

Andalucia Development
P. O. Box 91417
Albuquerque, NM 87122
505.828.9900

March 22, 2018
Jack Cloud, Chair
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Extension of the Subdivision Improvement Agreement for Temporary Deferral of Sidewalks
Valle Paraíso at Andalucia at La Luz - #730883

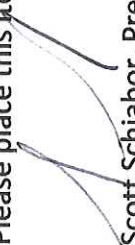
Dear Mr. Cloud:

Enclosed for your review by the Development Review board are copies of the following information:

- Development Review Application – with previous Notice of Decision dated 4/27/16
- Fee in the amount of \$120.00
- Zone Atlas Pages
- 6 copies of Exhibits A and B showing the lots for sidewalk deferral.

Andalucia Development would like to request a 2-year extension of Valle Paraíso at Andalucia at La Luz, sidewalk deferral. Since our list deferral we have completed four new homes and at this time have 2 new homes under construction and one lot hold for a possible third build.

Please place this item on the DRB agenda for April 4th 2018. Thank you for your consideration.


Scott Schiabor, President
Andalucia Development



Supplemental Form (SF)

SUBDIVISION

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

S Z ZONING & PLANNING
Annexation

V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

SITE DEVELOPMENT PLAN

☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

P ☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ☐ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

STORM DRAINAGE (Form D)

☐ Storm Drainage Cost Allocation Plan

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. **(Zipped files and files over 9 Megabytes will not get delivered via email. Therefore, PDF files must be provided on a CD)**

APPLICATION INFORMATION:

Professional/Agent (if any): PHONE: ADDRESS: CITY: STATE ZIP E-MAIL: PHONE: FAX:

CITY: STATE ZIP E-MAIL: PHONE: FAX:

APPLICANT: Andaluicia Development PHONE: 505-828-9900

ADDRESS: 8300 Carmel ave NE Suite 401 FAX: 505-828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: joannes@scottpatrickhomes.com

Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: Extension of the SIA for Temporary deferral of sidewalk construction

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

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

Lot or Tract No. Subdiv/Addr/TBKA: Valle Paraiso Andaluicia at ka Lu Z Existing Zoning: DU1 Prd 5 DUA Proposed zoning: MRGCD Map No Zone Atlas page(s): F-11-2 F-12-2 UPC Code:

CASE HISTORY:

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

DRB01382 Project 7308.83 Project 1000965

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?

No. of existing lots: 54 No. of proposed lots: 30.6152 Total site area (acres): 30.6152

LOCATION OF PROPERTY BY STREETS: On or Near: COOKS Blvd NW

Between Camino Valle Trail and Lower Corrales Riverside

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date:

SIGNATURE

DATE 3-22-18

(Print Name) Scott Schiaber Applicant: X Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers

Action

S.F.

Fees

Hearing date

Project #

Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **10 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

☐ VACATION OF PUBLIC EASEMENT (DRB27)

- List number of easements to be vacated _____

☐ VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **10 copies.**
(Not required for City owned public right-of-way.)

- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **10 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the request

- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

- Sign Posting Agreement

- Fee (see schedule)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

☐ SIDEWALK VARIANCE (DRB20)

☐ SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the variance or waiver

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

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

☐ SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **10 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the variance

- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

- Sign Posting Agreement

- Fee (see schedule)

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

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

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

☒ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter briefly describing, explaining, and justifying the deferral or extension

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

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

☐ VACATION OF PRIVATE EASEMENT (DRB26)

- List number of easements to be vacated _____

☐ VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**

- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**

- Zone Atlas map with the entire property(ies) clearly outlined

- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**

- Letter of authorization from the grantors and the beneficiaries (private easement only)

- Fee (see schedule)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Scott Schubert
Andalucia Development
Applicant name (print)
3-22-18



Applicant signature / date

Form revised January 2018

☐ Checklists complete

Application case numbers

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Planner signature / date

Project #:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2016

Project# 1000965
16DRB-70141 EXT OF SIA FOR TEMP DEFR SDWK CONST

ANDALUCIA DEVELOPMENT request(s) the above action(s) for all or a portion of
VALLE PARAISO @ ANDALUCIA AT LA LUZ Unit(s) 2, zoned SU-
1/PRDS/DW1A, located on COORS BETWEEN CAMINO VALLE TR AND LOWER
CORRALES RIVERSIDE containing approximately 30.6152 acre(s). (F-11)

At the April 27, 2016 Development Review Board meeting, a 2 year extension to the
agreement for the deferral of sidewalks was approved. Please provide an exhibit to the
Design Review Committee indicating the lot number/addresses where sidewalks are still
deferred and an updated Engineers Estimate.

If you wish to appeal this decision, you must do so by May 12, 2016, in the manner
described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any
determination of the Development Review Board may file an appeal on the
Planning Department form, to the Planning Department, within 15 days of the
Development Review Board's decision. The date the determination in question is
issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System
Ordinance, the next working day is considered as the deadline for filing the appeal. Such
appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

Exhibit "A"



**PLAT OF
VALLE PARAISO SUBDIVISION
AT ANDALUCIA AT LA LUZ**

(A REPLAT OF TRACT 2 OF THE LANDS OF
RAY GRAHAM III, OWENWEST CORP.
AND CITY OF ALBUQUERQUE AND
TRACT D OF ANDALUCIA AT LA LUZ)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2008

PROJECT NUMBER 1000905
APPLICATION NUMBER 06X13-01382

PLAT APPROVAL

UTILITY APPROVALS:

PLAT	DATE
Raymond B. Bunker	9-7-05
CONVEYOR	DATE
Raymond B. Bunker	9-12-05
PLAT ELECTRIC SERVICES	DATE
Raymond B. Bunker	9-12-05
PLAT GAS SERVICES	DATE
Raymond B. Bunker	9-12-05

Exhibit B"

Valle Paraiso @ Andalucia at La Luz, 730883 Sidewalk Verification
Inspected on 3/7/18 by Henry Blair

Lot	Block	Tract	Street Name	sw length	sw sq yr
15			Valle Rio Trail	152.99	68.00
20			Valle Santo Trail	66.89	29.73
22			Valle Bonita Lane	87.39	38.84
26			Camino Valle Trail	83.62	37.16
31			Camino Valle Trail	164.7	73.20
37			Camino Valle Trail	170.92	75.96
37			Valle Rio Trail	139.66	62.07
38			Valle Rio Trail	109.01	48.45
38			Valle Bosque Way	99.46	44.20
48			Valle Romantico Way	75	33.33
50			Valle Romantico Way	75.12	33.39
50			Valle Santo Trail	134.53	59.79
total				1359.29	604.13

under construction
under construction
> lot hold

Project ID Number: 730883Project Name: Valle Paraiso @ Andalucia @ La Luz

Phase/Unit Number: 1

Phase Info

Engineer's Estimate

Phase Comments

DFC Mfgs

Payments

Estimates

Eng Fees

Pro-Rate Charges

Work Orders

Work Order Organizatns

Eng Fees Close-C

Sidewalk Verification

Sidewalk Estimate

Fixed Estimate

Sidewalk Request Date: 03/07/2018

Notes: Verified by Henry Blair

Total Linear Feet: 1,359.29

Sidewalk Width: 4 6

Square Feet: 5,437.16

Square Yards: 604.13

Unit Price: \$40.00

Base Price: \$24,165.20

Gross Receipts Tax Type: CITY GROSS RT 7/1/2017

Total Cost of Construction: \$25,977.59

Fin Guaranty Amount: \$32,471.99