Very truly yours,

---

William C Herring, President  
Los Duranes Neighborhood Association  
3104 Coca Road NW  
Albuquerque NM 87104  
(505) 243-4664  
(fax) 243-7654  
wherring@highfiber.com

cc: Sheran Matson, Chair., Development Review Board  
Jackie Fishman, AICP, Zoning Committee Member

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 5-11-07

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1005564

DRB Application No.: \_\_\_\_\_

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Rio PERLES TOWNHOUSES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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"	SUB GRADE 142 SY	Rio PERLES Rd	RICE	EUD	/	/	/
		6"	GRADE RASE 908 SY	Rio PERLES Rd	RICE	EUD	/	/	/
		2"	AC 1500, M 908 SY	Rio PERLES Rd	RICE	EUD	/	/	/
		4"	SIDEWALK PCC 308 SY	Rio PERLES Rd	RICE	EUD	/	/	/
		6"	DRU PD PCC 75 SY	EAENT LOT			/	/	/
			VLY GUT & CURB PCC 26 SY	Rio PERLES Rd			/	/	/
			C&G STD, PCC 960 LF	Rio PERLES Rd			/	/	/
			AC, FINIT > 4" SAW, ROM & DISP 2 SY	RICE AVE	AT ENTRANCE		/	/	/
			CURBS & GUT - REM & DISP 105 LF	RICE AVE	AT ENTRANCE		/	/	/



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"/>		CTH BSN, C, SG	Rio Puellos Rd			/	/	/
<input type="text"/>	<input type="text"/>		MH 4' dia, C or E 6'-10' depth	Rio Puellos Rd			/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

NOTES

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

MICHAEL EAVES  
NAME (print)  
Calterra Dev. LLC  
FIRM  
[Signature]  
SIGNATURE - date

\_\_\_\_\_ DRB CHAIR - date  
\_\_\_\_\_ PARKS & RECREATION - date  
\_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date  
\_\_\_\_\_ AMAFCA - date  
\_\_\_\_\_ UTILITY DEVELOPMENT - date  
\_\_\_\_\_ - date  
\_\_\_\_\_ CITY ENGINEER - date  
\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

Supplemental form

**S Z ZONING & PLANNING**

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

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: CALTEPRA DEVELOPMENT PHONE: 505.259.5210

ADDRESS: 6001 MADIRA NE FAX: \_\_\_\_\_

CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

AGENT (if any): MARK SNAPP PHONE: 505.350.3802

ADDRESS: C 1037 LAS GOLONDRINAS CT. NW FAX: \_\_\_\_\_

CITY: ABQ STATE NM ZIP 87107 E-MAIL: msnapp1037@msn.com

DESCRIPTION OF REQUEST: MAJOR SUBDIVISION INTO TEN TOWNHOUSE LOTS

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. TRACTS 212 & 210 BIA Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. RIO PERLES ADDITION

Current Zoning: R-2 + ~~RA-2~~ Proposed zoning: R-2

Zone Atlas page(s): H-12 No. of existing lots: 1 No. of proposed lots: 10

Total area of site (acres): .9354 Density if applicable: dwellings per gross acre: 10 dwellings per net acre: 10

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101205949625941433 MRGCD Map No. #35 H-12

LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE - WEST ON RICE RD.

Between: RICE RD NW and SERVA RD NW

**CASE HISTORY:**

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

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

SIGNATURE W. MARK SNAPP DATE 5/11/07

(Print) W. MARK SNAPP \_\_\_\_\_ 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

07DRB 00619

Action

PP

S.F.

32

Fees

\$ 75.00

\$ \_\_\_\_\_

\$ 20.00

\$ 75.00

\$ \_\_\_\_\_

Total

\$ 810.00

Hearing date: 6/6/07

Joseph M. Lopez 5/11/07  
Planner signature / date

Project # 1005564

**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
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- 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
- 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.

Michael MICHAEL A. EAVES  
Applicant name (print)  
Michael A. Eaves 5-11-07  
Applicant signature / date



Form revised 11/04, 6/05 and NOV 06


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

Application case numbers  
07DRB - 00619

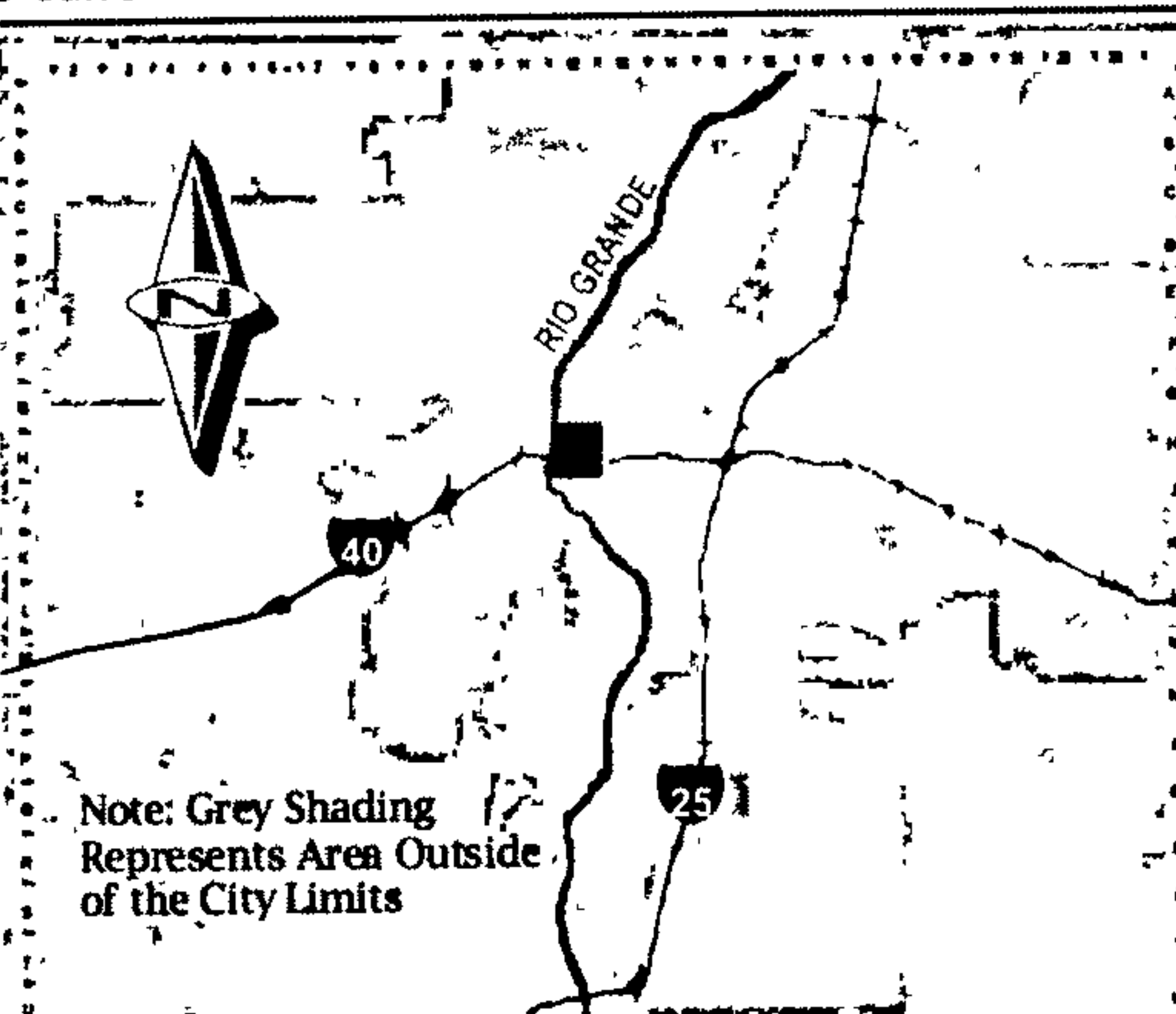
Jose M. Lera 5/11/07  
Planner signature / date  
**Project # 1005564**



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



Map amended through: 3/22/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-12-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



**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Rio PERLES

AGIS MAP # \_\_\_\_\_

LEGAL DESCRIPTIONS: TRACTS 212 & 210 BIA  
RIO PERLES ADDITION

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 6/26/06 (date).

[Signature]  
Applicant/Agent

5.11.07  
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 (2<sup>nd</sup> floor, Plaza del Sol) on 6/26/06 (date).

[Signature]  
Applicant/Agent

5.11.07  
Date

\_\_\_\_\_  
Utilities Division Representative

\_\_\_\_\_  
Date

PROJECT # \_\_\_\_\_



# Albuquerque Bernalillo County Water Utility Authority

One Civic Plaza NW, Room 5012  
Albuquerque, NM 87102  
Phone (505) 768-2500  
Fax (505) 768-2580

June 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 A. Archuleta-Loeser  
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.cabq.gov/wua>

W. Mark Snapp Design Inc  
1037 Las Golondrinas Ct. NW  
Albuquerque, NM 87107

**RE: Tracts 212 and 210B1A, MRGCD Map #35 H-12**

Dear Sirs:

**Existing Conditions:** The property includes approximately 1 acre extending from Serna to Rice east of Amado Rd. Existing public utilities include 6-inch CI water and 8-inch VCP sanitary sewer lines in both Serna and Rice. Zoning is R-2 and RA2. There is an existing single family residence on the north end of the property: 2428 Rice.

**Proposed Development:** The property is approximately 100-feet wide. The sketch plat provided shows 10 single family lots on either side of internal through roadway. The irregular remnant portion of Tract 210B1A is shown as part of a landscape area, presumably under common ownership. Existing structures will be razed. The proposal could require a zone change and lot size and or set back variances. Before proceeding further I recommend a sketch plat review with the Development Review Board.

**Required Infrastructure:** Any plat approval will be contingent on financial guarantees for public infrastructure including sewer and water line extensions in the proposed roadway. The water line must be a 6-inch with looping connections to Rice and Serna. Construction must include fire hydrants at standard locations and separate metered services for all lot, including any landscaped / irrigated common area tracts. The existing metered service must be cut and capped at the main. The sanitary sewer must be an 8-inch collector with manholes at standard locations and service stubouts for all building lots. Grades permitting a single outfall to either Rice or Serna would be more economical, but split flow could conceivably be required. This must be confirmed during design. (Substandard grades are not acceptable.)

**Easements:** Lines constructed outside dedicated right of way require an exclusive 25-foot wide easement with additional area for meters, hydrants and or other appurtenances constructed outside the line easement. We typically require full width easements with private roadways.

**Design and construction:** All required 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:** In addition to installation and construction costs, each sanitary sewer and metered water service will be subject to 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 that 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,

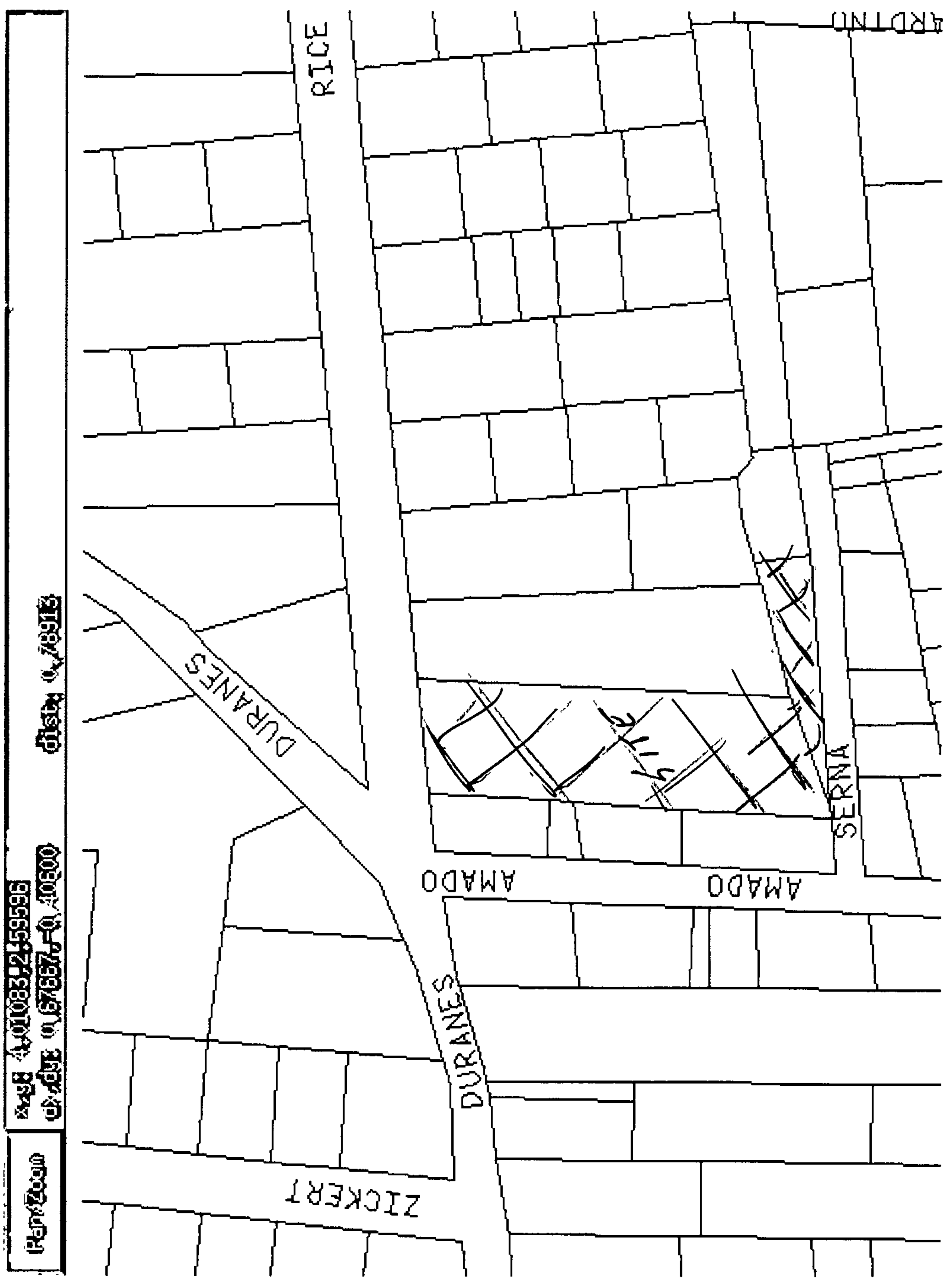


Mark S. Sanchez  
Executive Director

Encl: System / Area Map(s)  
C: Roger Green, Utility Development Section  
f/ Readers #60606  
f/ Availability H-12

N  
A  
H-12

# 60606



Plan/Zone

Case # 010832159596  
Date 01/27/2017 10:40:00

Dist # 78913

ARDTNO

W. MARK SNAPP DESIGN, INC  
RESIDENTIAL & COMMERCIAL DESIGN  
1037 LAS GOLONDRINAS CT NW ALBUQUERQUE, NM 87107 505-350-3802

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May 8, 2007

Los Duranes N.A. (LDU)

Dear Sirs;

Caliterra Development, LLC is requesting a subdivision action for the Tracts 212 & 210 B-1-A, near the intersection of Duranes and Rice. Caliterra has prepared a concept design for a ten unit townhouse project. The units will be approximately 2000 SF each. We would enjoy the opportunity to meet with you to present our proposed concept. Please call Michael Eaves, Caliterra Development at 259-5210 to make arrangements.

Sincerely,  
Caliterra Development, LLC



*City of Albuquerque*

P.O. Box 1293, Albuquerque, NM 87103

April 24, 2007

Mark Snapp  
Mark Snapp Design  
1037 Las Golondrinas NW/87107  
Phone: 350-3802/Fax: 345-1902

**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.

Dear Mark:

Thank you for your inquiry of **April 24, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 212, LOCATED ON 2428 RICE AVENUE NW BETWEEN INDIAN SCHOOL ROAD NW AND RIO GRANDE BOULEVARD NW** Zone Map: **H-12.**

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

**WEST PARK N.A. (WPR) "R"**

**LOS DURANES N.A. (LDU) "R"**

**\*William C. Herring**

3104 Coca Rd. NW/87104 243-4664 (h)

Beverly Schoonover

3308 Beach NW/87104 242-1778 (h)

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 me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD ASSOCIATION.**

planningrnaform(10/08/05)

=====

NORTH VALLEY FINANCE  
ALBUQUERQUE, New Mexico  
871079998

3401500107-0096

05/11/2007 (800)275-8777 09:41:47 AM

=====

===== Sales Receipt =====

Product Description	Sale Unit Qty Price	Final Price
ALBUQUERQUE NM 87104 First-Class 0.50 oz.		\$0.39
Return Rcpt (Green Card) Certified		\$1.85
Label #:	9171082133393317029905	\$2.40
		=====
Issue PVI:		\$4.64
ALBUQUERQUE NM 87104 First-Class 0.50 oz.		\$0.39
Return Rcpt (Green Card) Certified		\$1.85
Label #:	9171082133393317029899	\$2.40
		=====
Issue PVI:		\$4.64



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) \_\_\_\_\_

Please check one:

[X] 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 Rio Perles Addition

Location of Project (address or major cross streets) 2428 Rice Ave NW 871

Proposed # of Units: 10 Single-Family Multi-Family

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

Contact Information

Name Michael Eaves

Company Caliterra Development

Phone 505.259.5210

E-mail \_\_\_\_\_

Please include with your submittal:

- [X] Zone Atlas map with the entire property(ies) precisely and clearly outlined
[X] 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 Valley
Preliminary PDFF Date Submitted 4/12/07
Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_
Final PDFF Date Completed \_\_\_\_\_



DRB Project #

[Empty box]

APS Cluster

Valley

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

SARA ANGELINA, LLC ("Developer") effective as of this 19 day of APRIL, 2007 and pertains to the subdivision commonly known as [Empty box], and more particularly described as

RIO PERLES ADDITION  
LOTS A, B, C, D, E, F, G, H, I & J OF THE RIO PERLES ADDITION

(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 residential 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; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

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.

DRB Project #

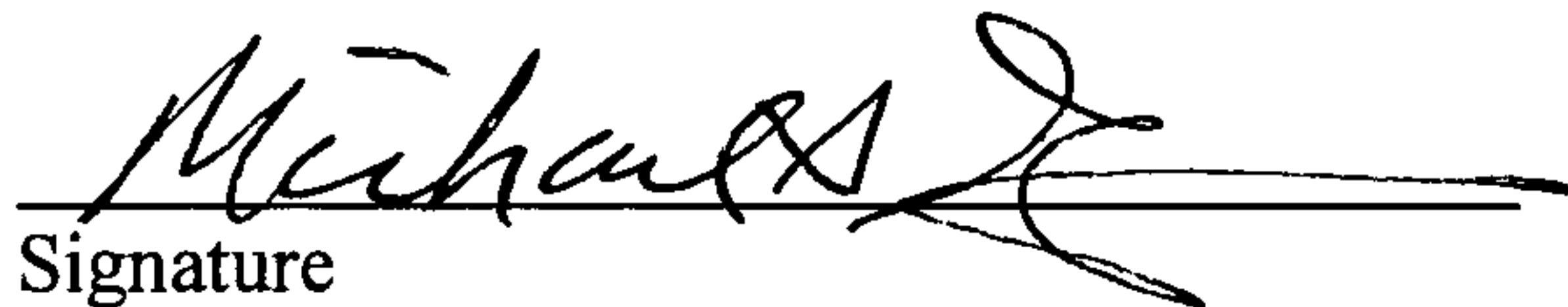
APS Cluster

Valley

- 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

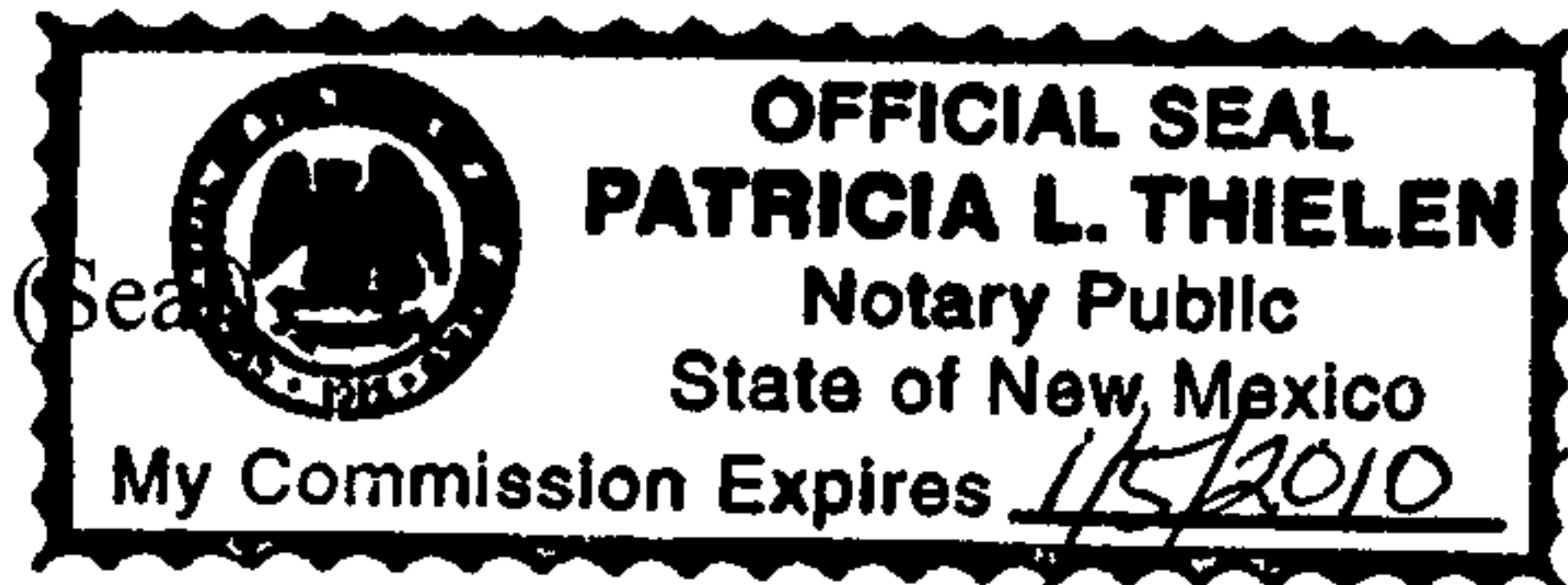
MICHAEL A. EAVES / OWNER  
Name (typed or printed) and title

SARA ANGELINA, LLC  
Developer

DRB Project # \_\_\_\_\_  
APS Cluster Valley

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ of \_\_\_\_\_, a corporation.



Patricia L. Thielen  
Notary Public

My commission expires: 1/5/2010

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature  
**Kizito Wijenje, Director, Capital Master Plan**

\_\_\_\_\_  
Name (typed or printed) and title

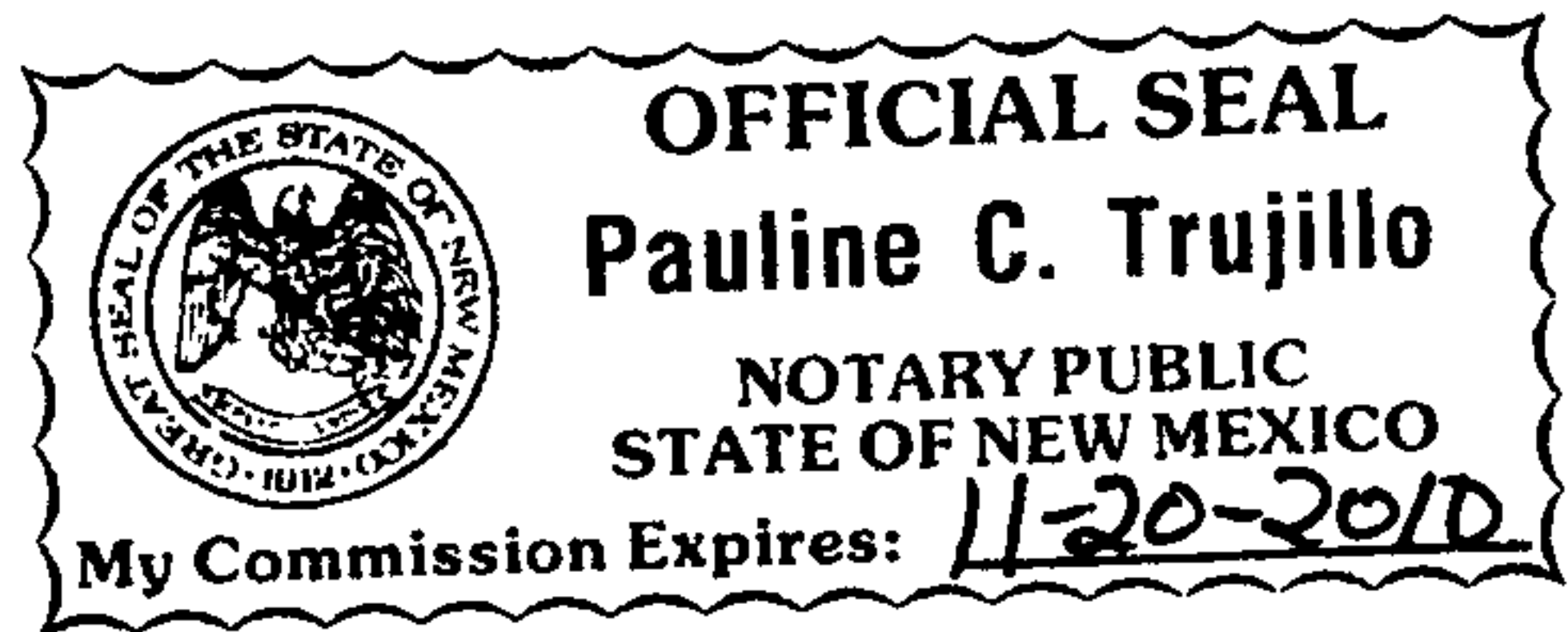
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 20, 2007 by Kizito Wijenje as Director, 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)

Pauline C. Trujillo  
Notary Public

My commission expires: Nov 20, 2010



# 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 May 22, 2007 to June 6, 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.

Michael A. [Signature]  
(Applicant or Agent)

5-11-07  
(Date)

I issued 1 signs for this application, 5/11/07 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005564

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

PAID RECEIPT

APPLICANT NAME Caliterra Development  
AGENT Mich Eaves  
ADDRESS 601 Madrid NE  
PROJECT & APP # 1005564  
PROJECT NAME \_\_\_\_\_

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 715.00 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  
\$ 810.00 TOTAL AMOUNT DUE

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

Security enhanced document. See book for details.

CALITERRA DEVELOPMENT LLC  
519 LOS ARBOLES NW  
ALBUQUERQUE, NM 87102

05-06 1560

PAY TO THE ORDER OF City of Albuquerque DATE 5-15-07 95-8365/3070-04

Eight Hundred Ten and 00/100 \$ 810.00

U.S. New Mexico FEDERAL CREDIT UNION  
P.O. BOX 129 ALB. NM 87103-0129  
(505) 342-8888

FOR DRB 1005564

City of Albuquerque  
Treasury Division

37 206 000 447052 1560 0110

Trans Amt: \$810.00  
J24 Misc \$20.00

Thank You

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

5/11/2007            12:12PM            LOC: ANNX  
RECEIPT# 00076535 WSH 006    TRANSH 0029  
Account 441006            Fund 0110  
Activity 4983000            TRSCXG  
Trans Amt                    \$810.00  
J24 Misc                     \$715.00

Thank You

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

5/11/2007            12:12PM            LOC: ANNX  
RECEIPT# 00076536 WSH 006    TRANSH 0029  
Account 441018            Fund 0110  
Activity 4971000            TRSCXG  
Trans Amt                    \$810.00  
J24 Misc                     \$75.00  
CK                            \$810.00  
CHANGE                      \$0.00

Thank You