

# City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

### 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

### APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

Z

A

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

### APPLICANT INFORMATION:

NAME: JUDE BACA  
 ADDRESS: 3913 72<sup>nd</sup> STREET NW  
 CITY: ALBUQUERQUE  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC.  
 ADDRESS: 7500 JEFFERSON NE  
 CITY: ALBUQUERQUE

STATE NM ZIP 87120

STATE NM ZIP 87109

PHONE: 831-2264  
 FAX: 833-6013  
 E-MAIL: jbacka10@aol.com

PHONE: 823-1000  
 FAX: 798-7988  
 E-MAIL: \_\_\_\_\_

### DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. 2-1 Saddle Ridge unit 2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. EQUESTRIAN CENTER - 1BK Halverson Village

Current Zoning: SU-1FOR PRD Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): E-11 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_

Total area of site (acres): 7.7 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101106226922931735 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: MONTANO ROAD NW  
 Between: VISTA MONTANO STREET NW and EQUESTRIAN DRIVE NW

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB# 1001628

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

SIGNATURE Scott Steffen DATE 5/23/05  
 (Print) SCOTT STEFFEN ☐ Applicant ☒ Agent

### FOR OFFICIAL USE ONLY

Form revised 10/03

### 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

05 DRB - -00881  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

SK  
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S.F.

SC3  
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Fees

\$ -0 -  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total  
 \$ 0

Hearing date 6-1-05

5-24-05  
 Planner signature / date

Project # 1001628

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

☒ **SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- ☐ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Design elevations & cross sections of perimeter walls **3** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ SIA financial guaranty verification
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Any original and/or related file numbers are listed on the cover application
- ☐ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year

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

*Scott Steffen*  
*Scott Steffen*

Applicant name (print)  
**5/23/05**  
Applicant signature / date



Form, revised 11/04

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

Application case numbers  
**05DRD- -00851**

*B. Heffal* **5-24-05**  
Planner signature / date  
**Project # 1001628**

May 24, 2005

Sheran Matson, DRB Chair  
Development Review Board  
City of Albuquerque  
Albuquerque, New Mexico 87103

Re: Galisteo Village, DRB Project #1001628 - Sketch Plat Review and Comment

Dear Sheran:

The above referenced project is being submitted to the Development Review Board (DRB) for sketch plat review. The project site is approximately 7.7 acres on Montano Boulevard between Equestrian Drive and the Mariposa Channel. The project site has been through the Environmental Planning Commission for a zone map amendment and received approval of the request on February 7, 2005. The zoning is SU-1 for PRD with a maximum of 38 single family lots and a minimum lot size of 6000 square feet.

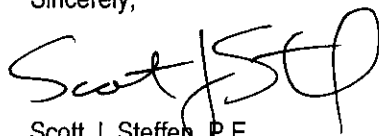
The site plan has been revised, reducing the number of lots from 38 to 34. A pre-design meeting has been held with Transportation Development to discuss the street layout and sections. The streets are proposed to be private. The opinion of the City Surveyor is that there should be a single street name for the entire subdivision. A letter of water and sanitary sewer availability has been received from the City. The only question at this time is whether one or two connection points would be required to the existing 12-inch waterline in Montano Boulevard. The proposed drainage plan is to convey flows in the private streets to a public storm drain system that will discharge to the Mariposa Channel. Finally, it is proposed to change the subdivision name from Galisteo Village to Mesa Ridge.

Enclosed for DRB review and comment are copies of the following information:

- Development Review Applications
- Exhibit
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. Please place this item on the DRB Agenda to be heard on June 1, 2005.

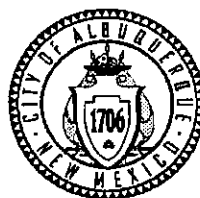
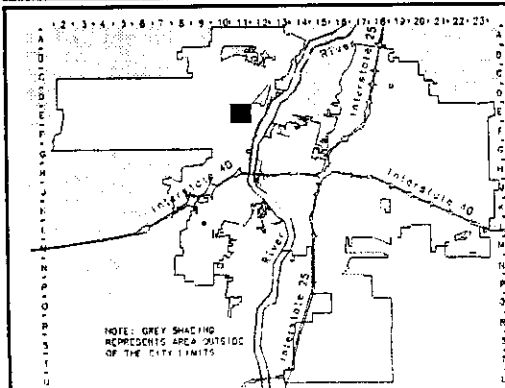
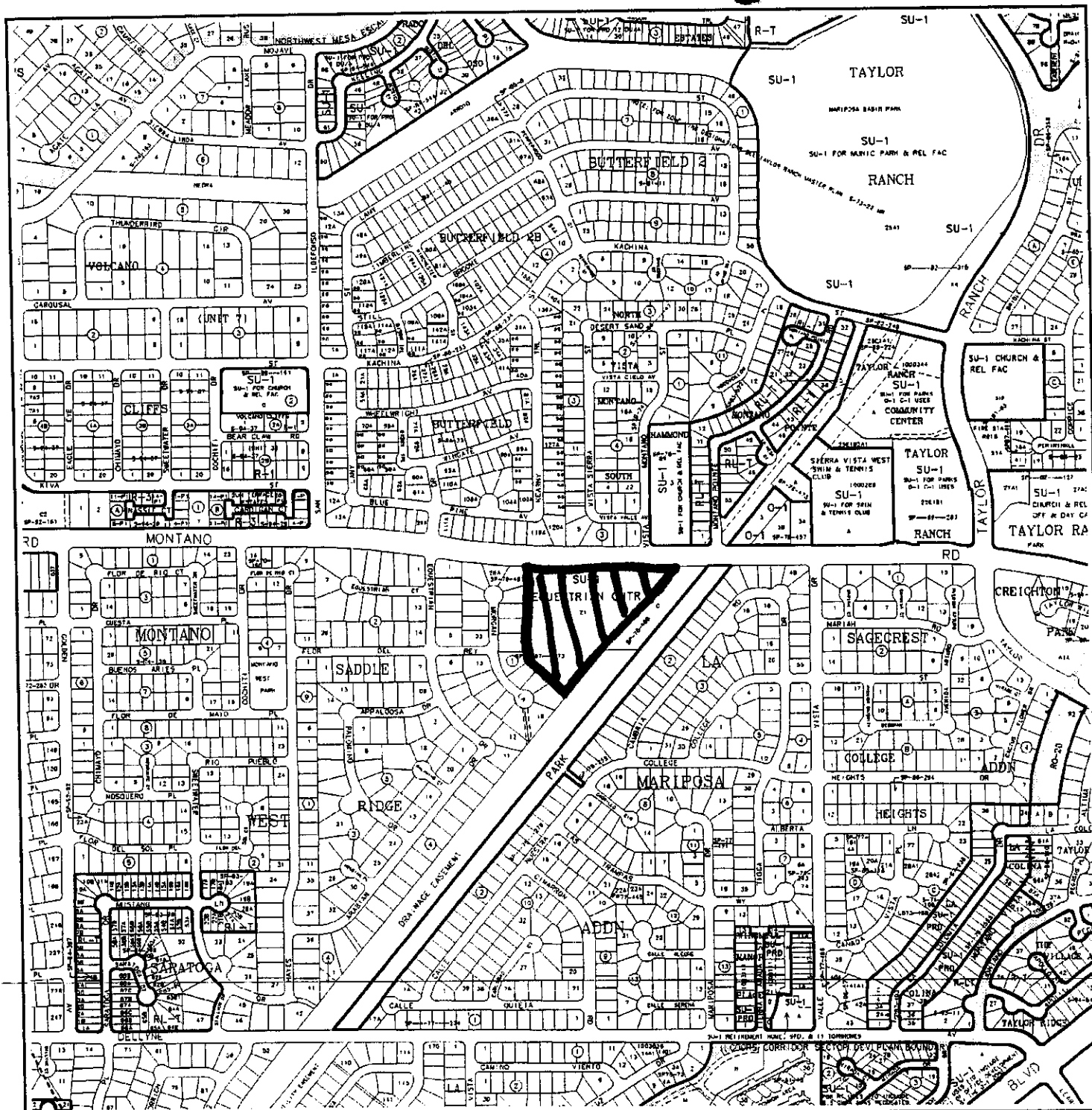
Sincerely,



Scott J. Steffen, P.E.  
Community Development and Planning Group

Enclosures

cc: Jude Baca



A Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2004



Zone Atlas Page

E-11-Z

Map Amended through March 08, 2005

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

DRB- 1001628                      Item No. 17                      Zone Atlas    E-11

DATE ON AGENDA    6-1-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

<u>No. _____</u>	<u>Comment _____</u>
------------------	----------------------

- 1) Queuing analysis is required for gated entrance.
- 2) Will there be pedestrian access to the drainage channel?
- 3) Ensure that there is at least 500 of clear sight distance onto Montano?
- 4) Is there a median opening on Montano or is this limited to right-in/right-out?
- 5) Standard infrastructure per DPM criteria is required.
- 6) A subdivision design variance will be required for the 44' right-of-way and stub streets.

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



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1001628

**DRB Date:** 6/1/2005

**Application Number:** 05DRB-00881

**Item Number:** 17

**Subdivision:** Galisteo Village

Lot Z-1, Saddle Ridge, Unit 2

**Zoning:** SU-1 for PRD

**Zone Page:** E-11

**New Lots (or units) :** 34

**Request for:**

- ☒ Sketch Plat Review & Comment
- ☐ Bulk Land Variance
- ☐ Site Development Plan for Subdivision
- ☐ Site Development Plan for Building Permit
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Vacation of Public RoW
- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temp. Deferral of Sidewalk Construction
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☐ Other

**Parks and Recreation Comments:**

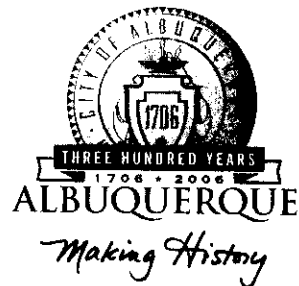
This development is subject to Parks, Recreation, Trails and Open Space Impact Fees for each building permit pulled.

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001628**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN

www.abq.gov

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

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

FOR:

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

**DATE:** June 1, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 1, 2005 DRB Comments**

**ITEM # 17**

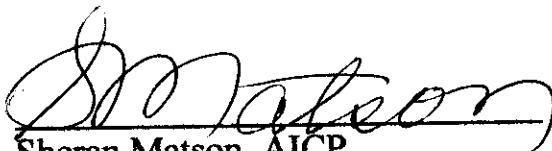
**PROJECT # 1001628**

**APPLICATION # 05-00881**

**Re: Galisteo Village/sketch**

Attached are the Zone Code regulations for this zoning.

An approved perimeter wall design is required for the walls along Montano and the Mariposa Diversion Channel where there is an existing public pedestrian trail. The DRB Chair approved the wall design before preliminary plat is approved. The Front Counter has copies of the submittal requirements and Section 14-16-3-19 of the Zone Code pertaining to these walls.



Sheran Matson, AICP

924-3880 fax 924-3864

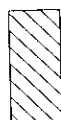
smatson@cabq.gov



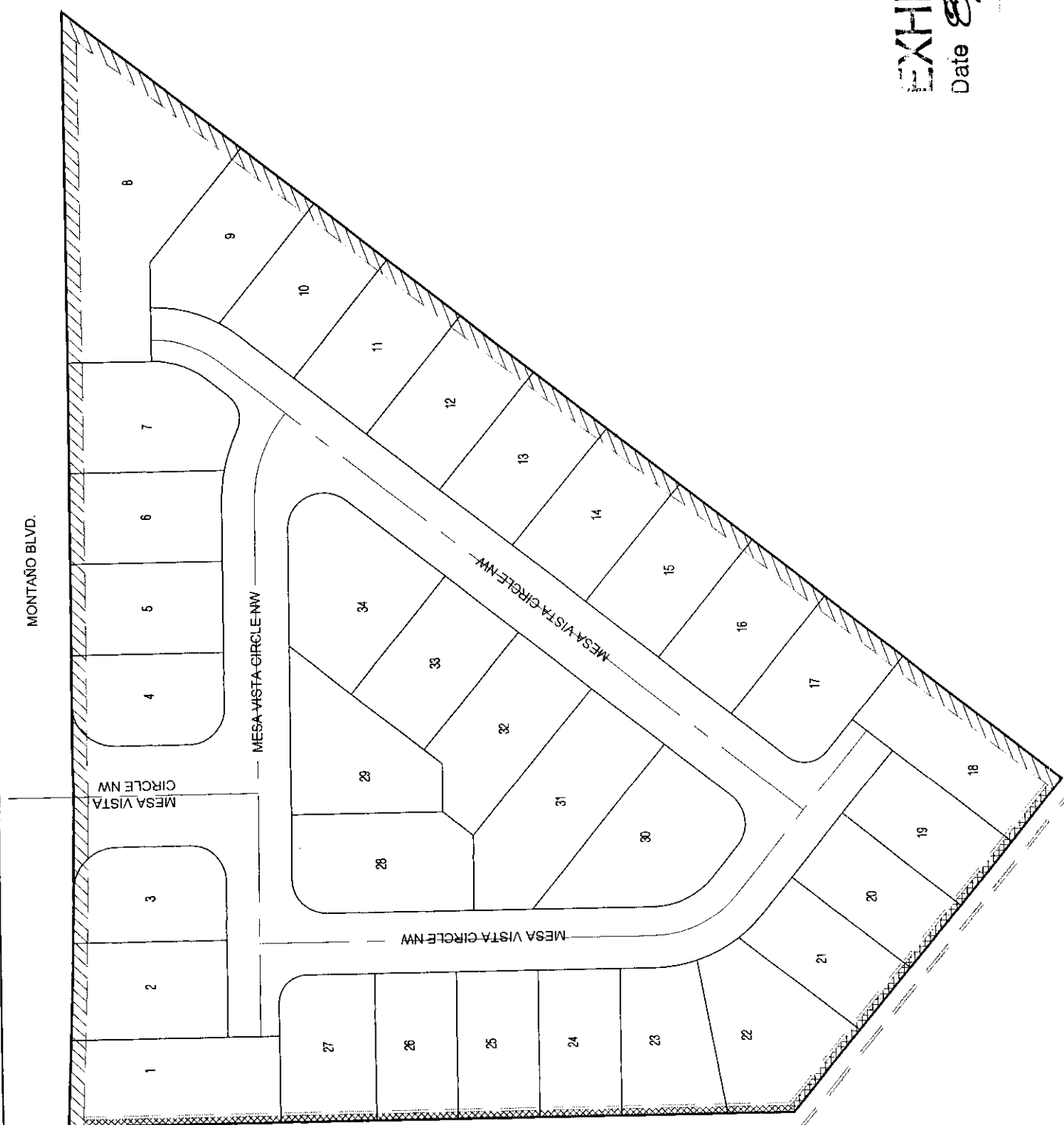
- (23) Ore reduction, smelting. Signs as regulated in the O-1 zone.
- (24) Planned development area, including residential development and mobile home development, in which special use, height, area, setback, or other regulations should be imposed, provided the site contains at least three acres. Signs as permitted and regulated by the Planning Commission.
- (25) Planned Residential Development (PRD), provided:
  - (a) Allowed uses include single-family houses, townhouses, apartments, associated accessory structures and home occupations as regulated by the R-1 zone. Residence/work spaces are allowed as approved by the Planning Commission. O-1 permissive and C-1 permissive uses may be allowed, up to twenty-five percent (25%) of the total gross floor area of the development, as approved by the Planning Commission.
  - (b) A Site Development Plan for Subdivision (§14-16-5(B)) is required for approval by the Planning Commission in conjunction with a zone map amendment and prior to building permit approval, with specific design requirements that include, but are not limited to: maximum and minimum number of dwelling units and/or density; maximum and minimum lot size(s); maximum building height; minimum building setbacks; architectural design standards, including but not limited to exterior wall materials and colors, roof materials and colors; placement of mechanical units; preliminary grading and drainage plan; landscape design standards; parking; site lighting; design of walls and fences visible from public rights-of-way; and pedestrian amenities.
  - (c) The PRD uses and development are compatible with adjacent properties, including public open spaces, public trails and existing neighborhoods and communities. The standards for compatibility shall include the design requirements in subsection (b).
  - (d) Upon approval of a Site Development Plan for Subdivision with design requirements by the Planning Commission, individual site plans for building permit may be submitted for building permit approved unless the Planning Commission specifies additional review.
  - (e) Signs as permitted and regulated by the Planning Commission.
- (26) Public utility structure. Signs as regulated by the Planning Commission.
- (27) Police Station. Signs as regulated in the O-1 zone.
- (28) Race track. Signs as regulated in the C-2 zone.
- (29) Stadium. Signs as regulated in the C-2 zone.
- (30) Swimming pool. Signs as regulated in the O-1 zone.
- (31) Transit facilities.
- (32) Truck plaza.
- (33) A concealed wireless telecommunications facility may be allowed in conjunction with an approved use, provided the requirements of Section §14-16-3-17 are met.



10-FOOT EQUESTRIAN EASEMENT TO BE VACATED. THIS EASEMENT ALLOWED FOR THE CREATION OF AN EQUESTRIAN RIDING TRAIL FOR CONNECTIVITY FROM THE FORMER EQUESTRIAN CENTER ON TRACT Z-1 AND THE SADDLE RIDGE UNIT 2 SUBDIVISION. THE CHANGED USE IN THE NEIGHBORHOOD AND THE APPROVED TRACT Z-1 ZONE CHANGE FROM EQUESTRIAN TO SU-1 FOR PRD ELIMINATES THE NEED FOR THE EQUESTRIAN TRAIL AND THEREFORE, THE EQUESTRIAN EASEMENT.



PORTION OF A 10-FOOT EQUESTRIAN EASEMENT TO BE VACATED. THIS EASEMENT ALLOWED FOR THE CREATION OF AN EQUESTRIAN RIDING TRAIL FOR CONNECTIVITY FROM THE FORMER EQUESTRIAN CENTER ON TRACT Z-1 AND THE SADDLE RIDGE UNIT 2 SUBDIVISION. THE CHANGED USE IN THE NEIGHBORHOOD AND THE APPROVED TRACT Z-1 ZONE CHANGE FROM EQUESTRIAN TO SU-1 FOR PRD ELIMINATES THE NEED FOR THE EQUESTRIAN TRAIL AND THEREFORE, THE EQUESTRIAN EASEMENT.



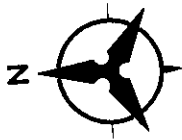
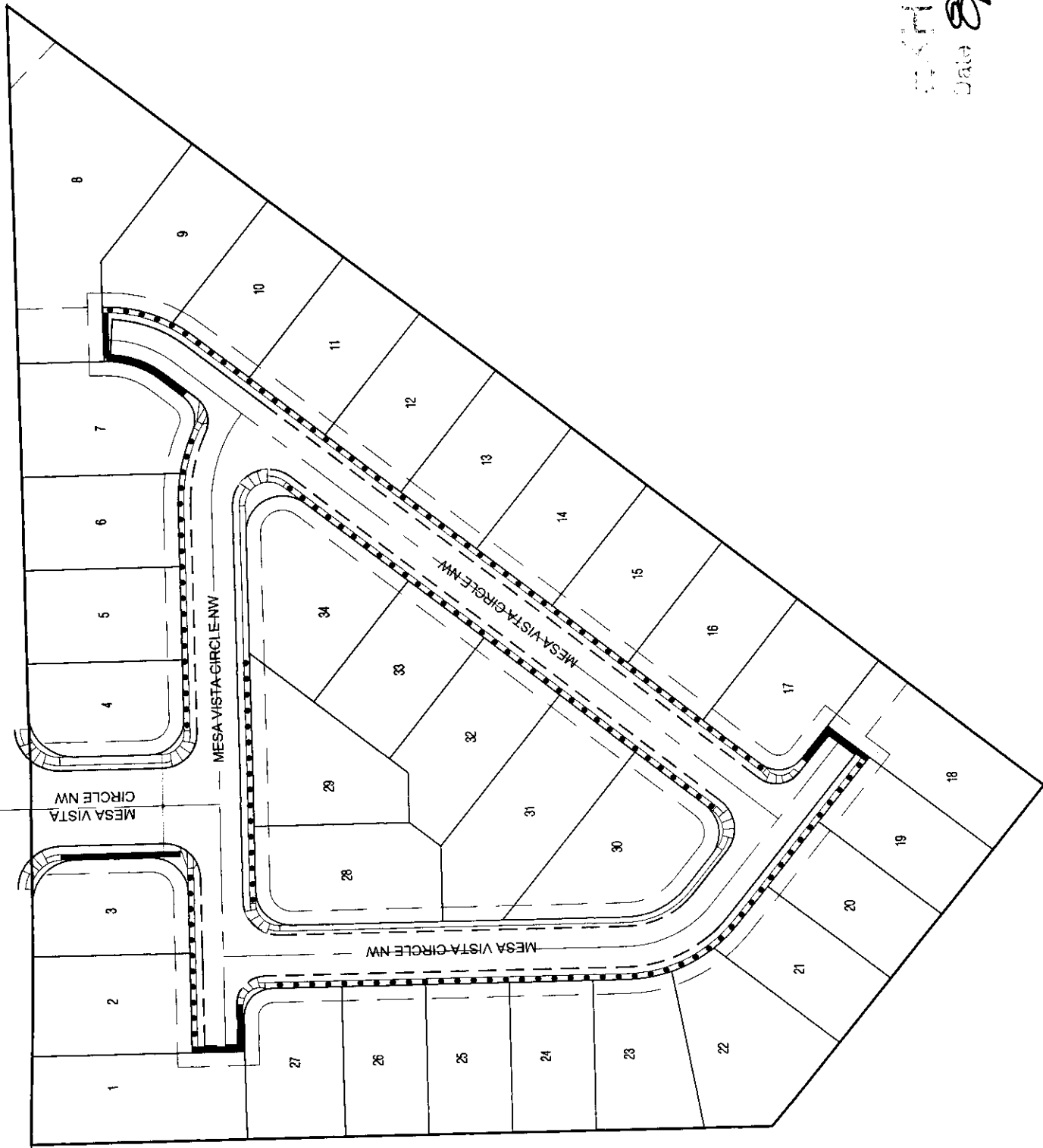
**EXHIBIT ~~10~~**  
**MESA RIDGE SUBDIVISION**  
**VACATION EXHIBIT**  
**JULY, 2005**

EXHIBIT B  
Date 8/0/05

# Bohannon Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

MONTAÑO BLVD



NOT TO SCALE

DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



WAIVED sidewalks are requested



# EXHIBIT ~~A~~

## MESA RIDGE SUBDIVISION

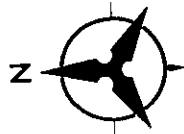
### SIDEWALK DEFERRAL/WAIVER

#### JULY, 2005

**Bohannon & Huston**

Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

EXHIBIT A  
Date 8/10/05



NOT TO SCALE

THIS DESIGN STANDARDS VARIANCE REQUEST IS TO REDUCE THE RIGHT-OF-WAY WIDTH FOR SECTION A-A, AND TO REDUCE THE RIGHT-OF-WAY WIDTH AND FACE-TO-FACE PAVEMENT WIDTH FOR SECTIONS B-B AND C-C.

FOR SECTION A-A IT IS REQUESTED THAT THE RIGHT-OF-WAY WIDTH BE REDUCED FROM 46 FEET TO 44 FEET. THE 2-FOOT REDUCTION IN WIDTH IS ON THE EAST SIDE FACE OF CURB TO RIGHT-OF-WAY DIMENSION (7 FEET VERSUS 9 FEET TYPICAL). THE REASON FOR THE REQUEST IS THAT THERE ARE NO HOUSES FRONTING THIS SIDE OF THE STREET AND THERE WILL BE NO LANDSCAPING BETWEEN THE BACK OF CURB AND SIDEWALK. IT IS PROPOSED TO USE PATTERNED CONCRETE OR PAVER MATERIAL IN THE LANDSCAPE AREA TO PROVIDE PEDESTRIANS WITH A WIDER AREA ADJACENT TO THE SIDE/REAR YARD WALLS FOR LOTS 28, 30 AND 31.

FOR SECTION B-B IT IS REQUESTED THAT THE FACE-TO-FACE PAVEMENT WIDTH BE REDUCED TO 22 FEET. THE REASON FOR THE REQUEST IS THAT A SINGLE LOT FRONTS THE STREET IN THESE TWO LOCATIONS, EACH STUB STREET IS 67 FEET OR LESS IN LENGTH FROM INTERSECTION TO THE END OF THE STUB STREET, AND EACH STUB ONLY SERVES TWO LOTS. IN ADDITION, IT IS REQUESTED THAT THE SIDEWALK BE WAIVED ON THE SIDE YARD FOR LOTS 17 AND 27 (SEE EXHIBIT "B"). THESE TWO REQUESTS REDUCE THE RIGHT-OF-WAY WIDTH FROM 46 FEET TO 36 FEET.

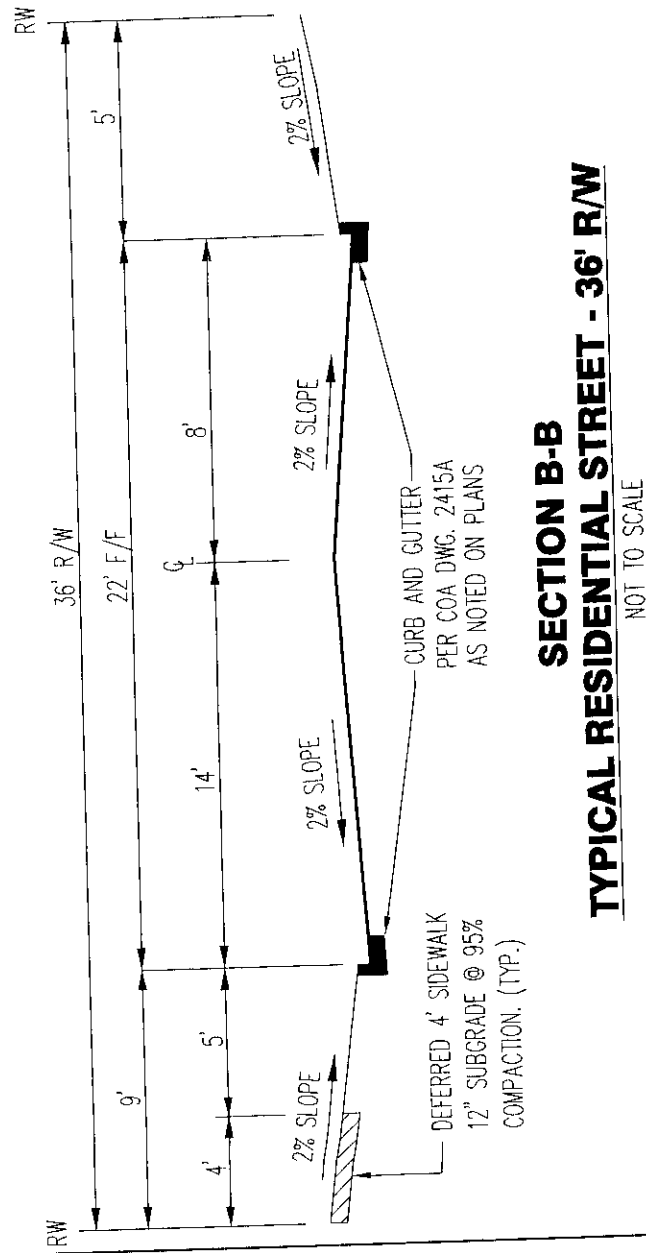
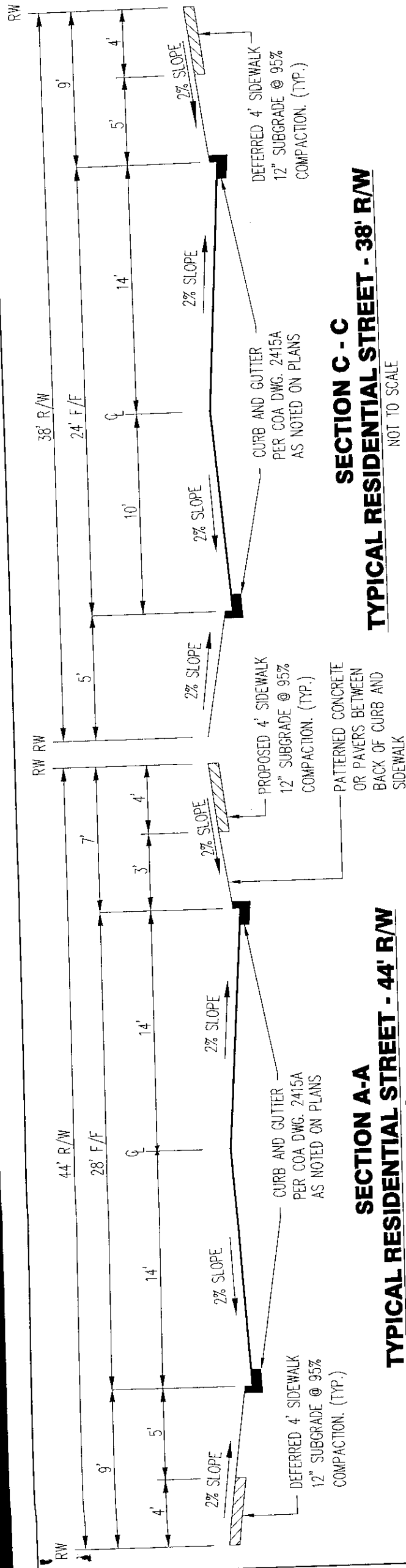
FOR SECTION C-C IT IS REQUESTED THAT THE FACE-TO-FACE PAVEMENT WIDTH BE REDUCED TO 24 FEET. THE REASON FOR THE REQUEST IS THAT ONLY TWO LOTS FRONT THE STREET IN THIS LOCATION, THE STUB STREET IS 105 FEET IN LENGTH FROM INTERSECTION TO THE END OF THE STUB STREET, AND THE STUB SERVES THREE LOTS. IN ADDITION, IT IS REQUESTED THAT THE SIDEWALK BE WAIVED ON THE SIDE YARD FOR LOT 7 (SEE EXHIBIT "B"). THESE TWO REQUESTS REDUCE THE RIGHT-OF-WAY WIDTH FROM 46 FEET TO 38 FEET.

APPROVED  
8/10/05

**EXHIBIT "D"**  
**MESA RIDGE SUBDIVISION**  
**SUBDIVISION DESIGN STANDARDS**  
**VARIANCE EXHIBIT**  
**JULY, 2005**

**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



# **EXHIBIT "D"** **MESA RIDGE SUBDIVISION** **SUBDIVISION DESIGN STANDARDS** **VARIANCE EXHIBIT**

**JULY, 2005**

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

### 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

Z

### APPEAL / PROTEST of...

A

- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

NAME: JUDE BACA  
 ADDRESS: 3913 72<sup>nd</sup> STREET NW  
 CITY: ALBUQUERQUE  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC.  
 ADDRESS: 7500 JEFFERSON NE  
 CITY: ALBUQUERQUE

STATE NM ZIP 87120

PHONE: 831-2264  
 FAX: 833-6013  
 E-MAIL: jbaca10@aol.com

STATE NM ZIP 87109

PHONE: 823-1000  
 FAX: 798-7988  
 E-MAIL: \_\_\_\_\_

### DESCRIPTION OF REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENTS, SIDEWALK WAIVER AND DEFERRAL

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. EQUESTRIAN CENTER

Current Zoning: SU-1FOR PRD

Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): E-11

No. of existing lots: 1

No. of proposed lots: 34

Total area of site (acres): 7.68

Density if applicable: dwellings per gross acre: \_\_\_\_\_

dwellings per net acre: \_\_\_\_\_

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? NO

UPC No. 101106226922931735

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: MONTANO ROAD NW

Between: VISTA MONTANO STREET NW and EQUESTRIAN DRIVE NW

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB# 1001628

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 6/1/2005

SIGNATURE Stephanie Stratton

DATE 7/8/2005

(Print) SCOTT STEFFEN

☐ Applicant ☒ Agent

### FOR OFFICIAL USE ONLY

Form revised 10/03

### ☒ 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

05 DRB - 01166

05 DRB - 01167

05 DRB - 01168

05 DRB - 01169

05 DRB - 01170

05 DRB - 01171

05 DRB - 01172

05 DRB - 01173

05 DRB - 01174

05 DRB - 01175

05 DRB - 01176

05 DRB - 01177

Action

PP

ADV

CM?

VPE

SDV

SW

TDS

TD

TD

TD

TD

TD

S.F.

52

52

52

52

52

52

52

52

52

52

52

52

Fees

\$1455.00

\$75.00

\$20.00

\$90.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Hearing date

08/10/05

05 DRB

05 DRB

05 DRB

05 DRB

05 DRB

Project # 1001628

Planner signature / date

in Sims

07/15/05

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☒ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- ☒ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- ☒ Proposed Infrastructure List
- ☒ Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Property owner's and City Surveyor's signature on the proposed plat
- ☒ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Signed Pre-Annexation Agreement if Annexation required.
- ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- ☐ MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
- ☐ MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
- ☐ MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

- ☐ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- ☐ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT  
(Temporary sidewalk deferral uses FORM-V)

- ☐ 1 copy of each of the following items
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Plat or plan reduced to 8.5" x 11"
- ☐ Official D.R.B. Notice of the original approval
- ☐ Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- ☐ Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application
- ☐ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

Scott Steffen

for Stephanie Snatton

Applicant name (print)  
7-8-2005

Applicant signature / date



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

Application case numbers

05DRB- - 01166

- -

Form revised 11/04 and JUNE 05

KL-SD 7/15/05  
Planner signature / date

Project # 1001628

# FORM V: SUBDIVISION VARIANCES & VACATIONS

## ☐ BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

## ☐ VACATION OF PUBLIC RIGHT-OF-WAY

### ☒ VACATION OF PUBLIC EASEMENT

- ☒ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**.  
(Not required for dedicated and City owned public right-of-way.)
- ☒ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.**

### ☒ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

### ☐ SIDEWALK DESIGN VARIANCE

### ☒ SIDEWALK WAIVER

- ☒ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the variance or waiver
- ☒ Any original and/or related file numbers are listed on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

### ☒ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

### ☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the deferral or extension
- ☒ Any original and/or related file numbers are listed on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

### ☐ VACATION OF PRIVATE EASEMENT

- ☐ The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6 copies**
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed 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.

Scott Steffen

Applicant name (print)

7-8-2005

Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

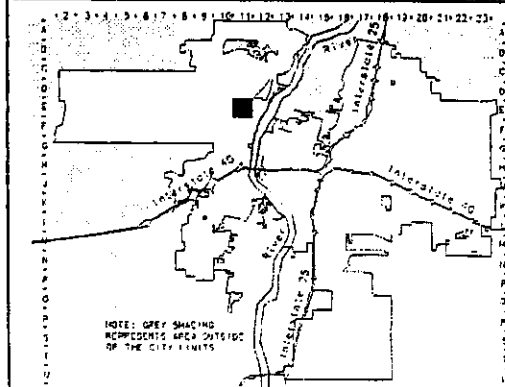
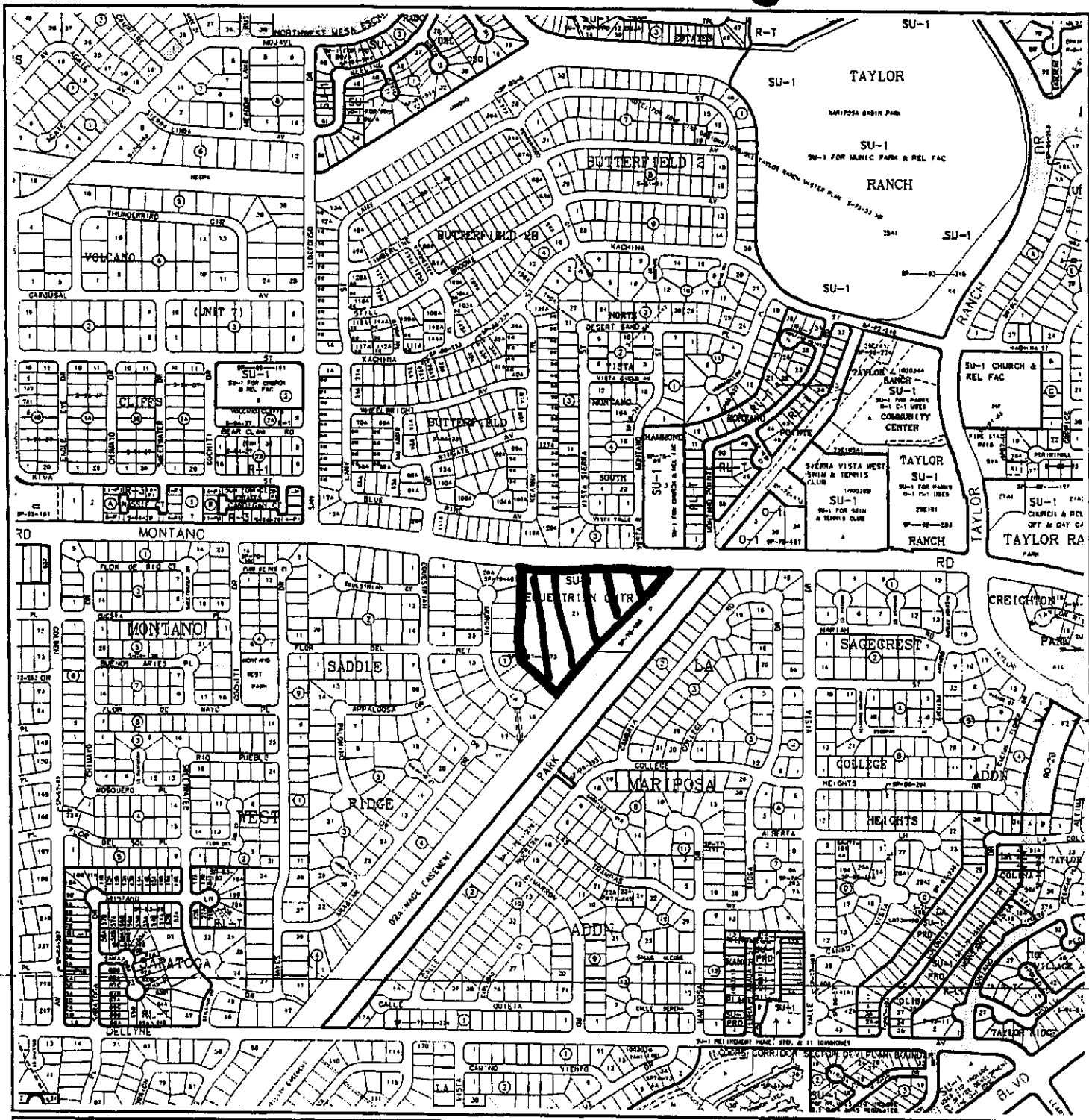
Application case numbers

05DRB - 01167  
05DRB - 01168  
25DRB - 01169

Planner signature / date

Project # 1001628





Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2004



Zone Atlas Page  
**E-11-Z**

Map Amended through March 08, 2005

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

PAID RECEIPT

APPLICANT NAME JUDE BACA  
AGENT Scott / Bohannon Huston  
ADDRESS 7500 Jefferson NE  
PROJECT & APP # 1001638 Equestrian Center / 0116, 01167, 01168, 01169  
PROJECT NAME Equestrian

\$ 20<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ 1545.<sup>00</sup> 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75.<sup>00</sup> 441018/4971000 Public Notification  
\$ 390.<sup>00</sup> 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
(☒) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 2030.<sup>00</sup> TOTAL AMOUNT DUE

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

July 7, 2005

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Preliminary Plat approval, Vacation of public easements and Sidewalk deferral and waiver  
Mesa Ridge Subdivision - DRB# 1001628

Dear Sheran:

The above referenced project is being submitted to the Development Review Board (DRB) for preliminary plat review and approval. The project site is approximately 7.7 acres on Montano Road between Equestrian Drive and the Mariposa Channel. The project site has been through the Environmental Planning Commission for a zone map amendment and received approval of the request on February 7, 2005. The zoning is SU-1 for PRD with a maximum of 38 single family lots and a minimum lot size of 6000 square feet. In addition to the Preliminary Plat approval, we are requesting waiver and deferral of sidewalk (Exhibit B), and vacation of public easement (Exhibit C) and a design standards variance for streets (Exhibit D).

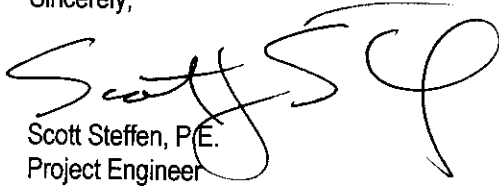
The proposed subdivision consists of 34 single-family residential lots, with a minimum dimension of 57.5 feet wide by 105 feet deep. Access to the site will be from Montano Road. Water and sanitary sewer service will be per the Water/Sanitary Sewer Availability letter dated May 12, 2005. A grading drainage plan has been submitted to Hydrology Development for their review and approval.

Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Wall Design and elevations (3 copies)
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- One (1) Copy of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit "B")
- Twenty-four (24) copies of the Reason/Location of Request for Public Easement Vacation (Exhibit "C")
- Six (6) copies of the Design Variance Request (Exhibit "D")
- Zone Atlas map
- Letter briefly describing the request
- Property Owner and City Surveyor signature
- Letter from the Office of Neighborhood Coordination inquiry response, notifying letter
- Forms DR/WS and TIS
- TIS/AQIA Traffic Impact Study/Air Quality Impact Assessment Form
- Fee in the amount of \$ 2,030.00

Please place this item on the DRB Agenda to be heard on August 3, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Scott Steffen, P(E)  
Project Engineer  
Community Development and Planning Group

SS  
Enclosure

Courtyard  
7500 Jefferson St. N.  
Albuquerque, NM  
87109-4300  
[www.bhinc.com](http://www.bhinc.com)  
voice: 505.823.1000  
facsimile: 505.798.7980  
toll free: 800.877.5300

# CITY OF ALBUQUERQUE

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

APPLICANT: Jude Baca DATE OF REQUEST: 7/8/05 ZONE ATLAS PAGE(S): E-11

CURRENT: ZONING SU-1 for PRO LEGAL DESCRIPTION: Equestrian Center

PARCEL SIZE (AC/SQ. FT.) 7.18 LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_

SUBDIVISION NAME Mesa Ridge Sub.

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 34

NEW CONSTRUCTION ☒ BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

### GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

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

APPLICANT OR REPRESENTATIVE Stephanie Stratton DATE 7-15-05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

Tony Lynd  
TRAFFIC ENGINEER

7-15-05  
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 ☒

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.

Stephanie Stratton  
APPLICANT

7-15-05  
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 \_\_\_\_\_



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: July 7, 2005

TO CONTACT NAME: Stephanie Stratton  
 COMPANY/AGENCY: Bohannan Huston  
 ADDRESS/ZIP: 7500 Jefferson St. NE 87109-4335  
 PHONE/FAX #: 823-1800 1798-7988

Thank you for your inquiry of 7-7-05 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Equestrian Center

zone map page(s) E-11

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

Jaylor Ranch

## Neighborhood Association

Contacts: Bill Jack Rodgers  
8308 Cedar Creek Dr NW  
897-9737 (h) 87120  
Jolene Wolfley  
16804 Staghorn Dr NW  
890-9414 (h) 87120

## Neighborhood Association

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,

Dalaina Carmora  
 OFFICE OF NEIGHBORHOOD COORDINATION

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

# 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.

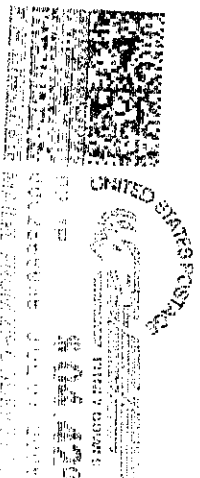
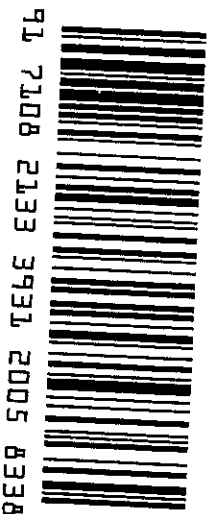
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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.
5. 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.

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 7-7-05 Time Entered: 9am ONC Rep. Initials: DC



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Bill Stark Rodgers  
8308 Cedar Creek Dr. NW  
Albuquerque, NM 87110

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

**X**

☐ Agent  
☐ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

**D. Is delivery address different from item 1? ☐ Yes**  
If YES, enter delivery address below: ☐ No

**3. Service Type**

☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee) ☐ Yes**

**2. Article Number**  
(Transfer from service label)

91 7108 2133 3931 2005 8338

PS Form 3811, August 2001

Domestic Return Receipt

2ACPR1-03-P-4081



\_\_\_\_\_

UNITED STATES POSTAGE  
10c  
1968

**COMPLETE THIS SECTION ON DELIVERY**

- C. Date of Delivery

**D. Is delivery address different from item 1?** ☐ Yes  
if YES, enter delivery address below: ☐ No

### 3. Service Type

- #### 4. Restricted Delivery? (Extra Fee)

91 7108 2133 3931 2005 8321

Domestic Return Receipt

**2ACPR1-03-P-4081**

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 7, 2005

Mr. Bill Jack Rodgers  
8308 Cedar Creek Dr. NW  
Albuquerque, New Mexico 87120

RE: Preliminary plat approval, Vacation of public easements and Sidewalk waiver and deferral  
Equestrian Center to be known as Mesa Ridge Subdivision


Dear Mr. Rodgers:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Jude Baca, is seeking approval of Preliminary plat, Vacation of public easements and Sidewalk waiver and deferral. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Scott Steffen, P.E.  
Project Engineer  
Community Development and Planning Group

Courtya  
7500 Jefferson St.  
Albuquerque,  
87109-4

www.bhinc.com

voice: 505.823.10  
facsimile: 505.798.79  
toll free: 800.877.53

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 7, 2005

Ms. Jolene Wolfley  
6804 Staghorn Dr. NW  
Albuquerque, New Mexico 87120

RE: Preliminary plat approval, Vacation of public easements and Sidewalk waiver and deferral  
Equestrian Center to be known as Mesa Ridge Subdivision

Dear Ms. Wolfley:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Jude Baca, is seeking approval of Preliminary plat, Vacation of public easements and Sidewalk waiver and deferral. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for *Stephanie Statten*  
Scott Steffen, P.E.  
Project Engineer  
Community Development and Planning Group

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from 7/26/2005 To 08/10/2005

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Strickland  
(Applicant or Agent)

7-15-05  
(Date)

I issued 1 signs for this application, 07/15/05 Tim Sims  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001628

EXHIBIT "A"

**MESA RIDGE SUBDIVISION  
PRELIMINARY PLAT**

DRB Project No. 1001628

APPLICATION NO. 05DRB-01166

Figure 1 consists of six diagrams arranged in a 2x3 grid. Each diagram shows a horizontal line with a vertical tick mark and a diagonal line segment. The diagrams are labeled with 'n' and 'N' and show the relationship between the two variables. The top row shows 'n' on the left and 'N' on the right. The bottom row shows 'N' on the left and 'n' on the right. The diagrams illustrate the relationship between the number of trials (n) and the number of subjects (N) in a 2x2 factorial design.

[illegible]

52' F-F  
(9' median)

—

1

— 1 —

1

1

STREET LIGHTS AS PER COA DPM

PUBLIC EASEMENT LOT 8	MESA VISTA CIRCLE NORTH STUB TERMINUS (EAST LEG)	MONTANO BLVD
PUBLIC EASEMENT LOT 18	MESA VISTA CIRCLE (WEST LEG)	MARIPOSA DIVERSION CHANNEL

2 WATER QUALITY INLET REQUIRED ON THE EAST LEG OF MESA VISTA CIRCLE

**3 A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.**

8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MESA VISTA CIRCLE (ENTRANCE)	MESA VISTA CIRCLE (NORTH LEG)	MONTANO BLVD
4-6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MESA VISTA CIRCLE (WEST LEG)	EAST STUB TERMINUS (WEST LEG)	MESA VISTA CIRCLE (NORTH LEG)
4-6" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MESA VISTA CIRCLE (NORTH LEG)	WEST STUB TERMINUS (NORTH LEG)	MESA VISTA CIRCLE (EAST LEG)
6-8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MESA VISTA CIRCLE (EAST LEG)	MESA VISTA CIRCLE (WEST LEG)	NORTH STUB TERMINUS (EAST LEG)
8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	PUBLIC EASEMENT LOT 8	NORTH STUB TERMINUS (EAST LEG)	MONTANO BLVD

8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MESA VISTA CIRCLE (WEST LEG)	EAST STUB TERMINUS (WEST LEG)	MESA VISTA CIRCLE (NORTH LEG)
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MESA VISTA CIRCLE (NORTH LEG)	WEST STUB TERMINUS (NORTH LEG)	MESA VISTA CIRCLE (EAST LEG)
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MESA VISTA CIRCLE (EAST LEG)	MESA VISTA CIRCLE (WEST LEG)	NORTH STUB TERMINUS (EAST LEG)
8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	PUBLIC EASEMENT LOT 18	MESA VISTA CIRCLE (WEST LEG)	NORTHWEST MESA INTERCEPTOR (MARIPOSA DIVERSION)

1 A LANDSCAPE MAINTENANCE AGREEMENT IS REQUIRED FOR LANDSCAPING IN THE MONTANO ROAD PUBLIC  
RIGHT-OF-WAY PRIOR TO RELEASE OF FINANCIAL GUARANTEES.

2 CERTIFICATION THAT PERIMETER WALLS WERE INSTALLED PER DRB APPROVED DESIGN SHALL BE PROVIDED TO THE CITY PRIOR TO RELEASE OF FINANCIAL GUARANTEES.



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- ☐ Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

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

### APPLICANT INFORMATION:

NAME: Jude Baca PHONE: 831-2264  
ADDRESS: 3913 72nd Street NW FAX: 833-6013  
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_  
Proprietary interest in site: owner List all owners: \_\_\_\_\_  
AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801  
ADDRESS: 302 8<sup>th</sup> Street NW FAX: 842-5495  
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cpe@consensusplanning.com

DESCRIPTION OF REQUEST: DRB Approval of site development plan for subdivision and building permit

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

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

Lot or Tract No. 21 Block: \_\_\_\_\_ Unit: 2  
Subdiv. / Addn. Saddle Ridge TBK: MESA Ridge  
Current Zoning: SH-1 PRO Proposed zoning: NA  
Zone Atlas page(s): E-11 No. of existing lots: 1 No. of proposed lots: 34  
Total area of site (acres): 7.6 AC. Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
Within city limits? ☒ Yes. No ☐ but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N  
UPC No. 101106226922931735 MRGCD Map No. \_\_\_\_\_  
LOCATION OF PROPERTY BY STREETS: On or Near: Montaño Road NW  
Between: Vista Montaño NW and Equestrian Drive NW

CASE HISTORY: Russell Bridge for Sale Best EPC Case Planner  
List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
Project # 1001628, 01EPC-01759, 01EPC-01760, 01EPC-01761

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

SIGNATURE [Signature] DATE 8-2-05  
(Print) John Valdez \_\_\_\_\_ Applicant \_\_\_\_\_ Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u> - <u>01242</u>	<u>SPS</u>	<u>P(3)</u>	\$ <u>0.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>05DRB</u> - <u>01251</u>	<u>SBP</u>		\$ <u>0.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>20.00</u>
	Hearing date <u>8/10/2005</u>			

Project # 1001628



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

☐ **SKETCH PLAN REVIEW AND COMMENT**

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

John Valdez

Applicant name (print)

[Signature]

Applicant signature / date

Form revised JUNE 2005



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

Application case numbers

00DRB - 01242  
05DRB - 01251

Project # 1001628

Kim Sims 08.02.05

Planner signature / date

August 3, 2005

Ms. Sharan Matson  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

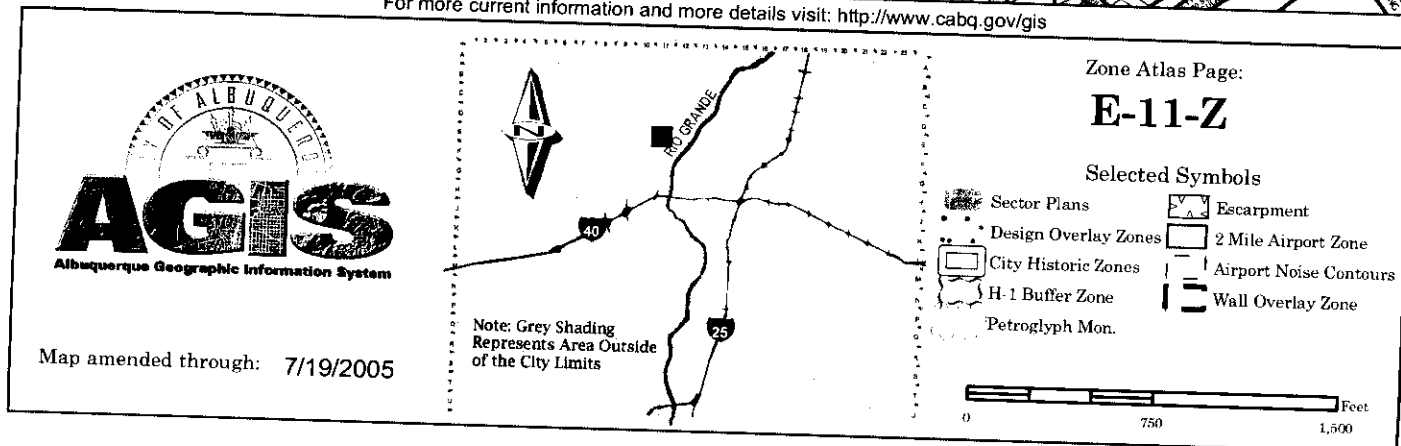
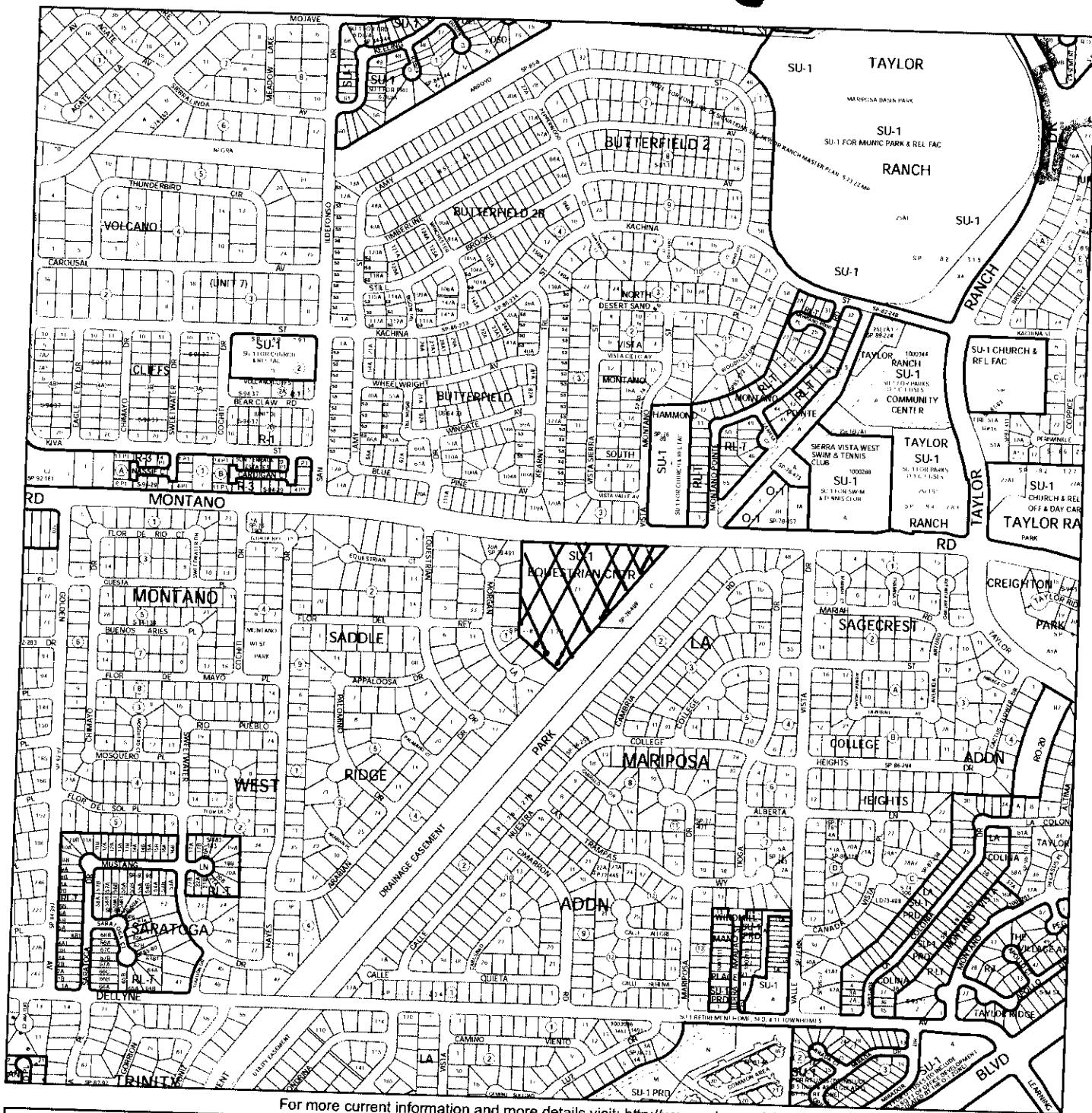
RE: Project #1001628

Dear Ms. Matson:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as my agent on this submittal for DRB approval of site plan for subdivision and site plan for building permit. The site covered by this request is located off of Montaflo Road, Lot Z1, Unit 2, Saddle Ridge. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

  
Jude Baca





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

Date: April 19, 2002

## OFFICIAL NOTIFICATION OF DECISION

Jude Baca.  
3913 72<sup>nd</sup> Street, NW  
Albuquerque, NM 87120

FILE: **Project # 1001628**  
01EPC-01759 Zone Map Amendment  
01EPC-01760 SDP-Subdivision  
01EPC-01761 SDPlan-Building Permit

LEGAL DESCRIPTION: Lot Z1, Unit 2, Saddle Ridge, located on Montano NW between Unse Boulevard NW and Coors Boulevard NW, containing approximately 8 acres. (E-11) Lola Bird, Staff Planner (Deferred from January 17, 2002)

On April 18, 2002, the Environmental Planning Commission voted to Approve Project 1001628 / 01EPC-01759, Zone Map Amendment SU-1 Equestrian Center to SU-1 for PRD: 43 single-family dwelling units maximum, based on the following Findings:

### FINDINGS:

1. This is a request for a zone map amendment from SU-1 Equestrian Center to SU-1 for PRD: 43 single family dwelling units maximum, for a 7.7 acre site locate on Montano between Equestrian Drive and the Mariposa Channel.
2. This request is generally in conformance with goals and policies of the *Comprehensive Plan* by locating single-family residential uses in an area of single family residential with an intensity and design that respect existing neighborhood values.
3. The submittal complies with the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services.
4. The applicant has adequately justified this request, per *Resolution 270-1980*, Section 1.D.3. by demonstrating changed neighborhood and community conditions. Namely that the expiration of the lease for this private facility translates to a cessation of the use. Further, the supporting equestrian trail network that was proposed for the surrounding area has never developed and the trail connections in the immediate area have been eliminated leaving the unique, current use designation with far less connectivity to the surrounding single-family neighborhoods.

## EPC OFFICIAL NOTIFICATION OF DECISION

Project # 1001628 / 01EPC-01759 / 01EPC-01760 / 01EPC-01761

April 18, 2002

Page 2

5. The West Side Equestrian Center lease in current use of the property has been terminated by the current property owner and notice served to the West Side Equestrian Center.
6. The registered neighborhood associations were notified by the applicant and a facilitated meeting was held.
7. The applicant gave the West Side Equestrian Center, the existing tenant, an opportunity to purchase the property in lieu of development, however, the West Side Equestrian Center was unable to raise the necessary funds to acquire the property from the applicant and preserve its present use.
8. The West Side Equestrian Center is a privately owned operation not a publicly owned facility.
9. Notwithstanding activities over the past 90 days, that over the 20 year life of the equestrian center, little effort was made to make this an important community access nor was substantial effort made to acquire the property or to provide for public acquisition.

---

On April 18, 2002, the Environmental Planning Commission voted to Approve Project 1001628 / 01EPC-01760, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for a site plan for subdivision for an approximately 7.7-acre site located on Montañño Road between Equestrian Drive and the Mariposa Channel.
2. The applicant is proposing to replat the site into 43 single-family residential tracts.
3. This submittal meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.
4. The subject site is located in the Established Urban Area of the *Comprehensive Plan*. The proposed use is consistent with the property's Established Urban designation which allows a full range of urban uses.
5. The site development plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment with a design which is appropriate to the plan area.
6. The submittal complies with the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services.

### CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

# EPC OFFICIAL NOTIFICATION OF DECISION

Project # 1001628 / 01EPC-01759 / 01EPC-01760 / 01EPC-01761

April 18, 2002

Page 3

2. The applicant shall adopt and record the design guidelines attached to this application.
3. Public Works condition of approval:
  - a. Configure the intersections of Streets B with C and A/C with D per DPM standards.
  - b. Label internal street radii.
  - c. Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
  - d. Maintain adequate site distance at main site entrance with Montano.
  - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

On April 18, 2002, the Environmental Planning Commission voted to Approved Project 1001628 / 01EPC-01761, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

## FINDINGS:

1. This is a request for a site plan for building permit for an approximately 7.7-acre site located on Montañño Road between Equestrian Drive and the drainage easement.
2. The applicant is proposing to develop the site with 43 single-family homes.
3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment and by ensuring that new development shall respect existing neighborhood, environmental, and social conditions and resources. In addition, it proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design which is appropriate to the plan area.
4. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services.

## CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. An additional ADA accessible ramp shall be provided at the intersection streets A and C.  
*Configuration has changed - no more intersection of A & C*
3. The site development plan shall be modified to show more specifically, the location, width and material of all sidewalks, crosswalks and pedestrian paths.
4. Proposed site lighting locations shall be specified on the site plan prior to final sign off at the Development Review Board.  
*Show*

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project # 1001628 / 01EPC-01759 / 01EPC-01760 / 01EPC-01761**

**April 18, 2002**

**Page 4**

5. Minimum caliper size for all trees shall be 2". - Land scope plan
- 6 Public Works condition of approval:
- Configure the intersections of Streets B with C and A/C with D per DPM standards.
  - Label internal street radii.
  - Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
  - Maintain adequate site distance at main site entrance with Montano.
  - An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.


**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 3, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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,

  
For Victor J. Chavez  
Planning Director

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project # 1001628 / 01EPC-01759 / 01EPC-01760 / 01EPC-01761**

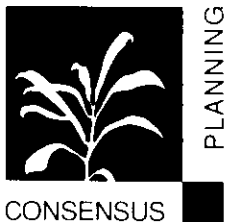
**April 18, 2002**

**Page 5**

VJC/LB/nat

cc: Consensus Planning, Inc., 924 Park Avenue SW, Albuquerque, NM 87102  
Virginia M. Klebesadel, Taylor Ranch N.A., 4416 Gooseberry Rd. NW, Abq., NM 87120  
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120  
Mary Huber, P.O. Box 1799, Corrales, NM 87048  
Mark Wansa, 10408 Napoli Place NW, Albuquerque, NM 87120  
Nancy Lacher, 7564 Richmond Hill Road NW, Albuquerque, NM 87120  
Rose Chemiak, 5913 Open Sky NW, Albuquerque, NM 87120  
Jose P. Lopez III, 5816 Morgan Lane NW, Albuquerque, NM 87120  
Christine Davis, 6212 Dellyne Court NW, Albuquerque, NM 87120  
Jenifer Russin, 5800 Equestrian Court NW, Albuquerque, NM 87120  
Russ & Kathy Falter, 5704 Hayes NW, Albuquerque, NM 87120  
Ceil van Berkel, 5716 Morgan Lane NW, Albuquerque, NM 87120  
Margie & Bob Collins, 5912 Avenida Arturo, NW, Albuquerque, NM 87120  
Charles Kappus, Language Arts Teacher, LBJ Middle School, 6811 Taylor Ranch Road, NW  
Albuquerque, NM 87120  
Scott Jeffries, 8<sup>th</sup> Grade Math Teacher, LBJ Middle School, 6811 Taylor Ranch Road, NW  
Albuquerque, NM 87120  
Jane Webster, 8<sup>th</sup> Grade Teacher, LBJ Middle School, 6811 Taylor Ranch Road, NW  
Albuquerque, NM 87120  
Douglas Abrams, 6124 Flor de Rio NW, Albuquerque, NM 87120  
Rodelia Tooley, Ph.D, 6209 El Toro Place NW, Albuquerque, NM 87120  
Julie Morrell, 6300 Buenos Aires Place NW, Albuquerque, NM 87120  
Paula A. Mortensen, 6118 Vista Sierra NW, Albuquerque, NM 87120  
Ms. Anderson's 5<sup>th</sup> Grade Class, Marie Hughes Elementary, 5701 Mojave NW, Albuquerque, NM 87120  
Mrs. Cordova's 4<sup>th</sup> Grade Class, Marie Hughes Elementary, 5701 Mojave NW, Albuquerque, NM 87120  
Rick Peterson, 7025 Lamar NW, Albuquerque, NM 87120  
Marti Roberts, 1632 Correll Drive SE, Albuquerque, NM 87106  
Valerie Cole, 1501 Los Arboles NW, Albuquerque, NM 87107  
Ann Finley, 5712 Hayes NW, Albuquerque, NM 87120  
Ann D. Cole, 6209 El Toro Place NW, Albuquerque, NM 87120  
Kathi Lopez, 5816 Morgan Lane NW, Albuquerque, NM 87120





CONSENSUS

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

August 2, 2005

Ms. Sheran Matson, DRB Chair  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

RE: Project # 1001628, 01EPC-01759, 01EPC-01760, 01EPC-01761

Dear Ms. Matson:

The purpose of this letter is to provide an explanation of our submittal regarding the above reference project. It also demonstrates compliance with the findings and conditions set forth in the Notice of Decision dated, April 19, 2002. At the April 19<sup>th</sup> EPC hearing, the Commission approved a zone map amendment from SU-1 Equestrian Center to SU-1 PRD and the site plan for subdivision, and building permit. Until recently, the project had been held up by a series of appeals which resulted in an affirmation of the zone change by the District Court. Our client is now ready to move the project forward.

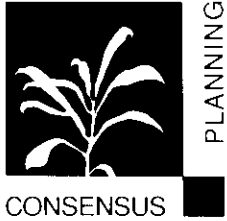
This application is being submitted in conjunction with a preliminary plat, which has been submitted for public hearing by Bohannon Huston. We request that the site plan and plat be heard at the same DRB Hearing. The application for preliminary plat was submitted on July 15, 2005. This site plan submittal is consistent with the submittal for preliminary plat.

The original approval of the site plan was based on a total of 43 lots, however, our client has worked closely with the Taylor Ranch Neighborhood Association to reduce the density of the project to ensure greater compatibility with the surrounding Saddle Ridge neighborhood. The total number of lots is 34 and the size of each has increased in size. The subject site consists of approximately 7.7 acres and is located on Montano Road NW, between Equestrian Drive and the Mariposa Channel.

Because of the changes to the design of the site, the way we have addressed the conditions reflect these changes. The following sections address how the findings and conditions have been met with this DRB submittal. The EPC condition is listed below with our response in italics.

01EPC-01760 Site Development Plan for Subdivision Conditions

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have



been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.

*This letter provides specification over the modifications that have been made to the site plan since the EPC approval. The revised site plan meets all the conditions set forth by the EPC. In addition, the developer has worked extensively with the Taylor Ranch Neighborhood Association to ensure that the subdivision is compatible with the surrounding community.*

2. The applicant shall adopt and record the design guidelines attached to this application.

*The design guidelines approved by the EPC have been revised for this DRB submittal. The revisions have largely been based upon discussions the developer has had with the Taylor Ranch Neighborhood Association. Revisions include:*

- *One of the primary changes has been the elimination of the Northern New Mexico and Territorial style homes.*
- *Zero Lot Line/Patio Homes have been added as a housing option.*

3. Public Works Condition of Approval:

- a. Configure the intersections of streets B with C and A/C with D pre DPM standards.
- b. Label internal street radii.
- c. Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
- d. Maintain adequate site distance at main site entrance with Montañño.
- e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City engineer. Approval required prior to placement on the DRB agenda.

*These conditions have been complied with and are reflected on the revised site plan and accompanied sheets. The internal streets have been reconfigured to form one circular drive called Mesa Vista Circle. The site plan shows the location of pedestrian access to the existing trail.*

#### 01EPC-01761 Site Development Plan for Building Permit Conditions

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.



*This letter provides specification over the modifications that have been made to the site plan since the EPC approval. The revised site plan meets all the conditions set forth by the EPC. In addition, the developer has worked extensively with the Taylor Ranch Neighborhood Association to ensure that the subdivision is compatible with the surrounding site.*

2. An additional ADA accessible ramp shall be provided at the intersection of streets A and C.

*The realignment of the streets have eliminated the intersection of A and C (Now identified as Mesa Vista Circle). There are ADA compliant ramps located throughout the community.*

3. The site development plan shall be modified to show more specifically, the location, width, and material of all sidewalks, crosswalks, and pedestrian paths.

*These items have been shown on the site plan.*

4. Proposed site lighting locations shall be specified on the site plan prior to final sign off at the Development Review Board.

*Proposed site lighting locations are specified on the site plan. Four street lights have been added at internal street intersections within the development.*

5. Minimum caliper size for all trees shall be 2".

*The landscaping plan shows that the caliper size of all trees shall be 2".*

6. Public Works condition of approval:
  - a. Configure the intersections of Streets B with C and A/C with D per DPM Standards.
  - b. Label internal street radii.
  - c. Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
  - d. Maintain adequate site distance at main site entrance with Montañó.
  - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City engineer. Approval required prior to placement on the DRB agenda. (done)

*These conditions have been complied with and are reflected on the revised site plan and accompanied sheets.*

In conclusion, the site plan for subdivision and building permit meets all the requirements placed on them by the EPC. The overall layout of the site has



PLANNING

CONSENSUS

changed from the original approval, however, these changes are more acceptable by the Taylor Ranch Neighborhood Association and have resulted from a close working relationship between the developer and the Association. Please feel free to call me if you have any questions or desire any additional information.

Sincerely,

James K. Strozier, AICP  
Principal

For

c: Jude Baca  
Scott Steffan, BHI

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

PAID RECEIPT

APPLICANT NAME Jude Baccz  
AGENT Consensus Planning  
ADDRESS 302 8th Street NW  
PROJECT & APP # 100 1628 / 05 DRB - 01242  
PROJECT NAME Saddle Ridge TRK: Mesa Ridge  
\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

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

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

Counterreceipt.doc 6/21/04

8/2/2005 11:32AM CBO: JNNK  
RECEIPT# 00044002 WSH 008 TRANS# 0008  
Account 441032 Fund 0110  
Activity 3424000 TRS#05  
Trans Amt \$20.00  
J24 Misc

\$20.00

VI

CHANGE

\$20.00

\$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

### 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

### APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

NAME: JUDE BACA  
 ADDRESS: 3913 72<sup>nd</sup> STREET NW  
 CITY: ALBUQUERQUE  
 Proprietary interest in site: OWNER  
 AGENT (if any): BOHANNAN HUSTON INC.  
 ADDRESS: 7500 JEFFERSON NE  
 CITY: ALBUQUERQUE

STATE NM ZIP 87120

STATE NM ZIP 87109

PHONE: 831-2264  
 FAX: 833-6013  
 E-MAIL: jbaca10@aol.com

PHONE: 823-1000  
 FAX: 798-7988  
 E-MAIL: \_\_\_\_\_

### DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. EQUESTRIAN CENTER

Current Zoning: SU-1FOR PRD

Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): E-11

No. of existing lots: 1

No. of proposed lots: 34

Total area of site (acres): 7.68

Density if applicable: dwellings per gross acre: \_\_\_\_\_

dwellings per net acre: \_\_\_\_\_

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? NO

UPC No. 101106226922931735

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: MONTANO ROAD NW

Between: VISTA MONTANO STREET NW and EQUESTRIAN DRIVE NW

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB# 1001628

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 6/1/2005

SIGNATURE

DATE 1/24/2006

(Print) SCOTT STEFFEN

☐ Applicant ☒ Agent

### FOR OFFICIAL USE ONLY

Form revised 10/03

### 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

06 DRB - 00097  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

FP  
CMS

S.F.

5(3)

Fees

\$ 0  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_

Hearing date 2/1/06

Total

\$ 20.00

Planner signature / date

Project # 1001628

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

☐ SKETCH PLAT REVIEW AND COMMENT

**YOUR ATTENDANCE IS REQUIRED.**

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

☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

☒ MAJOR SUBDIVISION FINAL PLAT APPROVAL

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

**Your attendance is required.**

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

☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes)

**Your attendance is required.**

☐ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

☐ AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Scott Steffen

Stephanie Walton

Applicant name (print)

Applicant signature / date



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

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

Application case numbers

06 DRB - 00097

Ki Sim 1/24/06

Planner signature / date

Project # 1061628

January 24, 2006

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Final Plat Approval  
Mesa Ridge Subdivision DRB# 1001628

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Fee in the amount of \$20.00
- Letter briefly describing the request

The final plat is in accordance with approved preliminary plat as specify in the official notification.

Please place this item on the DRB Agenda to be heard on February 1, 2006. If you have any questions or require additional information, please contact me.

Sincerely,



Scott Steffen, P.E.

Project Manager

Community Development and Planning Group

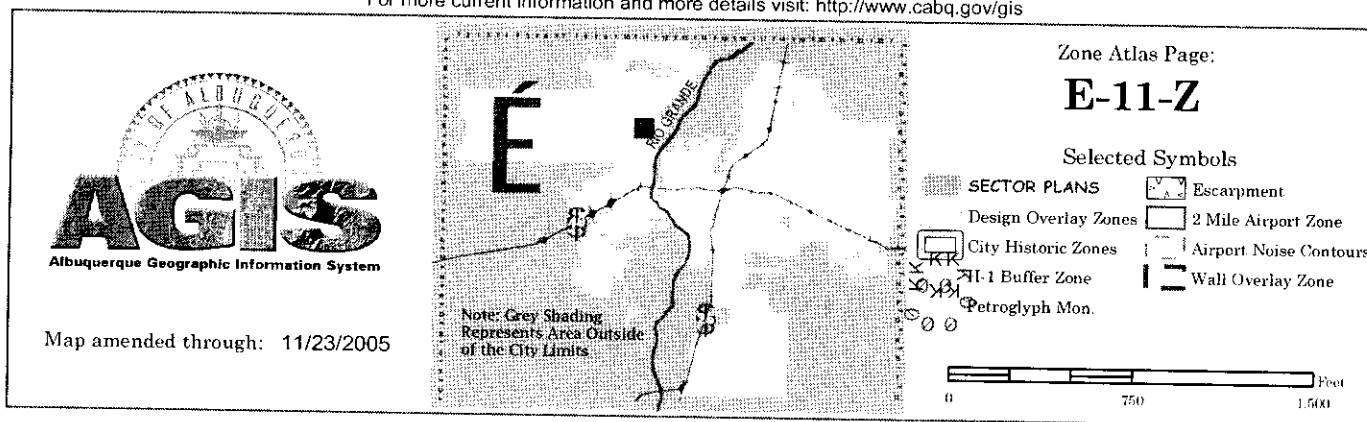
SS

Enclosure





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



12/27/04  
Stephane  
BHH

No. of Lots: 34  
Nearest Major Streets  
Montano Blvd. NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27<sup>th</sup> day of December, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Jude Baca AND SUSAN BACA ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Individual, whose address is 3913 72nd Street NW Alb. NM 87120 and whose telephone number is 831-2264, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

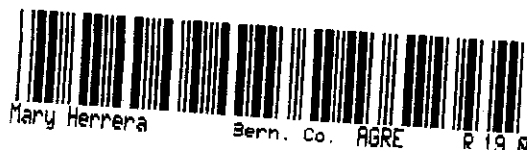
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 21, Saddle Ridge Unit 2 records of the Bernalillo County Clerk at Book C33, pages 145 through 145 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Jude Baca ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Mesa Ridge Subdivision describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 25 day of June, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 4658.81.

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



the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

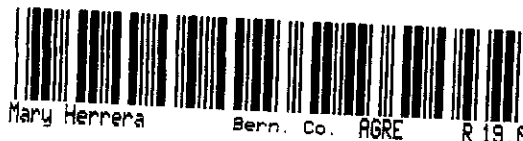
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk</u>	<u>As required per City-</u>
<u>Ordinance, Street Restor-</u>	<u>approved estimate.</u>
<u>ation Fees</u>	<u>(Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Salls Brothers Const., and construction surveying of the private Improvements shall be performed by                     . If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Salls Brothers Const., and inspection of the private Improvements shall be performed by \_\_\_\_\_, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOC., and field testing of the private Improvements shall be performed by VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter No. 2216 First State Bank  
Amount: \$ 450,505.93 Name of Financial Institution or Surety  
Date City first able to call Guaranty: June 25, 2007  
[Construction Completion Deadline]: June 23, 2007 20  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
August 29, 2007, 20  
Additional information: \_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): Jude L. Baer / Susan L. Baer  
Name: JUDE L. AND SUSAN L. BAER City Engineer  
Title: OWNERS  
Dated: 12-06-05 Dated: 12-27-05

12/23/05

12-7-05

DEVELOPER'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 6th day of December, 2005 by (name of person:) Jude L. Baer & Susan L. Baer title or capacity, for instance, "President" or "Owner": OWNERS of (Developer:)

My Commission Expires:



OFFICIAL SEAL  
KAREN L. HALL  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 10-31-05

Karen L. Hall  
Notary Public

CITY'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 27th day of December, 2005 by Richard Baer, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

11-25-2007

Gloria S. Saavedra  
Notary Public

EXHIBIT "A" ATTACHED



ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

MESA RIDGE SUBDIVISION  
PRELIMINARY PLAT

DRB Project No.

1001628

APPLICATION NO.

05DRB-01166

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 applicant 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 applicant 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 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.

SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
OFFSITE PUBLIC ROADWAY IMPROVEMENTS									
<div></div>	<div></div>		ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER (RELOCATION OF EXISTING MEDIAN CURB OPENING TO THE EAST TO MATCH PROPOSED ENTRANCE)	MONTANO BLVD	MESA VISTA CIRCLE (ENTRANCE)	MONTANO BLVD	/	/	/
<div></div>	<div></div>						/	/	/
ONSITE PRIVATE ROADWAY IMPROVEMENTS									
<div></div>	<div></div>	52' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 6' WIDE SIDEWALK ON EAST SIDE ONLY	MESA VISTA CIRCLE (ENTRANCE)	MESA VISTA CIRCLE (NORTH LEG)	MONTANO BLVD	/	/	/
<div></div>	<div></div>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA VISTA CIRCLE (WEST LEG)	MESA VISTA CIRCLE (EAST LEG)	MESA VISTA CIRCLE (NORTH LEG)	/	/	/
<div></div>	<div></div>	22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	MESA VISTA CIRCLE (WEST LEG)	EAST STUB TERMINUS (WEST LEG)	MESA VISTA CIRCLE (EAST LEG)	/	/	/
<div></div>	<div></div>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA VISTA CIRCLE (NORTH LEG)	MESA VISTA CIRCLE (WEST LEG)	MESA VISTA CIRCLE (EAST LEG)	/	/	/
<div></div>	<div></div>	22' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	MESA VISTA CIRCLE (NORTH LEG)	WEST STUB TERMINUS (NORTH LEG)	MESA VISTA CIRCLE (EAST LEG)	/	/	/
<div></div>	<div></div>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON BOTH SIDES*	MESA VISTA CIRCLE (EAST LEG)	MESA VISTA CIRCLE (WEST LEG)	MESA VISTA CIRCLE (NORTH LEG)	/	/	/
<div></div>	<div></div>	24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	MESA VISTA CIRCLE (EAST LEG)	MESA VISTA CIRCLE (NORTH LEG)	NORTH STUB TERMINUS (EAST LEG)	/	/	/

\* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON EAST/NORTH SIDE OF MESA VISTA CIRCLE STUB (WEST LEG), SOUTH SIDE OF MESA VISTA CIRCLE STUB (NORTH LEG), THE WEST SIDE OF MESA VISTA CIRCLE STUB (EAST LEG), AND WEST SIDE OF MESA VISTA CIRCLE (ENTRANCE).

\* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALK ON EAST/NORTH SIDE OF MESA VISTA CIRCLE STUB (WEST LEG), SOUTH SIDE OF MESA VISTA CIRCLE STUB (NORTH LEG), THE WEST SIDE OF MESA VISTA CIRCLE STUB (EAST LEG), AND WEST SIDE OF MESA VISTA CIRCLE (ENTRANCE).



ONSITE PUBLIC STORM DRAIN IMPROVEMENTS


24" DIA  
ROP W/ NEC. MH'S, LATERALS  
& INLETS

PUBLIC EASEMENT  
LOT 8

MESA VISTA CIRCLE  
NORTH STUB TERMINUS  
(EAST LEG)

MONTANO BLVD

24" DIA  
ROP W/ NEC. MH'S, LATERALS  
& INLETS

PUBLIC EASEMENT  
LOT 18

MESA VISTA CIRCLE  
(WEST LEG)

MARIPOSA DIVERSION  
CHANNEL

NOTE: 1 WATER QUALITY INLET OR MANHOLE REQUIRED ON THE STORM DRAIN OUTFALL TO THE MARIPOSA DIVERSION CHANNEL.

2 WATER QUALITY INLET REQUIRED ON THE EAST LEG OF MESA VISTA CIRCLE.

3 A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

ONSITE PUBLIC WATERLINE IMPROVEMENTS


8" DIA  
WATERLINE W/ NEC. VALVES  
FHS, MJS & RJS

MESA VISTA CIRCLE  
(ENTRANCE)

MESA VISTA CIRCLE  
(NORTH LEG)

MONTANO BLVD

4-6" DIA  
WATERLINE W/ NEC. VALVES  
FHS, MJS & RJS

MESA VISTA CIRCLE  
(WEST LEG)

EAST STUB TERMINUS  
(WEST LEG)

MESA VISTA CIRCLE  
(NORTH LEG)

4-6" DIA  
WATERLINE W/ NEC. VALVES  
FHS, MJS & RJS

MESA VISTA CIRCLE  
(NORTH LEG)

WEST STUB TERMINUS  
(NORTH LEG)

MESA VISTA CIRCLE  
(EAST LEG)

6-8" DIA  
WATERLINE W/ NEC. VALVES  
FHS, MJS & RJS

MESA VISTA CIRCLE  
(EAST LEG)

MESA VISTA CIRCLE  
(WEST LEG)

NORTH STUB TERMINUS  
(EAST LEG)

8" DIA  
WATERLINE W/ NEC. VALVES  
FHS, MJS & RJS

PUBLIC EASEMENT  
LOT 8

NORTH STUB TERMINUS  
(EAST LEG)

MONTANO BLVD

ONSITE PUBLIC SANITARY SEWER IMPROVEMENTS


8" DIA  
SANITARY SEWER W/ NEC.  
MH'S & SERVICES

MESA VISTA CIRCLE  
(WEST LEG)

EAST STUB TERMINUS  
(WEST LEG)

MESA VISTA CIRCLE  
(NORTH LEG)

8" DIA  
SANITARY SEWER W/ NEC.  
MH'S & SERVICES

MESA VISTA CIRCLE  
(NORTH LEG)

WEST STUB TERMINUS  
(NORTH LEG)

MESA VISTA CIRCLE  
(EAST LEG)

8" DIA  
SANITARY SEWER W/ NEC.  
MH'S & SERVICES

MESA VISTA CIRCLE  
(EAST LEG)

MESA VISTA CIRCLE  
(WEST LEG)

NORTH STUB TERMINUS  
(EAST LEG)

8" DIA  
SANITARY SEWER W/ NEC.  
MH'S & SERVICES

PUBLIC EASEMENT  
LOT 18

MESA VISTA CIRCLE  
(WEST LEG)

NORTHWEST MESA  
INTERCEPTOR  
(MARIPOSA DIVERSION  
CHANNEL ROW)

NOTES: 1 A LANDSCAPE MAINTENANCE AGREEMENT IS REQUIRED FOR LANDSCAPING IN THE MONTANO ROAD PUBLIC RIGHT-OF-WAY PRIOR TO RELEASE OF FINANCIAL GUARANTEES.

2 CERTIFICATION THAT PERIMETER WALLS WERE INSTALLED PER DRB APPROVED DESIGN SHALL BE PROVIDED TO THE CITY PRIOR TO RELEASE OF FINANCIAL GUARANTEES.

SCOTT STEFFEN  
PREPARED BY: PRINT NAME  
DATE 08/09/05

BOHANNAN HUSTON INC.  
FIRM:

SIGNATURE  
8-9-05  
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR

TRANSPORTATION DEVELOPMENT

UTILITY DEVELOPMENT

NEW MEXICO UTILITIES INC.

DATE

8-10-05  
DATE

8/10/05  
DATE

CITY ENGINEER

PARKS & RECREATION DEPARTMENT

8-10-05  
DATE

8/10/05  
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

# FINANCIAL GUARANTY AMOUNT

11/09/2005

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 765881, Mesa Ridge Subdivision, Phase/Unit #: 1

Requested By: Scott Steffen, P.E. - Bohannon Huston Inc

Approved estimate amount:		\$310,880.00
Contingency Amount:	0.00%	\$ .00
Subtotal:		\$310,880.00
NMGRT	6.75%	\$20,984.40
Subtotal:		\$331,864.40
Engineering Fee	6.60%	\$21,903.05
Testing Fee	2.00%	\$6,637.29
Subtotal:		\$360,404.74
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$450,505.93</u>

APPROVAL:

DATE:

MS

11/9/05

Notes: Landscape Maintenance Agreement is required  
prior to release of financial guarantee.  
Certification of perimeter walls is required  
prior to release of financial guarantee.



November 21, 2005

Mr. James Lewis  
Chief Administrative Officer  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM

LOAN RESERVE LETTER No. 2216

RE: Loan Reserve for Jude L. and Susan L. Baca  
City of Albuquerque, Project ID# 765881  
Project Name: Mesa Ridge Subdivision  
Loan Reserve Amount: Four Hundred Fifty Thousand Five  
Hundred and Five Dollars & 93/100, (\$450,505.93)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of Jude L. and Susan L. Baca ("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, ~~commits the sum of Four Hundred Fifty Thousand Five Hundred and Five Dollars & 93/100, (\$450,505.93) ("Loan Reserve")~~ for the exclusive purpose of providing the financial guarantee which the City requires Jude L. Baca, ("Subdivider") to provide for the installation of the improvements which must be constructed at Mesa Ridge Subdivision, Project No. 765881 (Project). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on «RECDATE» in the records of the Clerk of \_\_\_\_\_ County, New Mexico, in Book Misc. \_\_\_\_\_ at pages \_\_\_\_\_ to \_\_\_\_\_, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City

PO Box 3686, Albuquerque, NM 87190    r 505 241 7500  
PO Box 797, Taos, NM 87571    r 505 758 6600  
PO Box 5394, Santa Fe, NM 87502    r 505 982 6000

Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.
3. Draw on Reserve. If by June 25, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 25, 2007, and August 24, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to

Mr. James Lewis  
November 21, 2005  
Page 3

comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date August 24, 2007; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

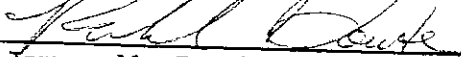


Dan Cover,  
Senior Vice President

**ACCEPTED:**

**City of Albuquerque**

Mr. James Lewis  
November 21, 2005  
Page 4

By:   
James M. Lewis, Chief Administrative Office  
Or authorized designee

Title: City Engineer  
Dated: 12-23-05

*File 12/23/05*

*JK  
12-7-05*

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

**PAID RECEIPT**

APPLICANT NAME LUDE BACH  
AGENT BOHANNAN HUSTON  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 100 1628 / 06 DRB-00097  
PROJECT NAME EQUESTRIAN CENTER

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

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

City of Albuquerque  
Treasury Division

1/24/2006 10:18AM 1/24/2006  
RECEIPT# 00051435 WS# 000 100/00 0100  
Account 441032 Fund 0100  
Activity 3424000 Trans Amt 20.00  
J24 Misc

\$20.00

VI  
CHANGE

REC'D  
8-1-06

Thank You



# PROJECT TRACKING HISTORY

Date	Project Name/#	Application Request	Action
------	----------------	---------------------	--------

6/01/05	1001628 Galisteo Village	sketch	comments
---------	-----------------------------	--------	----------

8/10/05	Preel Plot Vac. Pub Eas Site Plan Sub Design Temp Use Permit Site Plan Sub	→ 1001628 Mesa Ridge Subd.	given Approved
---------	---	----------------------------------	-------------------

8/10/05	Site Plan B.P.	→	
---------	----------------	---	--

2/1/06	1001628 Mesa Ridge	7P.	Approved
--------	-----------------------	-----	----------

#10

Completed  
2/14/06 as

## DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00097 (FP)

Project # 1001628

Project Name: EQUESTRIAN CENTER

Agent: BOHANNAN HUSTON INC

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/-/06 by the DRB with delegation of signature(s) to the following departments.

## OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

☐ CITY ENGINEER / AMAFCA: AMAFCA Sign  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

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

☒ PLANNING (Last to sign): interpretation of Policy 2.5 of the WSSP  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

☐ 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.

OKay

Project Number

1001628



## DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00097 (FP)**

Project # **1001628**

Project Name: **EQUESTRIAN CENTER**

Agent: **BOHANNAN HUSTON INC**

Phone No.: **823-1000**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/-/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

☐ TRANSPORTATION:

- ☐
- ☐
- ☐
- ☐
- ☐

☐ UTILITIES:

- ☐
- ☐
- ☐
- ☐

☐ CITY ENGINEER / AMAFCA:

AMAFCA Sign

- ☐
- ☐
- ☐
- ☐

☐ PARKS / CIP:

- ☐
- ☐
- ☐

☒ PLANNING (Last to sign):

interpretation of Policy 25 of the WSSP

- ☐
- ☐
- ☐

☐ 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.

OKay

Project Number

1001628



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 1, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda:

C. New or Old Business:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

**1. Project # 1002743**

05DRB-01818 Major-Preliminary Plat  
Approval

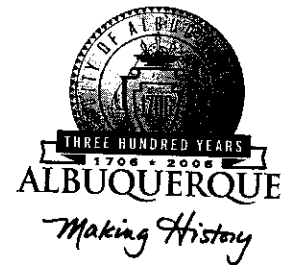
BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] *[Indefinitely deferred on a no show on 1/4/2006] [Deferred from 2/1/06] (F-11)* **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

2. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
3. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). *[Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06]* (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**
4. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer SDWK
- WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06]* (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**  
06DRB-00097 Major-Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**
11. **Project # 1004177**  
06DRB-00098 Major-Final Plat Approval
- BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**
12. **Project # 1002254**  
06DRB-00084 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002176**  
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004246**  
06DRB-00091 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). *[Deferred from 2/1/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**
15. **Project # 1004505**  
06DRB-00096 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST ½ OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4<sup>TH</sup> ST SW and 5<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001628**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. AMAFCA must sign plat

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** February 1, 2006

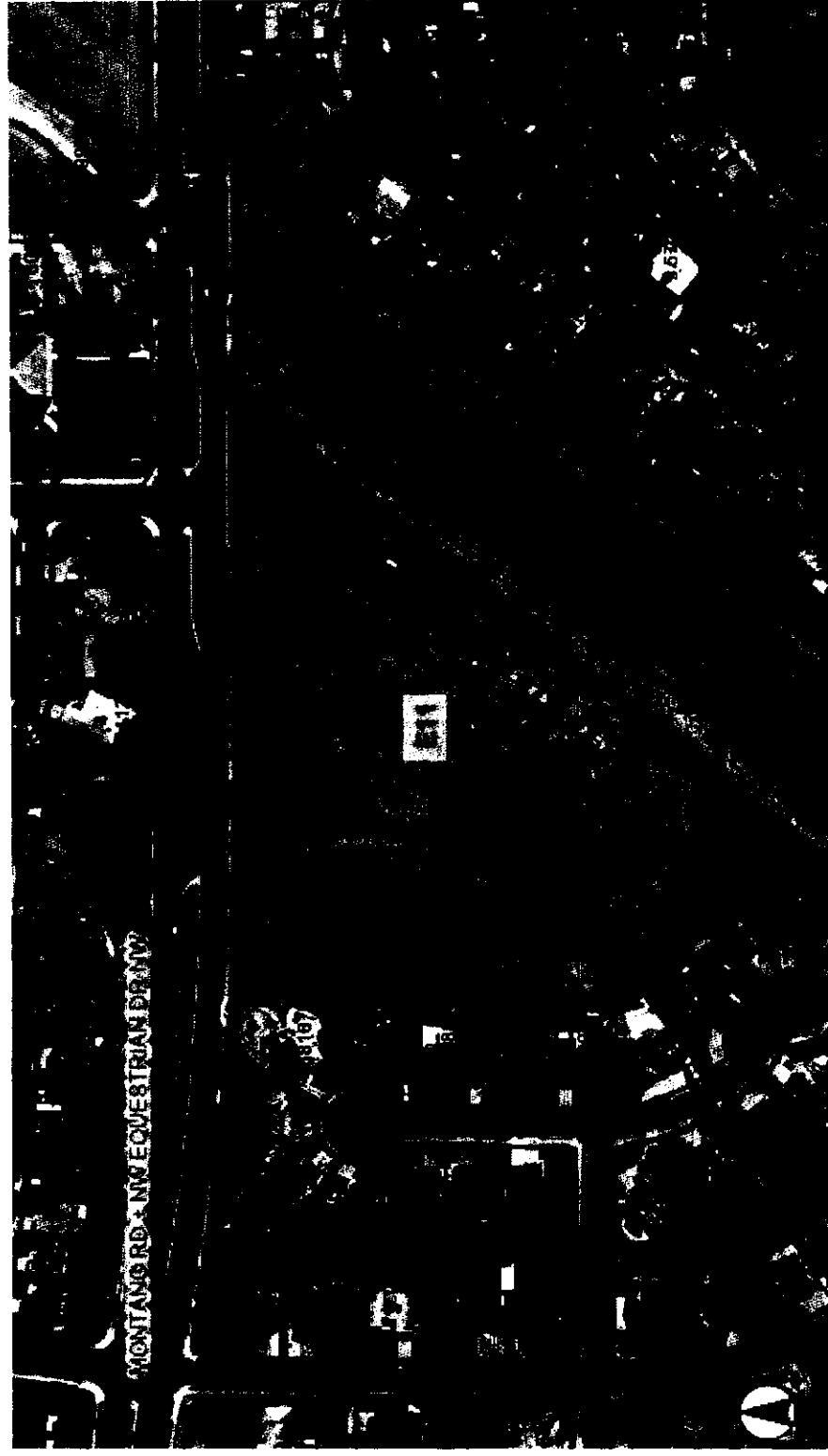
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov





#10

1628

## DXF Electronic Approval Form

DRB Project Case #: 1001628

Subdivision Name: MESA RIDGE

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information:

DXF Received: 1/24/2006

Hard Copy Received: 1/24/2006

Coordinate System: NMSP Grid (NAD 27)

NW Weinberg  
Approved

1/24/06  
Date

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

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### AGIS Use Only

Copied to 1628

to agiscov on 1/24/2006

Contact person notified on 1/24/2006

#3



# COMPLETED 09/16/05 SH DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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.: **05DRB-01242 (SPS)**

Project # **1001628**

Project Name: **MESA RIDGE SUBDIVISION**

Agent: **Bohannon Huston Inc.**

Phone No.: **823-1000**

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on **8/10/05** by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

☐ TRANSPORTATION:

- ☐
- ☐
- ☐
- ☐

☐ UTILITIES:

- ☐
- ☐
- ☐

☒ CITY ENGINEER / AMAFCA:

- ☐
- ☐
- ☐

☐ PARKS / CIP:

- ☐
- ☐
- ☐

☒ PLANNING (Last to sign):

- ☐
- ☐
- ☐

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk).

-Tax printout from the County Assessor.

RECORDED DATE: \_\_\_\_\_

**Include 3 copies of the approved site plan along with the originals.**

**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☐ Property Management's signature must be obtained prior to Planning Department's signature.

☐ AGIS DXF File approval required.

☐ Copy of recorded plat for Planning.

Project Number

1001628

OK  
BUB

15 day appeal  
OK  
BUB

#3



COMPLETED 09/16/05 SH  
DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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.: 05DRB-01251 (SBP)

Project # 1001628

Project Name: MESA RIDGE SUBDIVISION

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/16/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

☒ CITY ENGINEER / AMAFCA: *Labeling all storm drains* *ok*  
☐ *Arrows* *BAB*  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

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

☒ PLANNING (Last to sign): *15 days appeal*  
☒ *R. Enclos comment 9/16/05*  
☐ *OK*  
☐ \_\_\_\_\_

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-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.

☒ Include 3 copies of the approved site plan along with the originals.

☐ County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk

☐ Property Management's signature must be obtained prior to Planning Department's signature.

☐ AGIS DXF File approval required.

☐ Copy of recorded plat for Planning.

Project Number

1001628

#3



# DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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.: 05DRB-01251 (SBP)

Project # 1001628

Project Name: MESA RIDGE SUBDIVISION

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

☐ TRANSPORTATION:

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☐  
☐
☐ UTILITIES:

☐  
☐  
☐
☒ CITY ENGINEER / AMAFCA:

☐  
☐  
☐

*Labelling all storm drains*

☐ PARKS / CIP:

☐  
☐  
☐
☒ PLANNING (Last to sign):

☐  
☐  
☐

*15 days appeal  
 R. P. Oros comments 8/27/05  
 Mail  
 Acc*

**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.

☒ **Include 3 copies of the approved site plan along with the originals.**

☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Project Number

1001628

#3



## DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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.: **05DRB-01242 (SPS)**

Project #: **1001628**

Project Name: **MESA RIDGE SUBDIVISION**

Agent: **Bohannon Huston Inc.**

Phone No.: **823-1000**

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on **8/10/05** by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION: \_\_\_\_\_

- ☐
- ☐
- ☐
- ☐
- ☐

☐ UTILITIES: \_\_\_\_\_

- ☐
- ☐
- ☐

☒ CITY ENGINEER / AMAFCA: \_\_\_\_\_

- ☐
- ☐
- ☐

☐ PARKS / CIP: \_\_\_\_\_

- ☐
- ☐
- ☐

☒ PLANNING (Last to sign): \_\_\_\_\_

- ☐
- ☐
- ☐

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-Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_

-Tax printout from the County Assessor.

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☒ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Project Number

1001628



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 10, 2005

**3. Project # 1001628**

05DRB-01167 Major-Vacation of Public Easements  
05DRB-01166 Major-Preliminary Plat Approval  
05DRB-01170 Minor-Temp Defer SDWK  
05DRB-01168 Minor-Subd Design (DPM) Variance  
05DRB-01169 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of the EQUESTRIAN CENTER (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 for PRD special use zone, located on MONTANO RD NW, between VISTA MONTANO NW and EQUESTRIAN CENTER NW containing approximately 8 acre(s). (E-11)

At the August 10, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

**FINDINGS:**

1. The public welfare is in no way

☐ **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.

☒ **Include 3 copies of the approved site plan along with the originals.**

☒ **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.**