

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

Meeting Date: October 3, 2007
Zone Atlas Page: E-10
Notification Radius: 100 Ft.

Project#~~1006537~~
App#07DRB-700247
07DRB-700248
07DRB-700249

Cross Reference and Location: MOJAVE ST NW BETWEEN UNSER BLVD NW
AND TESUQUE ST NW

Applicant: KATHY TRUJILLO
6820 STAG HORN DR NW
ALBUQUERQUE, NM 87109

Agent: TIERRE WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: SEPTEMBER 14, 2007
Signature: ERIN TREMLIN



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Kathy Trujillo PHONE: 505-321-1158
 ADDRESS: 6820 Staghorn Dr. NW. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision & Preliminary Plat Approval

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

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

Lot or Tract No. 243 Block: 12 Unit: 3
 Subdiv/Addn/TBKA: Volcano Cliffs / TBK: PETROGLYPH EDGE
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): E-10 UPC Code: 101006234147510912/101006236247410914

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S_, etc.): 07EPC-40013 / # 1006537

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 21 Total area of site (acres): 4.24 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Mojave St. NW
 Between: Unser Blvd. NW and Tesuque St. NW

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

SIGNATURE Keei D. Krueger for DATE 9-7-07
 (Print) Ronald R. Bohannon P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action
<u>07DRB-70247</u>	<u>PP</u>
<u>07DRB-70248</u>	<u>TDS</u>
<u>07DRB-70249</u>	<u>SPS</u>
_____	<u>CMF</u>
_____	<u>ADV</u>

Hearing date 10/3/07

Form revised 4/07

S.F.	Fees
<u>5(2)</u>	<u>\$ 1260.00</u>
<u>V</u>	<u>\$ 0.00</u>
<u>X(3)</u>	<u>\$ 385.00</u>
_____	<u>\$ 20.00</u>
_____	<u>\$ 50.00</u>
Total <u>\$ 1740.00</u>	

Kin 25 9/7/07

Planner signature / date

Project # 1006537

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 (DRB13)

- 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) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

Sara Lay
 Applicant name (print)
Sara Lay 9-7-07
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 07DRD - 70247

KE SLS 9/7/07
 Planner signature / date

Project # 1006537

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101006 231644 912402	MARTINEZ- LOVELESS JONLYN & BRETT LOVELES S	6501 SU N VIEW D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 20 PLAT FOR PETROGLYPH SHADOWS SUBDIVI SION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 U NIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1723 AC
2	101006 233244 810939	BRIDGE ROBERT S COTT & INTOGNA MARY	6500 SU N VIEW D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 19 PLAT FOR PETROGLYPH SHADOWS SUBDIVI SION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 U NIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1591 AC
3	101006 238547 510919	SALAZAR PHILLIP & PATRICIA H	6509 TE SUQUE D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 1- B BLOCK 12 REPLAT OF LOT 1 BLOCK 12 VOLCAN O CLIFFS UNIT 3 CONT .3053 AC
4	101006 238546 710918	GALLEGOS DOROT HY F	6505 TE SUQUE D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 1- C BLOCK 12 REPLAT OF LOT 1 BLOCK 12 VOLCAN O CLIFFS UNIT 3 CONT .2845 AC
5	101006 231745 612403	GABRIEL DIANA G	416 7TH ST NE	RIO RAN CHO	NM	87 12 4	R	A1 A	LT 21 PLAT FOR PETROGLYPH SHADOWS SUBDIVI SION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 U NIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1604 AC
6	101006 233245 510938	GABALDON CARLO S E & BARBARA	6504 SU N VIEW D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 18 PLAT FOR PETROGLYPH SHADOWS SUBDIVI SION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 U NIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1605 AC
7	101006 233348 110934	TILSETH D K & SHA N NON D	6520 SU N VIEW D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 14 PLAT FOR PETROGLYPH SHADOWS SUBDIVI SION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 U NIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1677 AC
8	101006 236247 410914	PIANO JASPER & E MILY E TRUSTEES PIANO FAMILY TRU ST	200 S B URKE DR	GAL LUP	NM	87 30 1	V	A1 A	* 002 012VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27
9	101006 239143 210610	MENDES ENRIQUE	1510 7T H ST NW	ALB UQU ERQ UE	NM	87 10 2	R	A1 A	LOT 17- A BLOCK 9A PLAT OF A PORTION OF BLOCKS 7- A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .14 98 AC
10	101006 231646 812405	SKILLERN KENNET H ROBERT JR & KR ISTIN JOYCE DECA MP	6515 SU N VIEW D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 23 PLAT FOR PETROGLYPH SHADOWS SUBDIVI SION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 U NIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1604 AC
11	101006 233246 810936	DALTON KATHERIN E MARIE & ROBER T CRAIG	6512 SU N VIEW D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 16 PLAT FOR PETROGLYPH SHADOWS SUBDIVI SION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 U NIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1600 AC
12	101006 240546 211002	BRAZIL BARBARA G & GEORGE A JR	6504 TE SUQUE D R NW	ALB UQU ERQ UE	NM	87 12 04 81 9	R	A1 A	LT 2 UNIT 1 PLAT OF UNITS 1 AND 2 VOLCANO VIS TA SUBD CONT 0. 2534 AC M/L OR 11,042 SQ FT M/ L
13	101006 240545 111003	DEGALAN LEON B & CHRISTINE M	6500 TE SUQUE D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 3 UNIT 1 PLAT OF UNITS 1 AND 2 VOLCANO VIS TA SUBD CONT 0. 2724 AC M/L OR 11,866 SQ FT M/ L
14	101006 239045 810917	SABIE MARY ANN	6301 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 1- E BLOCK 12 REPLAT OF LOT 1 BLOCK 12 VOLCAN O CLIFFS UNIT 3 CONT .2035 AC
1	101006	CHYO DAVID A & M	6305 M	ALB	NM	87	R	A1	LOT 1-

5	238145 810916	ELISSA S	OJAVE S T NW	UQU ERQ UE		12 0		A	D BLOCK 12 REPLAT OF LOT 1 BLOCK 12 VOLCANO CLIFFS UNIT 3 CONT .2002 AC
1 6	101006 234147 510912	MARQUEZ MODES TO & EVA F	1016 EA ST MESA AVE NE	GAL LUP	NM	87 30 1	V	A1 A	* 003 012VOLCANO CLIFFS SUB UNIT 3 11N 2E SEC 27
1 7	101006 232048 810932	JEAN SANDRA LEE	6405 ST AR BRIG HT RD	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 12 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1452 AC
1 8	101006 232848 810933	LUCERO KURT M & JODIE A	6401 ST AR BRIG HT RD N W	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 13 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .2106 AC
1 9	101006 239743 210609	MOORE JAMES E J R & CAROL A	6306 M OJAVE N W	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 18- A BLOCK 9A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .14 13 AC
2 0	101006 240547 111001	SHELTON ERIC M & KATHERINE L	6508 TE SUQUE D R NW	ALB UQU ERQ UE	NM	87 12 04 81 9	R	A1 A	LT 1 UNIT 1 PLAT OF UNITS 1 AND 2 VOLCANO VISTA SUBD CONT 0. 2819 AC M/L OR 12,280 SQ FT M/L
2 1	101006 233246 210937	GATES JOSEPH & MARY	6508 SU N VIEW D R NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 17 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1602 AC
2 2	101006 232343 310512	RODRIGUEZ VINCE NT M & DONNA M	6404 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 24 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B & 10- A VOLCANO CLIFFS SUBD UNIT 3 (BEING A REPLAT OF BLKS 7, 8, 9 & A PORTION OF BLK 10) CONT .1 692 AC
2 3	101006 232943 310511	DAVIS SANDRA A	6400 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 23- A BLOCK 10A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .15 88 AC
2 4	101006 235243 310616	BACA THOMAS P & ESTHER N	6334 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 11- A BLOCK 9A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .15 90 AC
2 5	101006 235843 310615	BUNNELL FREDERI CK B & LINDA D PA GETT	6330 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 04 82 7	R	A1 A	LT 12 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3
2 6	101006 236543 310614	SIMKINS T SCOTT & RACHEL L	6316 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 13 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3
2 7	101006 233543 310510	JONES RIESLEY R & CAROL A	6342 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 22- A BLOCK 10A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .15 57 AC
2 8	101006 234643 310617	DIAZ JAIME J & ME LISSA	6336 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 10- A BLOCK 9A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .15 60 AC
2 9	101006 231643 310513	CERVANTES HERB	6412 M OJAVE S T NW	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 25 BLK 10A A PLAT OF BLKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B & 10- A VOLCANO CLIFFS SUBD UNIT 3 (BEING A REPLAT OF BLKS 7, 8, 9 & A PORTION OF BLK 10) CONT .1 692 AC

30	101006 326006 030920	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87 10 31 29 3	V	A1 A	TR A UNIT 28 VOLCANO CLIFFS SUBDIVISION CONT 56.9670 AC
31	101006 231549 010931	CRAWFORD TIMOTHY & SHERRIE	6409 ST AR BRIGHT HT RD NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LT 11 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1604 AC
32	101006 231647 512406	MCCARTNEY RICHARD H & PATRICIA M	6519 S UN VIEW DR NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LT 24 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1773 AC
33	101006 238548 310920	CHAVEZ JOE V & VIRGINIA B	6515 TE SUQUE DR NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LOT 1- A BLOCK 12 REPLAT OF LOT 1 BLOCK 12 VOLCANO CLIFFS UNIT 3 CONT .3483 AC
34	101006 233247 410935	CHANDLER ROY J & PATRICIA M	6516 S UN VIEW DR NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LT 15 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1593 AC
35	101006 231746 212404	YOSHINO SCOTT T & BRENDA	6509 S UN VIEW DR NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LT 22 PLAT FOR PETROGLYPH SHADOWS SUBDIVISION BEING A REPLAT OF LOTS 4 & 5 BLOCK 12 UNIT 3 VOLCANO CLIFFS SUBDIVISION CONT .1604 AC
36	101006 237143 310613	MCCARTNEY JOHN D & MYRNA Y TALLEY	6312 M OJAVE ST NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LT 14 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3
37	101006 237843 210612	JOHNSON MICHAEL R	6308 M OJAVE ST NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LT 15 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3
38	101006 241243 512211	BELLMAN RANDY & JACKIE	584 PYR RITE DR NE	RIO RAN CHO	NM	87 12 4	V	A1 A	LT 8 BLK 8B A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3
39	101006 238643 210611	CHAVEZ AARON & MATILDA	6314 M OJAVE ST NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LOT 16- A BLOCK 9A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1498 AC
40	101006 232342 210507	DORSEY THOMAS D & SANDRA J	6403 PI MA CT NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LT 19-P1 BLK 10A A PLAT OF BLOCKS 7-A, 8-A, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3
41	101006 232942 210508	MEDINA LESLIE	6401 PI MA PL NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LOT 20-A- P1 BLOCK 10A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1588 AC
42	101006 233542 210509	ORTIZ RAYMOND & T YVETTE TRUITT	6351 PI MA CT NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LOT 21-A- P1 BLOCK 10A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1558 AC
43	101006 234642 210618	GARCIA JOHN L & MILDRED R CO-TRUSTEES GARCIA TRUST	4026 DA VID LN	ALEXAN DRI A	VA	22 31 1	R	A1 A	LOT 9-A- P1 BLOCK 9A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1559 AC
44	101006 235242 210601	WEST JOSEPH G & BARBARA	6343 PI MA PL NW	ALBUQUERQUE	NM	87 12 0	R	A1 A	LOT 8-A- P1 BLOCK 9A PLAT OF A PORTION OF BLOCKS 7-A, 8-A, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1590 AC
4	101006	PEAKE BRAD H & S	6339 PI	ALB	NM	87	R	A1	LT 7-P1 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-

5	235842 210602	ABRINA M	MA LN N W	UQU ERQ UE		12 0		A	C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3
4 6	101006 236542 210603	VARGAS LAWRENCE & TERESA A	6335 PI MA PL N W	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 6-P1 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8- C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3
4 7	101006 237142 110604	GRIEGO RICHARD S SR & SHARON	6331 PI MA LN N W	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LT 5-P1 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8- C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3
4 8	101006 237842 110605	HANSON LAWRENCE & EVE	6323 PI MA PL N W	ALB UQU ERQ UE	NM	87 12 0	V	A1 A	LT 4-P1 BLK 9A A PLAT OF BLOCKS 7-A, 8-A, 8-B, 8- C, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 BEING A REPLAT OF BLOCKS 7, 8, 9 & A PORTION OF BLOC K 10 CONT .2346 AC
4 9	101006 238642 110606	RICHARD MAURICE E	6319 PI MA PL N W	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 3-A- P1 BLOCK 9A PLAT OF A PORTION OF BLOCKS 7- A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .14 98 AC
5 0	101006 239142 110607	JARAMILLO D ROB ERTA	6315 PI MA DR N W	ALB UQU ERQ UE	NM	87 12 0	R	A1 A	LOT 2-A- P1 BLK 9A PLAT OF A PORTION OF BLOCKS 7-A, 8- A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .14 98 AC
51	10100623974 2110608	GARCIA DORI & ERNESTINE	6309 PIMA PL NW	ALBUQUERQ UE	N M	87 12 0	R	1 A	LOT 1-A- P1 BLOCK 9A PLAT OF A PORTION OF B LOCKS 7-A, 8-A, 9-A, 9-B AND 10- A VOLCANO CLIFFS SUBDIVISION UNIT 3 CONT .1411 AC

Or Current Resident
BACA THOMAS P & ESTHER N
6334 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
BRIDGE ROBERT SCOTT & INTOGNA
MARY
6500 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHANDLER ROY J & PATRICIA M
6516 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHYO DAVID A & MELISSA S
6305 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
DALTON KATHERINE MARIE &
ROBERT CRAIG
6512 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
DIAZ JAIME J & MELISSA
6336 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
GABRIEL DIANA G
416 7TH ST NE
RIO RANCHO, NM 87124

Or Current Resident
GARCIA JOHN L & MILDRED R CO-
TRUSTEES GARCIA TRUST
4026 DAVID LN
ALEXANDRIA, VA 22311

Or Current Resident
HANSON LAWRENCE & EVE
6323 PIMA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
JOHNSON MICHAEL R
6308 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
BELLMAN RANDY & JACKIE
584 PYRITE DR NE
RIO RANCHO, NM 87124

Or Current Resident
BUNNELL FREDERICK B & LINDA D
PAGETT
6330 MOJAVE ST NW
ALBUQUERQUE, NM 87120 4827

Or Current Resident
CHAVEZ AARON & MATILDA
6314 MOJAVE ST NW
ALBUQUERQUE, NM 87120

~~Or Current Resident
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 1293~~

Or Current Resident
DAVIS SANDRA A
6400 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
DORSEY THOMAS D & SANDRA J
6403 PIMA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
GALLEGOS DOROTHY F
6505 TESUQUE DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GATES JOSEPH & MARY
6508 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
JARAMILLO D ROBERTA
6315 PIMA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
JONES RIESLEY R & CAROL A
6342 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
BRAZIL BARBARA G & GEORGE A JR
6504 TESUQUE DR NW
ALBUQUERQUE, NM 87120 4819

Or Current Resident
CERVANTES HERB
6412 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHAVEZ JOE V & VIRGINIA B
6515 TESUQUE DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
CRAWFORD TIMOTHY & SHERRIE
6409 STAR BRIGHT RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
DEGALAN LEON B & CHRISTINE M
6500 TESUQUE DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GABALDON CARLOS E & BARBARA
6504 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GARCIA DORI & ERNESTINE
6309 PIMA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
GRIEGO RICHARD S SR & SHARON
6331 PIMA LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
JEAN SANDRA LEE
6405 STAR BRIGHT RD
ALBUQUERQUE, NM 87120

Or Current Resident
LUCERO KURT M & JODIE A
6401 STAR BRIGHT RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
MARQUEZ MODESTO & EVA F
1016 EAST MESA AVE NE
GALLUP, NM 87301

Or Current Resident
MCCARTNEY RICHARD H &
PATRICIA M
6519 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MOORE JAMES E JR & CAROL A
6306 MOJAVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
PIANO JASPER & EMILY E TRUSTEES
PIANO FAMILY TRUST
200 S BURKE DR
GALLUP, NM 87301

Or Current Resident
SABIE MARY ANN
6301 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
SIMKINS T SCOTT & RACHEL L
6316 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
VARGAS LAWRENCE & TERESA A
6335 PIMA PL NW
ALBUQUERQUE, NM 87120

Project# 1006537
TIERRA WEST LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Project# 1006537
RENE HORVATH
Taylor Ranch N.A.
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MARTINEZ-LOVELESS JONLYN &
BRETT LOVELESS
6501 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MEDINA LESLIE
6401 PIMA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
ORTIZ RAYMOND & T YVETTE
TRUITT
6351 PIMA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
RICHARD MAURICE E
6319 PIMA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
SALAZAR PHILLIP & PATRICIA H
6509 TESUQUE DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SKILLERN KENNETH ROBERT JR &
KRISTIN JOYCE DECAMP
6515 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
WEST JOSEPH G & BARBARA
6343 PIMA PL NW
ALBUQUERQUE, NM 87120

Project# 1006537
KATHY TRUJILLO
6820 STAGHORN DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MCCARTNEY JOHN D & MYRNA Y
TALLEY
6312 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
MENDES ENRIQUE
1510 7TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
PEAKE BRAD H & SABRINA M
6339 PIMA LN NW
ALBUQUERQUE, NM 87120

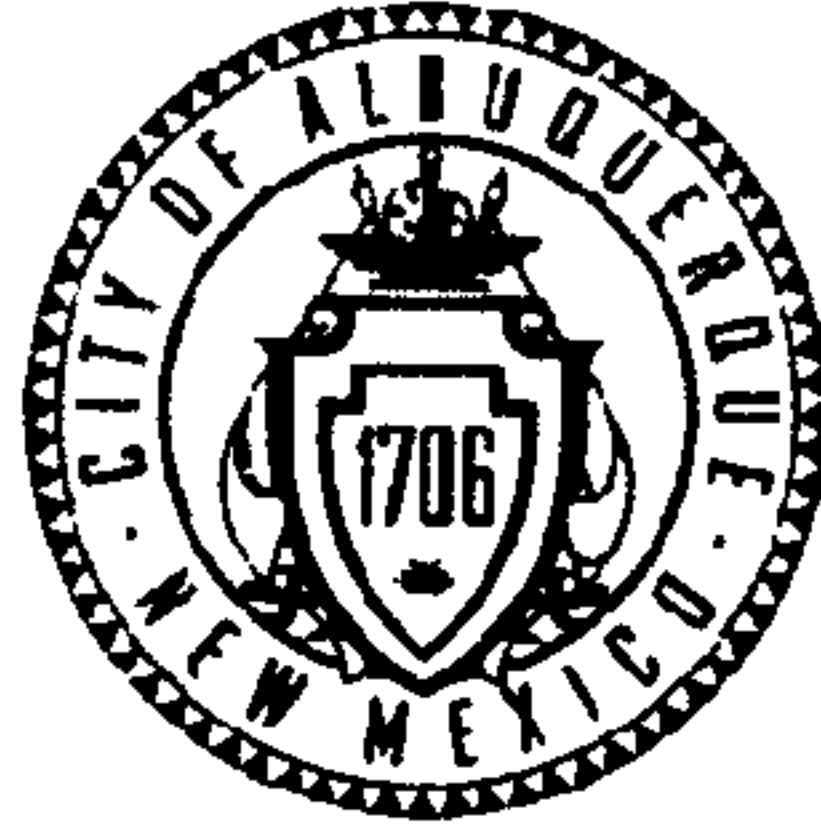
Or Current Resident
RODRIGUEZ VINCENT M & DONNA
M
6404 MOJAVE ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
SHELTON ERIC M & KATHERINE L
6508 TESUQUE DR NW
ALBUQUERQUE, NM 87120 4819

Or Current Resident
TILSETH D K & SHANNON D
6520 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
YOSHINO SCOTT T & BRENDA
6509 SUN VIEW DR NW
ALBUQUERQUE, NM 87120

Project# 1006537
JOLENE WOLFLEY
Taylor Ranch N.A.
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

August 29, 2007

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

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 Keli:

Thank you for your inquiry of August 29, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 2 AND 3, BLOCK 12, UNIT 23, FOLCANO CLIFFS, LOCAED ON MOJAVE STREET NW BETWEEN UNSER BOULEVARD NW AND TESUQUE STREET NW** zone map **E-10**.

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

TAYLOR RANCH N.A. (TRN) "R"

Jolene Wolfley

6804 Stag Horn Dr. NW/87120 890-9414 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (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 or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

TERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES
From: KELI KRUEGER (kkrueger@tierrawestllc.com)
Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 27062

Date: August 29, 2007

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lots 2 & 3, Block 12, Unit 3, Volcano Cliffs

LEGAL DESCRIPTION

LOCATED ON Mojave St. NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Unser Blvd. NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND Tesuque St. NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

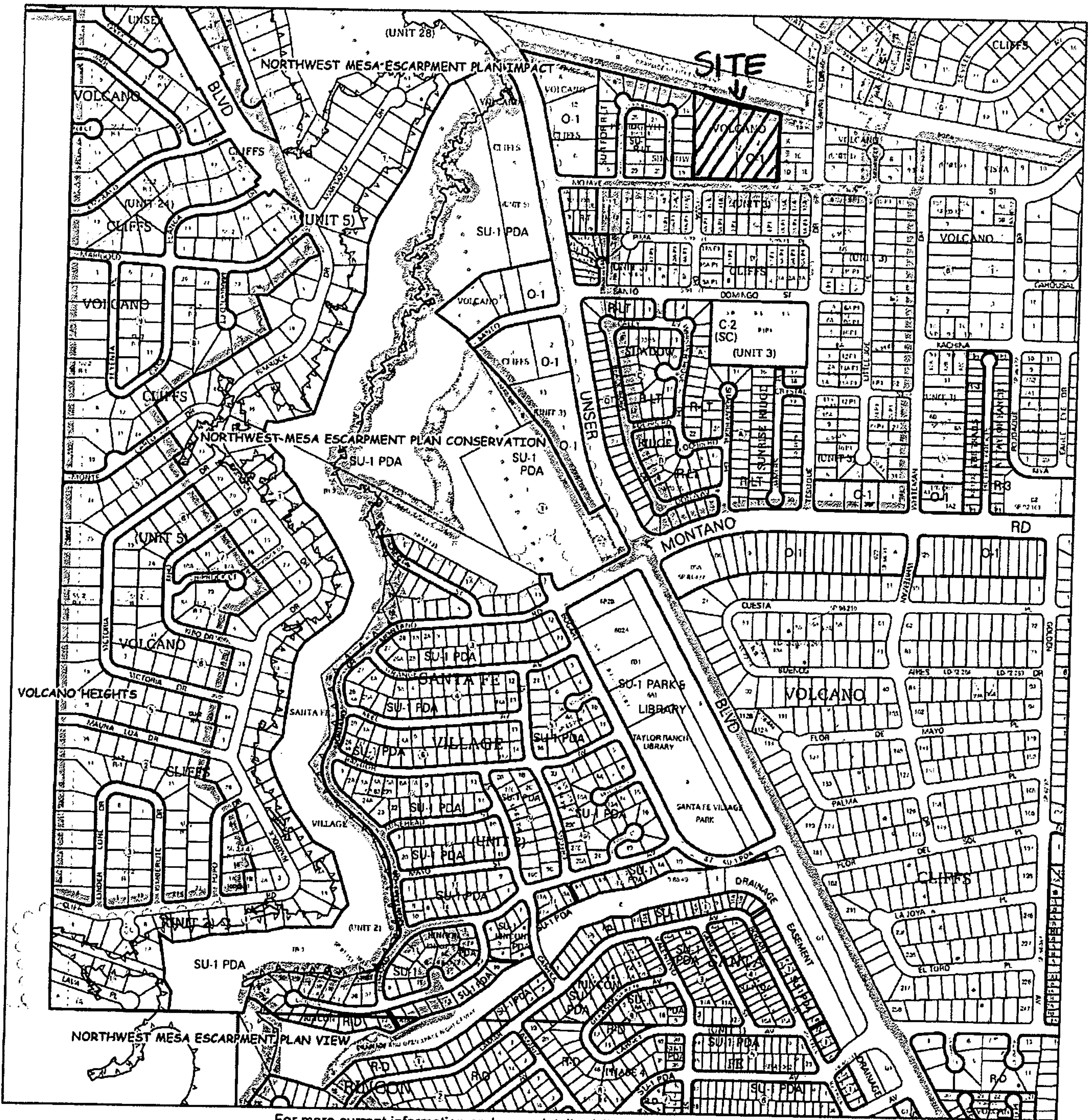
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **E-10**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

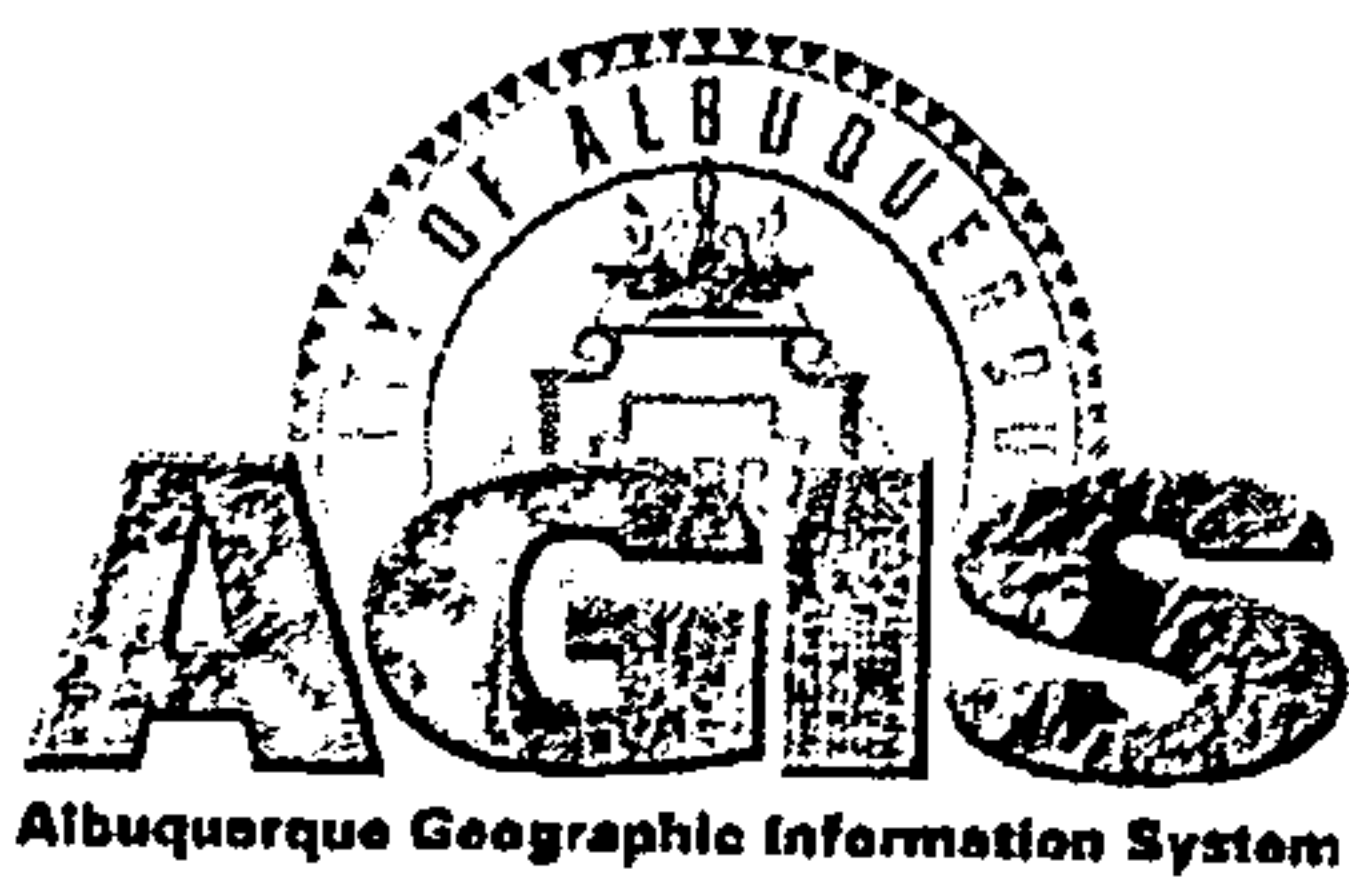
IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY, 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU.

C:ONC - NA Info Request.WPD

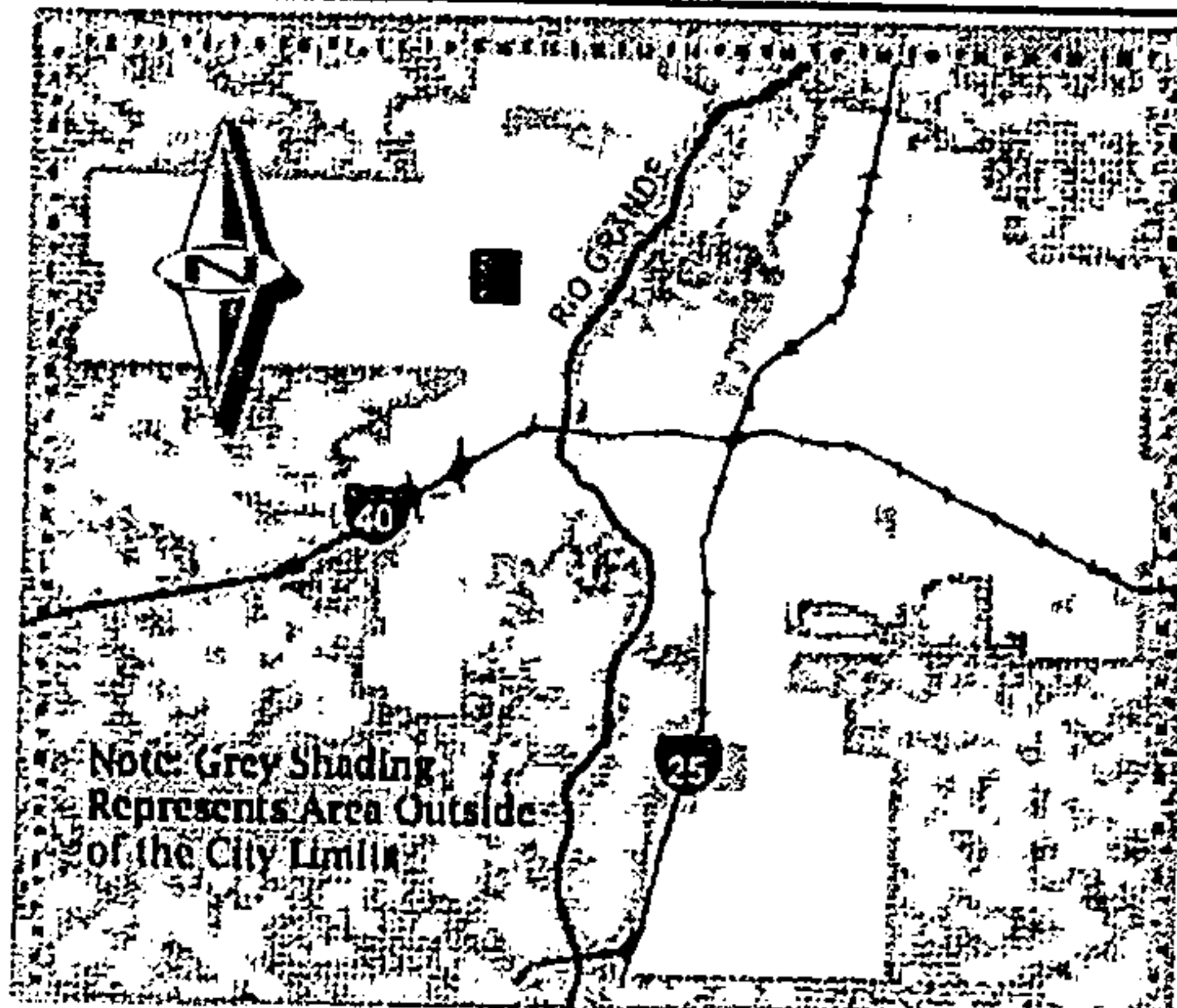




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007

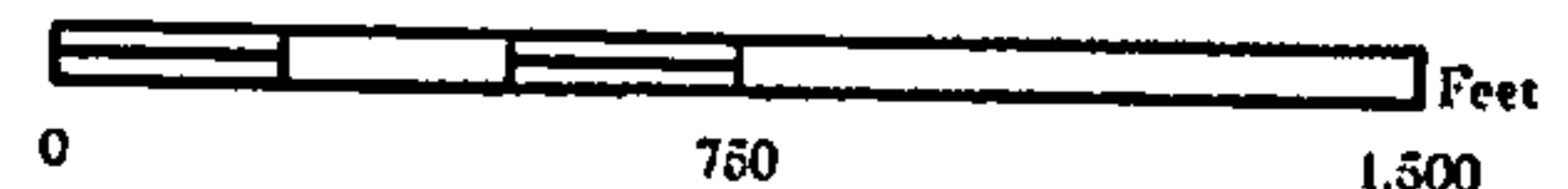


Zone Atlas Page:

E-10-Z

Selected Symbols

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



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 7, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Approval of Site Development Plan for Subdivision,
Major Subdivision Preliminary Plat & Sidewalk Deferral
Petroglyph Edge Subdivision
Zone Atlas Page E-10**

Dear Ms. Matson:

Tierra West LLC, on behalf of Kathy Trujillo, requests approval of the Site Development Plan for Subdivision, the Preliminary Plat and the Sidewalk Deferral for the above-referenced subdivision.

The site is located on Mojave Street NW, between Unser Boulevard NW and Tesuque Street NW. Our client proposes to build a 21-lot residential development with detached, single-family homes. The subject site was recently approved at the Environmental Planning Commission for a Zone Map Amendment, changing the zoning from O-1 to R-1. Also submitted for your review and approval are the perimeter wall design plans and infrastructure list. The drainage report was submitted and a copy of the water and sewer availability letter is included with this submittal.

During meetings with the Taylor Ranch Neighborhood Association, several items pertaining to design elements of the subdivision were agreed upon by the Developer and the Neighborhood Association. Notes regarding those items are included on the Site Plan for the project. A copy of the letter from the Developer regarding the design restrictions has been included with the submittal for your information.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,


Sara Lavy, PE

Enclosure/s

cc: Kathy Trujillo
Jolene Wolfely, Taylor Ranch N.A.
Rene Horvath, Taylor Ranch N.A.

JN: 27062
SCL/kdk



DRB CASE ACTION LOG (SITE DEVELOPMENT PLAN)

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-70249 (SDP) Project # 1006537
 Project Name: PETROGLYPH EDGE SUBDIVISION UNIT 3
 Agent: TIERRA WEST LLC Phone No: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/24/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1006537

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies of [Signature]
 ~~at Certificate of Necessity or Approval~~

- 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.**

Please distribute ONE to zoning & one for our file.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2007

Project# 1006537

07DRB-70247 MAJOR - PRELIMINARY PLAT APPROVAL

07DRB-70248 MINOR - TEMP DEFR SWDK CONST

07DRB-70249 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as VOLCANO CLIFFS), zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10)

At the October 24, 2007 Development Review Board meeting, with the signing of the infrastructure list dated 10/24/07 and the grading and drainage plan engineer stamp dated October 19, 2007, 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.

The site development plan for subdivision was approved with final sign-off delegated to Planning for 3 copies and a note for all lots to be labeled as P-2.

If you wish to appeal this decision, you must do so by November 8, 2007 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing



OFFICIAL NOTICE OF DECISION

Page 2

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

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

A handwritten signature in black ink, appearing to read "Sheran Matson". The signature is fluid and cursive, with a large initial "S" and "M".

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC – 6820 Midway Park Place NE – Albuquerque, NM 87109

Cc: Kathy Trujillo – 6820 Staghorn Dr NW – Albuquerque, NM 87120



DRB CASE ACTION LOG (SITE DEVELOPMENT PLAN)

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-70249 (SDP) Project # 1006537
 Project Name: PETROGLYPH EDGE SUBDIVISION UNIT 3
 Agent: TIERRA WEST LLC Phone No: 858-3100

Project Number 1006537

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/24/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
 ~~to certify of No Effect or Approval~~

- 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.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005070

AGENDA ITEM NO: 10

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No objection to Sidewalk Waiver or Sidewalk Deferral request.
An approved drainage report must be on file prior to Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-17-07

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

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

SIGNED: Bradley L. Bingham

DATE: SEPTEMBER 26, 2007

City Engineer / AMAFCA Designee 505-924-3986

(C-09/D001E - TAOS AT THE TRAILS, UNIT 2 – COMMENTS SENT 8/24/06, NO RESUBMITTAL RECEIVED)

TRANSMISSION VERIFICATION REPORT

TIME : 10/01/2007 14:37
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME 10/01 14:37
FAX NO./NAME 98581118
DURATION 00:00:49
PAGE(S) 03
RESULT OK
MODE STANDARD
ECM



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: *[Signature]*

FAX NUMBER: 858-9118 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: _____

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 6537 APPLICATION NO: _____

*Petroglyph Edge
2nd set of comments*



**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, October 3, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1004071
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OREN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

The title of the plat should read, "Bulk Land Plat". The Subdivision Ordinance language banning a prohibition of solar collectors is required.

Don't forget the separate "Notice of Subdivision Ordinance Conditions" sheet also required for recording.

Project# 1006537
07DRB-70247 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR
SWDK CONST
07DRB-70249 MINOR - SDP FOR
SUBDIVISION

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**) zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10)

No objection to the preliminary plat or temporary deferral of sidewalks.

THE SITE PLAN/SUPPLEMENTARY COMMENTS

Permitted colors for the houses and roofs are restricted by the Northwest Mesa Escarpment Plan (NWMEP). Add a Note stating "Colors of houses and roofs must follow the approved color range found in the NWMEP."

"SPS" - Title

only remaining comment not addressed.

✓ The perimeter wall design should be included as part of the site plan, not a separate submittal. Review the Zone Code requirements on maximum heights for retaining, screen walls and combos of both. Be sure your illustrations show all dimensions for all segments. Make sure you note which side is the public side & which side faces the house. Where is the wall with the tube steel going? I would assume one location is along the back of Lots 6, 7, 8 & 9?

✓ A survey by a qualified archaeologist is required of property within the NWMEP Impact Area. See Page 55, Policy 10.

~~The agent was called and told to read through the NWMEP and re-submit a new site plan by September 28th incorporating all the plan requirements.~~

✓ The Certificate of No Effect or Approval from the City Archaeologist per O-07-72 is still due. Normally, it's due at application time.

~~Add the 2 statements shown above pertaining to the permitted colors for the houses and roofs as a note to the SPS.~~

✓ Indicate Lots 6-9 will have the wall design with the tubular steel as their rear walls on the SPS. Place this identification below the design on Sheet C6.

✓ The screen/retaining wall on the same page, C6, does not have a color indicated for the plain CMU block.

✓ Note 12, "constituting" should be substituted for "con".

TRANSMISSION VERIFICATION REPORT

TIME : 09/17/2007 11:16
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BR0L6J570919

DATE, TIME	09/17 11:15
FAX NO. /NAME	98581118
DURATION	00:00:51
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Dora Lopez

FAX NUMBER: 858-1118 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 9/17/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 606537 APPLICATION NO: _____

** Petroglyph Edge **
My comments only.

*Dora Lopez
9/17/07*



**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, October 3, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1004071
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned, SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

The title of the plat should read, "Bulk Land Plat". The Subdivision Ordinance language banning a prohibition of solar collectors is required.

Don't forget the separate "Notice of Subdivision Ordinance Conditions" sheet also required for recording.

Project# 1006537
07DRB-70247 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR
SWDK CONST
07DRB-70249 MINOR - SDP FOR
SUBDIVISION

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**) zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10)

No objection to the preliminary plat or temporary deferral of sidewalks.

THE SITE PLAN

✓ Replace the signature block with the correct one for site plans approved by DRB and not heard by EPC. The title of the site plan sheet should read, "Site Plan for Subdivision".

✓ Show the location of the pedestrian connection on the

site plan.

Q&A
SP5 →

✓ Permitted colors for the houses and roofs are restricted by the Northwest Mesa Escarpment Plan (NWMEP). Identify a broad range of colors. The accepted colors are in the NWMEP.

The NWMEP limits street trees to 30 feet maximum height. The Purple Leaf Locust reaches heights of 40 to 50 feet according to the Albuquerque Plant List. Also, it's preferable to have at least 2 different species of street trees. It ensures some variety and guards

✓ against the possibility of a disease striking all the trees at once.

✓ In Note 8 concerning garages, add a statement that the garage doors facing streets will be painted the same color as most of the house. This draws less attention to the garage door. If it's painted a contrasting, trim color, the first thing the eye looks at is the garage door.

✓ Note 9. The word "panels" is misspelled.

✓ The NWMEP lists specific plants to be used within its boundaries. The Landscape Plan should follow this list much more closely. "Suggested Plant Materials" is not binding. Remove the word "suggested". Include enough choices in the list to make it easy to choose.

1
The perimeter wall design should be included as part of the site plan, not a separate submittal. Review the Zone Code requirements on maximum heights for retaining, screen walls and combos of both. Be sure your illustrations show all dimensions for all segments. Make sure you note which side is the public side & which side faces the house. Where is the wall with the tube steel going? I would assume one location is along the back of Lots 6, 7, 8 & 9?

The perimeter wall design should be included as part of the site plan, not a separate submittal. Review the Zone Code requirements on maximum heights for retaining, screen walls and combos of both. Be sure your illustrations show all dimensions for all segments. Make sure you note which side is the public side & which side faces the house. Where is the wall with the tube steel going? I would assume one location is along the back of Lots 6, 7, 8 & 9?

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006537

AGENDA ITEM NO: 1

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved infrastructure list is required for Preliminary Plat approval.
No objection to Sidewalk Deferral request.
An approved drainage report must be on file prior to Preliminary Plat approval.

Albuquerque

Plat comments.

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-24-07

~~10-10-07~~

APPROVED ___; DENIED ___; DEFERRED K; 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
(E-10/D024 – PETROGLYPH EDGE SUBDIVISION)

505-924-3986

DATE: OCTOBER 3, 2007

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006537 AGENDA# 1 DATE: 10/3/07

1. Name: Agent Address: _____ Zip: _____
2. Name: Matt Schmader Address: _____ Zip: _____
3. Name: Jackie Fishman ^{Agent} → 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: _____



**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, October 3, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1004071

07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned, SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9)

Project# 1006537

07DRB-70247 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR
SWDK CONST
07DRB-70249 MINOR - SDP FOR
SUBDIVISION

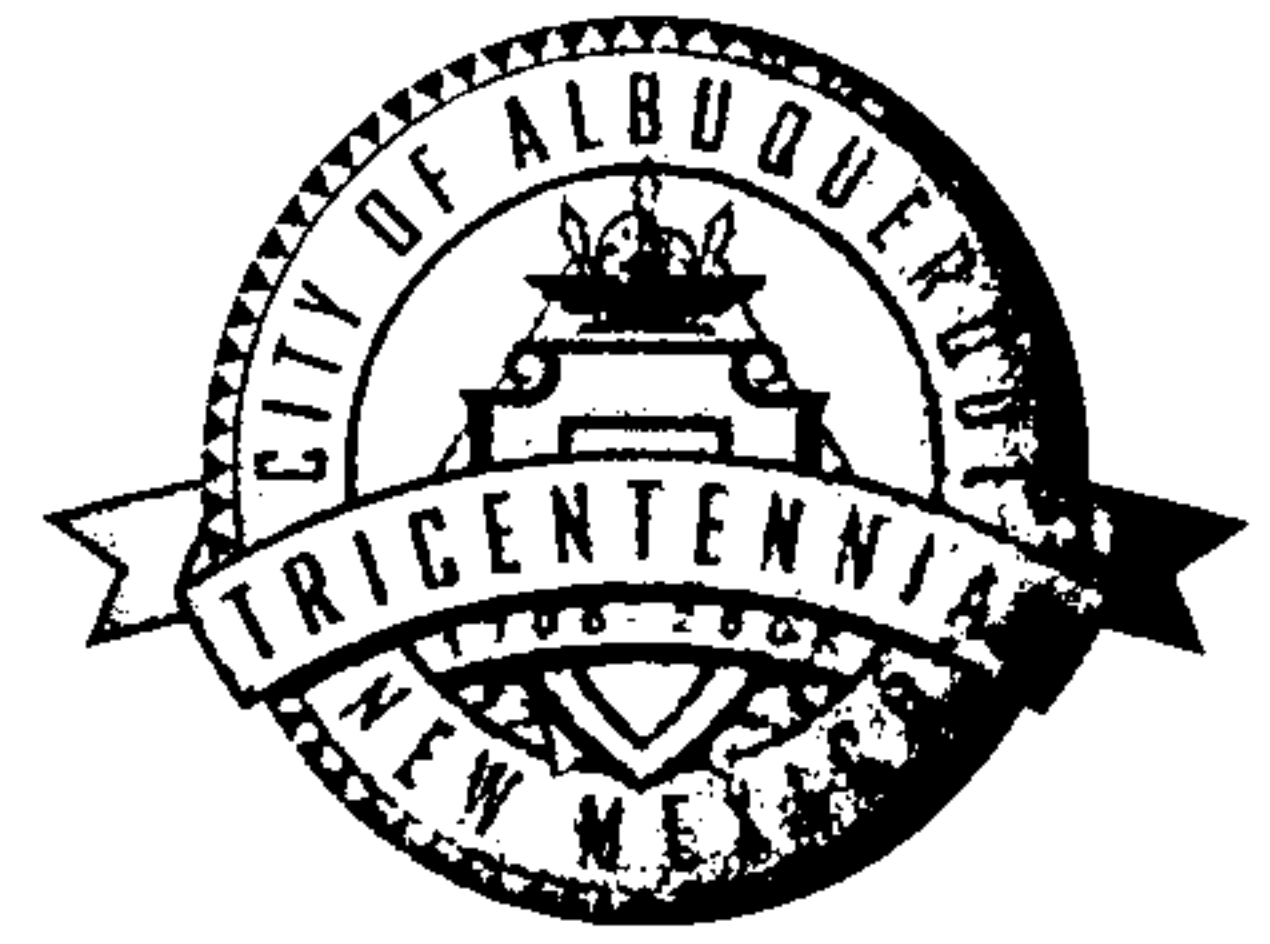
TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**) zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via 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, SEPTEMBER 17, 2007.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006537

AGENDA ITEM NO: 2

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved infrastructure list is required for Preliminary Plat approval.
No objection to Sidewalk Deferral request.
An approved drainage report must be on file prior to Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

signed I.L.
APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

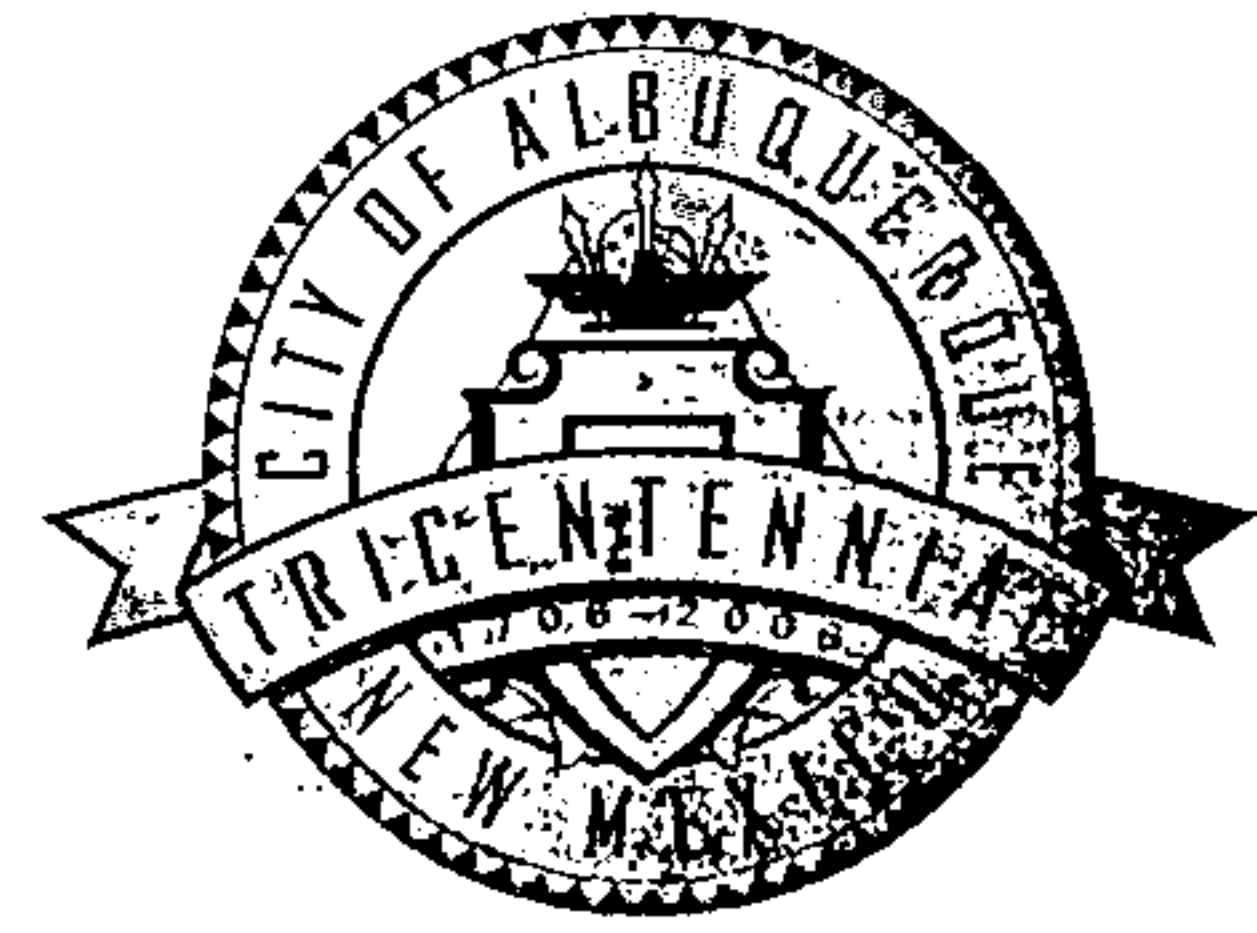
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(E-10/D024 – PETROGLYPH EDGE SUBDIVISION)

505-924-3986

DATE: OCTOBER 24, 2007

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006537

AGENDA ITEM NO: 1

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved infrastructure list is required for Preliminary Plat approval.
No objection to Sidewalk Deferral request.
An approved drainage report must be on file prior to Preliminary Plat approval.

Albuquerque

Plat comments.

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-24-07

~~10-10-07~~

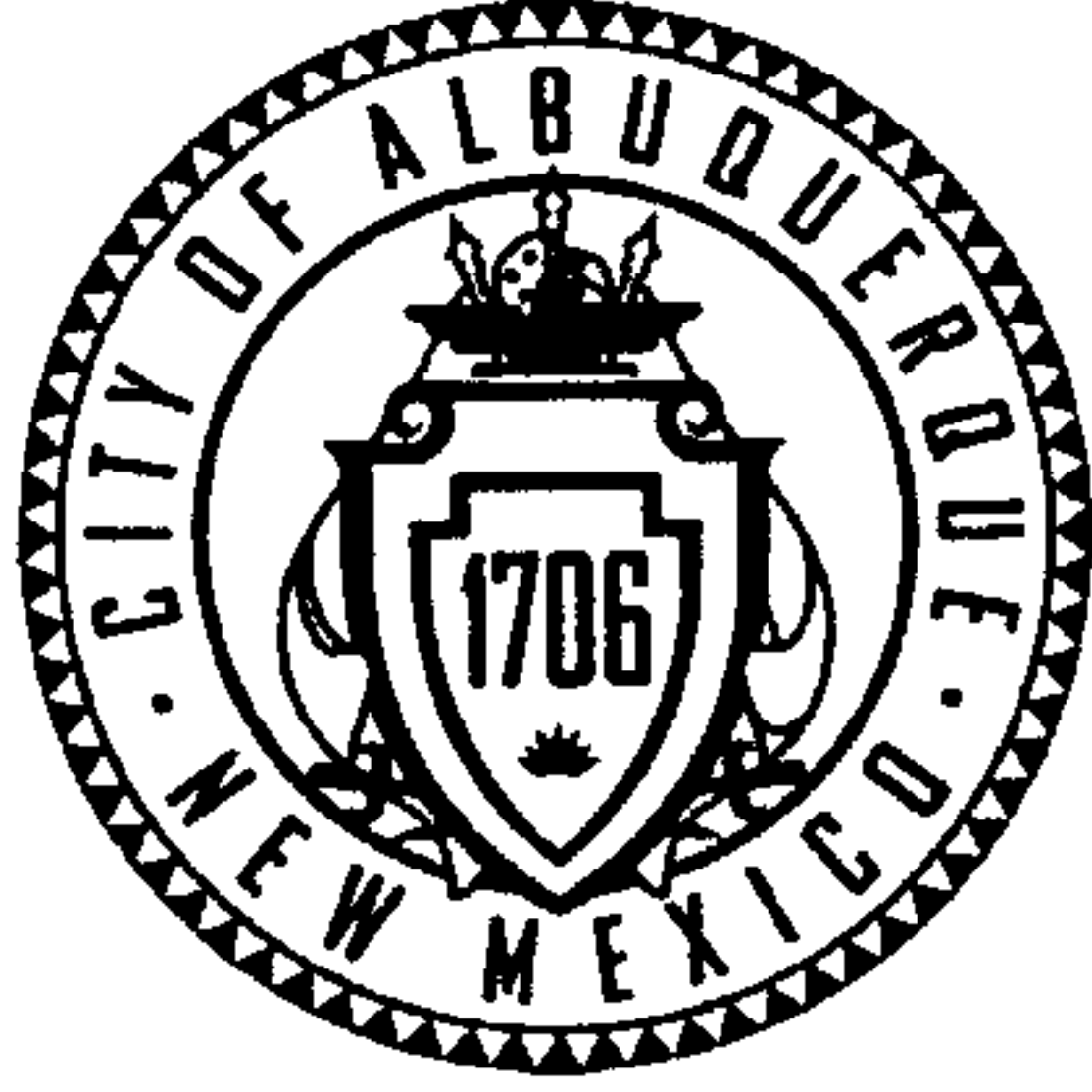
APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(E-10/D024 – PETROGLYPH EDGE SUBDIVISION)

505-924-3986

DATE: OCTOBER 3, 2007



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 18, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): 1006537
Case Number(s): 07DRB-70247, 70248, 70249
Agent: Tierra West LLC
Applicant: Kathy Trujillo
Legal Description: Lots 2 and 3, Block 12, Volcano Cliffs Unit 3
Acreage: 4.24 acres
Zone Atlas Page: E-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

A Cultural Resource Inventory of 4.5 Acres for the Petroglyph Edge Subdivision, Bernalillo County, New Mexico. by Michael P. Marshall, Cibola Research Consultants (Report No. 439, October 2007). NMCRIS Project #107849.

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)—no significant sites in project area).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 9/7/07
Date Site Plan Approved: 10/24/07
Date Preliminary Plat Approved: 10/24/07
Date Preliminary Plat Expires: 10/24/08
DRB Project No.: 1006537
DRB Application No.: 07 DRB-70247

ORIGINAL

INFRASTRUCTURE LIST
(Rev. 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Lots 1 through 21 Petroglyph Edge Subdivision
PROPOSED NAME OF PLAT AND/OR SUB-DEVELOPMENT PLAN

Lots 2 and 3, Block 12, Volcano Cliffs Subdivision
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
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Basaltic Street	Mojave Street	North Property Line	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred on North Side	Plutonic Avenue	Basaltic Street	Metamorphic Street	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Metamorphic Street	Mojave Street	North Property Line	/	/	/
		8"	SAS Gravity Line	Basaltic Street	Mojave Street	Lot 6	/	/	/
		8"	SAS Gravity Line	Plutonic Avenue	Basaltic Street	Metamorphic Street	/	/	/
		8"	SAS Gravity Line	Metamorphic Street	Mojave Street	Existing SAS in Boca Negra Arroyo	/	/	/
		8" (6")	Water PVC Line	Basaltic Street	Mojave Street	Plutonic Avenue	/	/	/
		8" (6")	Water PVC Line	Plutonic Avenue	Basaltic Street	Metamorphic Street	/	/	/
		8" (6")	Water PVC Line	Metamorphic Street	Mojave Street	Plutonic Avenue	/	/	/
		10'	Concrete Drainage Channel	Metamorphic Street	North Edge of Sidewalk in Metamorphic Street	Boca Negra Arroyo	/	/	/
		10'	CONC Asphalt Pedestrian Connection	Metamorphic Street	North Edge of Sidewalk in Metamorphic Street	Boca Negra Arroyo	/	/	/

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
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

Street lights per City requirements.

- 1 Water infrastructure to include valves, fittings, valve boxes & fire hydrants as required
- 2 Sanitary sewer to include manholes and service connections as required.
- 3 Residential street lights per DPM
- 4 Certified grading and drainage with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
- 5 Perimeter Walls per DPM approved perimeter wall design
- 6 Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
- 7 Traffic signage per DRC

1 ^{conc} 5' Swale on west side of lots 9-13 (To be fin. guar.)

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<p>Sara Lavy, PE NAME (print)</p> <hr/> <p>Tierra West LLC FIRM</p> <p><i>Sara Lavy</i> SIGNATURE - date</p>	<p><i>Andrew Sunc</i> 10/24/07 DRB CHAIR - date</p> <hr/> <p><i>[Signature]</i> 10-24-07 TRANSPORTATION DEVELOPMENT - date</p> <hr/> <p><i>Rajat Sheen</i> 10/24/07 UTILITY DEVELOPMENT - date</p> <hr/> <p><i>Bradley L. Bingham</i> 10/24/07 CITY ENGINEER - date</p>	<p><i>Christina Sandoval</i> 10/24/07 PARKS & RECREATION - date</p> <hr/> <p>_____ AMAFCA - date</p> <hr/> <p>_____ - date</p> <hr/> <p>_____ - date</p>

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 9/7/07

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1006537
DRB Application No.: _____

Lots 1 through 21 Petroglyph Edge Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 2 and 3, Block 12, Volcano Cliffs Subdivision
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
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Basaltic Street	Mojave Street	North Property Line	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred on North Side	Plutonic Avenue	Basaltic Street	Metamorphic Street	/	/	/
		28' F-F	Residential Paving, Curb & Gutter 4' Sidewalks (Both Sides) -Deferred	Metamorphic Street	Mojave Street	North Property Line	/	/	/
		8"	SAS Gravity Line	Basaltic Street	Mojave Street	Lot 6	/	/	/
		8"	SAS Gravity Line	Plutonic Avenue	Basaltic Street	Metamorphic Street	/	/	/
		8"	SAS Gravity Line	Metamorphic Street	Mojave Street	Existing SAS in Boca Negra Arroyo	/	/	/
		8"	Water PVC Line	Basaltic Street	Mojave Street	Plutonic Avenue	/	/	/
		8"	Water PVC Line	Plutonic Avenue	Basaltic Street	Metamorphic Street	/	/	/
		8"	Water PVC Line	Metamorphic Street	Mojave Street	Plutonic Avenue	/	/	/
		3'	Concrete Drainage Channel	20' Easement	Basaltic Street	Boca Negra Arroyo	/	/	/
		7'	Concrete Drainage Channel	20' Easement	Metamorphic Street	Boca Negra Arroyo	/	/	/
		10'	Asphalt Pedestrian Connection	20' Easement	Metamorphic Street	Boca Negra Arroyo	/	/	/

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
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

- 1 Water infrastructure to include valves, fittings, valve boxes & fire hydrants as required
 - 2 Sanitary sewer to include manholes and service connections as required.
 - 3 Residential street lights per DPM
 - 4 Certified grading and drainage with private walls & private drainage (non-work order item) required for SIA/ Financial Release.
 - 5 Perimeter Walls per DPM approved perimeter wall design
 - 6 Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
 - 7 Traffic signage per DRC
-
- 1 _____
 - _____
 - _____
 - 2 _____
 - _____
 - _____
 - 3 _____
 - _____
 - _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

Sara Lavy, PE
NAME (print)

Tierra West LLC
FIRM

Sara Lavy
SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
--	--	--	--	--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 18, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): 1006537
Case Number(s): 07DRB-70247, 70248, 70249
Agent: Tierra West LLC
Applicant: Kathy Trujillo
Legal Description: Lots 2 and 3, Block 12, Volcano Cliffs Unit 3
Acreage: 4.24 acres
Zone Atlas Page: E-10

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

A Cultural Resource Inventory of 4.5 Acres for the Petroglyph Edge Subdivision, Bernalillo County, New Mexico. by Michael P. Marshall, Cibola Research Consultants (Report No. 439, October 2007). NMCRIS Project #107849.

SITE VISIT: n/a

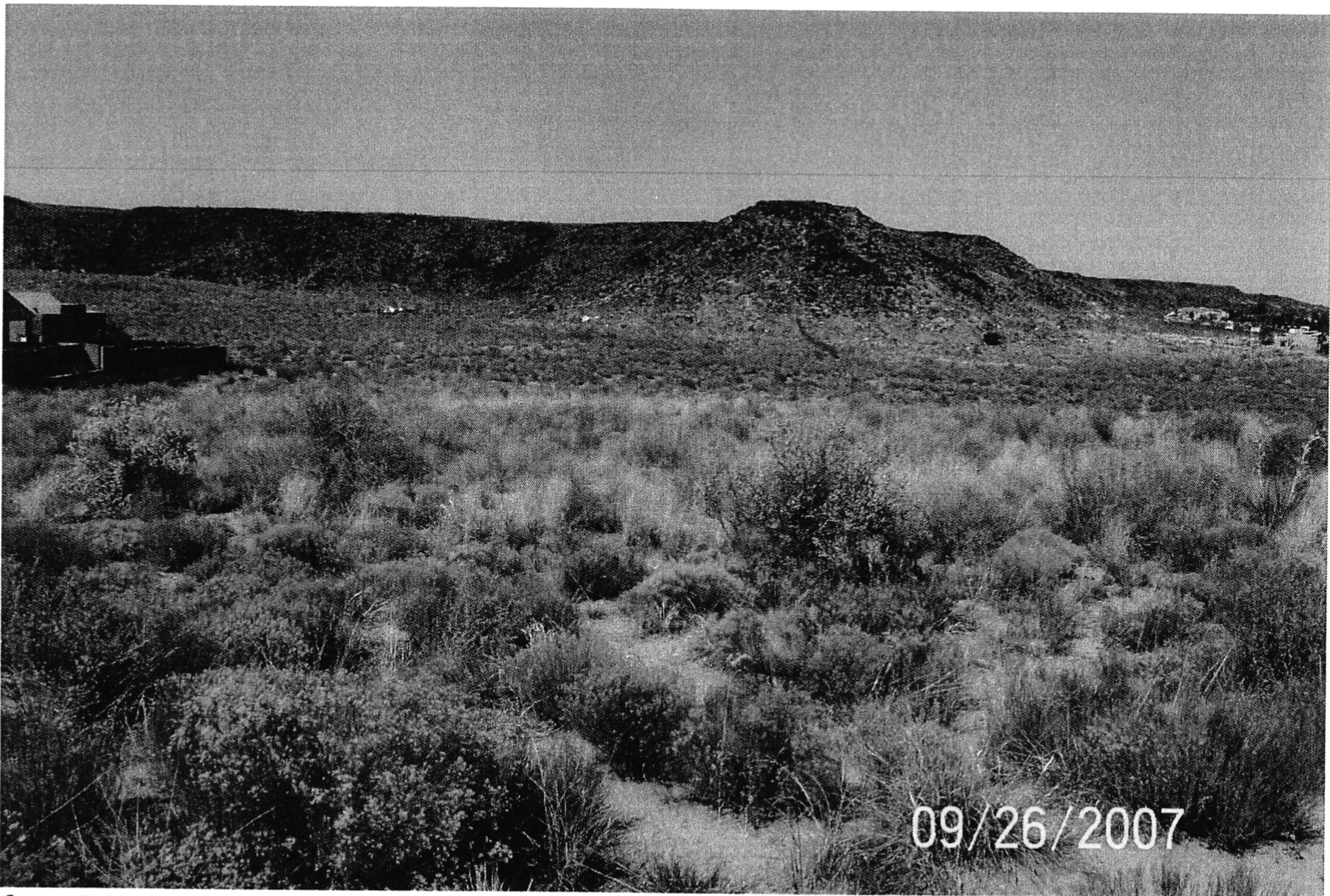
RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)—no significant sites in project area).***

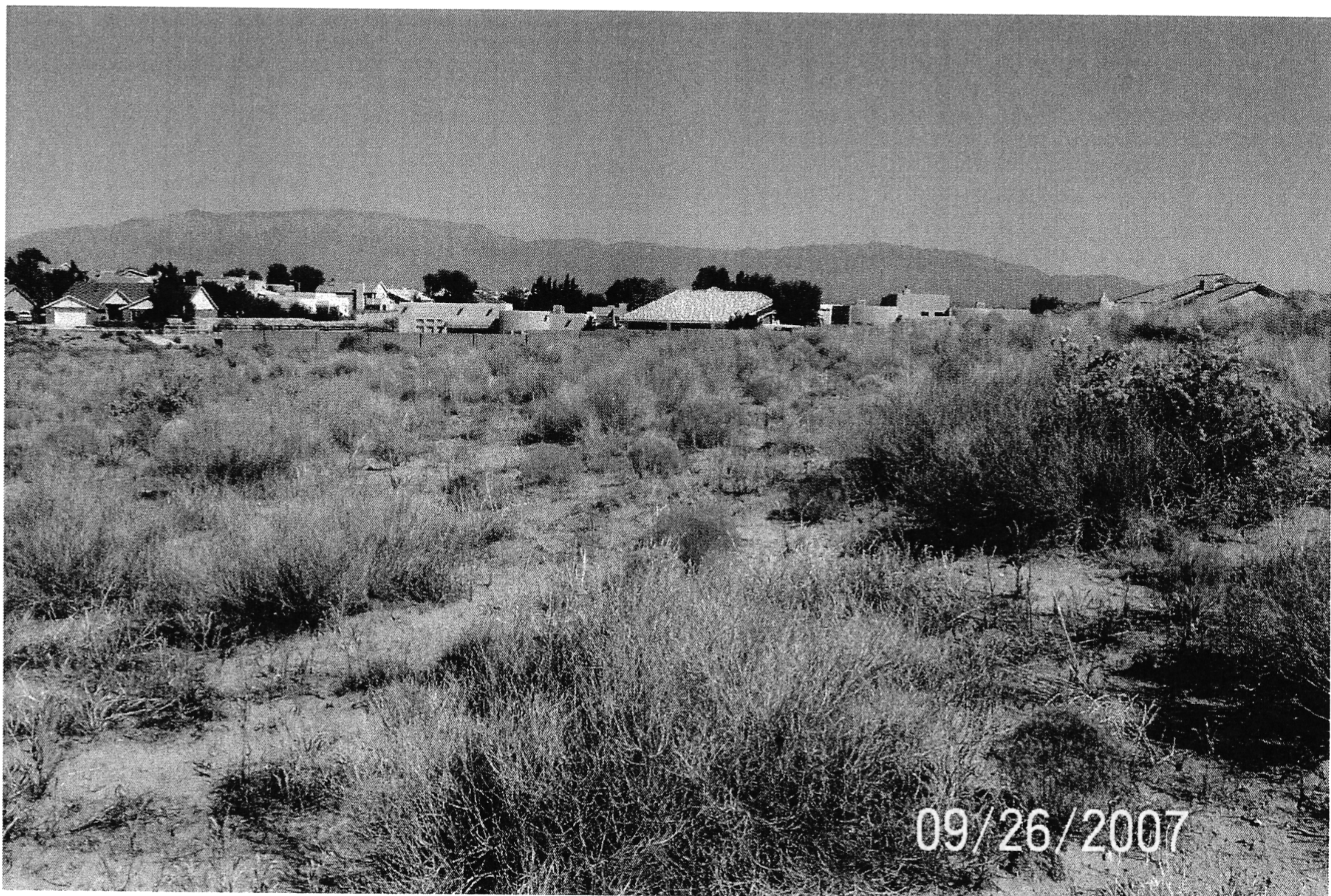
SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

Petroglyph Edge Site Pictures
JN: 27062

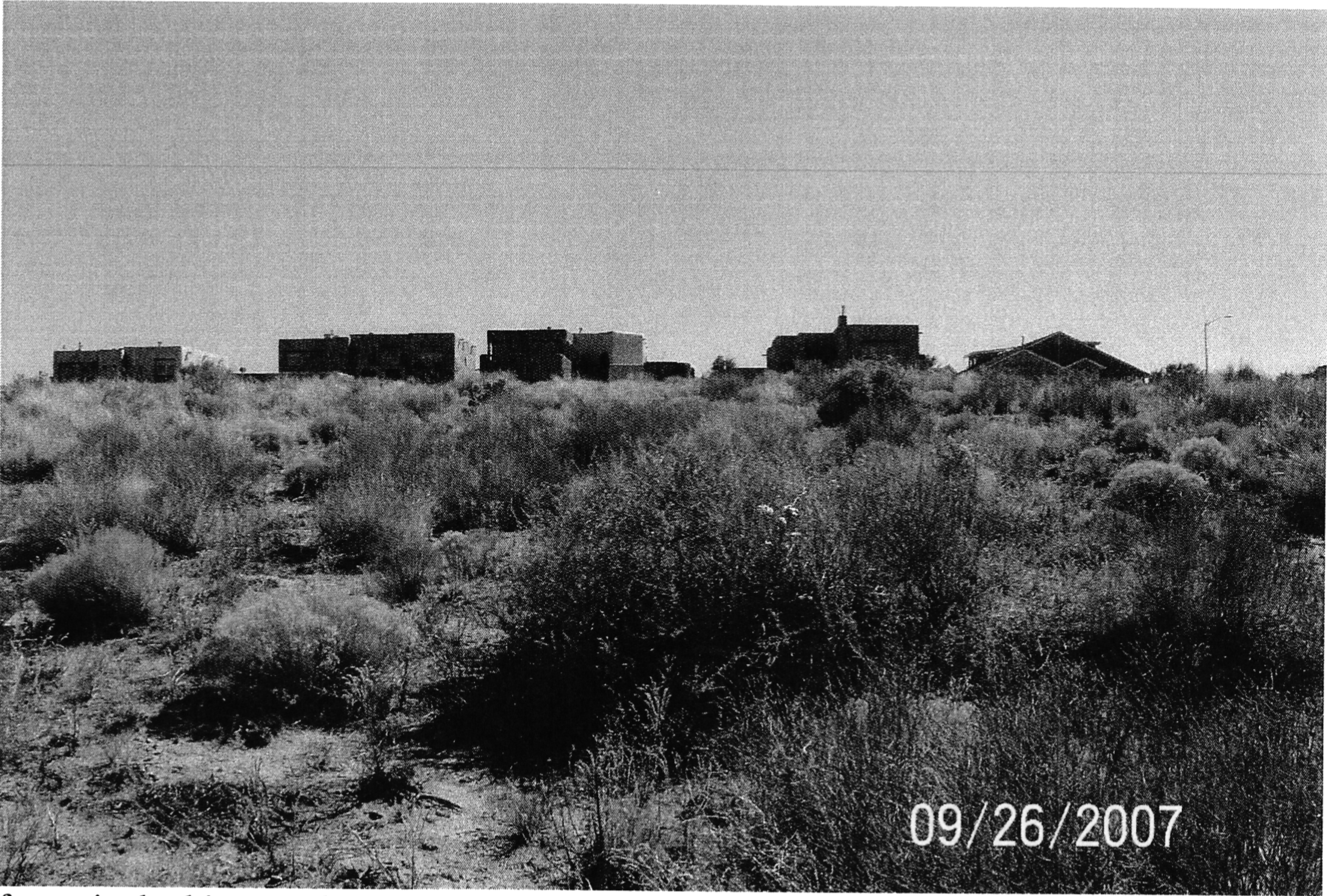


from Mojave looking north



from site looking east

Petroglyph Edge Site Pictures
JN: 27062

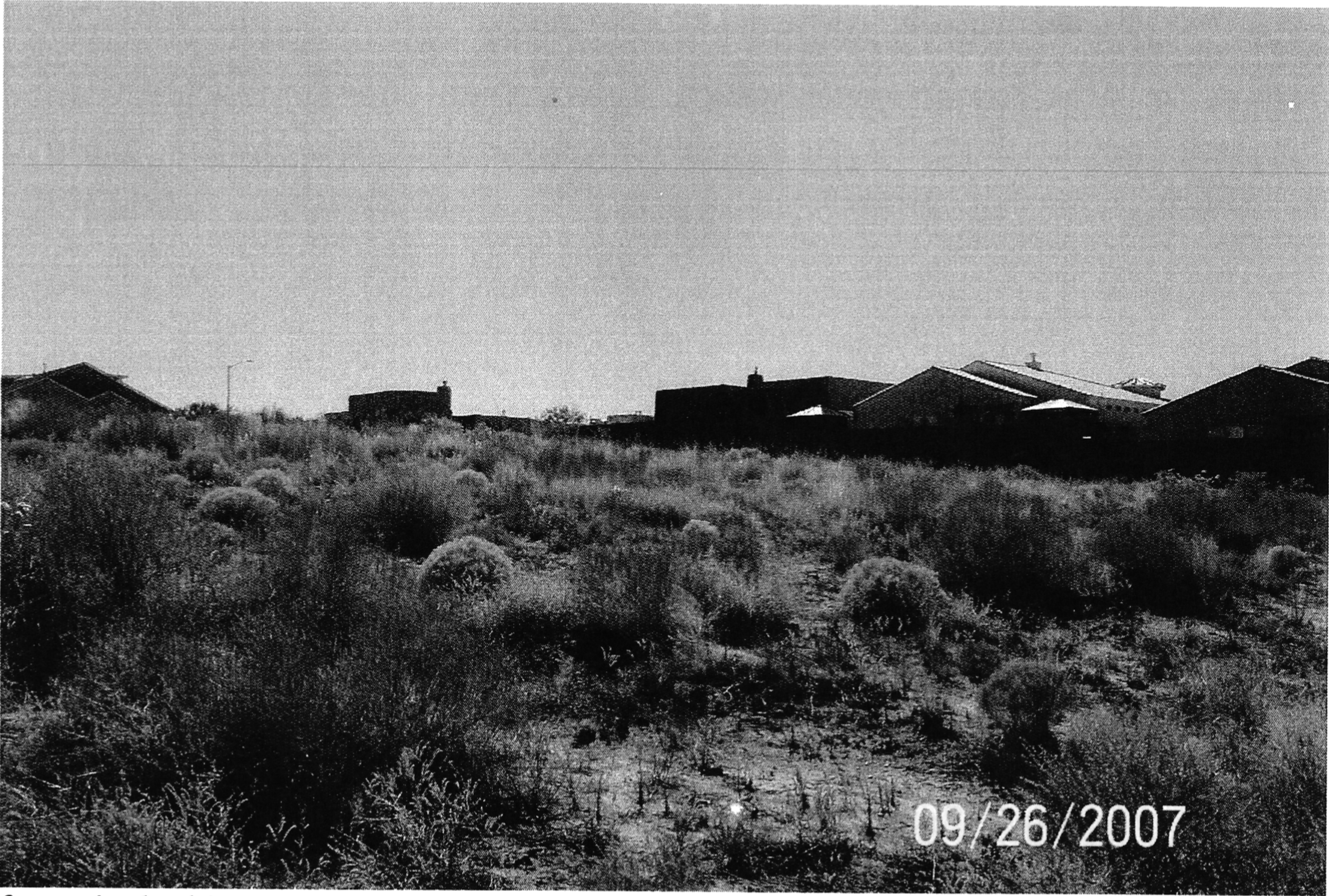


from site looking south towards Mojave



from site looking northwest

Petroglyph Edge Site Pictures
JN: 27062



from site looking southwest

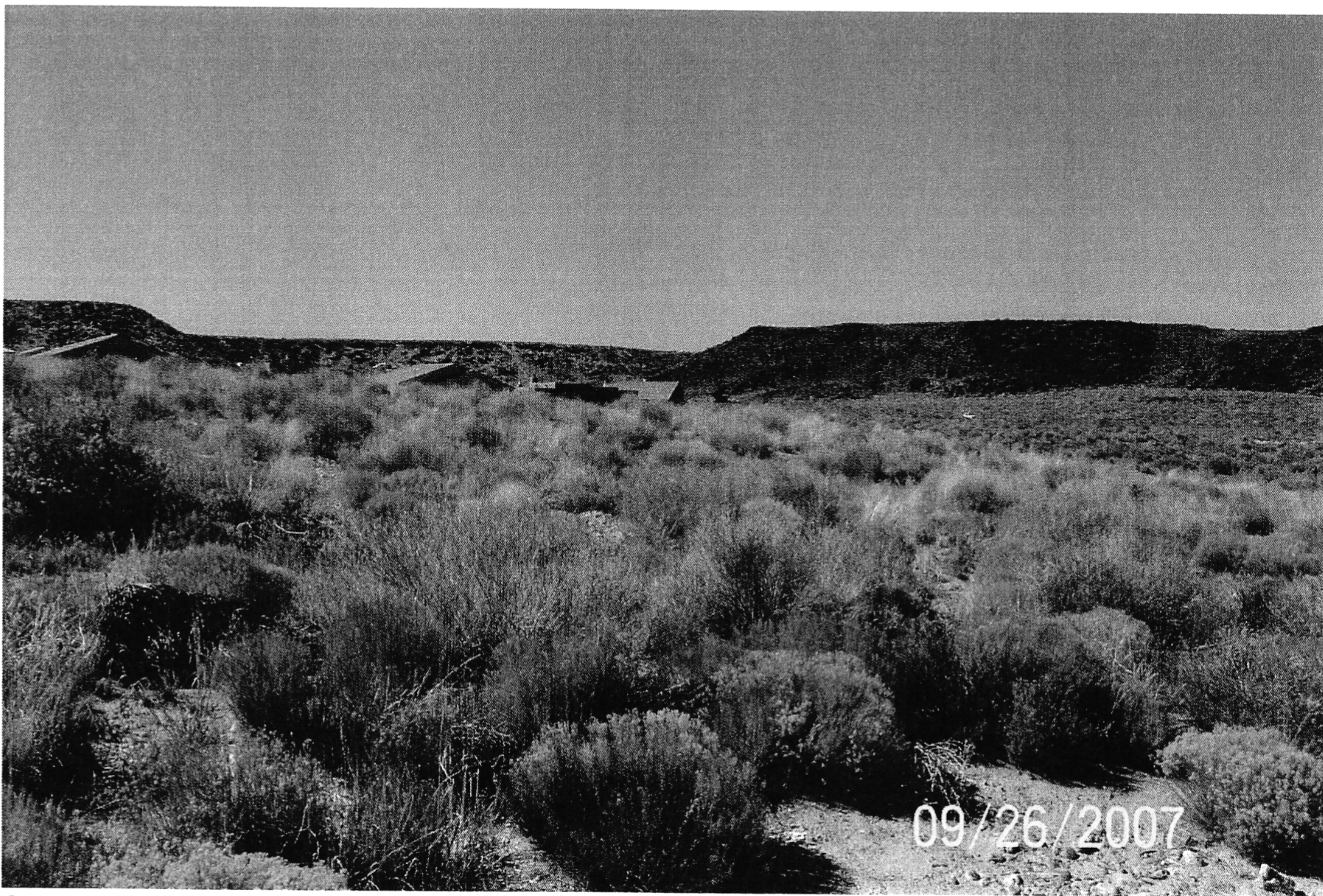


from site looking northeast

Petroglyph Edge Site Pictures
JN: 27062



from Mojave looking north



from Mojave looking northwest

September 28, 2007

Sheran Matson, Chairperson
Development Review Board
600 Second Street NW
Albuquerque, New Mexico 87102

Project #: 1006537 Petroglyph Edge

Dear Ms. Matson,

The Taylor Ranch Neighborhood Association would like to provide comments for this project. We have reviewed the site plan along with the site plan notes. The notes are based on what we discuss at the facilitated meeting. Overall they look fine. Two things in the notes may need to be reworded. Note #3 may need to read: "...one pedestrian access to the Open Space trail along the Boca Negra Arroyo", rather than to the National Monument. The reason being is that the pedestrian access is for the proposed open space trail system, not to the National Monument. The National Monument doesn't want direct access from the residents to their property. The Neighborhood Association does support trail connections for the residents as long as it is not a problem with the Park Service.

It was brought to our attention that the trees along the street need to allow for more variety along Mojave than just the Purple Robe Locust. That is fine with us. Street trees are mentioned in site plan note # 6.

In addition, we support the project blending well with the National Monument, by following the site plan notes # 2 (view corridors), and # 5 (native landscaping for adjacent yards to the monument). We would encourage more native plants planted in these yards, to match the surrounding natural landscape. We also support the project following the North West Mesa Escarpment plan by limiting building heights to 15 feet, using natural colored stucco, and by muting reflective items on the buildings, etc.

One last thing that needs to be considered is the proposed open space trail, which will be running along the south side of the Boca Negra Arroyo, which is adjacent to the Petroglyph Edge Property. My understanding is that Open Space will be in charge of this. What will Petroglyph Edge, if anything, need to do to accommodate the trail system. I understand that the arroyo is to remain in a natural state. This may need to be looked into further before the DRB hearing.

All of the above have been mentioned at the facilitated meeting. Other items mentioned and are included in the notes are the view fencing, the garage door criteria, and the added buffer along Mojave, making it a 15 foot buffer, which we support. We would only ask that the landscaping along Mojave provide an interesting and attractive display of drought tolerant plants.

We are happy that the site plan has included much of the comments that we provided at the facilitated meeting.

Thank you,
Rene' Horvath
Land Use Director for TRNA

Matson, Sheran A.

From: Matson, Sheran A.
Sent: Friday, September 21, 2007 12:06 PM
To: 'Jackie Fishman'
Subject: RE: Petroglyph

I decided it was her job to look through the Escarpment Plan and revise the plan accordingly. She's getting paid to do that. I called her, told her & gave her until next Friday to get me a revision. Of course, the archaeology report won't be done that fast.

From: Jackie Fishman [mailto:fishman@consensusplanning.com]
Sent: Friday, September 21, 2007 10:17 AM
To: 'Sara Lavy'
Cc: Matson, Sheran A.
Subject: RE: Petroglyph

Sara –

I just got off the phone with Sheran Matson. When she wrote her comments she was under the impression that the site was within the view area of the NW Mesa Escarpment Plan. She now knows that the site is within the impact area, therefore, there will be more requirements/comments coming from her regarding your submittal. For instance, an archaeological survey is required per Policy 10, page 55.

We may want to schedule a meeting with Kathy and her partners to discuss the additional requirements.

Jacqueline Fishman, AICP
 Associate
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102
 505.764.9801 (phone)
 505.842.5495 (fax)

From: Sara Lavy [mailto:SLavy@tierrawestllc.com]
Sent: Tuesday, September 11, 2007 9:13 AM
To: Jackie Fishman
Subject: RE: Petroglyph

No problem, I'll have one delivered today.

Sara

From: Jackie Fishman [mailto:fishman@consensusplanning.com]
Sent: Monday, September 10, 2007 10:16 AM
To: Sara Lavy
Subject: Petroglyph

Sara –

9/21/2007

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/07/2007 Issued By: PLNTES

.....
Permit Number: 2007 070 247 **Category Code 910**

Application Number: 07DRB-70247, Major - Preliminary Plat Approval

Address:

Location Description: MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESQUE ST NW

Project Number: 1006537

Applicant
Kathy Trujillo

6820 Staghorn Dr Nw
Albuquerque, NM 87109
321-1158

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque, NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$1,260.00
TOTAL:		\$1,355.00

City Of Albuquerque
Treasury Division

9/7/2007 12:10PM LOC: ANNX
WS# 008 TRANS# 0028
RECEIPT# 00080976-00080976
PERMITH 2007070247 TRSLJS
Trans Amt \$1,740.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/07/2007 Issued By: PLNTES

Permit Number: 2007 070 249 **Category Code 910**

Application Number: 07DRB-70249, Minor - Sdp For Subdivision

Address:

Location Description: MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESQUE ST NW

Project Number: 1006537

Applicant

Kathy Trujillo

6820 Staghorn Dr Nw
Albuquerque, NM 87109
321-1158

Agent / Contact

Tierra West Llc
Ronald Bohannon
5571 Midway Park Pl Ne
Albuquerque, NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$385.00

City Of Albuquerque
Treasury Division

9/7/2007 12:10PM LJC: ANX
WS# 008 TRANS# 0028
RECEIPT# 00080976-00080977
PERMIT# 2007070249 TRSLJS
Trans Amt \$1,740.00
DRB Actions \$385.00
CK \$1,740.00
CHANGE \$0.00



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Kathy Trujillo PHONE: 505-321-1158
 ADDRESS: 6820 Staghorn Dr. NW. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision & Preliminary Plat Approval

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

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

Lot or Tract No. 243 Block: 12 Unit: 3
 Subdiv/Addn/TBKA: Volcano Cliffs / TBK: PETROGLYPH EDGE
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): E-10 UPC Code: 101006234147510912/101006236247410914

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 07DRB-70133/07EPC-40013 / # 1006537

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 21 Total area of site (acres): 4.24 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Mojave St. NW
 Between: Unser Blvd. NW and Tesuque St. NW

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

SIGNATURE Keei D. Krueger for DATE 9-7-07
 (Print) Ronald R. Bohannon P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers
07DRB-70247
07DRB-70248
07DRB-70249
 Hearing date 10/3/07

Action	S.F.	Fees
<u>PP</u>	<u>5(2)</u>	<u>\$ 1260.00</u>
<u>TDS</u>	<u>V</u>	<u>\$ 0.00</u>
<u>SPS</u>	<u>7(3)</u>	<u>\$ 385.00</u>
<u>CMF</u>	_____	<u>\$ 20.00</u>
<u>ADV</u>	_____	<u>\$ 50.00</u>
Total		<u>\$ 1740.00</u>

Vin 25 9/7/07
 Planner signature / date

Project # 1006537

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 (DRB13)

- 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) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

 Applicant name (print)
 Sara Lay

 Applicant signature / date
 9-7-07



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

Application case numbers
 07DRD - 70247

 Form revised 4/07

 Planner signature / date
 9/7/07
Project # 1006537

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**.
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** **6 copies**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**


- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Sara Lavy
 Applicant name (print)
Sara Lavy 9/7/07
 Applicant signature / date


 Form revised 4/07
K. S. 9/7/07
 Planner signature / date
 Project # 1006537

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - 0248

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

Sara Lavy
Applicant name (print)

Sara Lavy 9-7-07
Applicant signature / date



Form revised APRIL 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | | |
|--------------------------|----------------|--|
| Application case numbers | 07DR17- -07249 | |
| | - - - - - | |
| | - - - - - | |

VI Sus 9/7/07
Planner signature / date

Project # 1006537

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order 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 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 9/18/07 To 10/3/07.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keli D. Krueger, 9/7/07
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9/7/07, [Signature]
(Date) (Staff Member)



Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

Project # (if already assigned by DRB/EPC) 1006537

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)
- Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Petroglyph Edge

Location of Project (address or major cross streets) Mohave St NW and Unser Blvd NW

Proposed Number of Units: 21 Single-Family Multi-Family

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

Waiver Information

Property Owner _____ Legal Description _____ Zoning _____

Reason for Waiver/Deferral _____

Contact Information

Name Keli Kruger

Company Tierra West

Phone 858-3100

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 project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Volcano Vista

Date Submitted 8/30/2007

Date Completed 8/30/2007

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

Kathy Trujillo (“Developer”) effective as of this 29 day of August, 2007 and pertains to the subdivision commonly known as Petroglyph Edge Subdivision, and more particularly described as Lots 2+3, Block 12, Unit 3, Volcano Cliffs [use current legal description]

(the “Subdivision”.)

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

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

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

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

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

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

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

- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

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

DRB Project # 1006537

APS Cluster Volcans Vista

KTC 29 Aug 07
Signature

Kathy Trujillo, Owner
Name (typed or printed) and title

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 29, 2007, by Kathy Trujillo
as Owner of _____, a corporation.

(Seal)  OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

Keli D. Krueger
Notary Public
My commission expires: March 6, 2010


ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

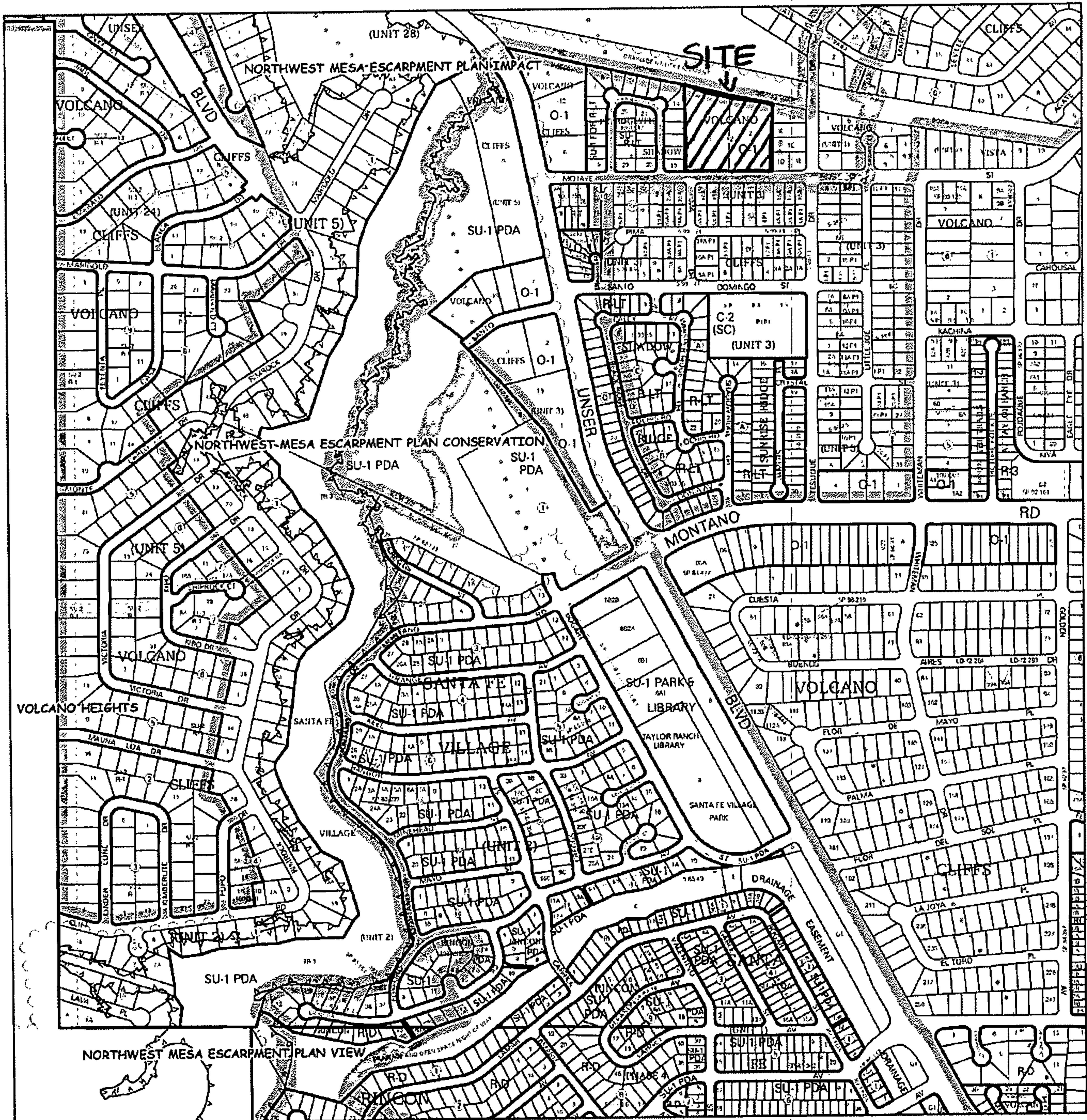
BETTY KING, PLANNER, APS CMP
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

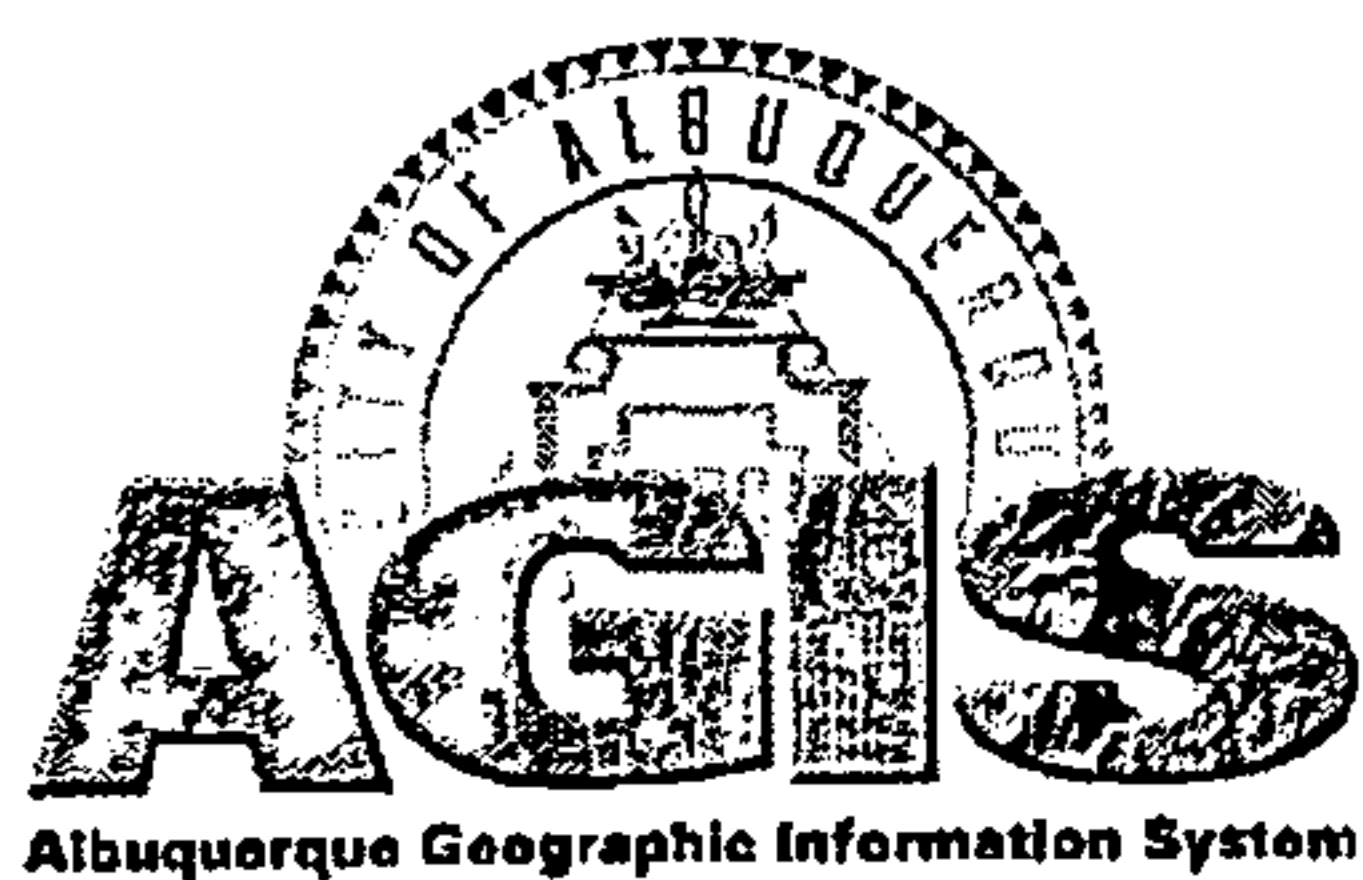
This instrument was acknowledged before me on August 30, 2007 by Betty King
as Planner, APS, CMP of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)  OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-18-2011

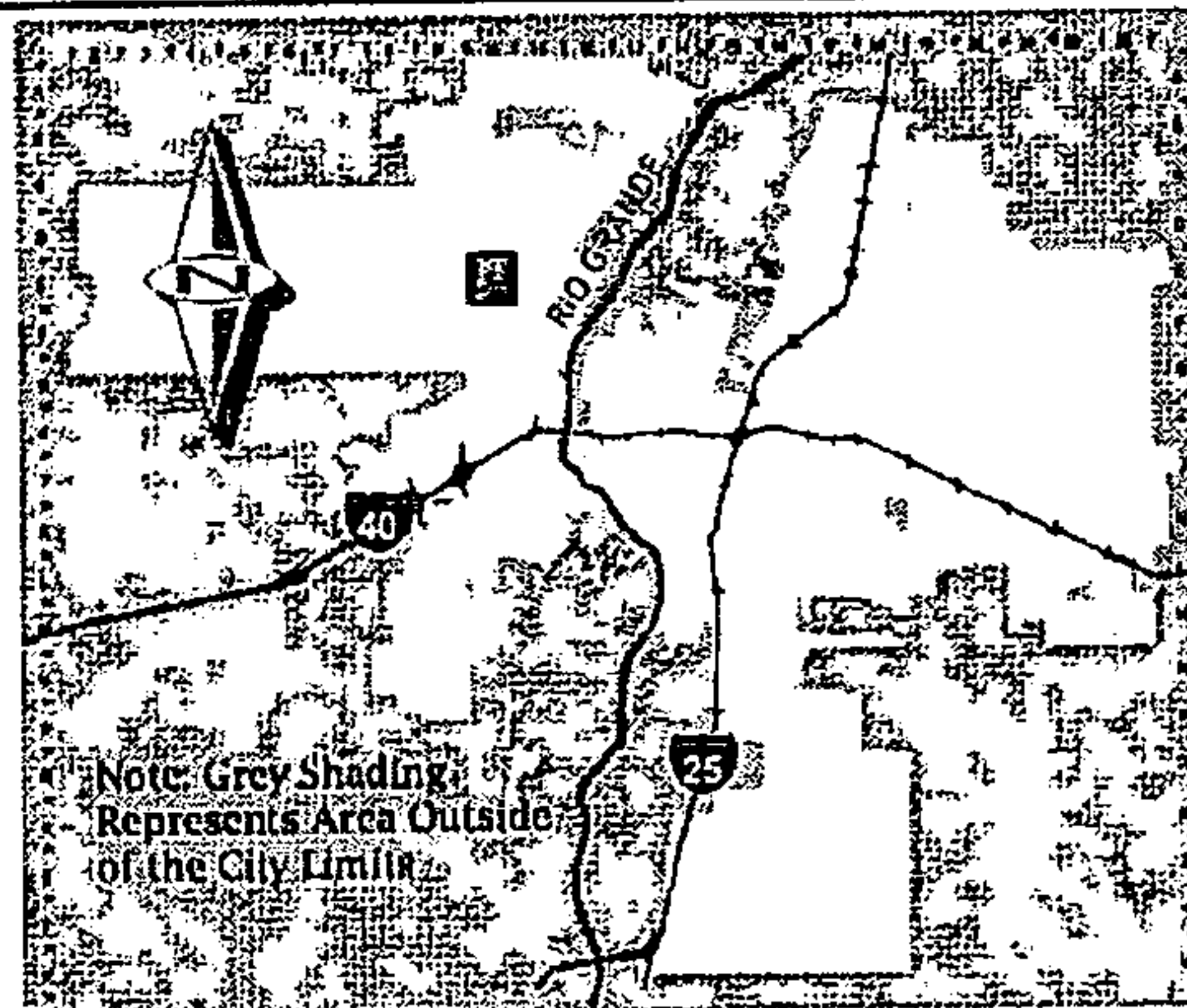
April L. Winters
Notary Public
My commission expires: May 18, 2011



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



Map amended through: 5/17/2007



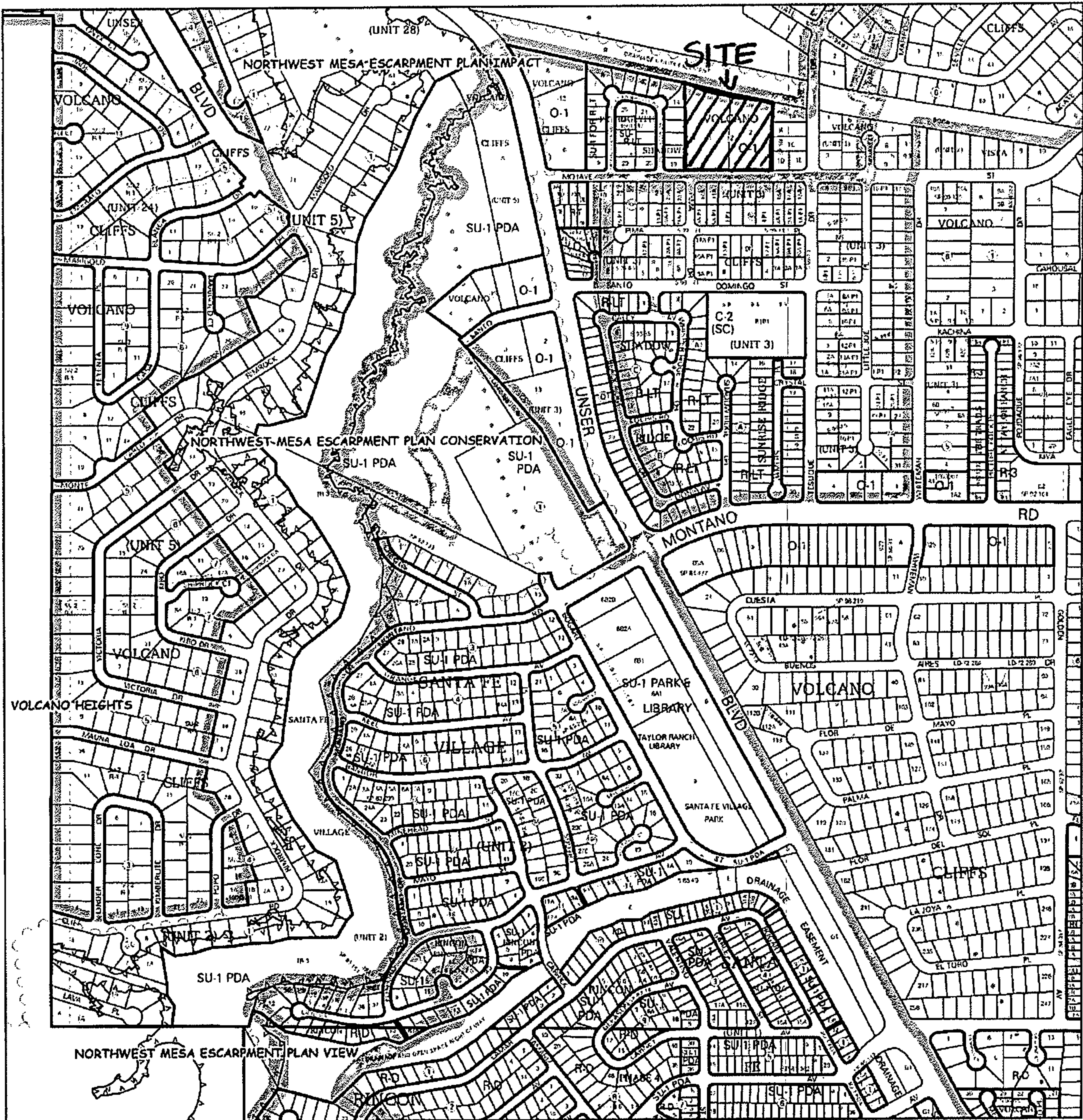
Zone Atlas Page:

E-10-Z

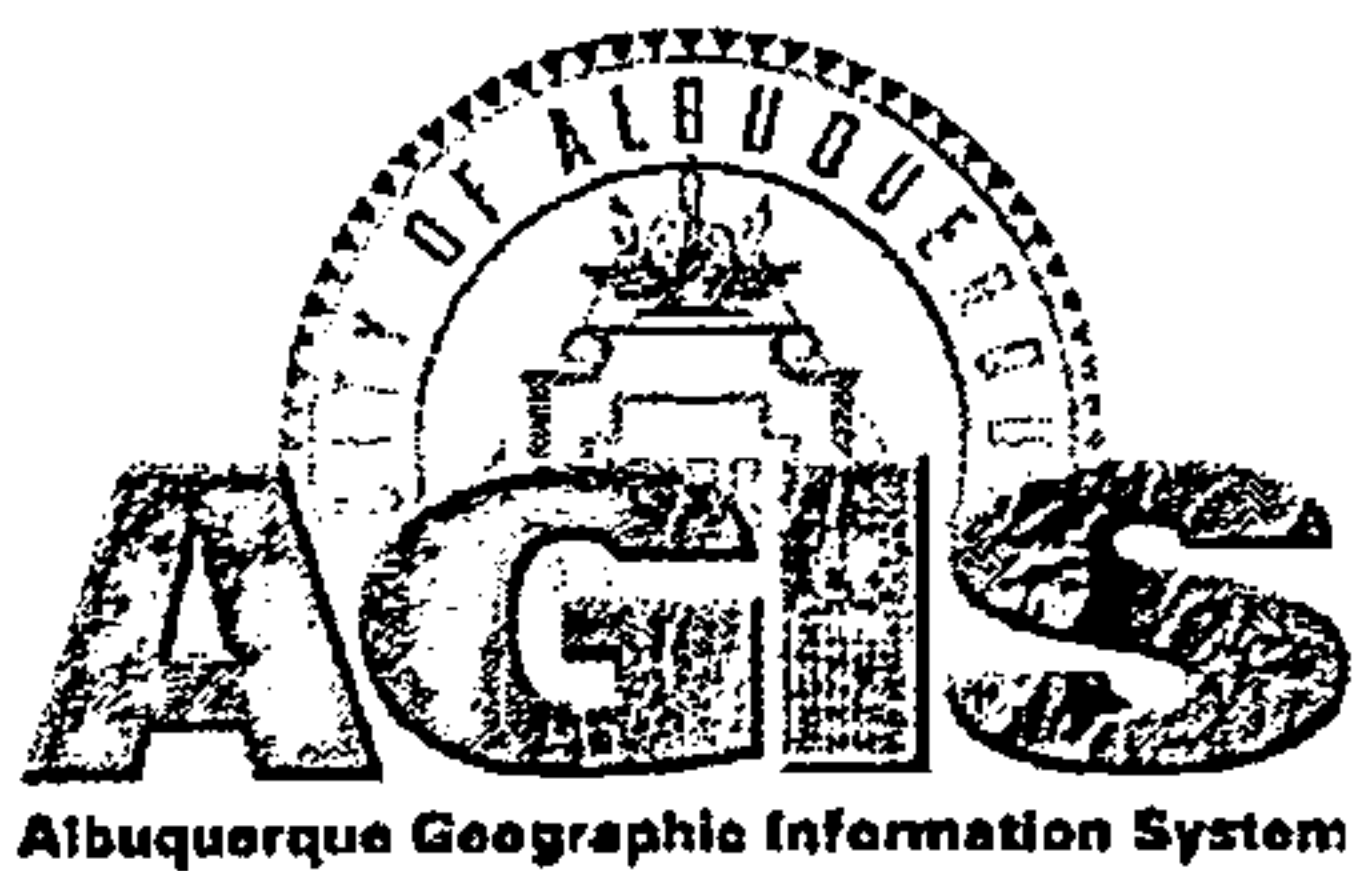
Selected Symbols

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

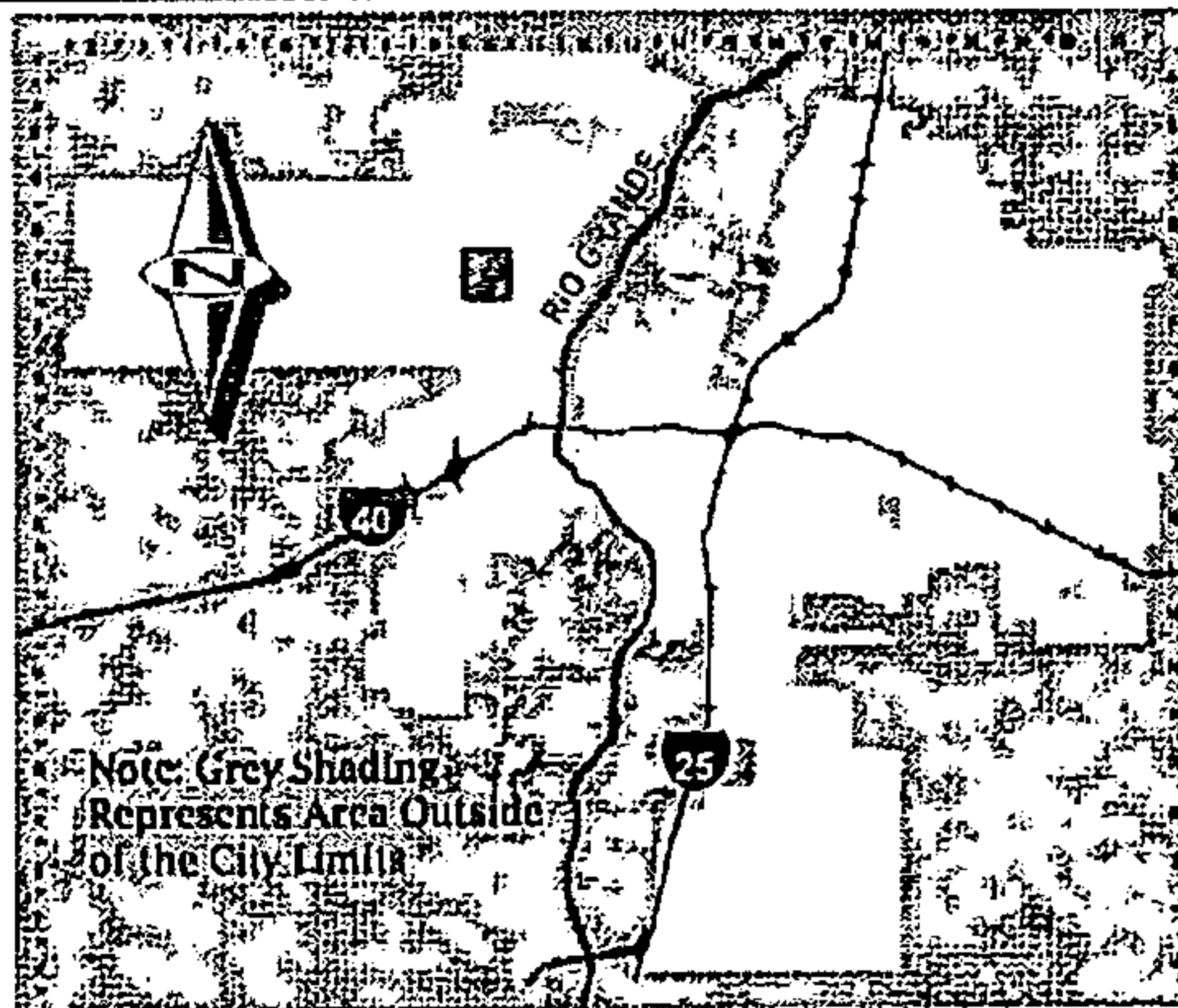




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007

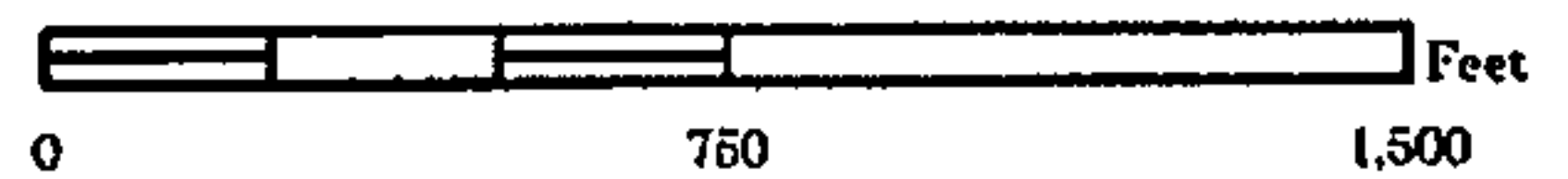


Zone Atlas Page:

E-10-Z

Selected Symbols

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



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 7, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Approval of Site Development Plan for Subdivision,
Major Subdivision Preliminary Plat & Sidewalk Deferral
Petroglyph Edge Subdivision
Zone Atlas Page E-10**

Dear Ms. Matson:

Tierra West LLC, on behalf of Kathy Trujillo, requests approval of the Site Development Plan for Subdivision, the Preliminary Plat and the Sidewalk Deferral for the above-referenced subdivision.

The site is located on Mojave Street NW, between Unser Boulevard NW and Tesuque Street NW. Our client proposes to build a 21-lot residential development with detached, single-family homes. The subject site was recently approved at the Environmental Planning Commission for a Zone Map Amendment, changing the zoning from O-1 to R-1. Also submitted for your review and approval are the perimeter wall design plans and infrastructure list. The drainage report was submitted and a copy of the water and sewer availability letter is included with this submittal.

During meetings with the Taylor Ranch Neighborhood Association, several items pertaining to design elements of the subdivision were agreed upon by the Developer and the Neighborhood Association. Notes regarding those items are included on the Site Plan for the project. A copy of the letter from the Developer regarding the design restrictions has been included with the submittal for your information.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,


Sara Lavy, PE

Enclosure/s

cc: Kathy Trujillo
Jolene Wolfely, Taylor Ranch N.A.
Rene Horvath, Taylor Ranch N.A.

JN: 27062
SCL/kdk

27062
DRB

August 10, 2007

Taylor Ranch Neighborhood Association

Attention: Rene Horvath, President
5515 Palomino Dr. NE
Albuquerque, NM 87120

Jolene Wolfley
6804 Stag Horn Dr. NW
Albuquerque, NM 87120

Subject: Lots 2 & 3, Block 12, Unit 13, Volcano Cliffs Subdivision, Unit 3; Owners' Commitments to Neighborhood Association

On behalf of the Owners of the subject property, the following summarizes those items that we commit to incorporating into the construction plans, which shall be adhered to by the Builder(s) per the City of Albuquerque's development process.

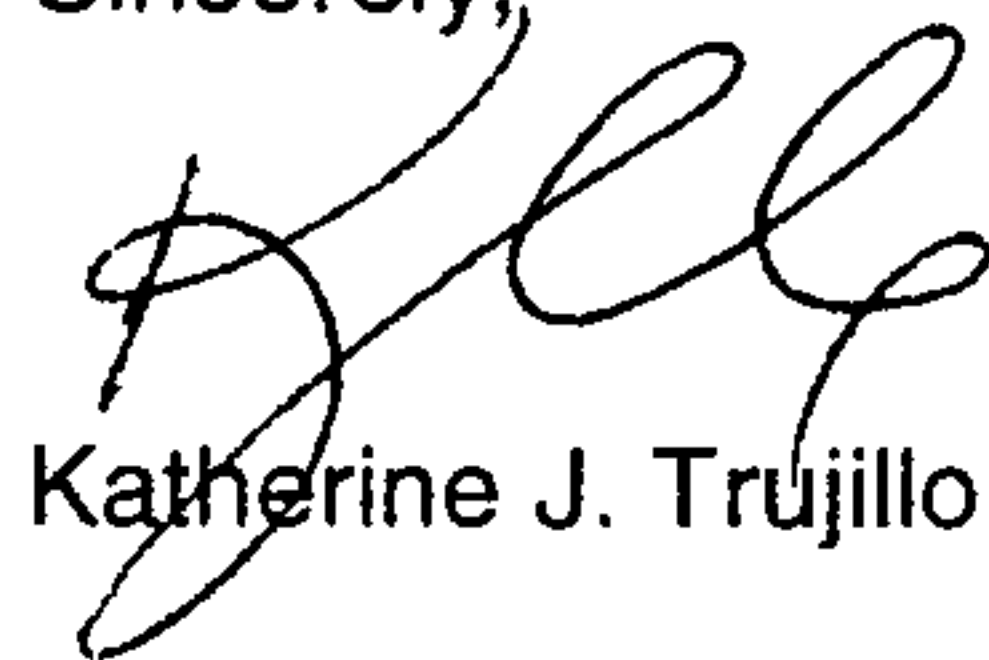
- 1) There shall be an additional 5' of setback for the houses along Mojave St., which will increase the side yard setback to 10 feet.
- 2) The layout of the property shall accommodate two (2) view corridors that follow the north-south interior streets from Mojave to the National Monument.
- 3) There shall be a minimum of one pedestrian connection from the development to the National Monument.
- 4) View fencing shall be provided on the north side of the subdivision with a combination of split face block and open wrought iron or tubular steel fencing. The View Fence shall match the View Fence constructed with the Petroglyph Shadows Subdivision to the West.
- 5) Landscaping in the rear yards adjacent to the National Monument shall be restricted to low, drought tolerant trees (i.e. Desert Willow, Chitalpa, New Mexico Olive, Vitex, etc.).
- 6) Street Trees shall be provided along Mojave Street and along the internal streets. The street tree shall be Purple Robe Locust and shall be planted at a rate of 1 per 30 linear feet along Mojave, and 1 per lot along the interior streets.
- 7) Grading shall reflect the natural ground of the property as much as possible – Must meet City and NPS requirements.
- 8) Garages shall meet the following criteria:
 - Each home must have a garage front not less than two (2) cars and have a driveway sufficient to park two vehicles, so that a minimum of four (4) parking spaces are provided.
 - Garage doors shall be offset from the surface of the front façade by a minimum of eight inches (8").
 - Total width of all garage doors shall in no event exceed 34 feet.
 - The garage doors shall be a maximum height of no greater than 8 feet.

TRNA
Page 2
August 10, 2007

- Half of the lots have a choice: the garage shall either be rotated 90 degrees from the front facade, or the garage shall be setback an additional 5 feet from the front façade of the livings quarters portion of the house.

We appreciate your interest and input into this project and look forward to working with you through completion.

Sincerely,



Katherine J. Trujillo

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: Petroglyph Edge Subdivision

AGIS MAP # E-10

LEGAL DESCRIPTIONS: Lots 2+3, Block 12, Unit 3
Volcano Cliffs

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 9-7-07 (date).

Keli D. Krueger
Applicant/Agent

9-7-07
Date

[Signature]
Hydrology Division Representative

9/7
Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 7-6-07 (date).

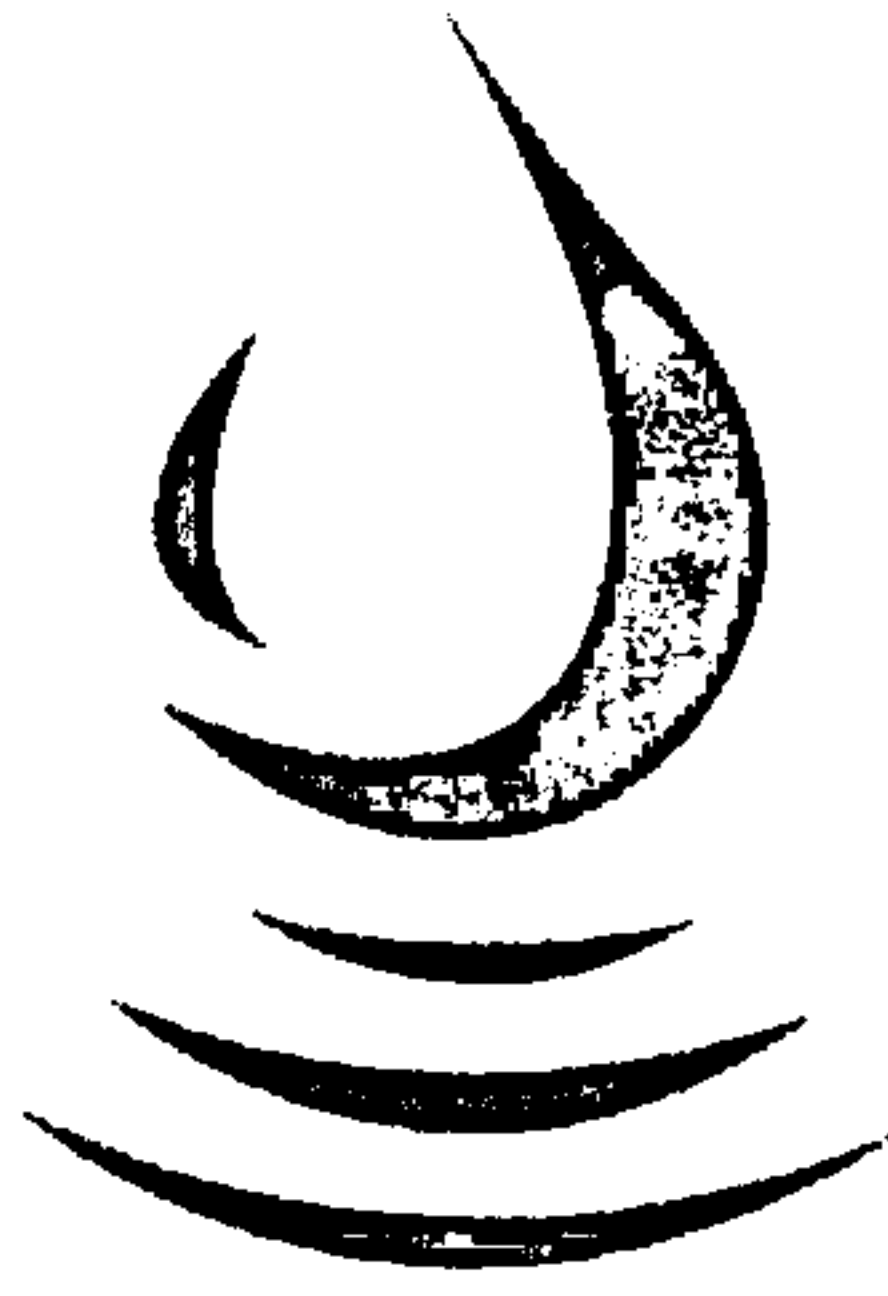
Keli D. Krueger
Applicant/Agent

9-7-07
Date

[Signature]
Utilities Division Representative

9/7
Date

PROJECT # 1006537



Albuquerque Bernalillo County Water Utility Authority

One Civic Plaza NW, Room 5012
Albuquerque, NM 87102
Phone (505) 768-2500
Fax (505) 768-2580
July 20, 2007

Chair
Martin Heinrich
City of Albuquerque
Councillor, District 6

Vice-Chair
Deanna A. Archuleta
County of Bernalillo
Commissioner, District 3

Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Issac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Martin J. Chávez
City of Albuquerque
Mayor

Teresa Cordova
County of Bernalillo
Commissioner, District 2

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
<http://www.abcwua.org>

Mrs. Sara Lavy, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement # 70707
Volcano Cliffs, Unit 3, Block 12, Lots 2 & 3 - Zone Atlas Map # E-10**

Dear Mrs. Lavy,

Project Information: The project site is comprised of 2 lots currently located on Mojave between Unser and Tesuque, in the city limits. The proposed site is currently zoned O-1. The proposed development lies within the 2W pressure zone of the Volcano Trunk.

According to your present request for availability, development would include subdivision of the site so as to create twenty-four (24) lots from the existing two (2).

Existing Conditions: Water lines proximate to the site are limited to a single 8-inch distribution line in Mojave. Also present is a fire hydrant on the south side of the road across from the site.

Sanitary sewer lines adjacent to the site consist of an 8-inch collector line in Mojave and another 8-inch collection line in an easement to the north of the site.

All of the above mentioned service lines are available for service connection.

Sanitary Sewer Service: Service is available to this site with outfall to the collection line in Mojave and/or the line to the north in the easement. 8-inch sewer lines will also be required through the internal roadways of the subdivision.

Metered Water Service: Service is available to this site contingent upon compliance with the fire protection requirements set forth by the Fire Marshal's Office. Metered water service will not be sold without adequate fire protection. Hydrants will be required at standard locations and distance intervals.

Easements: Public water and sanitary sewer easements are required for all lines that are to be constructed outside of any dedicated rights-of-way. The minimum easement width for both water and sewer lines shall be 25-feet in width, or 20-feet for a single line. Acceptable easements must be documented on the final plat.

Design and Construction of 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 New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: Water and sanitary sewer service accounts must be established with New Services 924-3920. In addition to installation and construction costs, each metered

water service will be subject to water and sanitary sewer utility expansion charges (UEC) payable at the time of service application. Any outstanding pro rata assessments must be paid in full prior to sale of service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water 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 per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible.

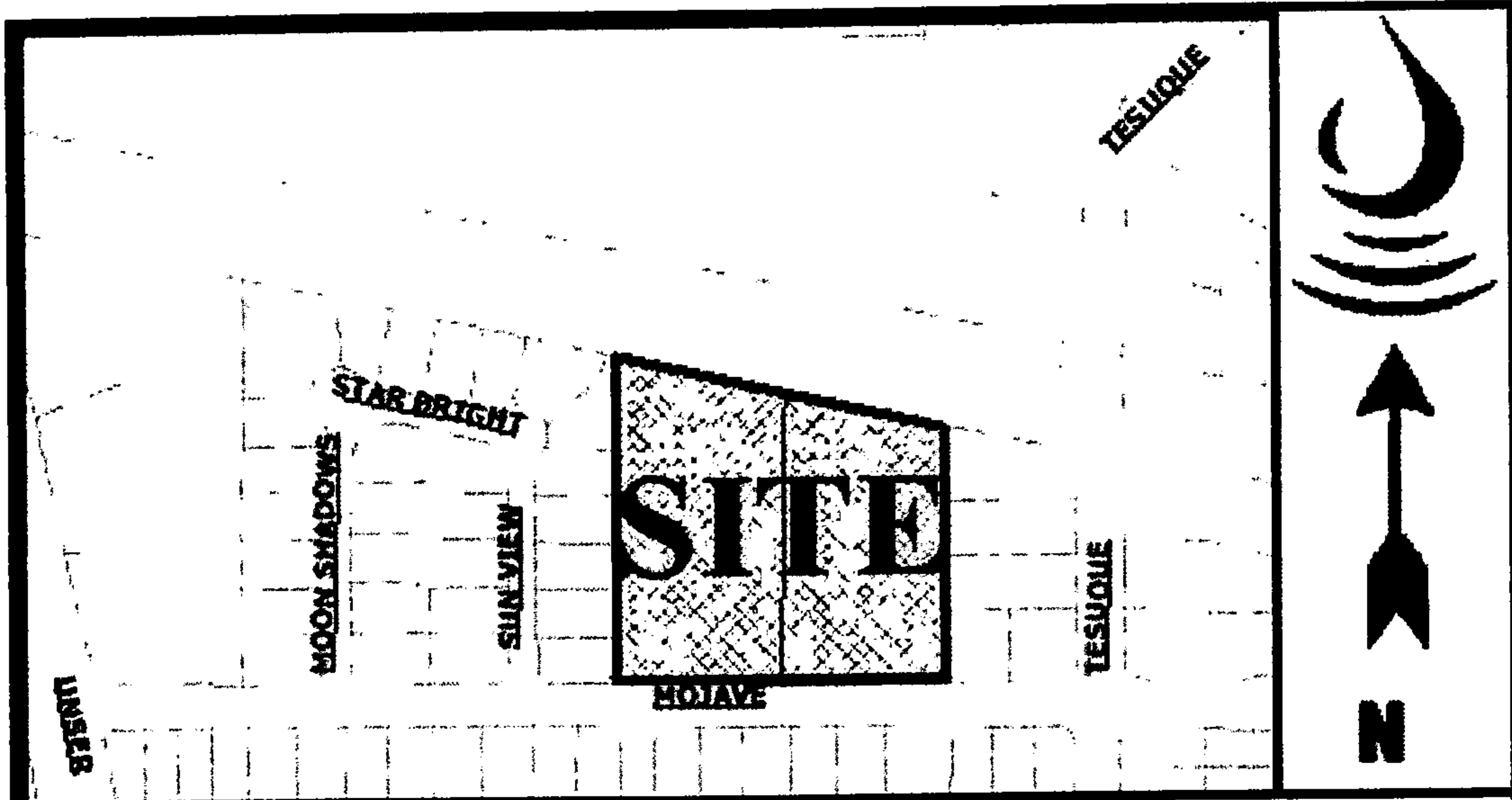
Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

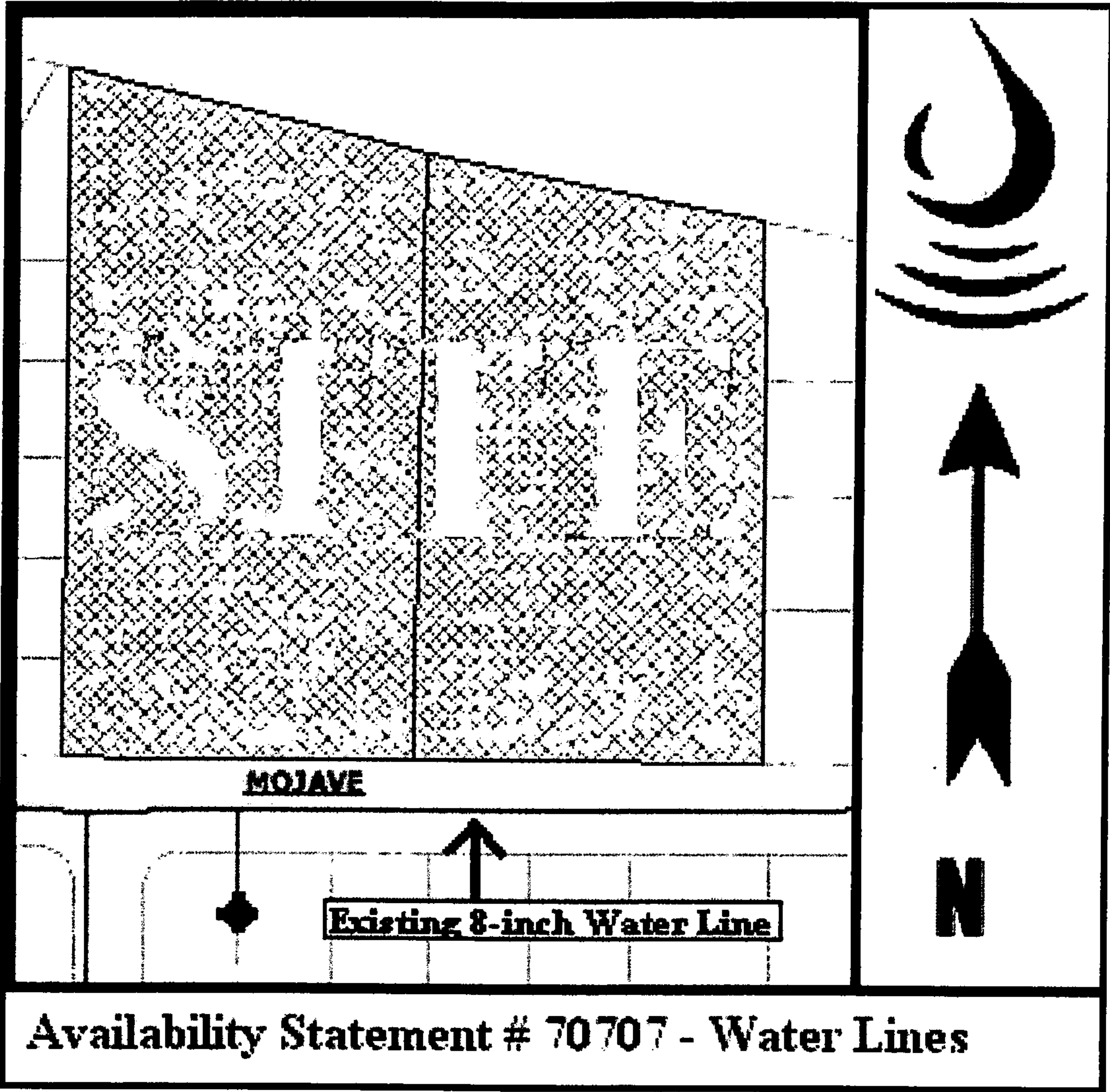


Mark S. Sanchez
Executive Director

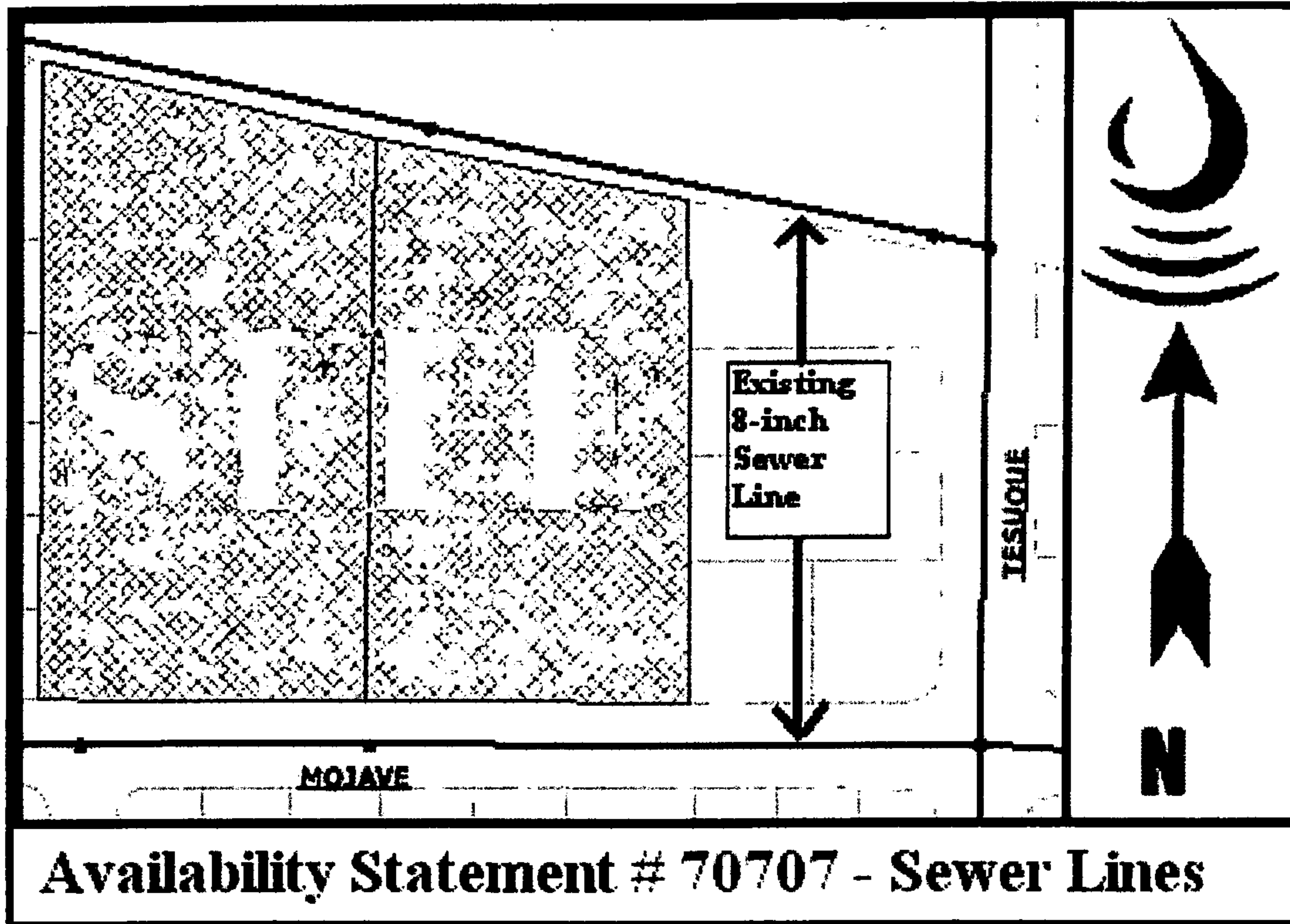
Encl: Site and Infrastructure Maps (3)
C: f/ Readers #70707
f/ Availability E-10
f/ DRB 1006537



Availability Statement # 70707 - Site Map



Availability Statement # 70707 - Water Lines



Availability Statement # 70707 - Sewer Lines

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 27062

Date: August 29, 2007

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lots 2 & 3, Block 12, Unit 3, Volcano Cliffs

LEGAL DESCRIPTION

LOCATED ON Mojave St. NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Unser Blvd. NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND Tesuque St. NW

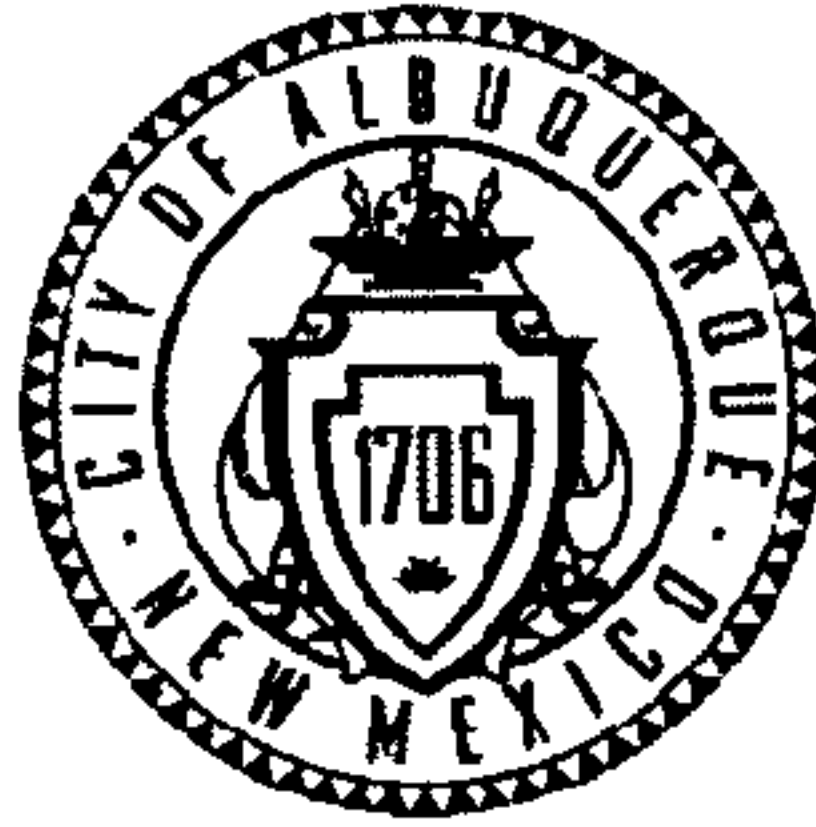
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **E-10**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY, 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU.

C:ONC - NA Info Request.WPD



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 29, 2007

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **August 29, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 2 AND 3, BLOCK 12, UNIT 23, FOLCANO CLIFFS, LOCAED ON MOJAVE STREET NW BETWEEN UNSER BOULEVARD NW AND TESUQUE STREET NW** zone map **E-10**.

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

TAYLOR RANCH N.A. (TRN) "R"

Jolene Wolfley

6804 Stag Horn Dr. NW/87120 890-9414 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (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 or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

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

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SEP 17 8 18 PM
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27062 DRB

Sent To: **Rene Horvath**
Taylor Ranch N.A.
Street, Apt. No., or PO Box No.: **5515 Palomino Dr. NW**
City, State, ZIP+4: **Albuquerque, NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

6475 5479
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Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.46

ALBUQUERQUE NM 87102
SEP 17 8 18 PM
Postmark Here
27062 DRB

Sent To: **Jolene Wolfley**
Taylor Ranch N.A.
Street, Apt. No., or PO Box No.: **6804 Stag Horn Dr. NW**
City, State, ZIP+4: **Albuquerque, NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet!

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet!

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **08/29/07** Time Entered: **4:05 p.m.** ONC Rep. Initials: **SW**

You are not required by the O-92 Ordinance to “officially notify” these neighborhood associations of this project. You did request the names of the following “Unrecognized” associations in the area of the property to let them know.

FOR JN: 27062 – NONE - swinklepleck@cabq.gov

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 8/28/07 ZONE ATLAS PAGE(S): E-10

CURRENT:

ZONING R-1

PARCEL SIZE (AC/SQ. FT.) 4.24 +/-

LEGAL DESCRIPTION:

LOT OR TRACT # 243 BLOCK # 12

SUBDIVISION NAME Volcano Cliffs

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:	
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION [X]	BUILDING PERMIT []
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES []	ACCESS PERMIT []
		C) AMENDMENT []	OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 21
BUILDING SIZE: varies (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Keli D. Krueger DATE 8/29/07
(TO BE SIGNED UPON COMPLETION OR PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

[Signature]
TRAFFIC ENGINEER

8-30-07
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

Keli D. Krueger
APPLICANT

8/29/07
DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

September 7, 2007

City of Albuquerque
Development Review Board
PO Box 1239
Albuquerque, NM 87103

RE: **Lots 2 & 3, Block 12, Unit 3, Volcano Cliffs**

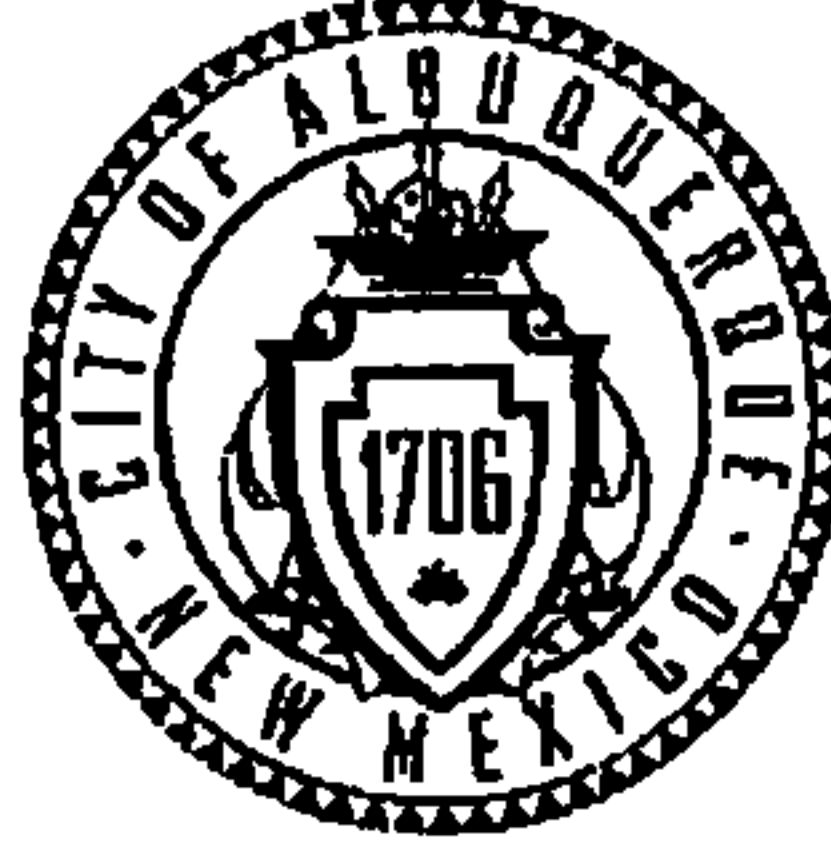
To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of Kathy Trujillo, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

KATHY TRUJILLO
Print Name

[Handwritten Signature]
Sign Name

7 Sep 07
Date



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

Date: August 17, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1006537
07EPC-40013 AMNDT TO SECTOR
DEVELOPMENT PLAN MAP (ZONE
CHANGE)

Katherine Trujillo
6820 Staghorn NW
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of lots 2 & 3, block 12, **Volcano Cliffs Subdivision** Unit 3, a zone map amendment from O-1 to R-1 located on **MOJAVE ST. NW BETWEEN UNSER BLVD. NW AND TESUQUE NW** containing approximately 5 acres. (E-10)
Catalina Lehner, Staff Planner

On August 16, 2007 the Environmental Planning Commission voted to approve Project 1006537/07EPC 40013, a request for a zone map amendment from O-1 to R-1 for Lots 2 and 3, Block 12, Volcano Cliffs Subdivision Unit 3, located on Mojave St., east of Unser Blvd., west of Tesuque Dr. and adjacent to the Petroglyph National Monument, based on the following Findings:

FINDINGS:

1. This request is for a zone map amendment for an approximately 5 acre site located on Mojave St. NW, east of Unser Blvd., west of Tesuque Dr. and adjacent to the Petroglyph National Monument. The applicant intends to develop single-family homes in the future. A site development plan is not associated with this request at this time.
2. Applicable plans are the Comprehensive Plan, the West Side Strategic Plan (WSSP), the Facility Plan for Arroyos (FPA) and the Northwest Mesa Escarpment Plan (NWMEP). The subject site is located in the NWMEP Impact Area.
3. With respect to the Comprehensive Plan, the request *further*s Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is vacant and contiguous to existing urban facilities and services, the use of which is not likely to disrupt neighborhood integrity.

4. The request generally *further*s the Activity Centers Goal. The Plan intends for commercial, industrial and multi-family uses to cluster in Activity Centers and the areas outside of Activity Centers to be used for lower density residential (single-family homes). Similarly, the request *further*s Policy II.B.7.h. Zone changes to commercial, industrial or office uses outside of Activity Centers are discouraged; conversely, zone changes to residential uses outside of Activity Centers are encouraged.
5. With respect to WSSP Activity Center Policies, the request:
 - A. *Further*s Policy 1.9. The subject site is not located in a designated Activity Center and the zone change would facilitate development of low-density, single family homes. Such low density residential development is appropriate outside of Activity Centers.
 - B. *Further*s Policy 1.1. Non-residential development shall occur within Community and Neighborhood Centers. Therefore, it is appropriate for lower density residential development, such as single-family homes, to occur outside of Community and Neighborhood Centers.
6. The request *generally further*s WSSP policies for the Taylor Ranch Community. Since it would facilitate future growth in a location efficient for City services, the request *further*s Policy 3.12. The request also *further*s Policy 3.16. The single-family homes facilitated by the proposed zone change would be located outside of designated Activity Centers as desired in the WSSP.
7. The request *somewhat conflicts with* West Side Strategic Plan (WSSP) Policy 1.3 and WSSP Policy 2.5 regarding school capacity. Policy 1.3, as amended by F/S R-05-297, states that zone changes from non-residential to residential uses should be denied where area schools are at or over their design capacity. Although "no net increase" in school enrollment cannot be demonstrated, a new high school will open soon to alleviate overcrowding and the applicant will pay school impact fees.
8. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
 - A. The applicant cited various applicable policies. Some policies are not applicable to a zone change request without a site development plan. However, the explanation of Activity Centers policies is acceptable. Overall, the applicant has established an adequate policy based justification.
 - B. The assertion that the O-1 zoned parcels constitute a "spot zone" is not a well thought out explanation regarding stability of the land. The burden is on the applicant to show why the requested zone change should be made.
 - C. The applicant states that the zone change will not conflict with existing City plans and policies. In most instances, an explanation of how the request *further*s each cited policy is satisfactory.
 - D. The zoning would be generally consistent with land use in the area, and the re-alignment of Unser Boulevard has created a changed community condition. More explanation is needed, however, regarding how the R-1 zoning would be more advantageous to the community, especially given the tendency on the Westside for office and commercial zoning to be changed to residential zoning.

**OFFICIAL NOTICE OF DECISION
AUGUST 16, 2007
PROJECT #1006537
PAGE 3 OF 4**

- E. The applicant did not fully address permissive uses in the R-1. Some permissive R-1 uses, such as community residential program (not corrections or substance abuse) and wireless telecommunications facility (cell tower), might be considered harmful.
 - F. The future project will not require any additional capital expenditures by the City.
 - G. Economic considerations are not the determining factor in this request.
 - H. The subject site is located on a designated collector or major street. Mojave St. NW is classified as a collector from Homestead Circle to Unser Blvd.
 - I. The applicant believes that "undoing" a spot zone is relevant when considering this request, but could have provided more explanation to support this idea.
 - J. This zone change request would not result in strip commercial zoning.
9. Design regulations found in the Facility Plan for Arroyos (FPA) and the Northwest Mesa Escarpment Plan (NWMEP) are referred to in the zone change justification letter. However, since no site development plan is associated with the request, it is not possible to determine at this stage if the future development will comply.
10. A facilitated meeting was held. There is general support for the residential use, though some neighbors expressed concern regarding the requested zoning. Site development plan concerns include views, traffic, landscaping, elevation/drainage issues and height, among others.
11. The requested R-1 zoning does not require an associated site development plan. Given the subject site's environmentally sensitive location abutting the National Monument, site plan issues are particularly important and will be considered at the Development Review Board (DRB).
12. The applicant has been working with Taylor Ranch Neighborhood Association and has provided the Association a written commitment regarding certain design restrictions for the development such as garage placement, grading, setbacks, landscaping, and pedestrian connections, etc. These restrictions will be placed on the Site Development Plan that the DRB will review.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 31, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION
AUGUST 16, 2007
PROJECT #1006537
PAGE 4 OF 4

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

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

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

Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/CL/ac

cc: Katherine Trujillo, 6820 Staghorn NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Consensus Planning

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 10/20/04

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY
recommended)

- N/A
- 1. Overall Design Theme and Land Use Concept
 - 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
 - 3. Street Design
 - 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
 - 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
 - 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
 - 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
 - 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
 - 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

BOCA NEGRA ARROYO

LOT 6

LOT 7

LOT 8

LOT 9

LOT 5

Plutonic Avenue

LOT 4

LOT 18

LOT 17

LOT 10

LOT 3

LOT 19

LOT 16

LOT 11

LOT 2

Basaltic Street

Metamorphic Street

LOT 20

LOT 15

LOT 12

LOT 1

LOT 21

LOT 14

LOT 13

Mojave Street
(60' ROW)

HC RAMP
PER COA
DWG # 2441

SIDEWALK

EXHIBIT C

Date 10/08/07

SIDEWALK DEFERRAL EXHIBIT

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1006537 Item No. 21 Zone Atlas E-10

DATE ON AGENDA 7-25-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Standard infrastructure per the DPM is required.
- 2) For P2 lot designations, the minimum r/w is 45'.
- 3) Are any improvements to Mojave needed?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006537

AGENDA ITEM NO: 21

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 25, 2007

0

discussed

#21



IMPACT FEES – # 1006537

Development Review Board 7/25/07 Agenda Item #21
Sketch Plat: Tracts 2 & 3, Volcano Cliffs, Unit 3

Based on the proposed zone change, 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 and an impervious acreage of .05 acre, it is estimated that impact fees will total approximately \$7,199.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
07/27/07	10065.37 (21) VOLCANO CLIFFS	SKETCH	COMMENTS GIVEN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Kathy Trujillo PHONE: 505-321-1158
 ADDRESS: 6820 Staghorn Dr. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch plat approval

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

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

Lot or Tract No. 2+3 Block: 12 Unit: 3
 Subdiv/Addn/TBKA: Volcano Cliffs
 Existing Zoning: 0-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): E-10 UPC Code: 101006234147510912 / 101006236247410914

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1006537

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 21 Total area of site (acres): 4.24 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Mojave St. NW
 Between: Unser Blvd. NW and Tesugue St. NW

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

SIGNATURE [Signature] DATE 7-17-07
 (Print) Ronald R. Bohannan P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - 70133	sk		\$ 0
-	-	-	\$
-	-	-	\$
-	-	-	\$
-	-	-	\$
-	-	-	\$
			Total
			\$ 0

Hearing date July 25, 2007

[Signature]
 Planner signature / date 7/17/07

Project # 1006537

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Ronald R. Bohannon, P.E.

Applicant name (print)

7/17/07

Applicant signature / date

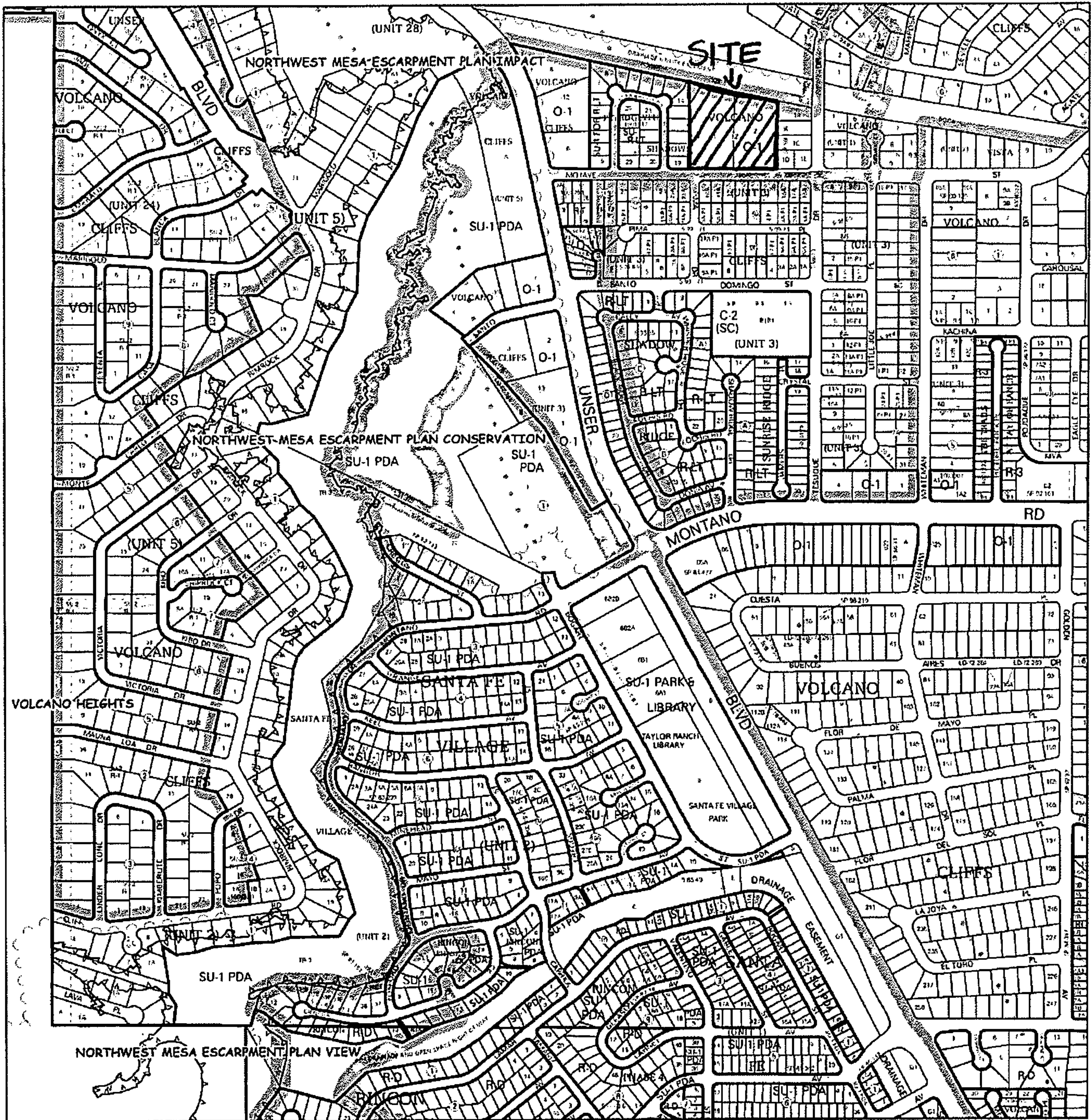


Form revised 4/07


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------|
| Application case numbers | |
| 07 DRB - | - 70133 |
| - | - |
| - | - |

Andrew [Signature] 7/17/07
Planner signature / date

Project # 1006537

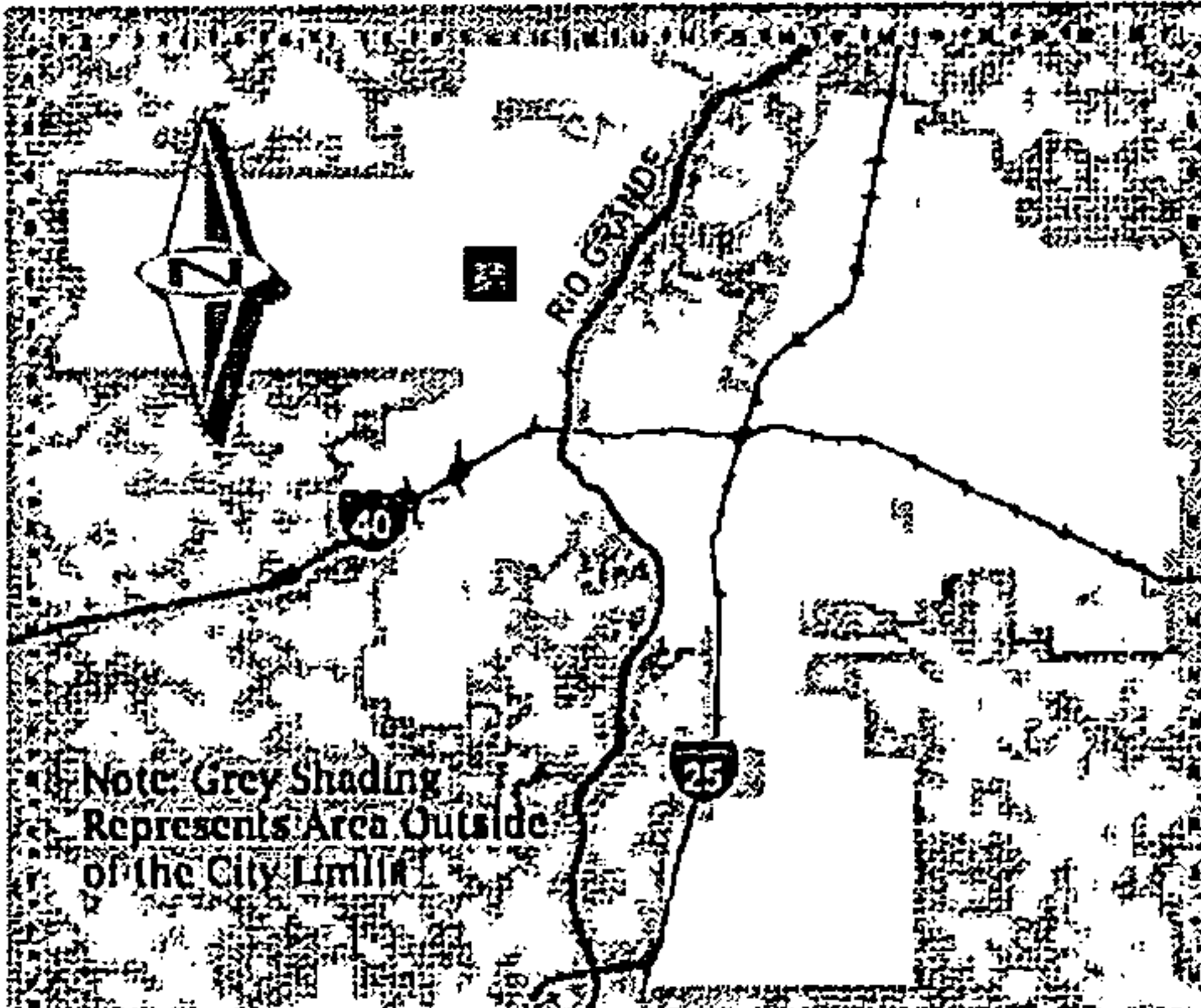


For more current information and more details visit: <http://www.cabq.gov/gis>



City of Albuquerque
AGIS
Albuquerque Geographic Information System







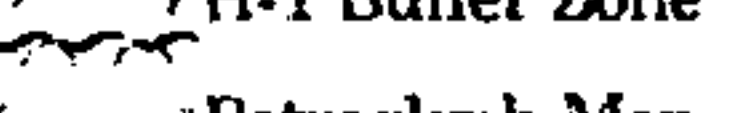


Map amended through: 5/17/2007



Note: Grey Shading Represents Area Outside of the City Limit

Zone Atlas Page:
E-10-Z

Selected Symbols

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

0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 17, 2007

Ms. Sheran Matson, Chairperson
Development Review Board
City of Albuquerque
P.O. Box 638
Albuquerque, NM 87103

RE: Sketch Plat Review
Lots 2 and 3, Block 12, Volcano Cliffs Unit 3

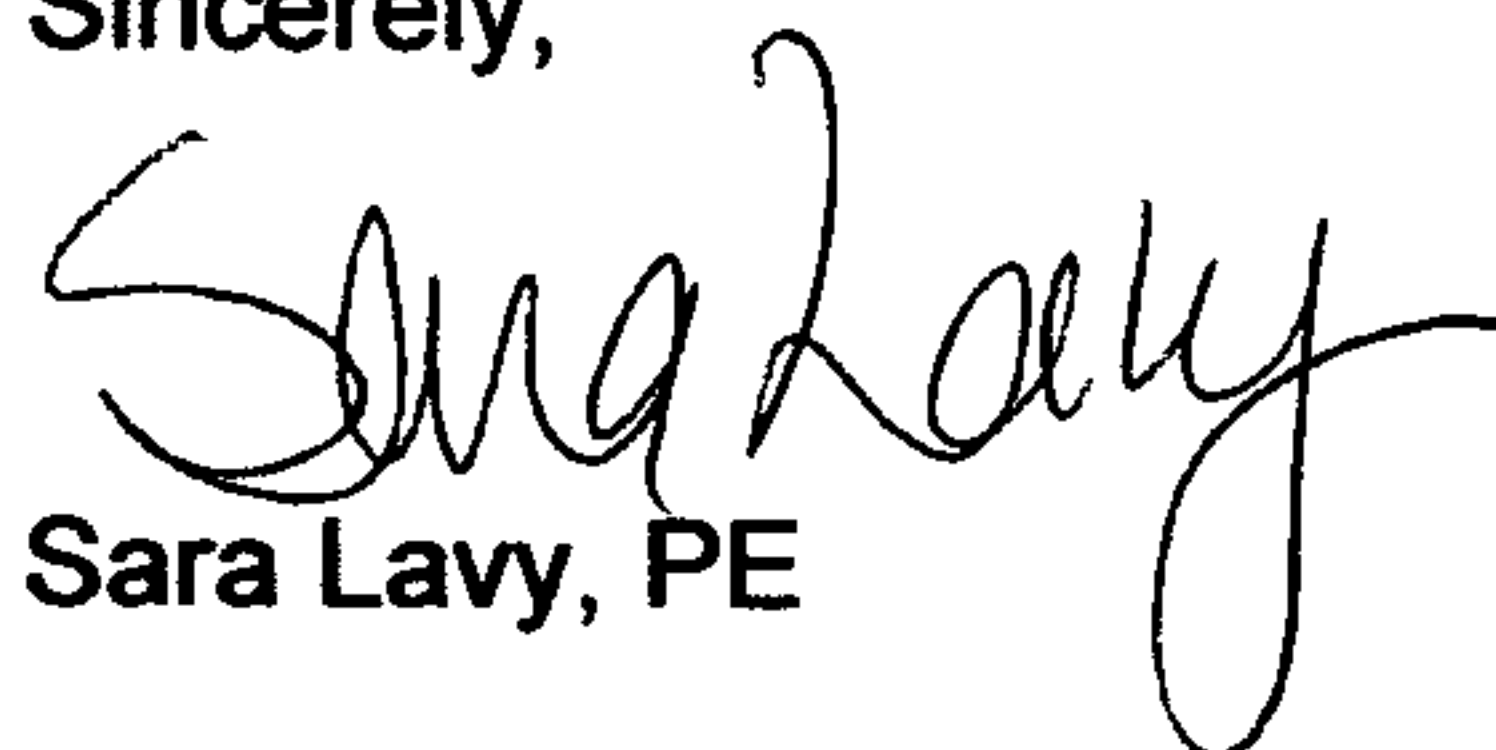
Dear Ms. Matson:

Tierra West LLC, on behalf of Kathy Trujillo, requests sketch plat review of the Sketch Plat for Lots 2 and 3, Block 12, Volcano Cliffs Unit 3. The site is located north of Mojave Street, south of the Boca Negra Arroyo, and contains approximately 4.24 acres. Access to the site will be from Mojave Street. The property, currently vacant, is zoned O1 but a zone change has been submitted to EPC to change the zoning to R1. This is being handled by Jim Strozier with Consensus Planning.

The proposed plat would split the existing two lots into twenty-one new lots. The subdivision consists of three main roads in a U-shaped configuration, with two small stub streets at the north end. Water and sewer services will be provided by the Albuquerque Bernalillo County Water Utility Authority. The owner of the site has had several meetings with the adjacent neighborhood associations and has made changes to the plan to accommodate them. Currently, the neighborhood associations are not in opposition to the site plan or zone change.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Sara Lavy, PE

cc: Kathy Trujillo

JN: 27062
SCL/cla