

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2012

Project# 1001970

11DRB-70360 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the referernced/ above action(s) for all or a portion of **VILLA SENDEROS SUBDIVISION** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7022 acre(s). (G-10)

At the January 11, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 26, 2012, 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

Cc: Thompson Engineering Consultants Inc. – P.O. Box 65760 – Albuquerque, NM
87193
Virgil Gil – 6506 Calle Redonda NW – Albuquerque, NM 87120
Marilyn Maldonado
File



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 11, 2012

Project# 1001970

11DRB-70360 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
 AGREEMENT (2YR SIA)

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the
 referencd/ above action(s) for all or a portion of **VILLA SENDEROS SUBDIVISION** zoned R-LT,
 located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW
 containing approximately 2.7022 acre(s). (G-10)

AMAFCA				
No comments provided				
COG				
No comments provided				
TRANSIT				
No comments provided				
ZONING ENFORCEMENT				
No comments				
NEIGHBORHOOD COORDINATION				
Ladera Heights NA (R) and Ladera West NA (R)				
APS				
<p>Villa Senderos, is located on the south side of St Joseph's Ave NW between Unser Blvd NW and 80th St NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement for a development that will consist of 11 single family homes. This will impact Chaparral Elementary School, John Adams Middle School, and West Mesa High School. Chaparral Elementary School is exceeding capacity; John Adams Middle School and West Mesa High School have excess capacity.</p>				
		2011-12		
Loc No	School	40th Day	2011-12 Capacity	Space Available
234	Chaparral ES	885	809	-76
405	John Adams MS	754	1200	446
570	West Mesa HS	1617	2000	383
Residential Units: 11				
Est. Elementary School Students: 3				
Est. Middle School Students: 2				

11
11
11
11
11

Est. High School Students: 2

Est. Total # of Students from Project: 7

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

On, March 4, 2010, Virgil Gil Development, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

POLICE DEPARTMENT

No comments

FIRE DEPARTMENT

No comments provided

PNM ELECTRIC & NMGAS

No comments provided

COMCAST

No comments provided

CENTURYLINK

No comments provided

ENVIRONMENTAL HEALTH

No comments provided

M.R.G.C.D

No comments provided

OPEN SPACE DIVISION

No comments provided

CITY ENGINEER

Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT

Clarify what has not yet been built and provide an approximate timeline.

PARKS AND RECREATION

No comments provided

ABCWUA

No comments provided

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: January 11, 2012

Project# 1001970

Zone Atlas Page: G-10

App# IIDRB 70360

Notification Radius: 175'

Cross Reference and Location: St Joseph's Arc NW Between
Unser Blvd NW and Laclera Dr NW

Applicant: Virgil Gil
6506 Calle Redonda NW
Alb NM 87120

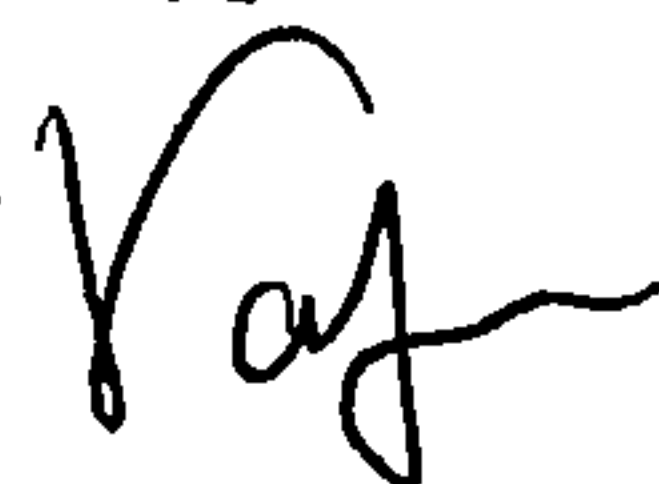
Agent: Thompson Engineering Consultants, Inc
PO Box 65760
Alb NM, 87193

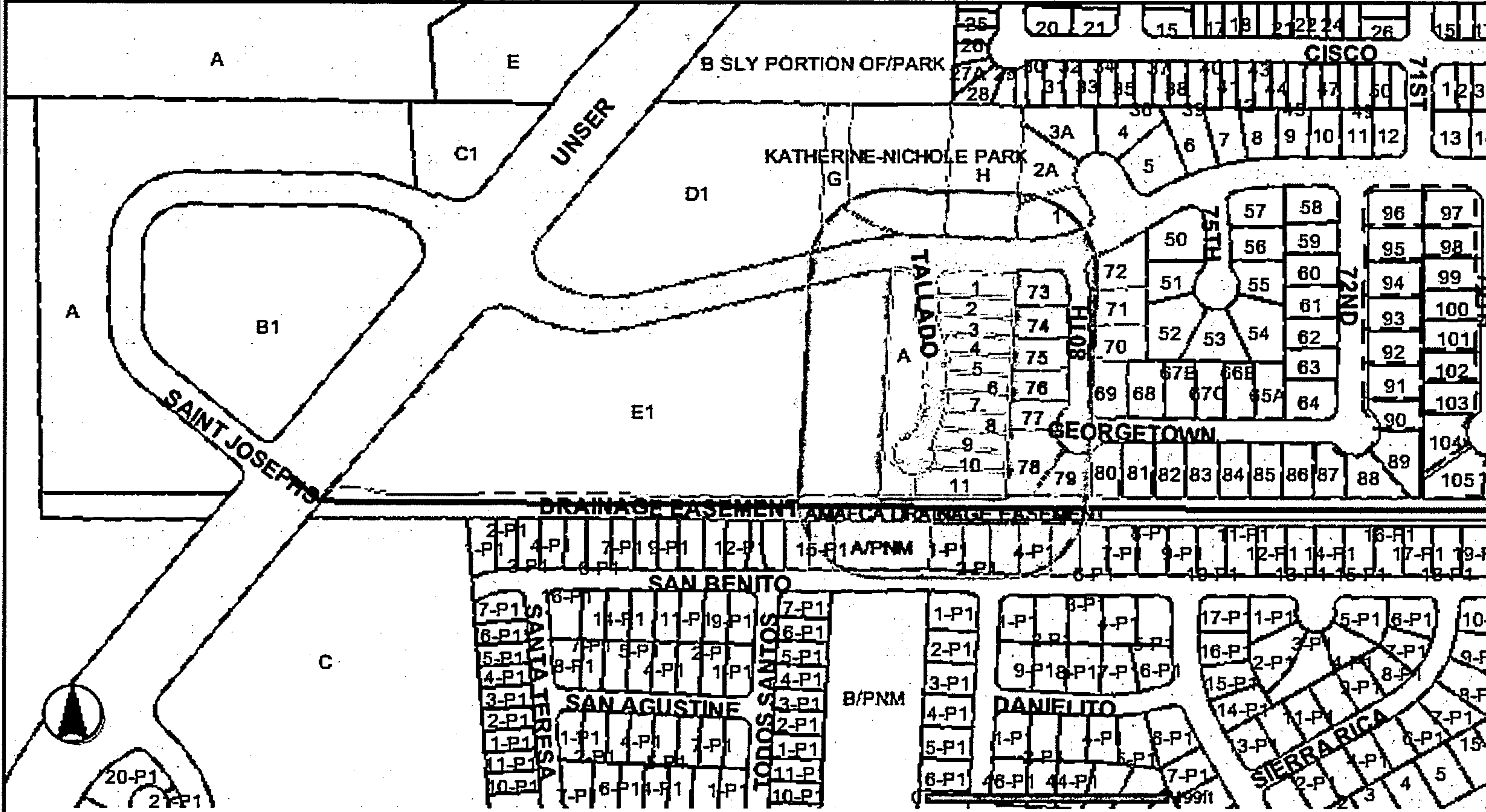
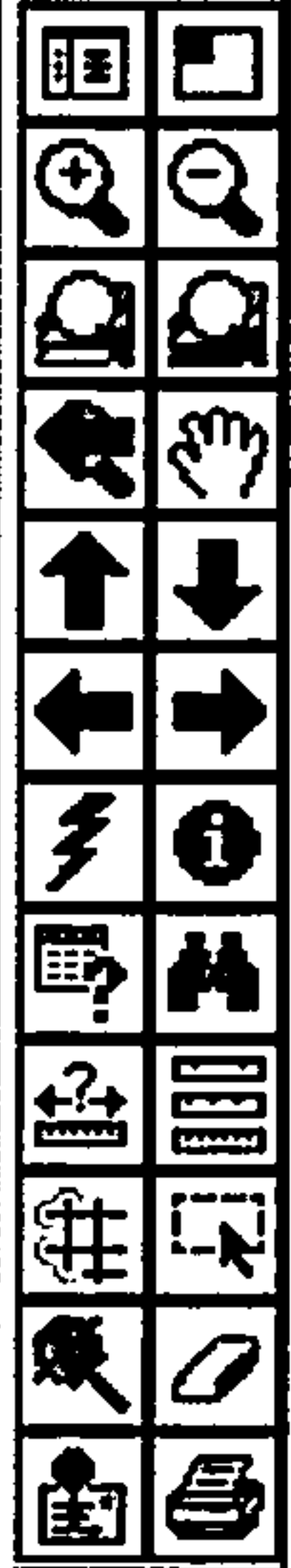
Special Instructions:

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

Date Mailed: 12-28-11

Signature:





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2010 AIR PHOTO
 - 2008 AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map
 Auto Refresh

Help:

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

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS
26	101006028432911830	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87107	V
27	101006018332321521	CURB INC A NEW MEXICO CORP	5160 SAN FRANCISCO RD NE	ALBUQUERQUE	NM	87109	V

OR CURRENT OWNER
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT OWNER
TRUJILLO ARTHUR R
2926 BEACH RD NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
JAMES DWAYNE D & SHARON K
3221 BRITT ST NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
CHACON MARTIN L & KAREN Y
3801 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
CHURCH LEONARD K & LORA M
3805 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
DAVIS DAVID B & LORIE E
3900 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
WORLEY THOMAS E
3901 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
HOLT KEVIN L
3904 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
MCKELLER JON L
3905 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
BACA GILBERT L
3908 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
NELSON NANCY A
3909 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
CURB INC A NEW MEXICO CORP
5160 SAN FRANCISCO RD NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
GIL VIRGILIO S
6506 CALLE REDONDA NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
LANDAVAZO ERNEST & LOIS
7405 GEORGETOWN AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
FLEITAS LEONARD & RAQUEL JAUME-PLANOS
7408 GEORGETOWN AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
GUPTON CAROLINE
7412 GEORGETOWN AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
GUILLEY JAMES & LINDA
7509 SAN BENITO NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
SIERRA MARCUS J & KAREN M
7513 ST JOSEPHS AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
FLOCK LY & MONTOYA YEVONNE
7517 ST JOSEPHS AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
BELL ALESIA B
7519 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

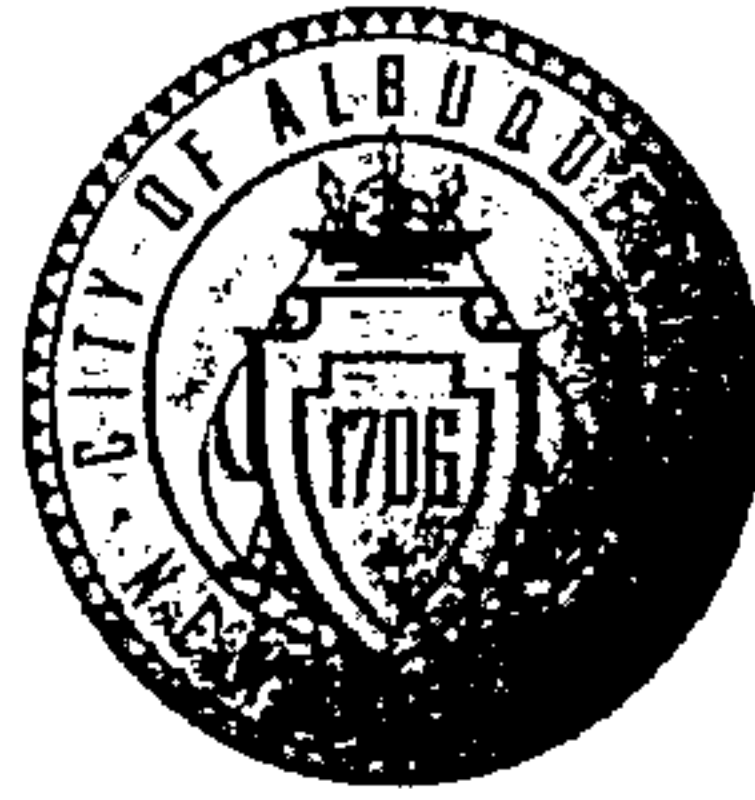
OR CURRENT OWNER
GORDON ANDREW J
7523 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
GATEWOOD JERRY & SHAREE
7527 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
CHEAIRS AMETHYST KAY
7531 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
MARTINEZ HELEN F
7621 SAN BENITO NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
STAHL GERI M & ANDREW L
7625 SAN BENITO ST NW
ALBUQUERQUE, NM 87120



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, January 11, 2012**, beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, January 10, 2012**, beginning at **3:00 p.m.** for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1001970

11DRB-70360 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the referenced/ above action(s) for all or a portion of **VILLA SENDEROS SUBDIVISION** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7022 acre(s). (G-10)

Project# 1004204

11DRB-70358 VACATION OF
TEMPORARY PUBLIC DRAINAGE
EASEMENT
11DRB-70359 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for WATERMAN, INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) A, Block F, **CEDAR RIDGE ESTATES Unit 2** zoned R-1, located on the south side of SILKWOOD AVE NW between QUAILBRUSH DR NW and ROSEBUD DR NW containing approximately .4821 acre. (J-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 26, 2011.

HEARINGS DATE: 1-11-12(S/A)



COMPLETED 07/22/10 *STJ*
DRB CASE ACTION LOG
(Final plat)

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

DRB Application No.: 10DRB-70177 Project # 1001970
 Project Name: *College park west subdivision*
 Agent: *Thompson Engineering Consultants* Phone No.:

Your request was approved on 6-30-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: *AMAFCA* *signature*

PARKS / CIP: _____

PLANNING (Last to sign): *dxp file, record after*
appeal deadline July 15, 2010

- 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.**

OK



DRB CASE ACTION LOG

(Final plat)

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

DRB Application No.: 10DRB-70177

Project # 1001970

Project Name: *College park west subdivision*

Agent: *Thompson Engineering Consultants*

Phone No.:

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TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

- AMAFCA negotian

PARKS / CIP:

PLANNING (Last to sign):

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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.**

1970

DXF Electronic Approval Form

DRB Project Case #: 1001970

Subdivision Name: VILLA SENDEROS

Surveyor: WILL PLOTNER JR

Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 7/16/2010

Hard Copy Received: 7/16/2010

Coordinate System: Ground rotated to NMSP Grid


Approved

07-19-2010
Date

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

AGIS Use Only

Copied fc 1970 to agiscov on 7/19/2010 Contact person notified on 7/19/2010



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 30, 2010

Project# 1001970
10DRB-70162 VACATION OF PUBLIC EASEMENT
10DRB-70177 MAJOR - FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIVGIL GIL, INC request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST SUBDIVISION**, zoned R-LT, located on ST JOSEPHS AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10)

At the June 30, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on proposed platting, the public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The final plat was approved with delegation to City Engineer for AMAFCA signature and to Planning Department for AGIS DXF file and to record.

If you wish to appeal this decision, you must do so by July 15, 2010 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Thompson engineering Consultant INC – P.O. Box 65760 – Albuquerque, NM 87193

Cc: Virgil Gil – 6506 Calle Redonda NW – Albuquerque, NM 87120

Marilyn Maldonado

Scott Howell

File

Thom
8719
Virg
Marilyn
Scott How

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1001970 AGENDA# 2 DATE: 6/30/10

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001970

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the subject request.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

NM 87103

RESOLUTION:

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

www.cabq.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
924-3986

DATE: June 30, 2010

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1001970

AGENDA ITEM NO: 2

SUBJECT:

VACATION OF PUBLIC EASEMENT
MAJOR - FINAL PLAT APPROVAL

ENGINEERING COMMENTS:

No objection to vacation request.
No objection to Final Plat approval.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: June 30, 2010



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

June 30, 2010

Project# 1001970
 10DRB-70162 VACATION OF PUBLIC DRAINAGE EASEMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)

<p>AMAFCA Villa Senderos Subdivision, Unser/St. Joseph's, (G-10) AMAFCA previously approved vacation of the drainage easement. The AMAFCA Board approved a quitclaim / release of easement; however, the deed has not been filed due to non-payment of fees.</p>				
<p>COG No comments provided</p>				
<p>TRANSIT Reviewed – no comments.</p>				
<p>ZONING ENFORCEMENT No comments provided</p>				
<p>NEIGHBORHOOD COORDINATION Letters sent to: Ladera Heights NA (R) Ladera West NA (R)</p>				
<p>APS College Park West Subdivision (tbka Villa Senderos), Tract F, is located on St Joseph's Ave NW between Unser Blvd NW and Ladera Dr NW. The owner of the above property requests a Vacation of Public Drainage Easement for a development that will consist of 11 single family homes. This will impact Chaparral Elementary School, John Adams Middle School, and West Mesa High School. Chaparral Elementary School is exceeding capacity; John Adams Middle School and West Mesa High School have excess capacity.</p>				
		2009-10		
Loc No	School	40th Day	2009-10 Capacity	Space Available
234	Chaparral	826	712	-114
405	John Adams	760	1,224	464
570	West Mesa	1,974	2,652	678

Residential Units: 11

Est. Elementary School Students: 3

Est. Middle School Students: 2

Est. High School Students: 2

Est. Total # of Students from Project: 7

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
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All planned additions to existing educational facilities are contingent upon taxpayer approval.

On, March 4, 2010, Virgil Gil Development, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

POLICE DEPARTMENT

Reviewed – no comments

FIRE DEPARTMENT

No comments provided

PNM ELECTRIC & GAS

No comments provided

COMCAST

No comments provided

QWEST

Concerning the subject case number(s), Qwest has no objection to the vacation of the public drainage easement(s) as submitted. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER No objection to the vacation request.
TRANSPORTATION DEVELOPMENT No objection to vacation request.
PARKSAND RECREATION Defer to Hydrology
ABCWUA No comments provided
PLANNING DEPARTMENT Refer to comments from affected agencies/ Hydrology plus any public hearing comments regarding proposed vacation.

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

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1001970 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*
- Other: *No Crime Prevention or CPTED Comments concerning the proposed Vacation of Public Easement at this time.*

HEARING DATE 6-30-10 (VFE) (F)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 17, 2010

Project# 1001970
10DRB-70045 EXT OF MAJOR PRELIMINARY PLAT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST** zoned R-LT, located on ST. JOSEPH'S AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10)

At the February 17, 2010 Development Review Board meeting, the one-year extension of the preliminary plat was approved. The plat must be filed by March 12, 2010 or the vacation request must be re-advertised and re-approved.

The conditions of final plat still apply.

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

If you wish to appeal this decision, you must do so by March 4, 2010, 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, AICP, DRB Chair

Cc: Thompson Engineering Consultants – P.O. Box 65760 – Albuquerque, NM 87193
Cc: Virgil Gil – 6506 Calle Redonda NW – Albuquerque, NM 87120
Marilyn Maldonado
file

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

6.  **Project# 1007761**
10DRB-70049 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PAIKI agent(s) for CITY OF ALBUQUERQUE PARKS AND REC DEPT request(s) the above action(s) for all or a portion of **TR A -2 (PARK SITE) OF AMAFCA, TR A-1 & A-2 DRAINAGE ROW & PARK BLACK ARROYO DAM, TR B DRAINAGE ROW TR A, TR B, A-1, B-1 & C-1, LT 12 PARADISE HEIGHTS UNIT 1, TR A (PARK SITE) STONEBRIDE SUBDIVISION UNIT 6 AND VACATED PORTION OF DODGE AVE** zoned R-1, located on QUARRY RD NW BETWEEN TANZANITE DR NW AND BUCKBOARD ST NW containing approximately 4.4007 acre(s). (A-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND TO SHOW EASEMENTS AND TO PLANNING TO PROVIDE AREA OF DEDICATION WITH A COPY PROVIDED TO TRANSPORTATION DEPARTMENT.**
7.  **Project# 1001970**
10DRB-70045 EXT OF MAJOR
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST** zoned R-LT, located on ST. JOSEPH'S AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. PLAT MUST BE FILED BY 3/12/10 OR RE-ADVERTISED.**
8.  **Project# 1002123**
09DRB-70378 MINOR - FINAL PLAT
APPROVAL
- DEL'S HIDE-A-WAY request(s) the above action(s) for all or a portion of Lot(s) 1-35, Tract(s) A, B, C, D, E, F, & G, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW BETWEEN NORTH FOURTH ST AND 2ND ST containing approximately 4.5 acre(s). (G-14)[*Deferred from 12/23/09*] **DEFERRED TO 2/24/10 AT THE AGENT'S REQUEST.**
9.  **Project# 1008190**
10DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ADVANCED ENGR. AND CONSULT. request(s) the above action(s) for all or a portion of Lot(s) A & B, Block(s) 3, **ZIMMERMAN ADDITION** zoned C-2, located on 4712 CENTRAL AVE SW BETWEEN 47TH ST SW AND 48TH ST SW containing approximately 0.8464 acre(s). (K-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SIDEWALK RIGHT-OF-WAY OR PUBLIC EASEMENT.**

HEARING DATE 2-17-10 (EPF)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 25, 2009

Project# 1001970

09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST**, zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)[*Deferred from 2/18/09*]

1. At the February 25, 2009 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on the sidewalk exhibit.
2. The sidewalk waiver was approved as shown for Lot 11 only.
3. With the signing of the infrastructure list, and with an approved grading and drainage plan engineer stamp dated 2/11/09, the preliminary plat was approved.
4. the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance with the condition of approval by AMAFCA.
 - (A)(1) The easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.
 - (B)(1) The public welfare is in no way served by retaining the public easement.
 - (B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by March 12, 2009 in the manner described below.

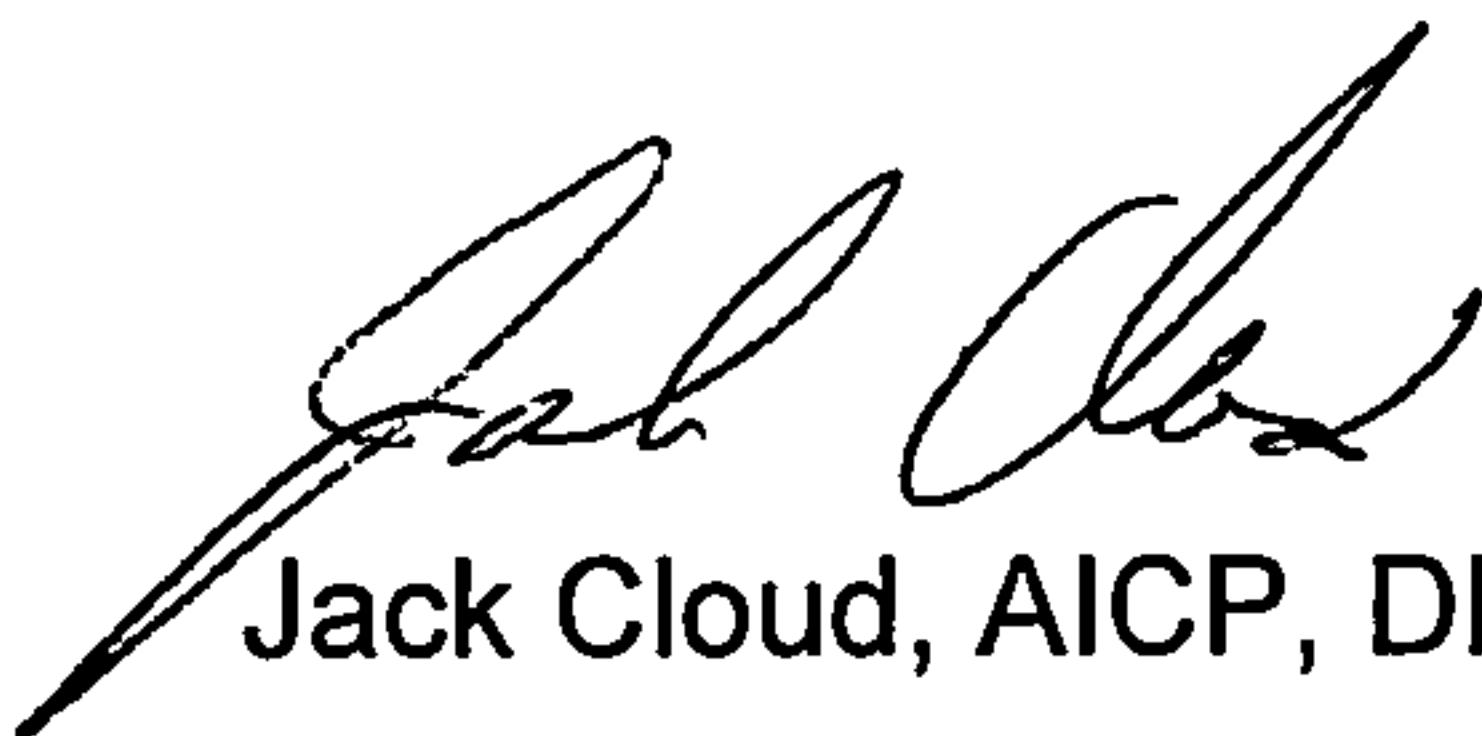
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Thompson Engineering Consultants, Inc. – P.O. Box 65760 – Albuquerque, NM 87193

Cc: Virgil Gil, Inc.- 6506 Calle Redondo NW – Albuquerque, NM 87120

2. **Project# 1001970**
 09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT
 09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT
 09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL
 09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST**, zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)[*Deferred from 2/18/09*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH THE CONDITION THAT IT IS APPROVED BY AMAFCA. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 2/11/09 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS A NOTE INDICATING MAINTENANCE AND OWNERSHIP OF TRACT A AND 20FT WATERLINE EASEMENT ON TRACT A.**

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

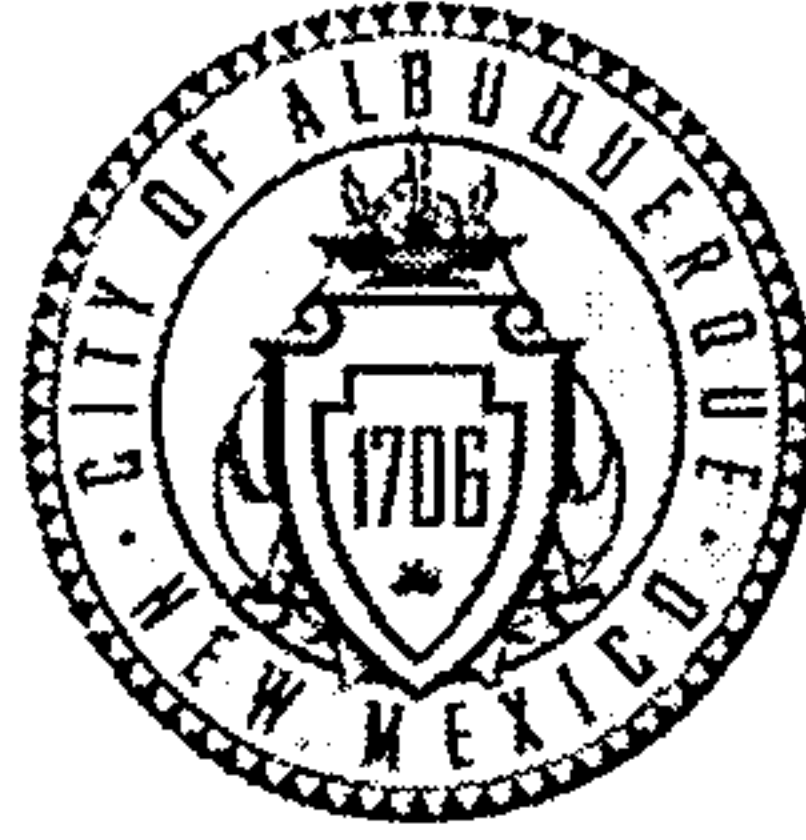
3. **Project# 1003812/1004240**
 09DRB-70034 EPC APPROVED SDP FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for LAS MANANITAS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAGE DE LAS MANANITAS** zoned SU-1, located on INDIAN SCHOOL NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW NW containing approximately 1.99 acre(s). (H-13) **DEFERRED TO 3/11/09 AT THE AGENT'S REQUEST.**

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

4. **Project# 1001880**
 09DRB-70065 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for JOHN DEERING/LAWRENCE SCHULTZ request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 2, **REYNAUD ADDITION** zoned S-R, located on SAWMILL RD NW BETWEEN 12TH ST NW AND MONTANO RD NW containing approximately .219 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING FENCE REMOVAL AND TO PLANNING FOR AGIS DXF.**



DEVELOPMENT REVIEW BOARD
Action Sheet

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

February 18, 2009 9:00 AM
MEMBERS:

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project# ~~1001970~~**
09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10) **DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.**
- Project# 1003713**
09DRB-70022 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

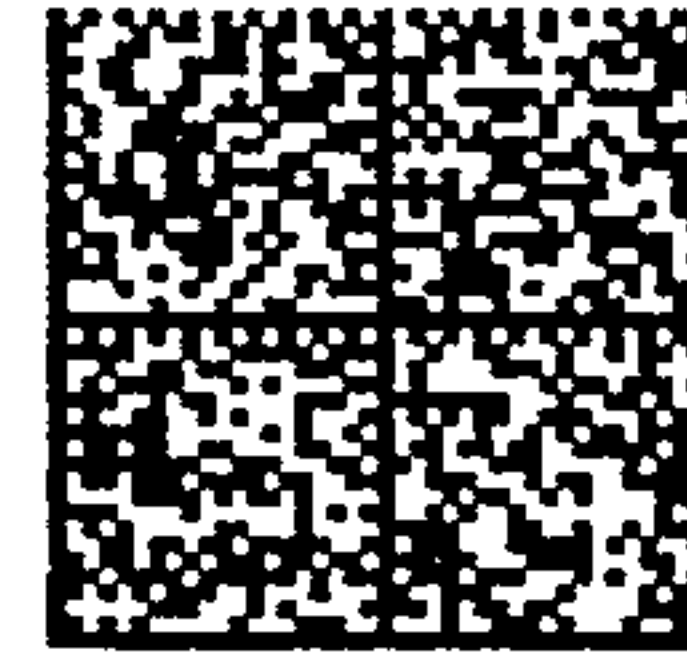
ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the referenced/ above action(s) for Tract A1, **BELL TRADING POST LOFTS** zoned SU-2/ SU-1 FOR RESIDENTIAL, located on the northeast corner of LAGUNA RD NW and CENTRAL AVE NW containing approximately 1.0 acre(s). (J-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**



Planning Department

DRB

CITY OF ALBUQUERQUE



02 1R
0006557382 JUN 14 2010
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101006021335310104
TRUJILLO ARTHUR R
3809 80TH ST NW
ALBUQUERQUE NM 87120

 **VACANT**

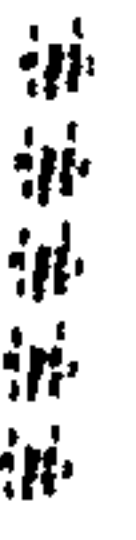
VAC

8712081670 R097



P O Box 1293 Albuquerque New Mexico 87103

DRB PUBLIC HEARING SIGN IN SHEETS



PROJECT #: 1001970 AGENDA# 1 DATE: 2/18/09

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

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

Meeting Date: February 18, 2009
Zone Atlas Page: G-10
Notification Radius: 100 Ft.

Project# 1001970
App# 09DRB-70025
09DRB-70026
09DRB-70027

Cross Reference and Location: ST JOSEPH'S AVE NW BETWEEN UNSER BLVD
NW AND LADERA DR NW

Applicant: VIRGIL GIL INC
6506 CALLE REDONDO NW
ALBUQUERQUE, NM 87120

Agent: THOMPSON ENGINEERING CONSULTING INC
PO BOX 65760
ALBUQUERQUE, NM 87193

Special Instructions:

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

Date Mailed: JANUARY 30, 2009
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): THOMPSON ENGINEERING CONSULTANTS, INC. PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9248
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: VIRGIL GIL, INC. PHONE: 249-0486
 ADDRESS: 6506 CALLE REDONDO NW FAX: 792-6046
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT REVIEW, VACATION OF PUBLIC EASEMENT, SIDEWALK WAIVER, SIDEWALK DEFERRAL

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

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

Lot or Tract No. TRACT F Block: _____ Unit: _____
 Subdiv/Addn/TBKA: COLLEGE PARK WEST SUBDIVISION
 Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No. _____
 Zone Atlas page(s): G-70 UPC Code: 101006019535620702

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001970

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 12 Total area of site (acres): 2.70
 LOCATION OF PROPERTY BY STREETS: On or Near: ST. JOSEPH'S AVE. NW
 Between: UNSER BLVD NW and LADERA DR. NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 3-26-08

SIGNATURE David B. Thompson DATE 1-23-09
 (Print) DAVID B. THOMPSON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
09DRB 70025	VPE	V	\$ 75.00
09DRB 70026	TDS	—	\$ 0
09DRB 70027	SV	—	\$ 75.00
	ADN	—	\$ 20.00
	CMF	—	
	SW	—	
09DRB 70028			Total
Hearing date <u>02/18/09</u>			\$ 980.00

Sandy Handley 01/23/09
 Planner signature / date

Project # 1001970

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- ~~Not~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

DAVID B THOMPSON
Applicant name (print)
David B Thompson 1-23-09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB 10027

Sandy Handlen 01/23/09
Planner signature / date
Project # 1001970

Rec	UPC	OWNER	OWNAD D	OWNCITY	OWNSTATE	OWNZIP CODE	PROPCLAS S	TAXDIST	LEGALDESC	ACRES	OBJECT ID
1	10100 60195 35620 702	GIL VIRGILIO S	6506 CALLE REDONDA N W	ALBUQUERQUE	NM	87120	V	A1A	TR F OF A CORRECTED REPLAT OF COLLEGE PARK WEST CONT 2.6958AC M/L	2.68320186	123896
2	10100 60213 33910 106	CHACON MARTIN L & KAREN Y	3801 80TH ST N W	ALBUQUERQUE	NM	87120	R	A1A	* 78 LADERA HEIGHTS SUBDIVISION BEING A REPLAT OF COLLEGE PARK ADDITION UNIT #2	0.29813631	129073
3	10100 60213 35810 103	WORLEY THOMAS E	3901 80TH ST N W	ALBUQUERQUE	NM	87120	R	A1A	* 75 LADERA HEIGHTS SUBDIVISION BEING A REPLAT OF COLLEGE PARK ADDITION UNIT #2	0.18130999	128912
4	10100 60219 33410 107	GUPTON CAROLINE	7412 GEORGETOWN AVE NW	ALBUQUERQUE	NM	87120	R	A1A	* 79 LADERA HEIGHTS SUBDIVISION BEING A REPLAT OF COLLEGE PARK ADDITION UNIT #2	0.17597426	126395
5	10100 60214 37210 101	NELSON NANCY A	3909 80TH ST N W	ALBUQUERQUE	NM	87120	R	A1A	* 73 LADERA HEIGHTS SUBDIVISION BEING A REPLAT OF COLLEGE PARK ADDITION UNIT #2	0.17846162	125877
6	10100 60216 38520 301	FLOCKLY & MONTOYA YEVONNE	7517 ST JOSEPH'S NW	ALBUQUERQUE	NM	87120	R	A1A	* 1 LADERA HEIGHTS SUBDIVISION BEING A REPLAT OF COLLEGE PARK ADDITION UNIT #2	0.29476615	123434
7	10100 60213 35310 104	TRUJILLO ARTHUR R	3809 80TH ST N W	ALBUQUERQUE	NM	87120	R	A1A	* 76 LADERA HEIGHTS SUBDIVISION BEING A REPLAT OF COLLEGE PARK ADDITION UNIT #2	0.18185547	128997
8	10100 60214 36610 102	MCKELLER JON L	3905 80TH ST N W	ALBUQUERQUE	NM	87120	R	A1A	* 74 LADERA HEIGHTS SUBDIVISION BEING A REPLAT OF COLLEGE PARK ADDITION UNIT #2	0.17013352	126357
9	10100 60141 34620 701	GIL VIRGILIO S	6506 CALLE REDONDA N W	ALBUQUERQUE	NM	87120	V	A1A	TRACT E- 1 CORRECTED PLAT OF COLLEGE PARK WEST TRS B1 C1 D1 & E1 BEING A REPLAT OF COLLEGE PARK WEST TRS B C D & E CONT 8.7180 AC M/L OR 379,756 SQ FT M/L	8.7180823	123899
10	10100 60183 39720 368	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	DEDICATED CITY PARK IN LADERA HEIGHTS SUBD CONT 1.2250 AC M/L OR 53,361 SQ FT M/L	1.2283953	122932
11	10100 60177 39920 367	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR G OF A CORRECTED REPLAT OF COLLEGE PARK WEST CONT 0.3940AC M/L OR 17,163 SQ FT M/L	0.44367924	122931
12	10100 60151 39620 366	GIL VIRGILIO S	6506 CALLE REDONDA N W	ALBUQUERQUE	NM	87120	V	A1A	TRACT D- 1 CORRECTED PLAT OF COLLEGE PARK WEST TRS B1 C1 D1 & E1 BEING A REPLAT OF COLLEGE PARK WEST TRS B C D & E CONT 4.1180 AC M/L OR 179,380 SQ FT M/L	4.1113556	122924
1	10100	SIERRA MAR	7513 ST	ALB	NM	871	R	A1	*2-	0.2	12

3	60214 39820 302	CUS J	JOSEPH S NW	UQU ERQ UE		20		A	A REPL OF LTS 2 & 3 LADERA HEIGHTS SUBD CO NT 13,053.57 SF	91 25 42 3	23 10
1 4	10100 60284 32911 830	AMAFCA	2600 PR OSPECT AVE NE	ALB UQU ERQ UE	NM	871 07	V	A1 A	AMAFCA EASMENT FAIRWAY MANOR UNIT ONE C ONT 0.4627 AC M/L OR 20,155 SQ FT M/L	0.5 59 78 64 2	12 16 16
1 5	10100 60183 32721 516	MARTINEZ HE LEN F	7621 SA N BENIT O NW	ALB UQU ERQ UE	NM	871 20	R	A1 A	LT 15- P1 BLK 9 VACATION & REPL OF TR C LADERA WE ST UNIT THREE TO LADERA WEST UNIT FOUR CO NT 0.1259 AC M/L OR 5,487 SQ FT M/L	0.1 26 03 16 4	12 16 14
1 6	10100 60178 32721 515	STAHL ANDR EW L & GERI M DIMAS	7625 SA N BENIT O ST N W	ALB UQU ERQ UE	NM	871 20	R	A1 A	LT 14- P1 BLK 9 VACATION & REPL OF TR C LADERA WE ST UNIT THREE TO LADERA WEST UNIT FOUR CO NT 0.1084 AC M/L OR 4,725 SQ FT M/L	0.1 08 43 80 6	12 16 12
1 7	10100 60183 32321 521	CURB INC A N EW MEXICO CORP	5160 SA N FRAN CISCO R D NE	ALB UQU ERQ UE	NM	871 09	V	A1 A	TR A VACATION & REPLAT COMPRISED OF A POR T OF EL RANCHO ATRISCO DE LOS SANTOS & TR 7-A- 2 EL RANCHO ATRISCO PHASE 2 TO LADERA WE ST UNIT THREE CONT 0.4722 AC M/L OR 20,571 S Q FT M/L	0.4 80 26 71 6	12 16 09
1 8	10100 60231 37720 221	BACA GILBER T L	3908 80 TH ST N W	ALB UQU ERQ UE	NM	871 20	R	A1 A	* 72 LADERA HEIGHTS SUBDIVISION BEING A REP LAT OF COLLEGE PARK ADDITION UNIT #2	0.2 51 92 13 3	11 96 93
1 9	10100 60224 32211 835	JAMES DWAY NE D & SHAR ON K	3221 BRI TT ST N E	ALB UQU ERQ UE	NM	871 11	R	A1 A	LOT 5- P1 BLK 1 REPL OF TR A FAIRWAY MANOR UNIT O NE TO FAIRWAY MANOR UNIT TWO CONT 0.1418 AC M/L OR 6,180 SQ FT M/L	0.1 41 78 36 8	11 91 46
2 0	10100 60218 32211 836	BELL ALESIA B	7519 SA N BENIT O ST N W	ALB UQU ERQ UE	NM	871 20	R	A1 A	LOT 4- P1 BLK 1 REPL OF TR A FAIRWAY MANOR UNIT O NE TO FAIRWAY MANOR UNIT TWO CONT 0.1418 AC M/L OR 6,180 SQ FT M/L	0.1 41 78 20 7	11 91 45
2 1	10100 60212 32211 837	GORDON AN DREW J	7523 SA N BENIT O ST N W	ALB UQU ERQ UE	NM	871 20	R	A1 A	LOT 3- P1 BLK 1 REPL OF TR A FAIRWAY MANOR UNIT O NE TO FAIRWAY MANOR UNIT TWO CONT 0.1418 AC M/L OR 6,178 SQ FT M/L	0.1 41 58 83 1	11 91 43
2 2	10100 60206 32211 838	GATEWOOD J ERRY & SHAR EE	7527 SA N BENIT O ST N W	ALB UQU ERQ UE	NM	871 20	R	A1 A	LOT 2- P1 BLK 1 REPL OF TR A FAIRWAY MANOR UNIT O NE TO FAIRWAY MANOR UNIT TWO CONT 0.1383 AC M/L OR 6,026 SQ FT M/L	0.1 37 47 17 6	11 91 42
2 3	10100 60200 32311 839	CHEAIRS AM ETHYST & BR ICE W BRADL EY	7531 SA N BENIT O ST N W	ALB UQU ERQ UE	NM	871 20	R	A1 A	LOT 1- P1 BLK 1 REPL OF TR A FAIRWAY MANOR UNIT O NE TO FAIRWAY MANOR UNIT TWO CONT 0.1354 AC M/L OR 5,899 SQ FT M/L	0.1 36 93 92 3	11 91 41
2 4	10100 60205 40020 369	CITY OF ALB QUERQUE R EAL ESTATE OFFICE	PO BOX 1293	ALB UQU ERQ UE	NM	871 03	V	A1 A	TR H CORRECTED REPLAT OF COLLEGE PARK W EST CONT 0.9814 AC M/L OR 42,750 SQ FT M/L	0.9 28 45 17	11 91 04
2 5	10100 60222 32920 703	CITY OF ALB QUERQUE R EAL ESTATE OFFICE	PO BOX 1293	ALB UQU ERQ UE	NM	871 03	V	A1 A	DRAINAGE ROW CONT 3.5556 AC M/L OR 154,882 SQ FT M/L	3.7 71 45 67	10 23 17
2 6	10100 60213 35210 105	CHURCH LEO NARD K & LO RAM	3805 80 TH ST N W	ALB UQU ERQ UE	NM	871 20	R	A1 A	* 77 LADERA HEIGHTS SUBDIVISION BEING A REP LAT OF COLLEGE PARK ADDITION UNIT #2	0.1 75 87 80	12 91 93

																				8	
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OR CURRENT RESIDENT
101006028432911830
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101006021333910106
CHACON MARTIN L & KAREN Y
3801 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006022232920703
CITY OF ALBUQUERQUE REAL
ESTATE OFFICE
PO BOX 1293
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101006020632211838
GATEWOOD JERRY & SHAREE
7527 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021933410107
GUPTON CAROLINE
7412 GEORGETOWN AVE NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021436610102
MCKELLER JON L
3905 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006017832721515
STAHL ANDREW L & GERI M DIMAS
7625 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

Project# 1001970
THOMPSON ENGINEERING
CONSULTANTS INC
PO BOX 65760
ALBUQUERQUE, NM 87193

Project# 1001970
DAN SERRANO
Ladera West NA
3305 RONDA DE LECHUSAS NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006023137720221
BACA GILBERT L
3908 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006020032311839
CHEAIRS AMETHYST & BRICE W
BRADLEY
7531 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006018332321521
CURB INC A NEW MEXICO CORP
5160 SAN FRANCISCO RD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006019535620702
GIL VIRGILIO S
6506 CALLE REDONDA NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006022432211835
JAMES DWAYNE D & SHARON K
3221 BRITT ST NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101006021437210101
NELSON NANCY A
3909 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021335310104
TRUJILLO ARTHUR R
3809 80TH ST NW
ALBUQUERQUE, NM 87120

Project# 1001970
VIRGIL GIL INC
6506 CALLE REDONDO NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021832211836
BELL ALESIA B
7519 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021335210105
CHURCH LEONARD K & LORA M
3805 80TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021638520301
FLOCK LY & MONTOYA YEVONNE
7517 ST JOSEPH'S NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021232211837
GORDON ANDREW J
7523 SAN BENITO ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006018332721516
MARTINEZ HELEN F
7621 SAN BENITO NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021439820302
SIERRA MARCUS J
7513 ST JOSEPHS NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006021335810103
WORLEY THOMAS E
3901 80TH ST NW
ALBUQUERQUE, NM 87120

Project# 1001970
BOB MCANNON
Ladera West NA
2808 EL TESORO ESCONDIDO NW
ALBUQUERQUE, NM 87120

#



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 4, 2008

David Thompson
Thompson Engineering Consultants, Inc.
P.O. Box 65760/87193
Phone: 271-2199/Fax - 830-9248

Dear David:

Thank you for your inquiry of November 4, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT F, COLLEGE PARK WEST SUBDIVISION, LOCATED ON ST. JOSEPHS DRIVE NW BETWEEN UNSER BOULEVARD NW AND LADERA DRIVE NW** Zone Map: **G-10**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

LADERA WEST N.A. (LDW) "R"

Bob McCannon

2808 El Tesoro Escondido NW/87120 839-9702 (h)

Dan Serrano

3305 Ronda De Lechusas NW/87120 836-6399 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

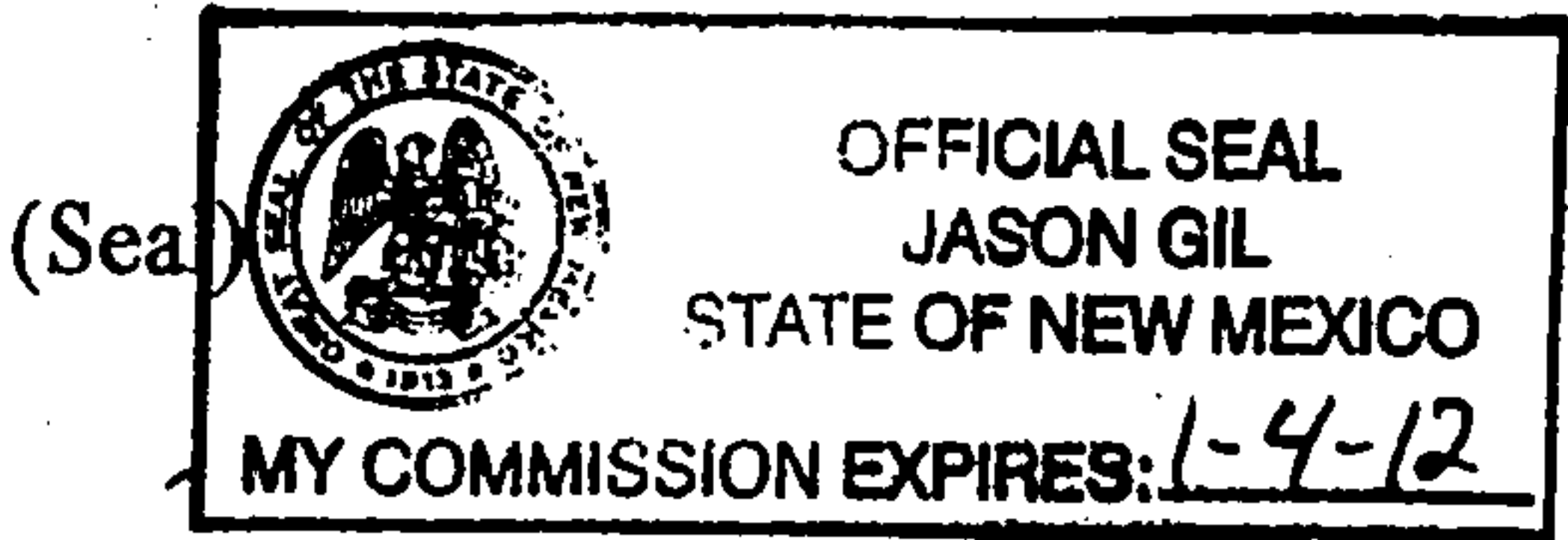
PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningnaform(05/22/08)

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 12-5-08, by Virgil Gil
as President of Virgil Gil Inc, a corporation.



[Signature]
Notary Public

My commission expires: 1-4-12

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Name (typed or printed) and title

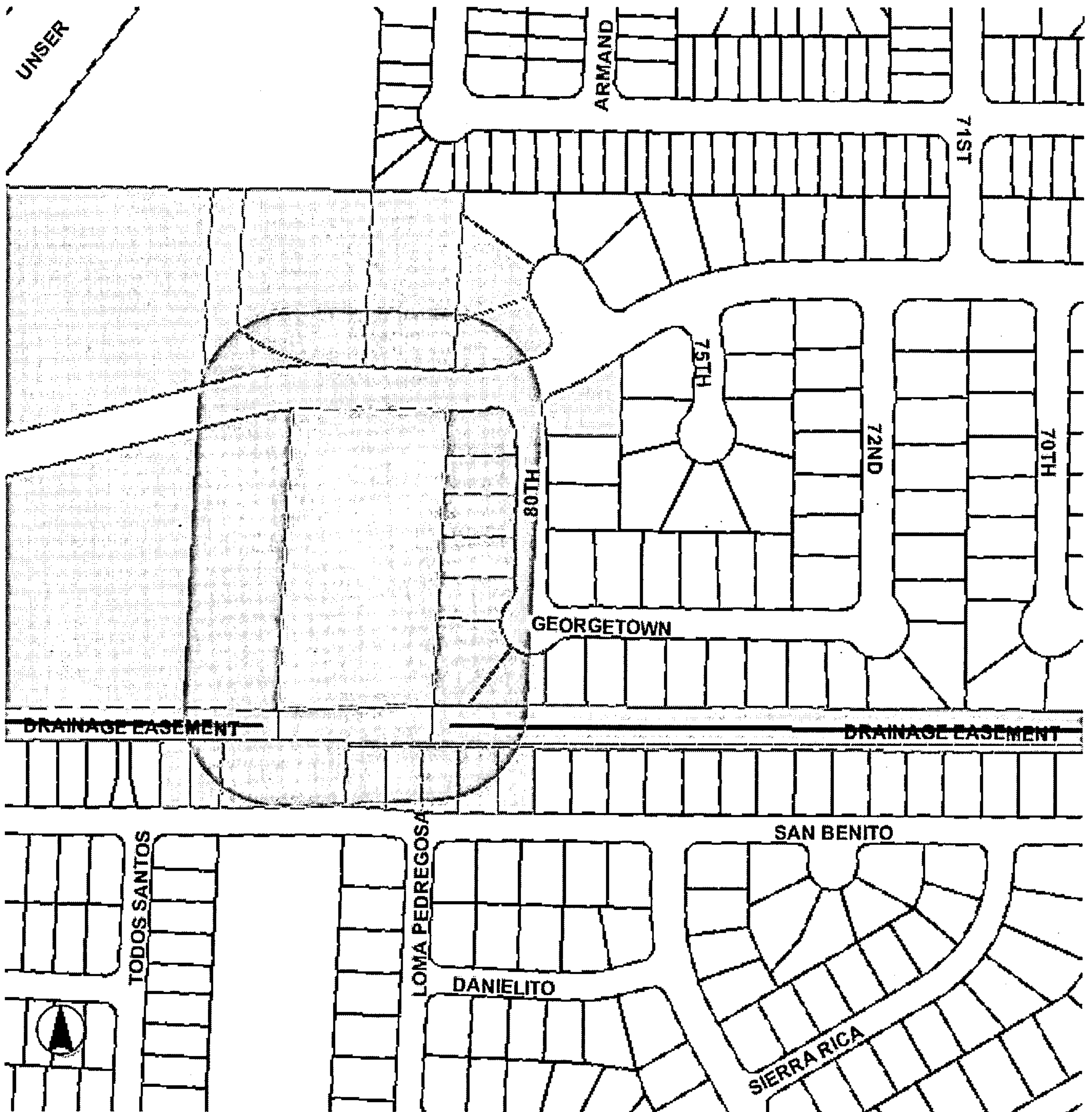
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

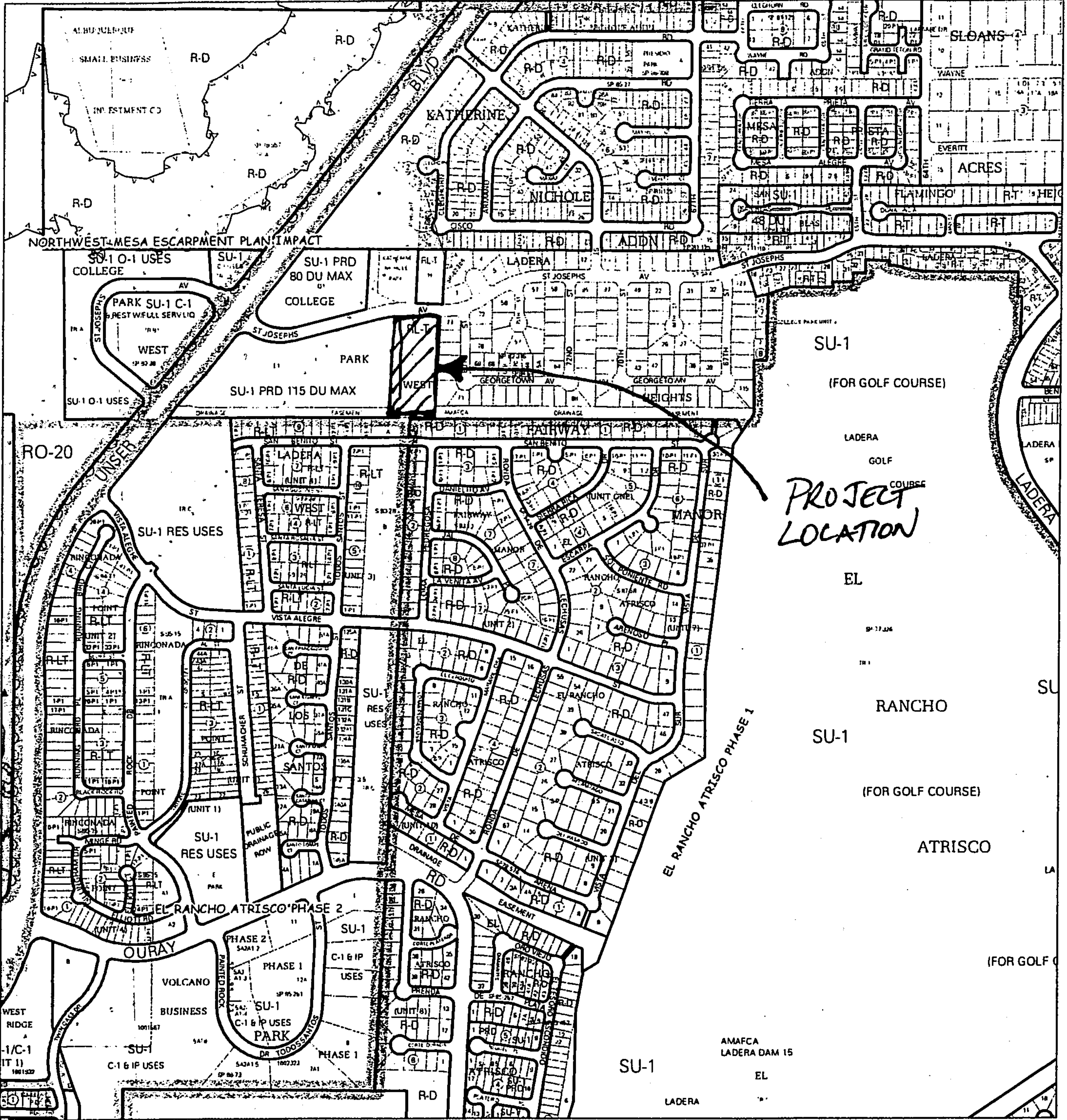
This instrument was acknowledged before me on _____, by _____
as _____ of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: _____





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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

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

Map amended through: 6/13/2008

1001970

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)** 6 copies
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
 - Scale drawing showing the easement to be vacated (8.5" by 11")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation
 - 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.

DAVID B. THOMPSON
 Applicant name (print)

David B. Thompson 1-23-09
 Applicant signature / date



Form revised 4/07

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

Application case numbers

09DRB - 70025

09DRB - 70026

09DRB - 70028

Sandy Handley 01/23/09
 Planner signature / date

Project # 1001970



Albuquerque Bernalillo County
Water Utility Authority

DEVELOPMENT REVIEW BOARD
Standard Comment Sheet

DRB-1001970 Item No. 1 Zone Atlas G-10

DATE ON AGENDA 2/18/09

INFRASTRUCTURE REQUIRED YES ()NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION

() SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

() SITE PLAN FOR SUBDIVISION () SITE PLAN FOR BUILDING PERMIT

Comments:

1. No objection to Vacation request.
2. No objection to Sidewalk deferral.
3. Water line on Infrastructure List must be 6".
4. Water and sewer line construction will require encroachment agreements from PNM.
5. A public water line easement must be provided to the south property line for future looping.

If you have any questions or comments please call Roger Green at 924-3989.



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 18, 2009

Project# 1001970

- 09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT
- 09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT
- 09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL
- 09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)

AMAFCA

Villa Senderos Subdivision, Unser/St. Joseph's, (G-10)

1. No objection to requested actions.
2. The Riconada Channel is maintained by AMAFCA but is in City right-of-way.
3. The easement shown as keyed note No. 1 on Plat C24-30 was not granted to AMAFCA by the plat. The document that granted the easement should be identified on the plat. A Quitclaim Deed must be approved by the AMAFCA Board of Directors for vacation of an AMAFCA easement.

COG

MRCOG staff have no comment on this proposal. The Functional Classification of St Josephs Av is that of urban local road.

TRANSIT

Adjacent and nearby routes from the	Route #94, Unser Express, which is a commuter peak hour route is the nearest route proposed sight located approximately 800 feet west of the proposed sight.
Adjacent bus stops	Located on Unser, approximately 1500' from the proposed sight.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

Ladera West NA (R)

2/2/09 – A VERY OUTDATED ONC letter in packet dated 11/4/08 – Front counter staff should have not accepted ONC letter only good for one month period – will call

applicant to let him know – siw

tbl
tbl
tbl
tbl

APS

College Park West,(tbka Villa Senderos) Tract F is located on the south side of St Joseph's Ave NW between Unser Blvd NW and 80th St NW. The owner of the above property requests approval of a Preliminary Plat, Vacation of Easement, Sidewalk Waiver, and Sidewalk Deferral for a development that will consist of 11 single family units. This will impact Chaparral Elementary School, John Adams Middle School, and West Mesa High School. Chaparral Elementary School is nearing capacity, John Adams Middle School has excess capacity, and West Mesa High School is exceeding capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
234	Chaparral	786	788	2
405	John Adams	860	1,154	294
570	West Mesa	2,749	2,632	-117

Residential Units: 11

Est. Elementary School Students: 3

Est. Middle School Students: 2

Est. High School Students: 3

Est. Total # of Students from Project: 7

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

Atrisco Heritage Academy High School will open with a 9th grade academy in 2008, while the remainder of the school will open in 2009. Atrisco Heritage Academy High School will relieve overcrowding at West Mesa High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

On, December 10, 2008, Virgil Gil Development, entered into a Pre-Development Facilities Fee Agree

with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed within the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS Not Approved, an encroachment agreement is required for the use of PNM's Electric Transmission line easement. Grade changes within the easement may cause National Electric Safety Code violations. Please have the developer call PNM Systems Engineering department for more info. Blake Forbes: 241-2973
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER An approved Grading and Drainage Plan is required for Preliminary Plat approval. An updated plan has been submitted and will be reviewed prior to the meeting. No objection on the sidewalk requests and the vacation. The drainage easement is AMAFCA's and therefore requires their approval.
TRANSPORTATION DEVELOPMENT Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required. No objection to vacation request. Explain why sidewalks should be waived for lots 10 and 11. Who will own/maintain Tract A? The minimum pavement width allowed is 28 feet (see the <i>Development Process Manual</i> , Table 23.2.1.B).
PARKS AND RECREATION Defer to Hydrology regarding the vacation request. Who will own and maintain tract A? Add a note specifying maintenance and beneficiary. Defer to transportation regarding the sidewalk requests.
ABCWUA
PLANNING DEPARTMENT Refer to comments from City Engineer/ Hydrology and AMABCA regarding proposed vacation. No adverse comment on Temporary Deferral of Sidewalk Construction or Waiver on west side of street.

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

Cc: Thompson Engineering Consultants Inc. – P.O. Box 65760 – Albuquerque, NM 87193

Cc: Virgil Gil, Inc. – 6506 Calle Redondo NW – Albuquerque, NM 87120

12. **Project# 1006940**
08DRB-70139 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORPOTATION agent(s) for FABIAN IBARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20, **ORIGINAL TOWNSITE OF WESTLAND** zoned C-2, located on BRIDGE BLVD SW BETWEEN 86TH ST SW AND 90TH ST SW containing approximately 1.1941 acre(s). (K-09) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/08, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project# 1005513**
08DRB-70035 MINOR - FINAL PLAT
APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION AND TO PLANNING TO RECORD AND FOR 3 COPIES.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. ~~Project# 1001970~~
08DRB-70140 SKETCH PLAT REVIEW
AND COMMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL JR request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST** zoned RL-T, located on ST JOSEPH AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for October 31, 2007.

16. Other Matters: None

ADJOURNED: 10:35

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

8. **Project# 1006865**
08DRB-70117 EPC APPROVED SDP
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) [Deferred from 3/12/08] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/08, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND EASEMENTS, AND TO TRANSPORTATION FOR EASEMENT AND COMMENTS - A PLAT MAY BE NEEDED FOR DEDICATION OF RIGHT-OF-WAY.**

9. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1; **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) [Deferred from 3/12/08] **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

10. **Project# 1003828**
08DRB-70142 SIDEWALK WAIVER

WILLIAM T CANIGCIA agent(s) for CANDALARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) 23-P1, **CANDALARIA VILLAGE** zoned R-1, located on VALLE AND CANDELARIA (G-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project# 1003857**
08DRB-70141 MAJOR - FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) B TBK LOTS 1-12 & TRACT A, **BARELAS COFFEE HOUSE To Be Known As BARELAS TOWN HOMES**, zoned SU-2 & SU-2 R-T, located on SIMPIER LANE SW BETWEEN 8TH ST SW AND 4TH ST SW containing approximately 1.0618 acre(s). (L-14) **THE FINAL PLAT WAS APPROVED. AGENT MUST PROVIDE 3 COPIES OF RECORDED PLAT TO PLANNING.**

4. **Project# 1004739**
08DRB-70110 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for [#]SIERRA AT:
THE TRAILS, INC request(s) the above/ referenced
action(s) for all or a portion of **SANTA FE 3 AT THE**
TRAILS UNIT 2 zoned SU-2/ RD, located on the
NORTHWEST CORNER OF TREELINE AVE NW AND
OAKRIDGE ST NW, containing approximately 19.3591
acre(s). (C-9) **THE ONE YEAR EXTENSION OF THE**
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED.

5. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ
request(s) the above/ referenced action(s) for all or a
portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP**
#29, zoned R-1 and C-1, located on the east side of 4TH
ST NW BETWEEN VINEYARD RD NW AND WILLOW
RD NW containing approximately 2.4 acre(s). (E-15)
[Deferred from 2/27/08 & 3/12/08]. **DEFERRED TO 4/2/08**
AT THE AGENT'S REQUEST.

6. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC
EASEMENT
08DRB-70111 VACATION OF PRIVATE
EASEMENT
08DRB-70112 MAJOR - PRELIMINARY
PLAT APPROVAL

SURV-TEK INC agent(s) for TABEL LUMBER CO
request(s) the above/ referenced action(s) for all or a
portion of Tracts S-1A and S-2A-2, **ATRISCO**
BUSINESS PARK, UNIT 2 (TBK as Tract(s) A & B,
MERIDIAN BUSINESS PARK II) together with Tract S-
2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as
UNSER TOWNE CROSSING) zoned IP, located on the
east side of UNSER BLVD NW BETWEEN LOS
VOLCANES RD NW AND INTERSTATE ROUTE 40
containing approximately 70.3629 acre(s). (J-9, J-10)
DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.

07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for
WEBER AND COMPANY request(s) the above action(s)
for all or a portion of Tract(s) S2A2, S2A1 & S1A,
ATRISCO BUSINESS ADDITION (to be known as
UNSER TOWNE CROSSING) zoned IP, located on LOS
VOLCANES NW BETWEEN UNSER BLVD NW AND
GALATIN NW containing approximately 53 acre(s). (J-9
& J-10) *[Deferred from 10/10/07, 11/14/07, 12/12/07,*
1/30/08 & 2/27/08] **DEFERRED TO 4/9/08 AT THE**
AGENT'S REQUEST.

7. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S
CORPORATION request(s) the above action(s) for all or a
portion of Lot 2, **KRANIA ADDITION**, zoned SU-2
PCA, located on the SE corner of 98TH ST NW AND
VOLCANO RD NW containing approximately 1.1172
acre(s). (K-9) *[Deferred from 2/20/08, 3/5/08, 3/12/08 &*
3/19/08.] **DEFERRED TO 4/2/08 AT THE AGENT'S**
REQUEST.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 26, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

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

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

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

1. **Project# 1007137**
08DRB-70097 VACATION OF PUBLIC
RIGHT-OF-WAY

ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

2. **Project# 1004036**
08DRB-70104 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW BETWEEN LOS ANAYAS RD NW AND ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1000965**
08DRB-70109 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above/ referenced action(s) for all or a portion of **ANDALUCIA AT LA LUZ**, zoned SU-1, located on the east side of COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 84.7 acre(s). (F-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001970

AGENDA ITEM NO: 14

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR: _____

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

DATE: March 26, 2008

discussal

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Item# 14
Project# 1001970
Hearing Date: Mar. 26, 2008

ST JOSEPHS

F
R-LT

ASEMENT
MENT

P1 4-P 13-P1 A/PNM 1-P4 2-P4 3-P1



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001970

AGENDA ITEM NO: 14

SUBJECT:

- | | | |
|--------------------------------|---------------------------------|-------------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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: May 29, 2002

Forwarded



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001970

Item No. 14

Zone Atlas G-10

DATE ON AGENDA 5-29-02

INFRASTRUCTURE REQUIRED (?) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	A site sketch is needed.

If you have any questions or comments please call Richard Dourte at 924-3990. 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: 1001970

Application Number: 02DRB-00763

DRB Date:

5/29/02

Item Number:

814

Subdivision: Anasazi Petroglyph Subdivision

Tract F, College Park West

Zoning: R-LT

Zone Page: G-10

New Lots (or units) : 12

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:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 12 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

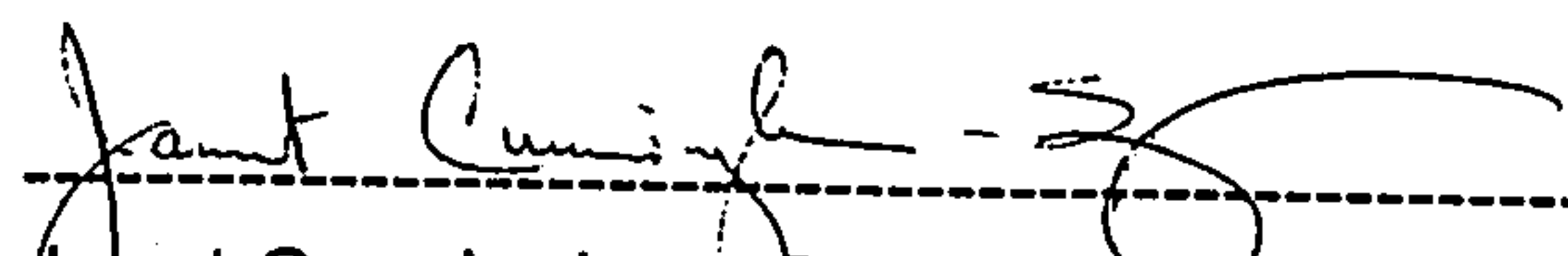


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 29, 2002

14. Project #1001970
Application # 02DRB-00763
College Park West - Anasazi Petroglyph Subdivision

1. Due to the number of proposed lots, the proposal will require a public hearing before the Development Review Board (DRB). The deadline is every Friday at noon. Cases are heard approximately 3 weeks later.
2. Refer to Sheet 2 of 6:
 - a. The spelling of the subdivision name needs to be corrected.
 - b. Under "Subdivision Data", Note #1 should refer to the *DRB* rather than the *DAB*.
 - c. The signature block needs to include Comcast Cable, Qwest and two signature lines for PNM, i.e., gas and electric divisions.
3. R-LT zoning requirements must be complied with in order to receive plat approval.
4. As per the Subdivision Regulations, grades are to be blended to the extent practicable. Please provide a letter of justification/explanation for the use of any retaining walls.
5. The vacation of an AMAFCA drainage easement is referenced on Sheet 2 of 6. The vacation would require a public hearing before the DRB. See Comment #1 above.



Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 30, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000572
10DRB-70160 MAJOR - PRELIMINARY PLAT APPROVAL
10DRB-70161 VACATION OF PUBLIC EASEMENT
10DRB-70163 MINOR - TEMP DEFR SWDK CONST
10DRB-70164 MAJOR - FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) D & J-2A, E-1, H-1 & R-1, **THE PRESIDIO (TO BE KNOWN AS THE PRESIDIO UNIT 2A) Unit(s) 1 & 2**, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 7.482 acre(s). (K-21)

Project# 1001970
10DRB-70162 VACATION OF PUBLIC DRAINAGE EASEMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)

Project# 1004556
10DRB-70165 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT/SUBDIVISION

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD DEVELOPMENT II LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2 Unit(s) 2**, zoned IP, located on NORTHWEST CORNER OF RUTLEDGE RD NE AND WASHINGTON ST NE containing approximately 4.43 acre(s). (D-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 14, 2010.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Thompson Engineering Consultants, Inc PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9248
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tednm@ychoo.com

APPLICANT: Virgil Gil PHONE: 249-0486
 ADDRESS: 6506 Calle Redonda NW FAX: 792-6046
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. LOTS 1 THROUGH 11, AND TRACT A Block: _____ Unit: _____
 Subdiv/Addr/TBKA: VILLA SENDEROS SUBDIVISION
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No _____
 Zone Atlas page(s): 6-10 UPC Code: SEE ATTACHED

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001970

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 12 No. of proposed lots: 12 Total site area (acres): 2.70
 LOCATION OF PROPERTY BY STREETS: On or Near: St. Joseph's Ave NW
 Between: Unser Blvd. NW and Ladera Drive NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3-26-08

SIGNATURE

David B. Thompson DATE 12-16-11
 (Print Name) David B. Thompson Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>UDRB - 70360</u>	<u>SIA</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADR</u>		<u>\$75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
				Total
				<u>\$145.00</u>

Hearing date January 11, 2012

Project # 1001970

12-16-11
 Staff signature & Date

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

11/11/11

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

David B. Thompson
Applicant name (print)
David B. Thompson 12-16-11
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB-_____-70360

[Signature] 12-16-11
Planner signature / date
Project # 1001970

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 December 27, 2011 To January 11, 2012

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.

[Signature]
(Applicant or Agent)

12-16-11
(Date)

I issued 1 signs for this application, 12-16-11
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1001970



VILLA SENDEROS SUBDIVISION UPC CODES

<u>LOT</u>	<u>UPC CODE</u>
1	101006021337320705
2	101006021336920706
3	101006021336520707
4	101006021336120708
5	101006021335720709
6	101006021335320710
7	101006021334920711
8	101006021334520712
9	101006021334120713
10	101006021333720714
11	101006021033220715
TRACT A	101006020035520704

December 16, 2011

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF REQUEST FOR EXTENSION OF THE SUBDIVISION
IMPROVEMENTS AGREEMENT FOR VILLA SENDEROS SUBDIVISION
(DRB 1001970)**

Dear Mr. Cloud:

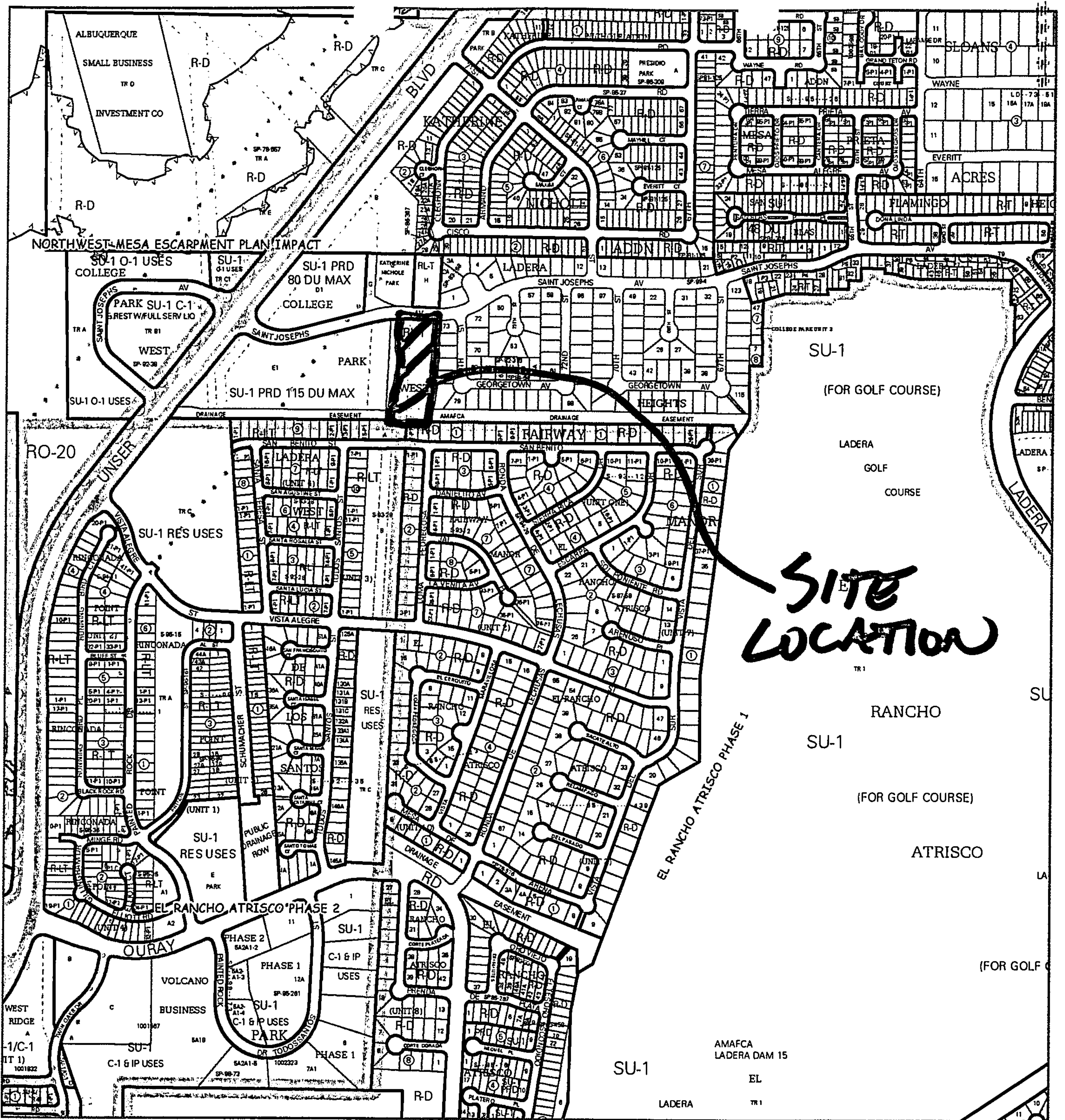
Enclosed please find an application and all required enclosures to request an extension of the Subdivision Improvements Agreement for the Villa Senderos Subdivision. Although the infrastructure is essentially complete, the extension is due to market conditions and corresponding lack of sales.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

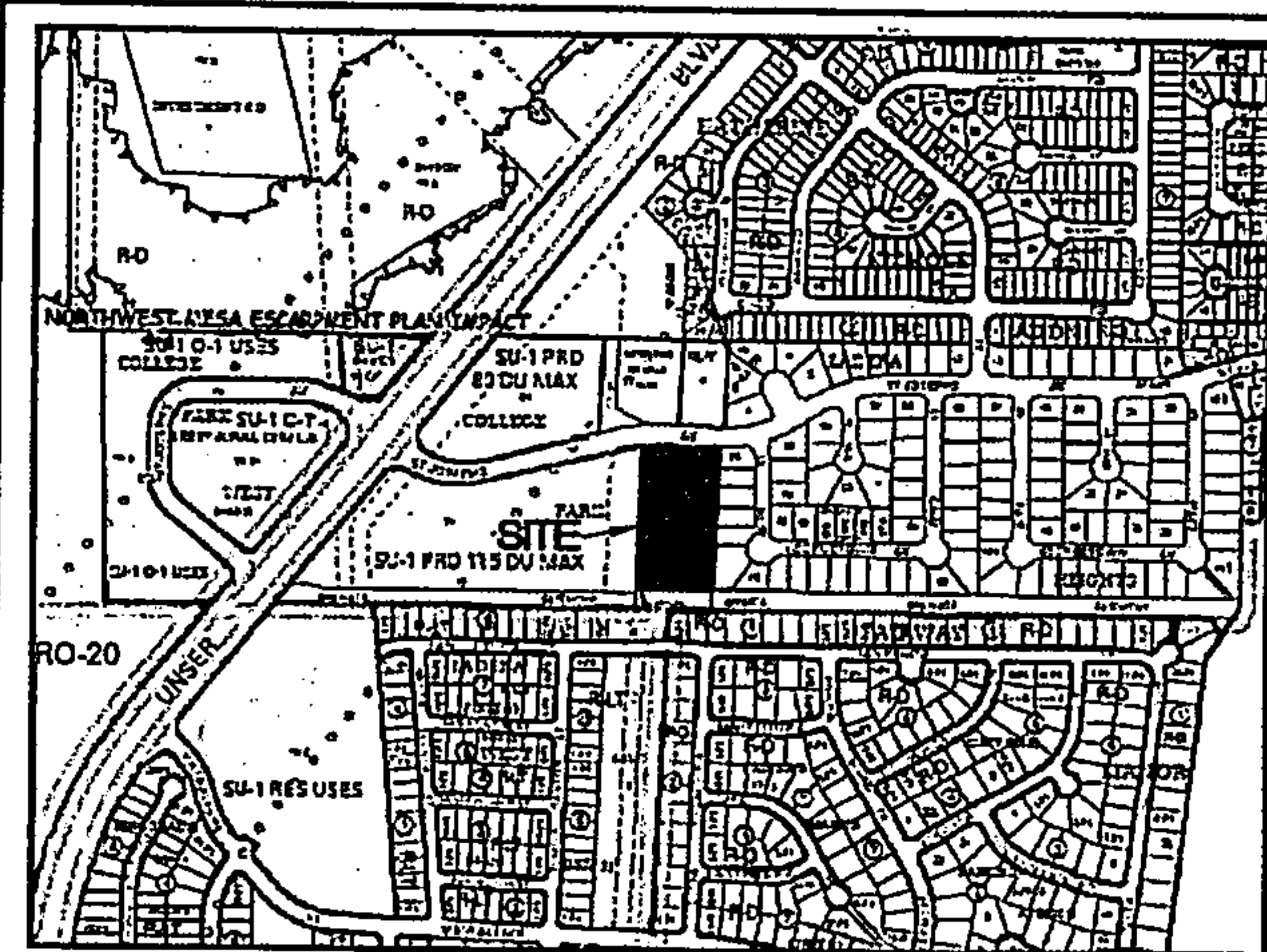
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

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

0 750 1,500 Feet



Vicinity Map Zone Atlas G-10-Z

Purpose of Plat

- 1.) CREATE ONE TRACT, AND 11 LOTS.
- 2.) DEDICATE RIGHT OF WAY.
- 3.) GRANT EASEMENTS.
- 4.) VACATE EASEMENT(S).

Subdivision Data

GROSS ACREAGE.....	2.7022 ACRES
ZONE ATLAS PAGE NO.....	G-10-Z
NUMBER OF EXISTING LOTS.....	1 TRACT
NUMBER OF LOTS CREATED.....	3 TRACTS
AREA DEDICATED TO THE CITY OF ALBUQUERQUE.....	0.5093 ACRES
NUMBER OF TRACTS CREATED.....	1
MILES OF FULL WIDTH STREETS.....	0.075
MILES OF HALF WIDTH STREETS.....	0.00
DATE OF SURVEY.....	JANUARY 2010
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER.....	2009521036
ZONING.....	R-LT

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Virgil Gil
 VIRGIL GIL
 VIRGIL GIL, BEHAVIORAL INC

2/26/2010
 DATE

Acknowledgment

STATE OF }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/26/2010
 BY VIRGIL



NOTARY PUBLIC }
 MY COMMISSION EXPIRES 1-4-12

Indexing Information

Projected Section 3, Township 10 North,
 Range 3 East, Town of Atrisco Grant
 Subdivision: College Park West
 Owner: Virgil Gil
 UPC #101006019535620702

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES (NAD 1983-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 2 EAST, AS PROJECTED IN THE TOWN OF ATRISCO GRANT.

Legal Description

TRACT LETTERED "F" OF COLLEGE PARK WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK C24, PAGE 30, ON MAY 30, 1984 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ST JOSEPH'S AVENUE NW, MARKED WITH A REBAR WITH CAP, ILLEGIBLE, WHENCE A TIE TO ACS MONUMENT "7_G10" BEARS, N 84°17'24" W, A DISTANCE OF 856.97 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES, 33.95 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.62 FEET, A DELTA OF 5°37'43", AND A CHORD BEARING N 89°46'12" E, A DISTANCE OF 33.94 FEET TO A POINT OF TANGENCY;

THENCE, S 87°24'57" E, A DISTANCE OF 216.72 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID RIGHT OF WAY, S 02°49'17" W, A DISTANCE OF 464.45 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE AMAFCA RICONADA CHANNEL, MARKED WITH A 1/2" REBAR;

THENCE, COINCIDING WITH THE RIGHT OF WAY OF SAID CHANNEL, S 89°59'06" W, A DISTANCE OF 250.51 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, MARKED WITH A 1/2" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 02°46'23" E, A DISTANCE OF 474.14 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.7022 ACRES, (117,706 SQ. FT.) MORE OR LESS.

Public Utility Easement

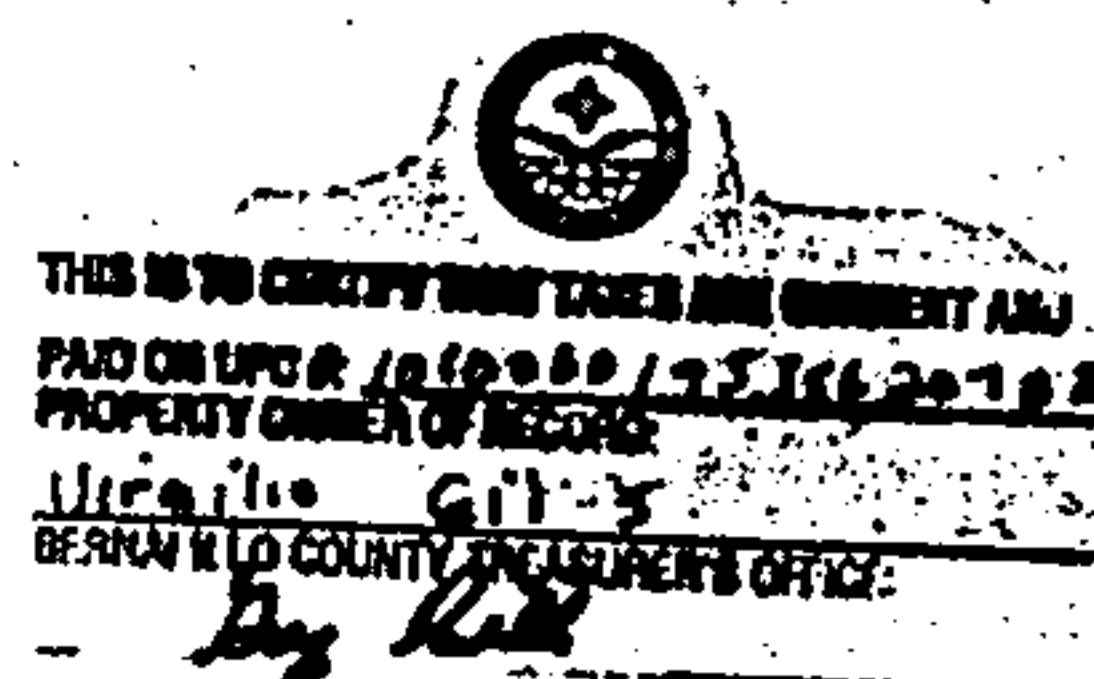
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER.
 IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

DOC# 2818873823
 02/22/2010 02:05 PM Page 1 of 3
 PLAT R. 217. 20 E. 2010C P. 0006 N. Toulous Olivera, Bernalillo Co.



Plat of Villa Senderos Subdivision

comprising of
 Tract F, College Park West
 Situate within Section 3, Township 10
 North, Range 2 East, NMPM as
 Projected in the Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1001970
 Application Number _____

City approvals:

<i>W. B. Hunt</i> City Surveyor	3-2-10 Date
<i>[Signature]</i> Traffic Engineer, Transportation Division	6-30-10 Date
<i>[Signature]</i> ABCWJA Parks and Recreation Department	6-30-10 Date
<i>[Signature]</i> AMAFCA City Engineer	7-22-10 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	7/22/10 Date

Utility approvals:

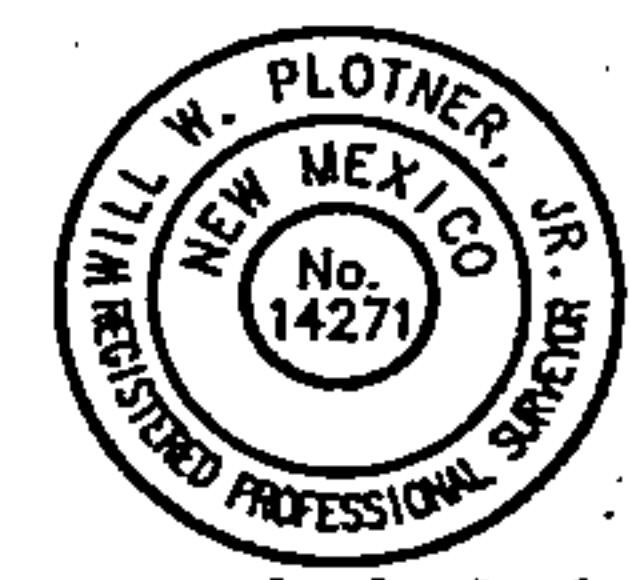
<i>Charles F. Brown</i> PNM Electric Services	3-11-2010 Date
<i>[Signature]</i> New Mexico Gas Company	3-11-2010 Date
<i>[Signature]</i> Qwest Telecommunications	03-11-10 Date
<i>[Signature]</i> Comcast	3-11-10 Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr.
 WILL PLOTNER JR. DATE 2/24/10
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 898-3050 Fax (505)891-0244

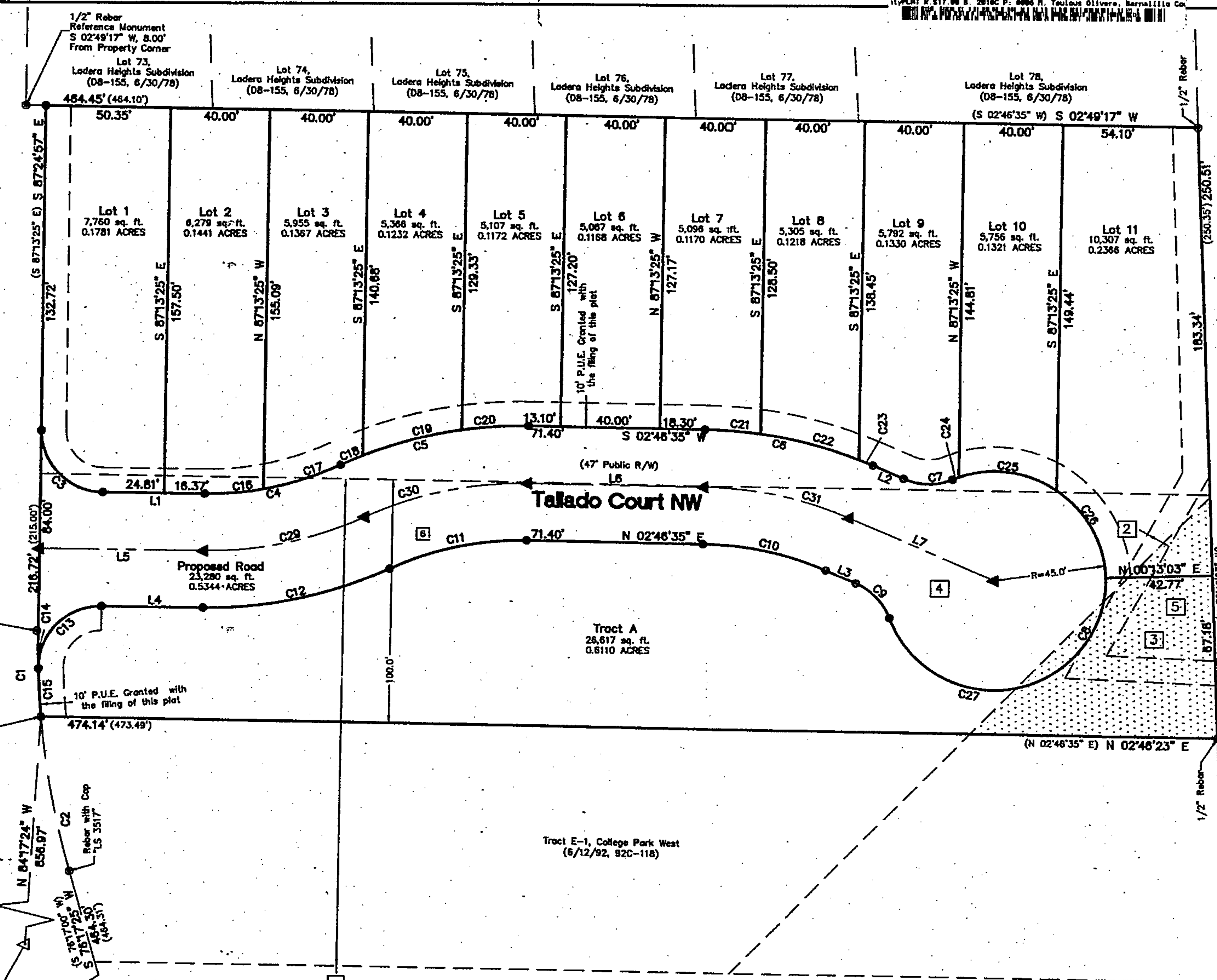


DOC# 2010073923
 8/12/2010 02:00 PM Page 2 of 3
 11/14/07 02:11:00 P. 2010073923
 Surveyed by: Paul J. Touman Olivera, Bernalillo Co.

**Plat of
 Villa Senderos Subdivision**
 comprising of
Tract F, College Park West
 Situate within Section 3, Township 10
 North, Range 2 East, NMPM as
 Projected in the Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2010

St Joseph's Avenue N.W.
 (66' R/W)

AMAFCA Rinconada Channel
 (50' R/W)



Legend

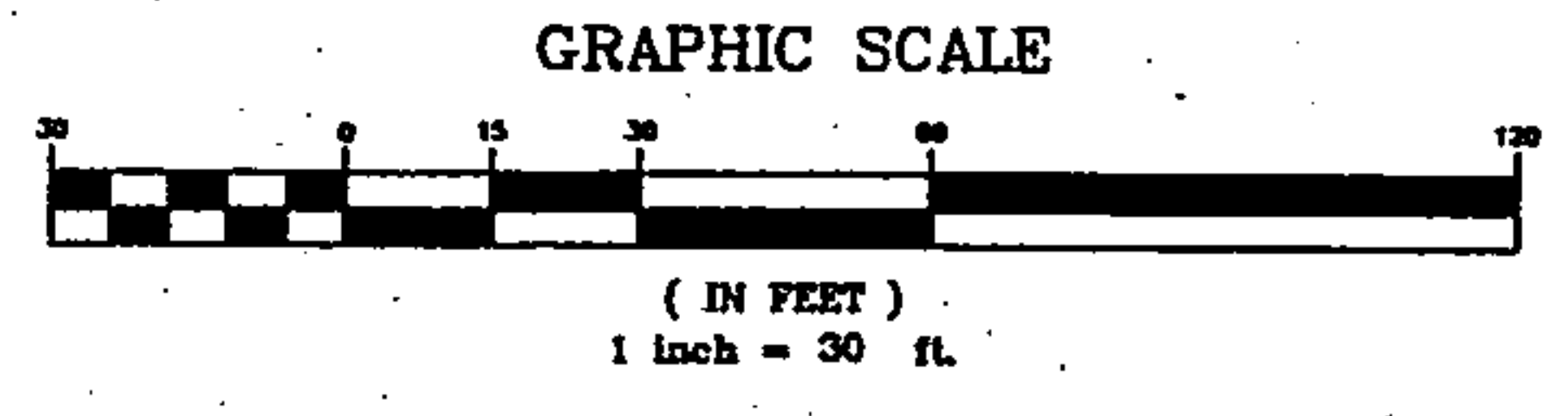
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND MONUMENT AS INDICATED
- ▨ AMAFCA DRAINAGE EASEMENT (12/21/76, Misc. 511, Page 533)
To be vacated with the filing of this plat, and Via Quitclaim Deed filed on 7/9/10 as Doc. No. 2010068212
- ▲ SET CENTERLINE MONUMENT

ACS Monument "8_G10"
 NAD 1983 CENTRAL ZONE
 X=1497506.497
 Y=1500192.246
 Z=5182.437 (NAVD 1988)
 G-G=0.999679436
 Mapping Angle=-0°16'29.87"

ACS Monument "7_G10"
 NAD 1983 CENTRAL ZONE
 X=1498606.697
 Y=1501787.741
 Z=5159.487 (NAVD 1988)
 G-G=0.999680173
 Mapping Angle=-0°16'22.41"

Easement Notes

- 1 200' PNM EASEMENT (BOOK R/W 143, PAGE 540-541, 9/26/66)
-Easement Encroachment Agreement (10/2/09, Doc. No. 2009110870)
- 2 10' UNDERGROUND ESMT. (12/27/84, MISC. 196A, PG. 755)
- 3 AMAFCA DRAINAGE EASEMENT (12/21/76, Misc. 511, PAGE 533)
- 4 ENCROACHMENT AGREEMENT FOR PROPOSED IMPROVEMENTS-NEVER BUILT (MISC. 285A, PG. 104-106) BLANKET
- 5 ENCROACHMENT AGREEMENT FOR AMAFCA EASEMENT INTO THE PNM EASEMENT (MISC. 252A, PG. 186-190)
- 6 ENCROACHMENT AGREEMENT FOR PUBLIC ROADWAY INTO PNM EASEMENT (10/02/09), DOC. NO. 2009110870



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

DOC# 2818873923

7/22/2010 03:00 PM Page: 3 of 3
PLAT # 317 00 0: 2010C P: 0000 R: Toulous Olivera, Bernalillo Co
NEW MEXICO PUBLIC LANDS



TO CERTIFY THAT THESE ARE CURRENT
RECORDED BY THE OWNER OF RECORD
DATE OF RECORDING

Plat of Villa Senderos Subdivision

comprising of
Tract F, College Park West
Situate within Section 3, Township 10
North, Range 2 East, NMPM as
Projected in the Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
February 2010

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.18	S 02°33'45" W
L2	13.34	S 25°37'07" W
L3	13.34	N 25°37'07" E
L4	40.85	N 02°33'45" E
L5	66.20	N 02°33'45" E
L6	71.40	N 02°46'35" E
L7	63.82	N 25°37'07" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	345.62' (345.62')	33.95' (35.16')	53°7'43"	N 89°46'12" E	33.94'
C2	345.62' (345.62')	64.34' (64.33')	10°39'55"	S 81°37'23" W	64.24'
C3	25.00'	39.28'	90°01'18"	S 47°34'24" W	35.38'
C4	126.50'	56.69'	25°40'41"	S 10°16'36" E	56.22'
C5	173.50'	78.40'	25°53'31"	N 10°10'11" W	77.74'
C6	173.50'	69.17'	22°50'32"	N 14°11'51" E	68.71'
C7	25.00'	20.13'	46°08'36"	S 02°32'49" W	19.59'
C8	45.00'	213.85'	272°17'12"	S 64°22'53" E	62.36'
C9	25.00'	20.13'	46°08'36"	N 48°41'25" E	19.59'
C10	126.50'	50.43'	22°50'32"	N 14°11'51" E	50.10'
C11	126.50'	57.17'	25°53'31"	N 10°10'11" W	56.68'
C12	173.50'	77.76'	25°40'41"	S 10°16'36" E	77.11'
C13	25.00'	40.27'	92°18'06"	N 43°35'18" W	36.06'
C14	345.62'	14.02'	2°19'25"	N 88°34'39" W	14.01'
C15	345.62'	19.94'	3°18'18"	S 88°38'29" W	19.93'
C16	126.50'	23.78'	10°46'15"	S 02°49'23" E	23.75'
C17	126.50'	32.91'	14°54'25"	S 15°39'43" E	32.82'
C18	173.50'	9.73'	3°12'44"	N 21°30'34" W	9.73'
C19	173.50'	41.67'	13°45'40"	N 13°01'22" W	41.57'
C20	173.50'	27.01'	8°55'07"	N 01°40'59" W	26.98'
C21	173.50'	21.76'	7°11'09"	N 06°22'10" E	21.75'
C22	173.50'	41.32'	13°38'48"	N 16°47'08" E	41.23'
C23	173.50'	6.09'	2°00'36"	N 24°36'50" E	6.09'
C24	45.00'	2.65'	3°22'09"	N 18°50'24" W	2.65'
C25	45.00'	41.75'	53°09'39"	N 09°25'30" E	40.27'
C26	45.00'	42.58'	54°12'43"	N 63°06'41" E	41.01'
C27	45.00'	126.88'	161°32'40"	S 09°00'37" E	88.84'
C29	150.00'	67.22'	25°40'41"	S 10°16'36" E	66.66'
C30	150.00'	67.79'	25°53'31"	N 10°10'11" W	67.21'
C31	150.00'	59.80'	22°50'32"	N 14°11'51" E	59.41'

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 25, 2009

Project# 1001970

09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT

09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT

09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL

09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST**, zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)[*Deferred from 2/18/09*]

1. At the February 25, 2009 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on the sidewalk exhibit.
2. The sidewalk waiver was approved as shown for Lot 11 only.
3. With the signing of the infrastructure list, and with an approved grading and drainage plan engineer stamp dated 2/11/09, the preliminary plat was approved.
4. the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance with the condition of approval by AMAFCA.

(A)(1) The easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by March 12, 2009 in the manner described below.

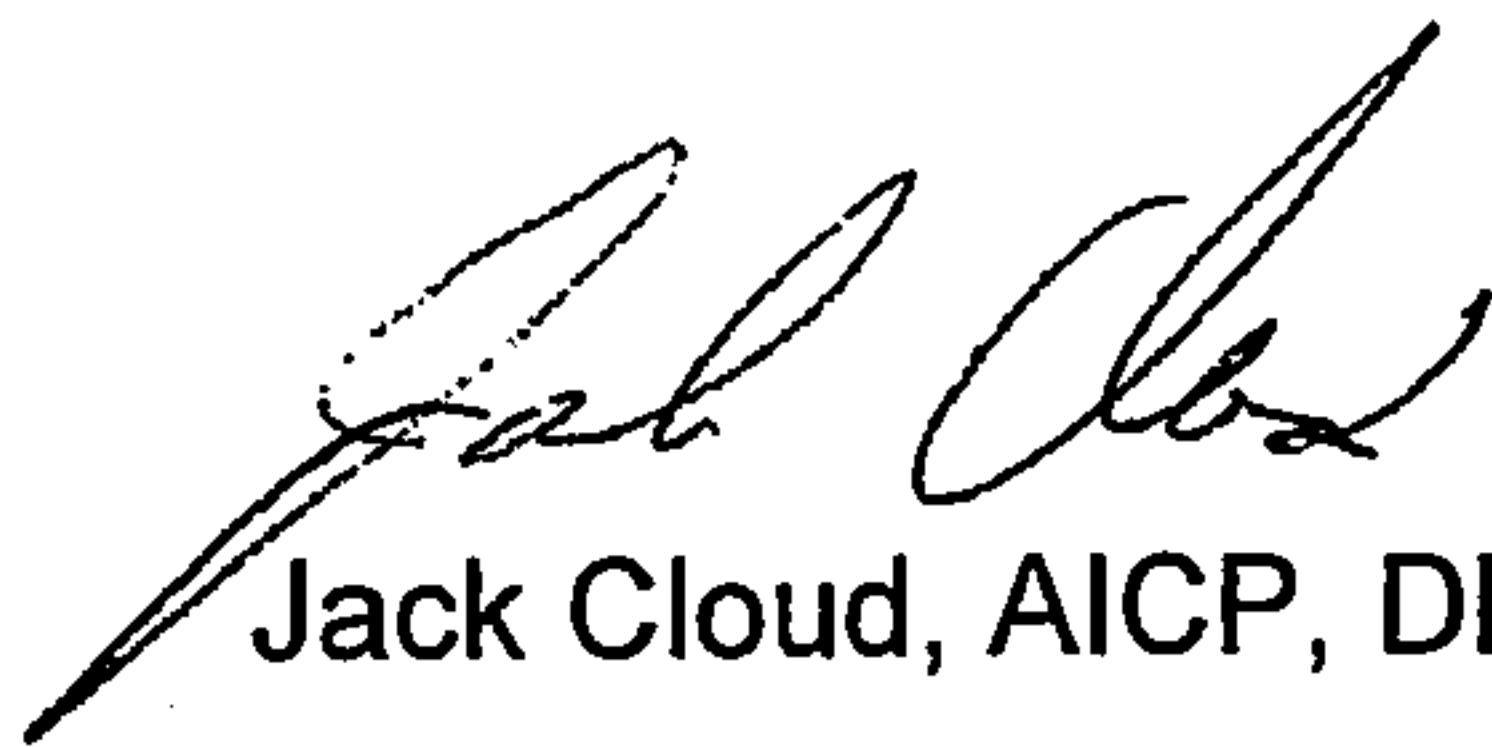
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Thompson Engineering Consultants, Inc. – P.O. Box 65760 – Albuquerque, NM 87193

Cc: Virgil Gil, Inc.- 6506 Calle Redondo NW – Albuquerque, NM 87120



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: 12-15-11

TO CONTACT NAME: DAVID THORSON
 COMPANY/AGENCY: THORSON ENGINEERING
 ADDRESS/ZIP: Box 65760 87193
 PHONE/FAX #: 271-2199 830-9248

Thank you for your inquiry of 12/15/11 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at St. Joseph's Ave - between Unser & Radera zone map page(s) G-10.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

RADERA HEIGHTS
 Neighborhood or Homeowner Association

RADERA WEST
 Neighborhood or Homeowner Association

Contacts: _____

Contacts: _____

Not Attached

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

Patrick Montoya
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

11/11/11
11/11/11
11/11/11
11/11/11
11/11/11

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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

- ONC's "Official" Letter to the applicant (if there are associations).** A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations).** A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations).** A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations).** A copy must be submitted with application packet.

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

(Below this line for ONC use only)

Date of Inquiry: 12/15/11 Time Entered: 10:55 AM ONC Rep. Initials: PM

##

LADERA HEIGHTS N.A. (LDH) "R"

***Allan Ludi** e-mail: aludj.ccm@comcast.net
6216 St. Josephs NW/87120 839-9153 (h)
Marie Ludi
6216 St. Josephs NW/87120 839-9153 (h)
Website: www.lhna.webs.com

Council District: 5
County District: 1
Police Beat: 631/NW
Zone Map #: F-G-10-11

LADERA WEST N.A. (LDW) "R"

***Bob McCannon** e-mail: mccannon@flash.net
2808 El Tesoro Escondido NW/87120 839-9702 (h)
Shariesse McCannon e-mail: shariessemccannon@gmail.com
2808 El Tesoro Escondido NW/87120 839-9702 (h)

Council District: 1
County District: 1
Police Beat: 634/NW
Zone Map #: G-H-9-11

December 16, 2011

Mr. Bob McCannon
Ladera West Neighborhood Association
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

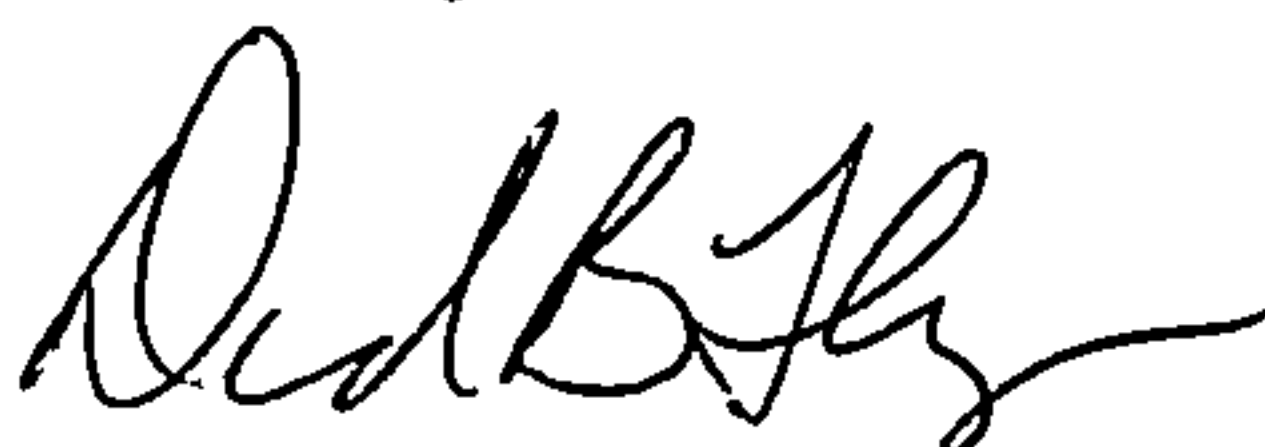
**RE: VILLA SENDEROS SUBDIVISION EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT**

Dear Mr. McCannon:

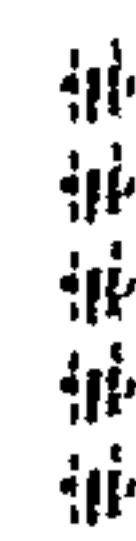
We are writing to you on behalf of our client, Virgil Gil, who seeks to extend the Subdivision Improvements Agreement for a subdivision with 11 residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). A public hearing on the Subdivision Improvements Agreement extension is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, January 11, 2012.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE



December 16, 2011

Mr. Allan Ludi
Ladera Heights Neighborhood Association
6216 St. Joseph's Ave. NW
Albuquerque, NM 87120

**RE: VILLA SENDEROS SUBDIVISION EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT**

Dear Mr. Ludi:

We are writing to you on behalf of our client, Virgil Gil, who seeks to extend the Subdivision Improvements Agreement for a subdivision with 11 residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). A public hearing on the Subdivision Improvements Agreement extension is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, January 11, 2012.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

7003 2260 0005 5000 0922 E001

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87120
OFFICIAL USE

Postage	\$	\$0.44
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

0118
32
DEC 16 2011
Postmark Here
PINO STATION

Sent To Mr. Allan Ludi
 Street, Apt. No., or PO Box No. 1216 St. Joseph's Ave. NW
 City, State, ZIP+4 ALBUQUERQUE, NM 87120

7003 2260 0005 5000 0922 E002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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ALBUQUERQUE, NM 87120
OFFICIAL USE

Postage	\$	\$0.44
Certified Fee		\$2.85
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.59

0118
DEC 16 2011
Postmark Here
PINO STATION

Sent To Mr. Bob McCann
 Street, Apt. No., or PO Box No. 2908 El Tesoro Esccondido NW
 City, State, ZIP+4 ALBUQUERQUE, NM 87120

Current DRC
Project Number: _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 2-20-09
Date Site Plan Approved: -
Date Preliminary Plat Approved: 2/25/09
Date Preliminary Plat Expires: 2/25/10
DRB Project No.: 1001970
DRB Application No.: _____

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

VILLA SENDEROS SUBDIVISION
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~
TRACT F, COLLEGE PARK WEST SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cust Engineer
		Paving 28' wide	Residential Paving w/curb and gutter, 4' sidewalk east side*	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		Utilities 6"	Water Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/

NOTES
Street lights per City requirements

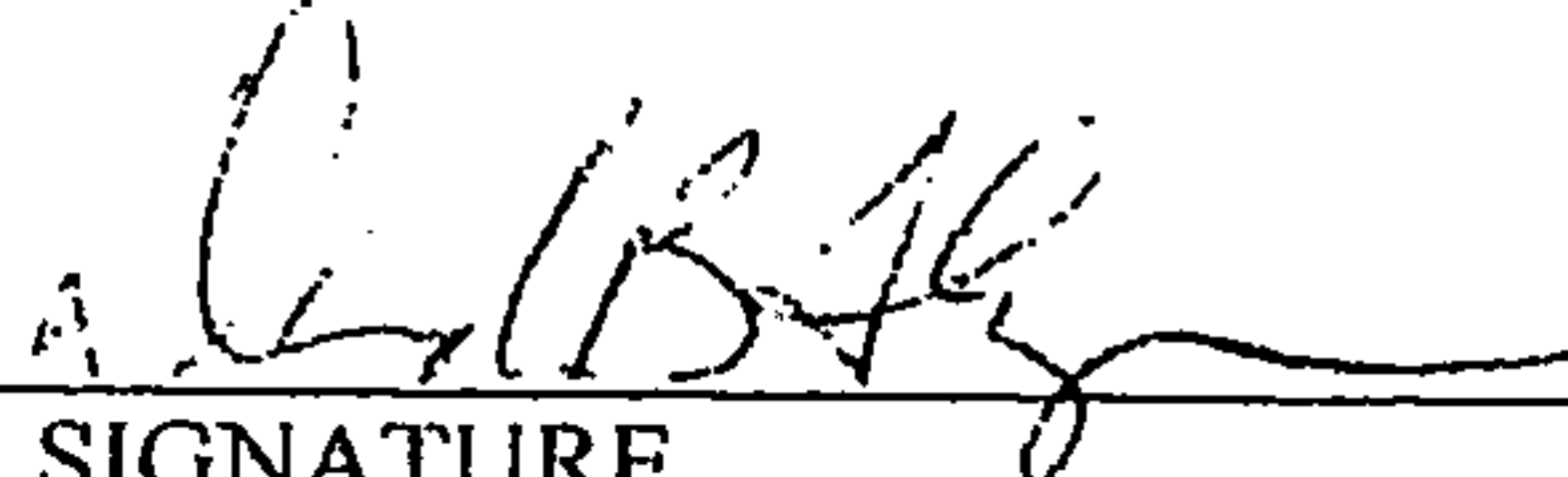
- 1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
- 2) Grading and ~~Drainage~~ ^{Plus} Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Sanitary Sewer Lines include manholes and services
- 5) Perimeter walls per DRB approved perimeter wall design
- 6) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson
NAME (print)


Thompson Engineering Consultants, Inc.
FIRM



SIGNATURE Date

 2/25/09
DRB CHAIR Date

 2/25/09
TRANSPORTATION DEVELOPMENT Date

 2/25/09
UTILITY DEVELOPMENT Date

 2/25/09
CITY ENGINEER Date

 2/25/09
PARKS & GENERAL SERVICES Date

AMAFCA Date

Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FACSIMILE

To:

David Chapman

FROM:

Chapman Engineering

COA/Planning
Office of Neighborhood Coordination
P.O. Box 1293, Albuquerque, NM 87103
Street Address: 600 Second St. NW/87102
Phone: 924-3914 Fax: 924-3913

DATE:

12/15/11

FAX NO.:

830-9248

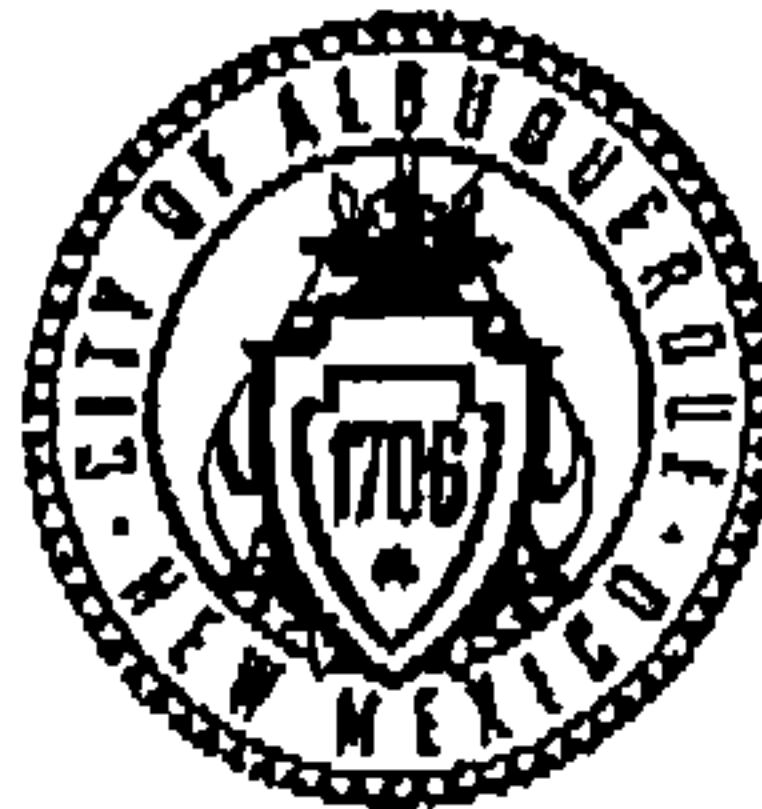
PAGE TOTAL:

7

COMMENTS:

CONTACT

IN CASE OF 924-3914, Monday through Friday
PROBLEMS: 8 a.m. to 5 p.m.





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Thompson Engineering Consultants, Inc PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9248
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecm@yahoo.com

APPLICANT: Virgil Gil PHONE: 249-0986
 ADDRESS: 6506 Calle Redonda NW FAX: 792-6096
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Major Subdivision Final Plat

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

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

Lot or Tract No. Tract F Block: _____ Unit: _____
 Subdiv/Addn/TBKA: College Park West Subdivision
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No _____
 Zone Atlas page(s): G-10 UPC Code: 101006019535620702

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001970

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 12 Total area of site (acres): 2.70
 LOCATION OF PROPERTY BY STREETS: On or Near: St. Joseph's Ave. NW
 Between: Unser Blvd NW and Ladera Drive NW
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 3-2008

SIGNATURE David B. Thompson DATE 6-22-10
 (Print) David B. Thompson Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers

10 DRB 70177

Action

FP
CMF

S.F.

5(3)

Fees

\$ 0
\$ 20.00

Total

\$ 20.00

Hearing date 06/30/10

Sandy Handley 06/22/10
 Planner signature / date

Project #

1001970

11
11
11
11

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 (DRB 12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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.

David Thompson
Applicant name (print)

[Signature]
Applicant signature / date



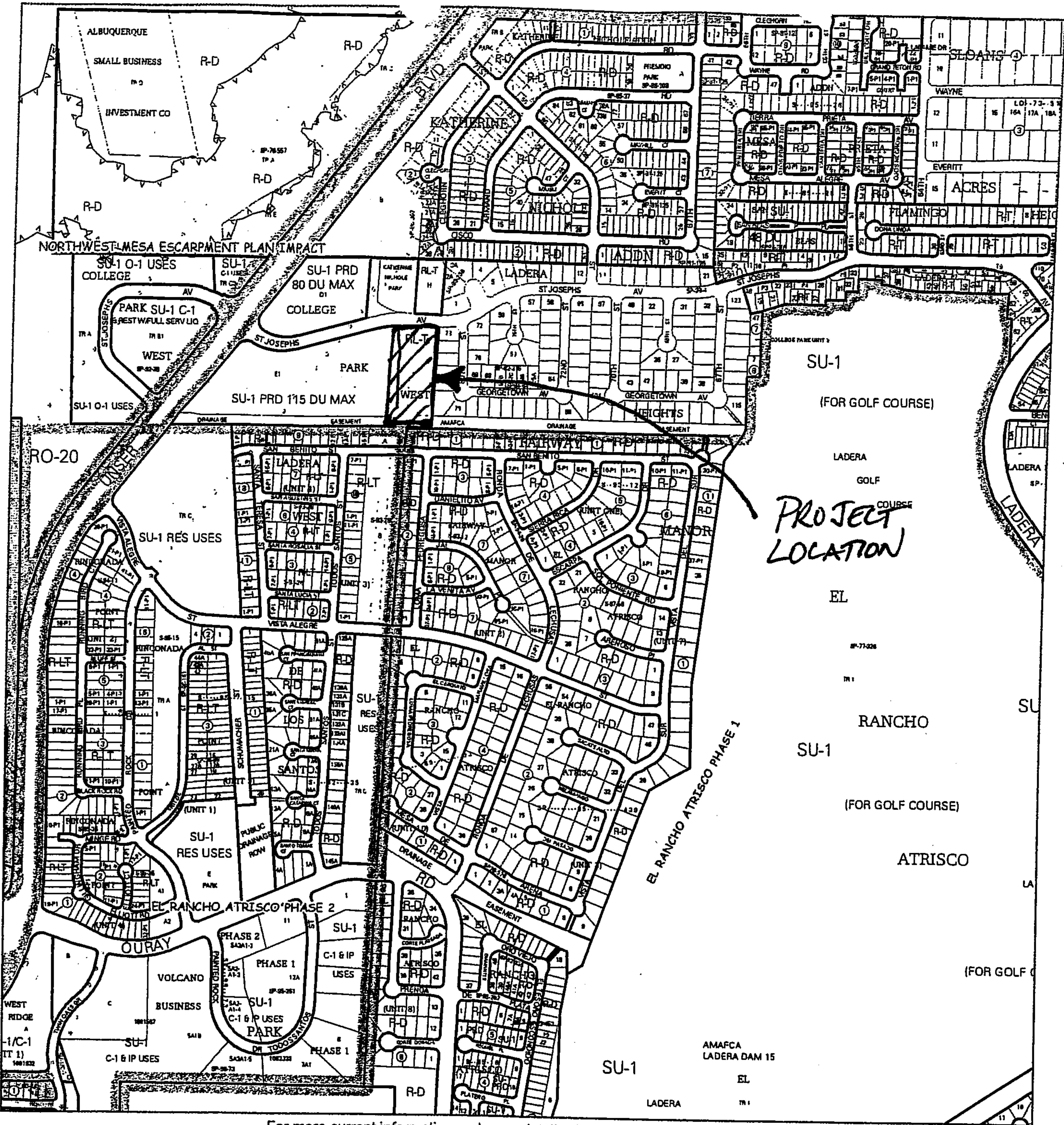
Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
 10DRB-_____-70177

Sandy Handley 06/22/10
 Planner signature / date

Project # 1001970



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Areas Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/13/2008

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

VIRGIL GIL, INC ("Developer") effective as of this 20th day of February, 2010, and pertains to the subdivision commonly known as VILLA SANDOVAL, and more particularly described as TRACT F, COLLEGE PARK WEST

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

LOTS 1-11; 3800, 3804, 3808, 3812, 3816, 3820, 3900, 3904, 3908, 3912, + 3916
TALLADO COURT NW

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

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

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

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

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

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

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

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

Doc# 2010057174


06/22/2010 09:13 AM Page: 1 of 3
AGRE R: \$13.00 M. Toulouse Oliver, Bernalillo County



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

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

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



Signature

Virgil Gil owner

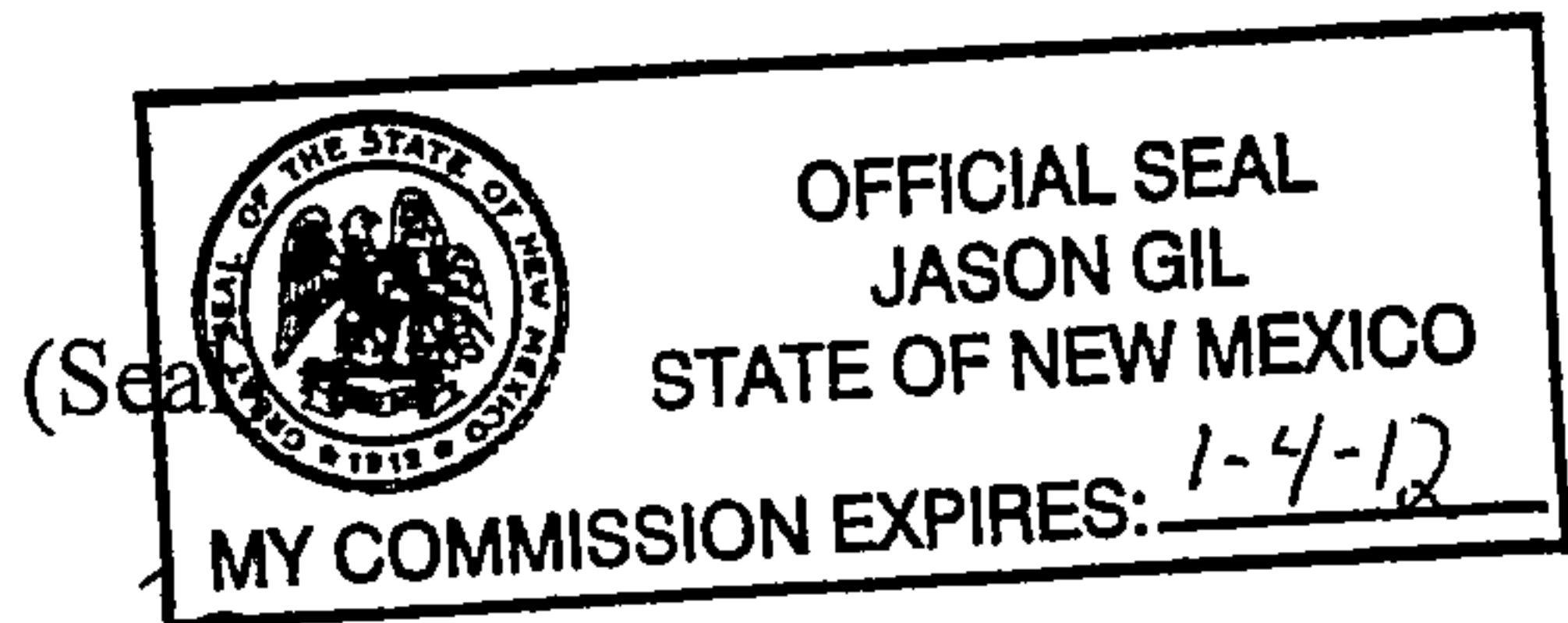
Name (typed or printed) and title

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2/26/2010, by Virgil Gil
as President of Virgil Gil Inc., a corporation.



[Signature]
Notary Public

My commission expires: 1/4/12

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

Facilities Fee Planner, APS
Name (typed or printed) and title

STATE OF NEW MEXICO

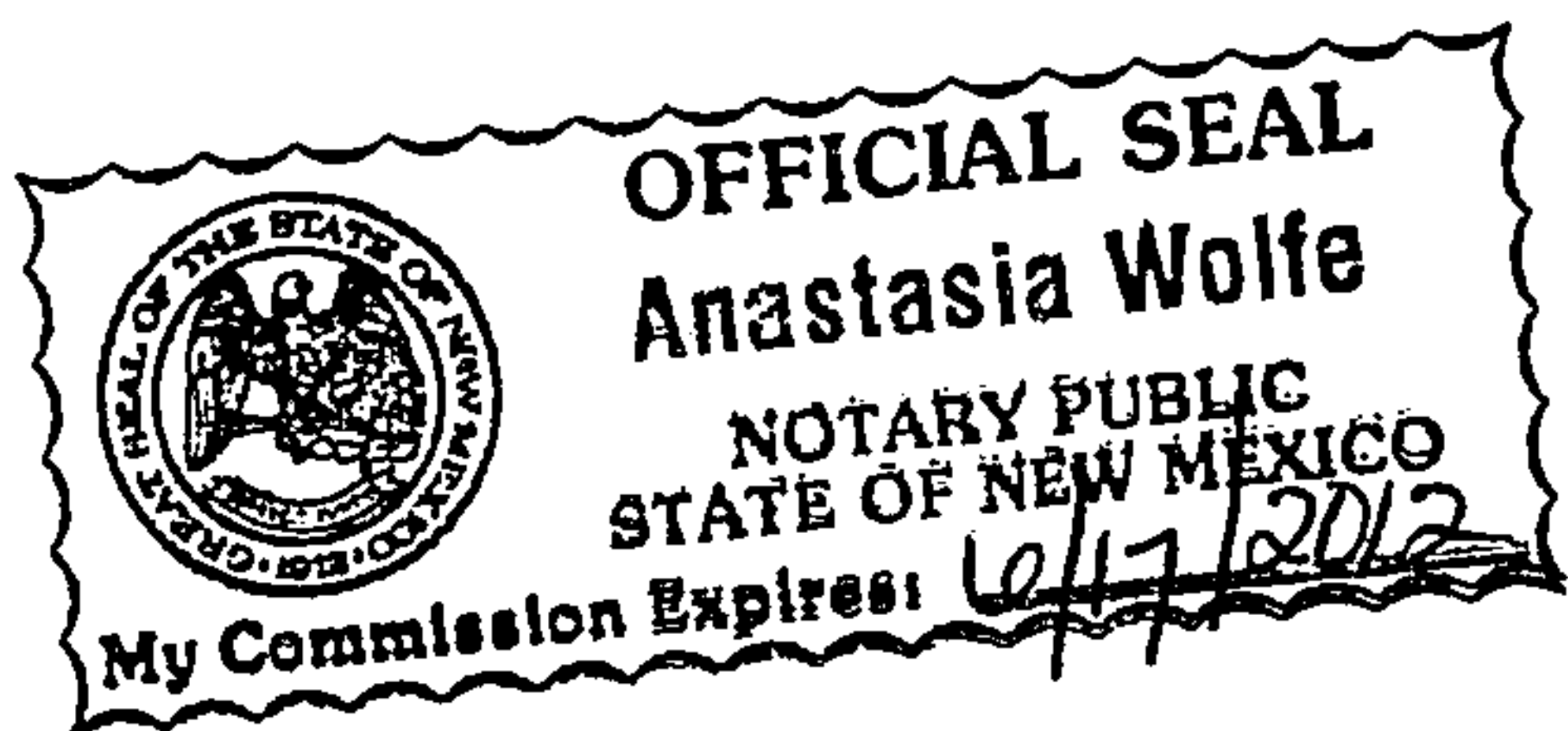
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 4, 2010, by April L. Winters
as Facilities Fee Planner of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

[Signature]
Notary Public

My commission expires: 6/17/2012



25-02

No. of Lots: 11
Nearest Major Streets
Unser Blvd + St. Joseph's Ave

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 5th day of January, 2010, 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

Virgil Gil, Inc
("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 6506 Calle Redonda NW, ABQ, NM 87120 and whose telephone number is 792-9742, 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:] Tract F, College Park West, recorded on May 30, 1984 in the records of the Bernalillo County Clerk at Book C24, pages 30 through 30 (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:] Virgil Gil ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Villa Senderos 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23rd day of November, 2011 ("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. 775683.

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 Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (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 SURV-TEK, and construction surveying of the private Improvements shall be performed by SURV-TEK. 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 Thompson Engineering Consultants, Inc and inspection of the private Improvements shall be performed by Thompson Engineering Consultants, Inc 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 & Associates, Inc., and field testing of the private Improvements shall be performed by Vinyard & Associates, Inc., 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: MUNICIPAL LIEN - CITY OF ALBUQUERQUE
Amount: \$ 172,260.29 Name of Financial Institution or Surety
Date City first able to call Guaranty: November 23, 2011
[Construction Completion Deadline]: November 23, 2011
If Guaranty other than a Bond, last day City able to call Guaranty is:
January 23, 2012
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.

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name: Virgil Gil
Title: Vice President
Dated: 11-18-2009

[Signature]
City Engineer
Dated: 1-05-10

114110

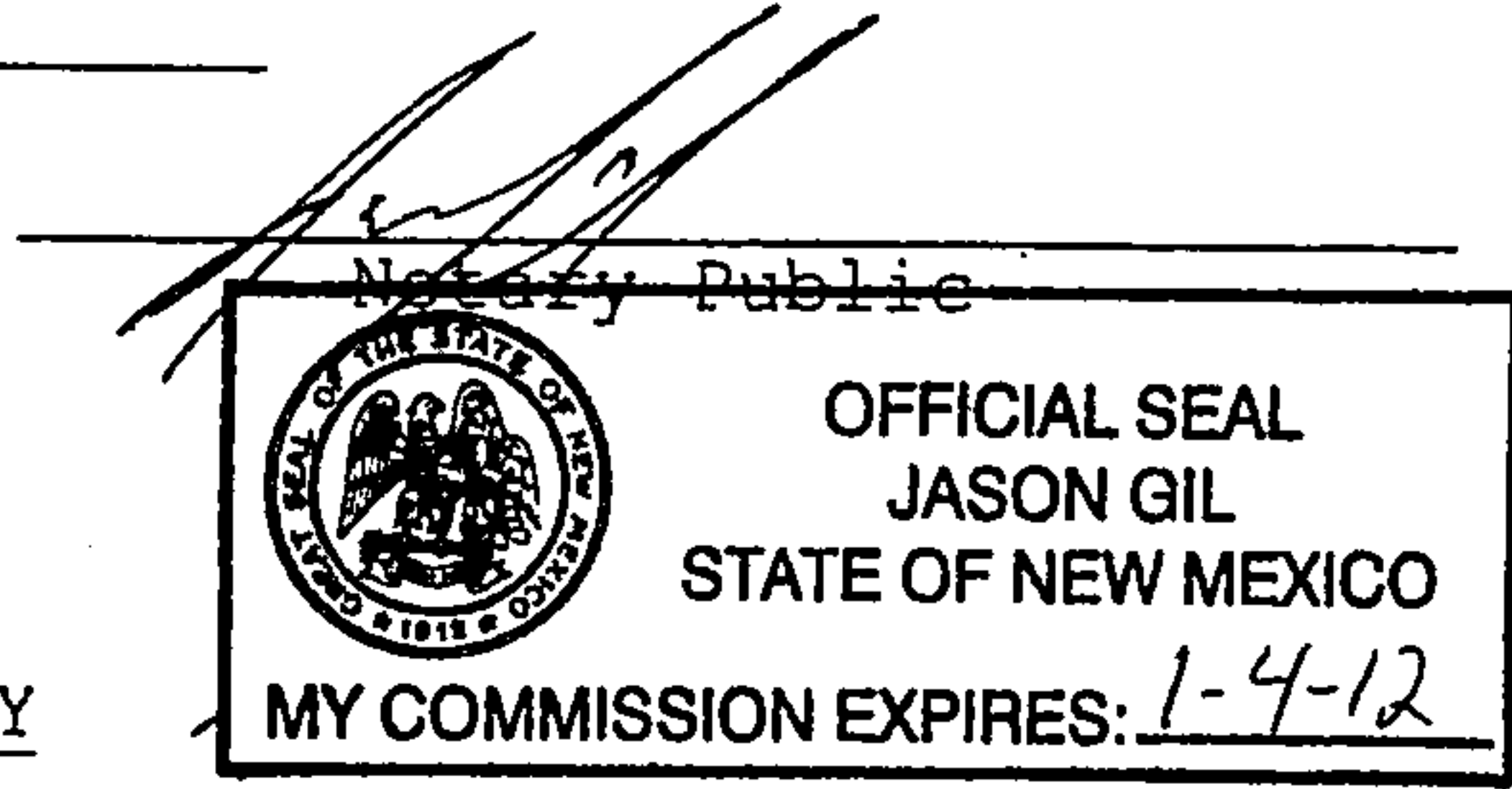
12-21-09

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 18th day of November, 2009 by [name of person:] Virgil Gil, [title or capacity, for instance, "President" or "Owner":] Vice President of [Subdivider:] Virgil Gil Inc.

My Commission Expires: 1-4-12



CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 5th day of January, 2010 by Richard Dante, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 12-07-12

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Current DRC
Project Number: _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 2-20-09
Date Site Plan Approved: —
Date Preliminary Plat Approved: 2/25/09
Date Preliminary Plat Expires: 2/25/10
DRB Project No.: 1001970
DRB Application No.: _____

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

VILLA SENDEROS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT F, COLLEGE PARK WEST SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
		Paving 28' wide	Residential Paving w/curb and gutter, 4' sidewalk east side*	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		Utilities 6"	Water Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/


NOTES
Street lights per City requirements

- 1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
- 2) Grading and ~~Drainage~~ ^{Plus} Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Sanitary Sewer Lines include manholes and services
- 5) Perimeter walls per DRB approved perimeter wall design
- 6) Wall certification from registered engineer required prior to release of financial guarantees

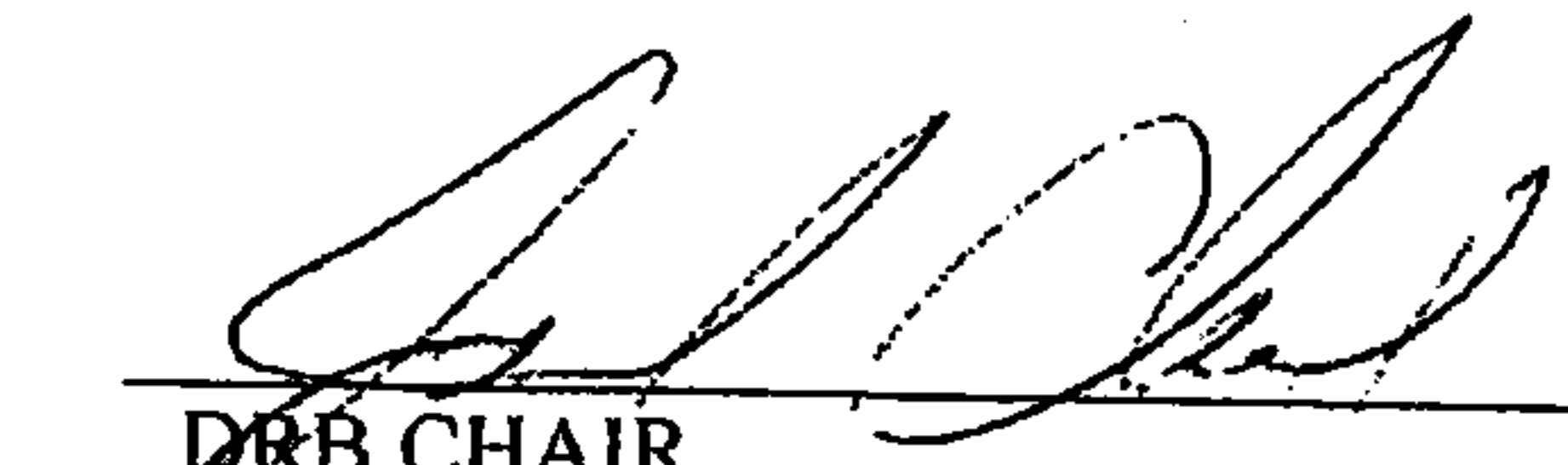
AGENT/OWNER

David B. Thompson
NAME (print)

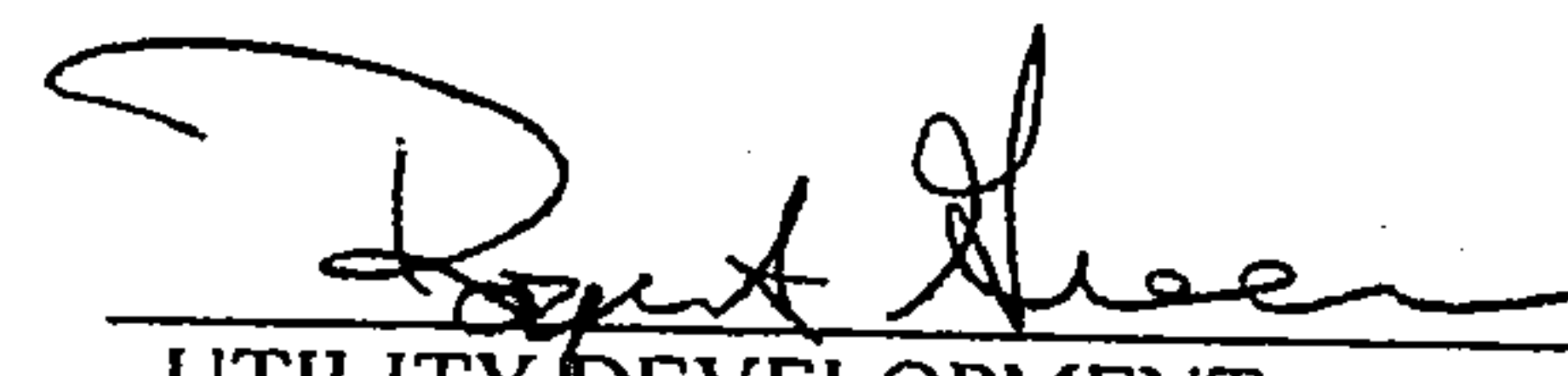
Thompson Engineering Consultants, Inc.
FIRM



SIGNATURE Date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


DRB CHAIR Date


TRANSPORTATION DEVELOPMENT Date


UTILITY DEVELOPMENT Date


CITY ENGINEER Date


PARKS & GENERAL SERVICES Date

AMAFCA Date

Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

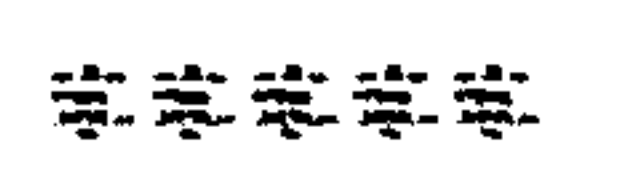


EXHIBIT A AND POWER OF ATTORNEY ATTACHED
POWER OF ATTORNEY

NOTE: Must be signed and notarized
by the owner if the subdivider
is not the owner of the Subdivision.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:]
VIRGIL GIL ("Owner"), of [address:] 6506 Calle Redonda NW [City:] ALBUQUERQUE, [state:] NEW MEXICO [zip code:] 87120, hereby makes, constitutes and appoints [name of subdivider:] VIRGIL GIL, INC. ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER

By [signature:] 

Name: VIRGIL GIL

Title: OWNER OF PROPERTY

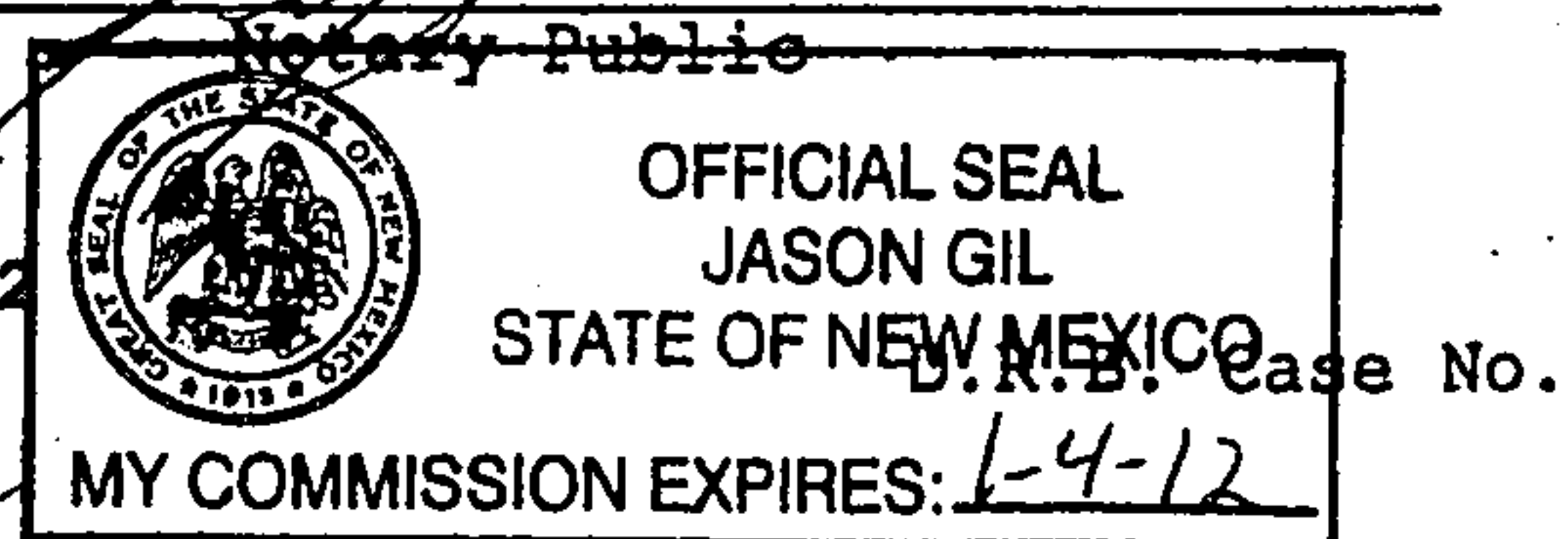
Dated: 11-20-09

The foregoing Power of Attorney was acknowledged before me this 20th day of November, 2009 by [name of person:] VIRGIL GIL, [title or capacity, for instance "President":] OWNER of [Owner:] PROPERTY on behalf of the Owner.

My Commission Expires:

1-4-12

FIGURE 12



Doc# 2010002577

01/11/2010 02:58 PM Page: 1 of 2
LIEN R:\$11.00 M. Toulouse Oliver, Bernalillo County



Figure 30

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Villa Senderos Subdivision
SUBDIVIDER: Virgil Gil, Inc.
CITY PROJECT NO.: 775683

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) Villa Senderos Subdivision, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Virgil Gil, Inc., and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book N/A, at page 1-9, on January 11, 2010, as Document No. 2010002576. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Virgil Gil

ADDRESS OF OWNER: 6506 Calle Redonda, NW
ALBUQUERQUE, NM 87120

LEGAL DESCRIPTION: Lots 1-11, Tract A, Villa Senderos
Subdivision

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____.

FORMER LEGAL DESCRIPTION: Tract F, College Park West

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book C24, at page 30, on May 30, 1984, as Document No. _____.

AMOUNT: \$ 172,260.29, plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of filing of this Claim and Notice of Lien.

PERIOD OF TIME COVERED: Expiration of construction completion deadline November 23, 2011. Notwithstanding the expiration date for the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the Improvements will occur.

WITNESS my hand and seal this 7th day of January, 2010.

City Clerk
City of Albuquerque
Bernalillo County, New Mexico

APPROVED:

[Signature]
Richard Dourte, City Engineer

Date: 1-05-10

KJE 1/4/10

12-21-09

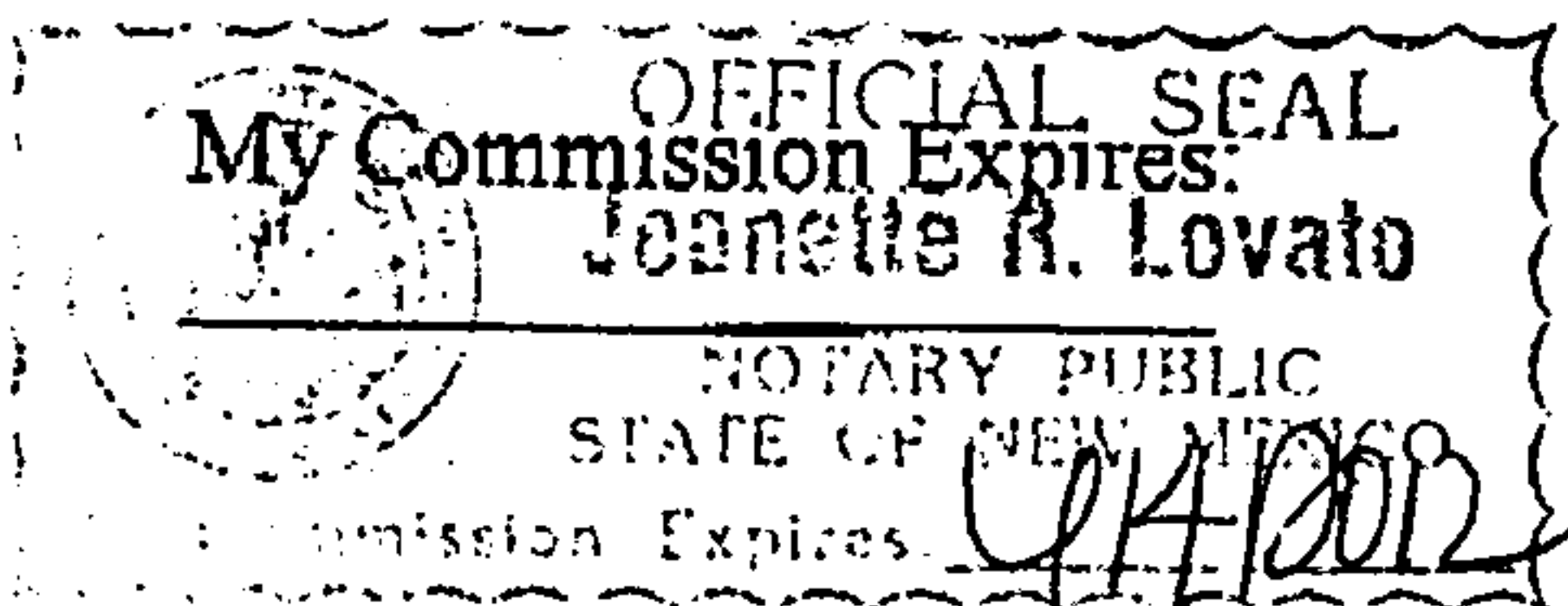
STATE OF NEW MEXICO)

)ss

COUNTY OF BERNALILLO)

On this the 7th day of January, 2010 before me appeared Randy M. Auto to me personally known, who being by me duly sworn or affirmed did say that she/he is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledges said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

(SEAL)



[Signature]
Notary Public

A1700

No. of Lots: 11
Nearest Major Streets
UNSOR BLVD + St. Joseph's

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 775683

THIS AGREEMENT is made this 5th day of January, 2010, 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 Vivian Gil, Inc. ("Developer"), whose address is 6506 Calle Redonda NW, Albuquerque, NM 87120 and whose telephone number is 792-4742, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): New Mexico Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract F, College Park West (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Villa Senderos Subdivision and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by November 23, 2013 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Cashier's Check Wells Fargo Bank
Amount: \$ 9,961.74 Name of Financial Institution or
Surety providing Guaranty: _____
Date City first able to call Guaranty (Sidewalk Construction
Deadline): November 23, 2013.
If Guaranty other than a Bond, last day City able to call
Guaranty is: January 23, 2014.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. 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 City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty 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.

7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer'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.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer 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 Developer'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 Financial Guaranty, the Developer 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 the Financial Guaranty.

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

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

11. 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.

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

13. 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.

14. 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.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: Virgil Gil
Title: Vice President
Dated: 11-18-2009

[Signature]
City Engineer
Dated: 1-05-10

1/5 11/10

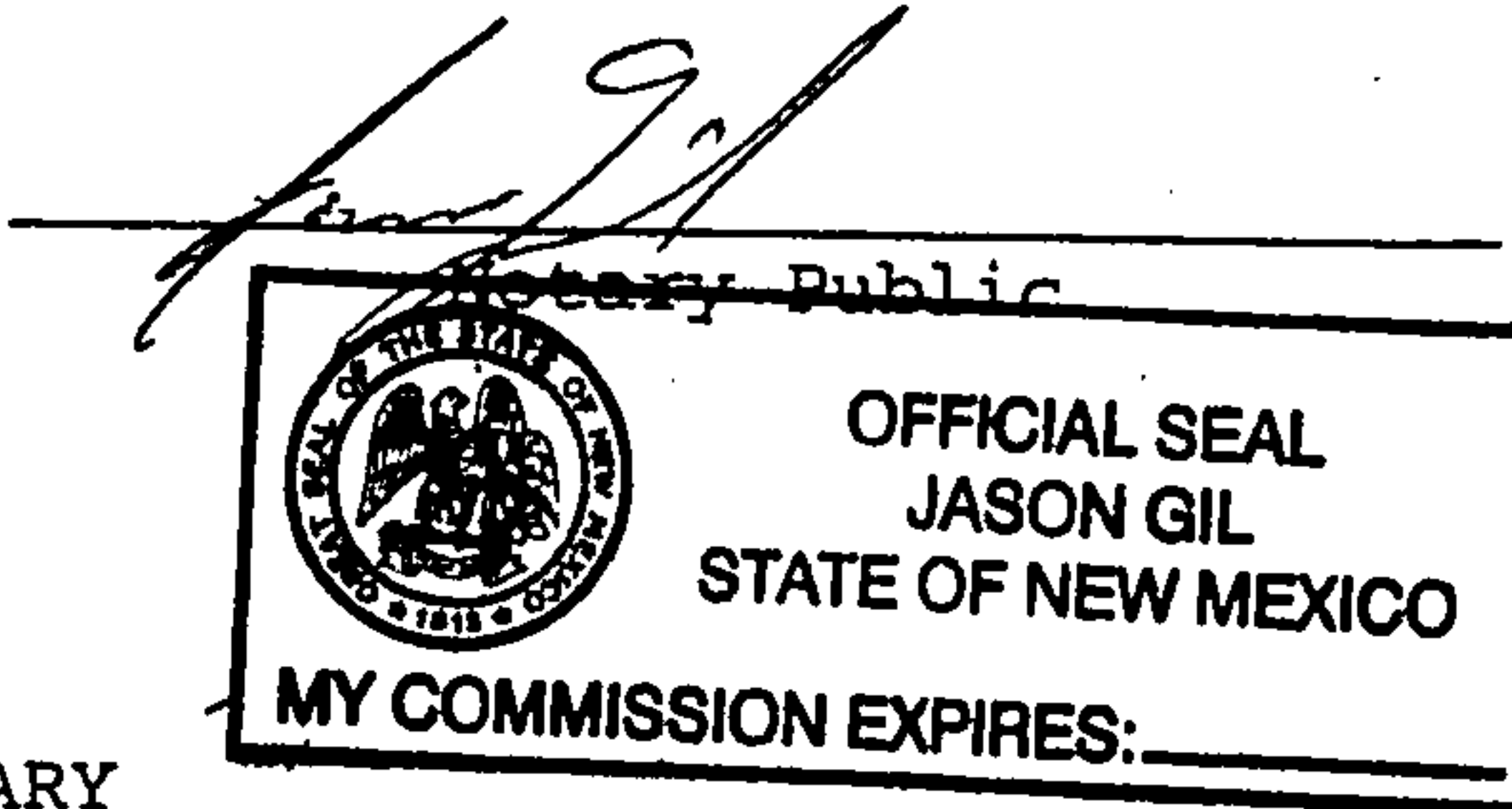
12-21-09

DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 18th day of November, 2009 by (name of person:) Virgil Gil, (title or capacity, for instance, "President" or "Owner":) Vice President of (Developer:) Virgil Gil Inc.

My Commission Expires: 1-4-12



CITY'S NOTARY

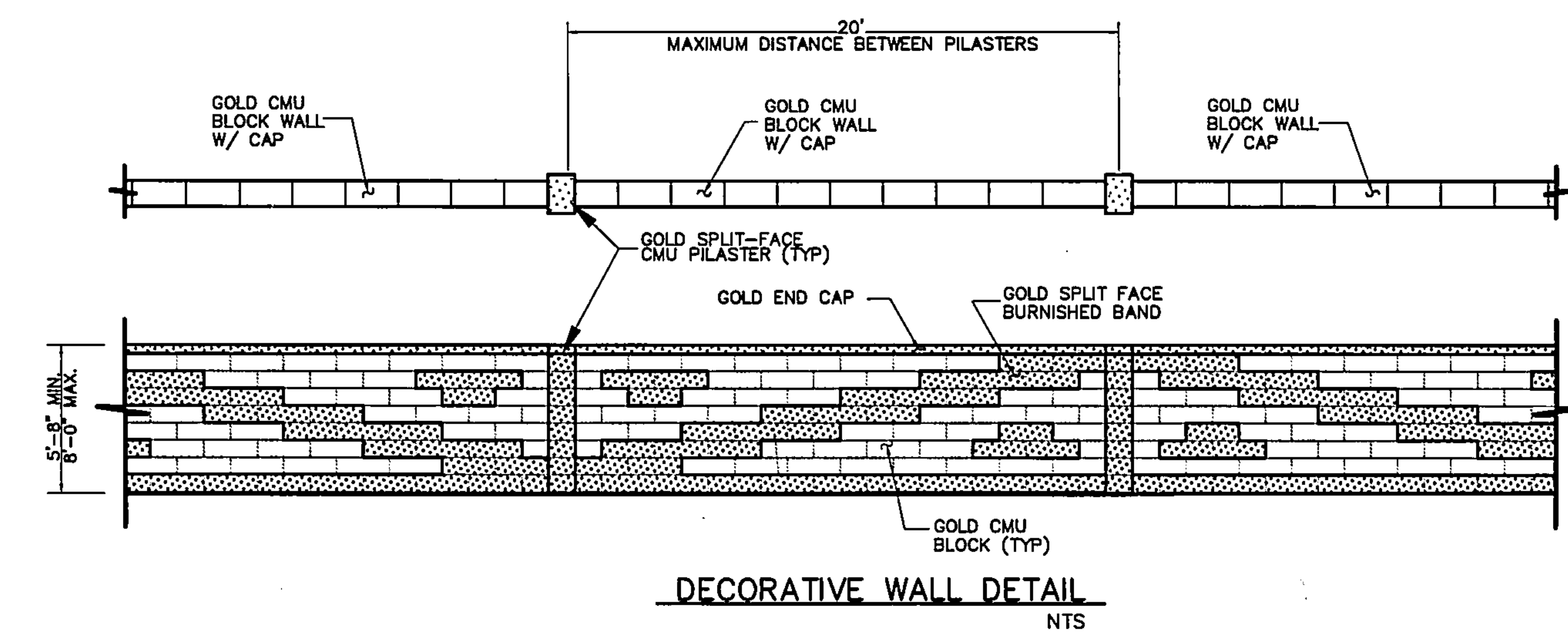
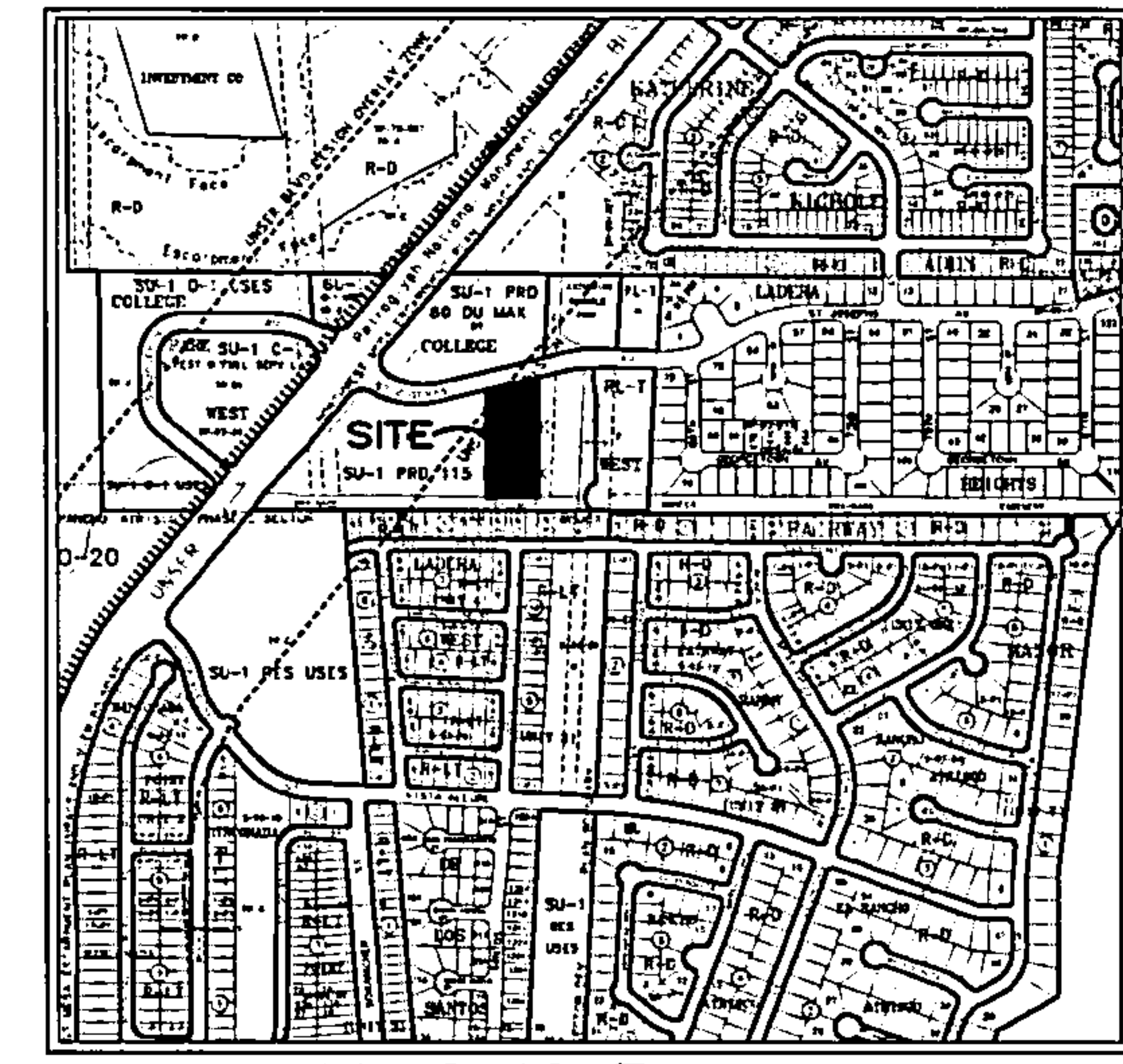
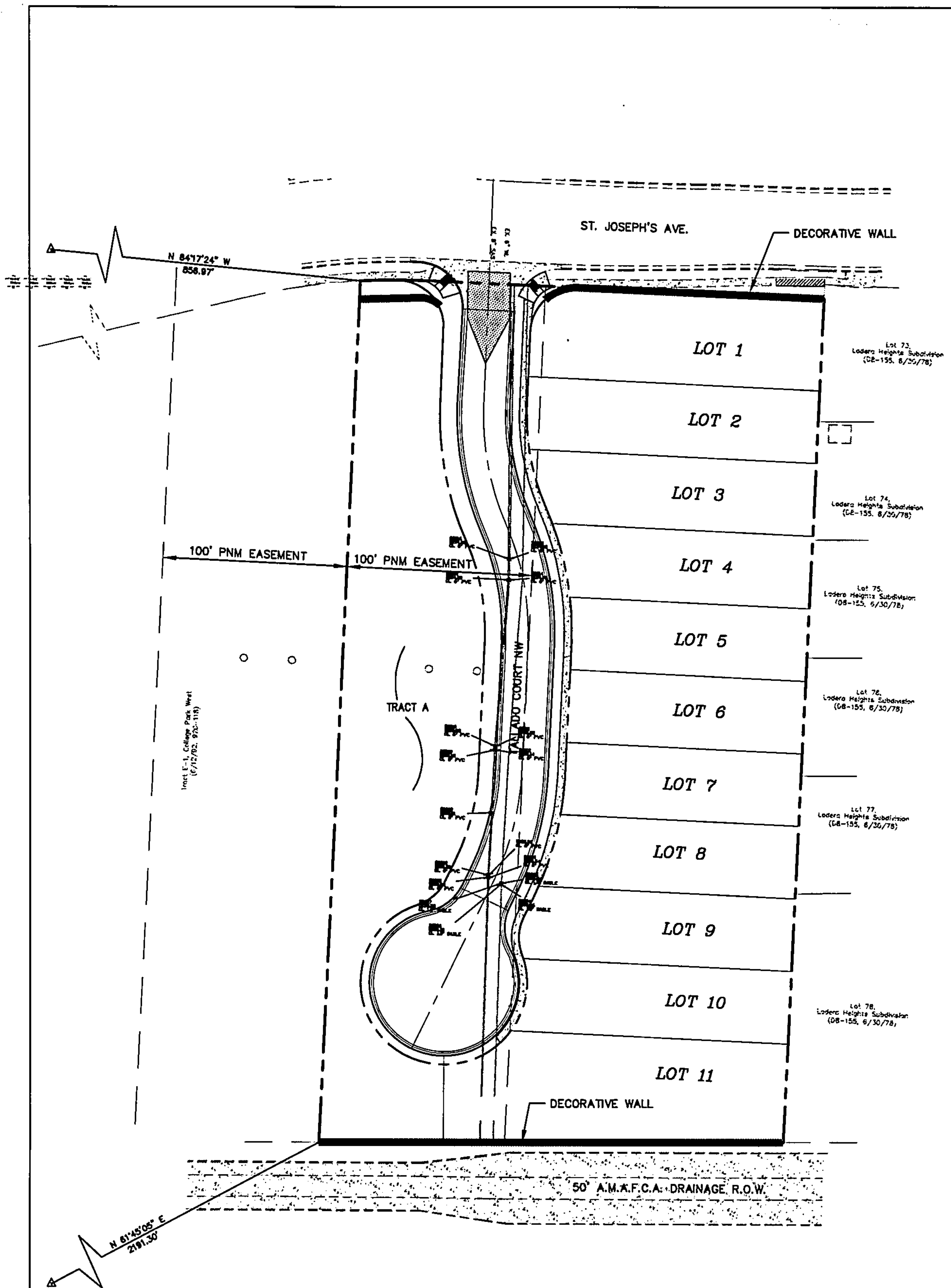
STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 5th day of January, 2010 by Richard Bourke, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

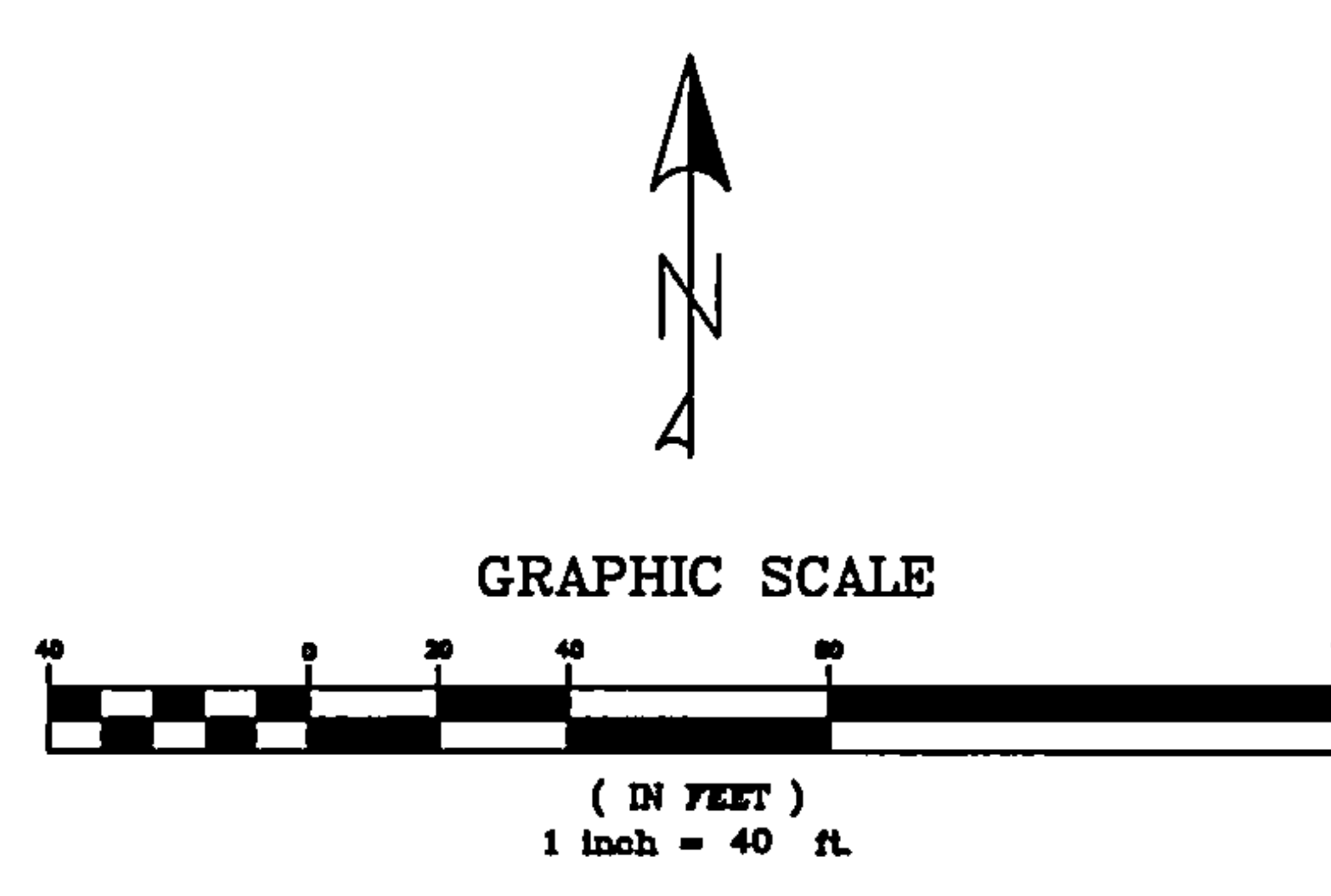
My Commission Expires: 10-07-10

[Signature]
Notary Public

EXHIBIT "A" ATTACHED



NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.



Thompson Engineering Consultants, Inc.
tccm@yahoo.com

P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 830-9246

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

VILLA SENDEROS SUBDIVISION
DECORATIVE WALL PLAN EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

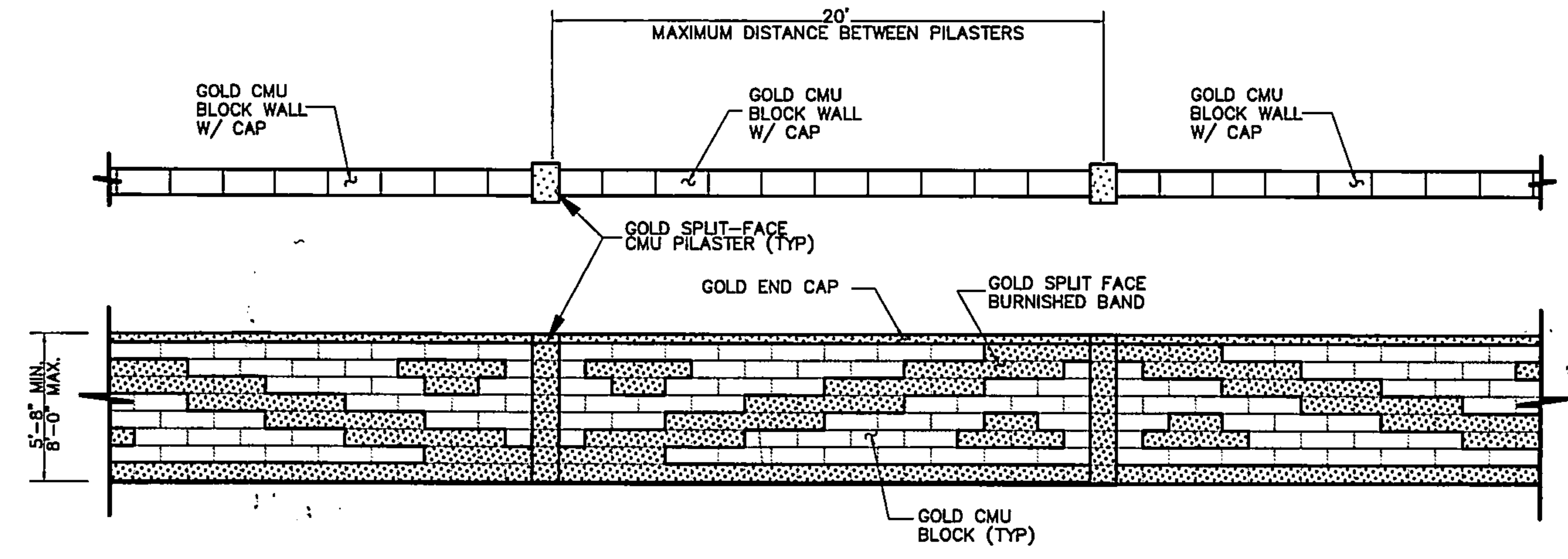
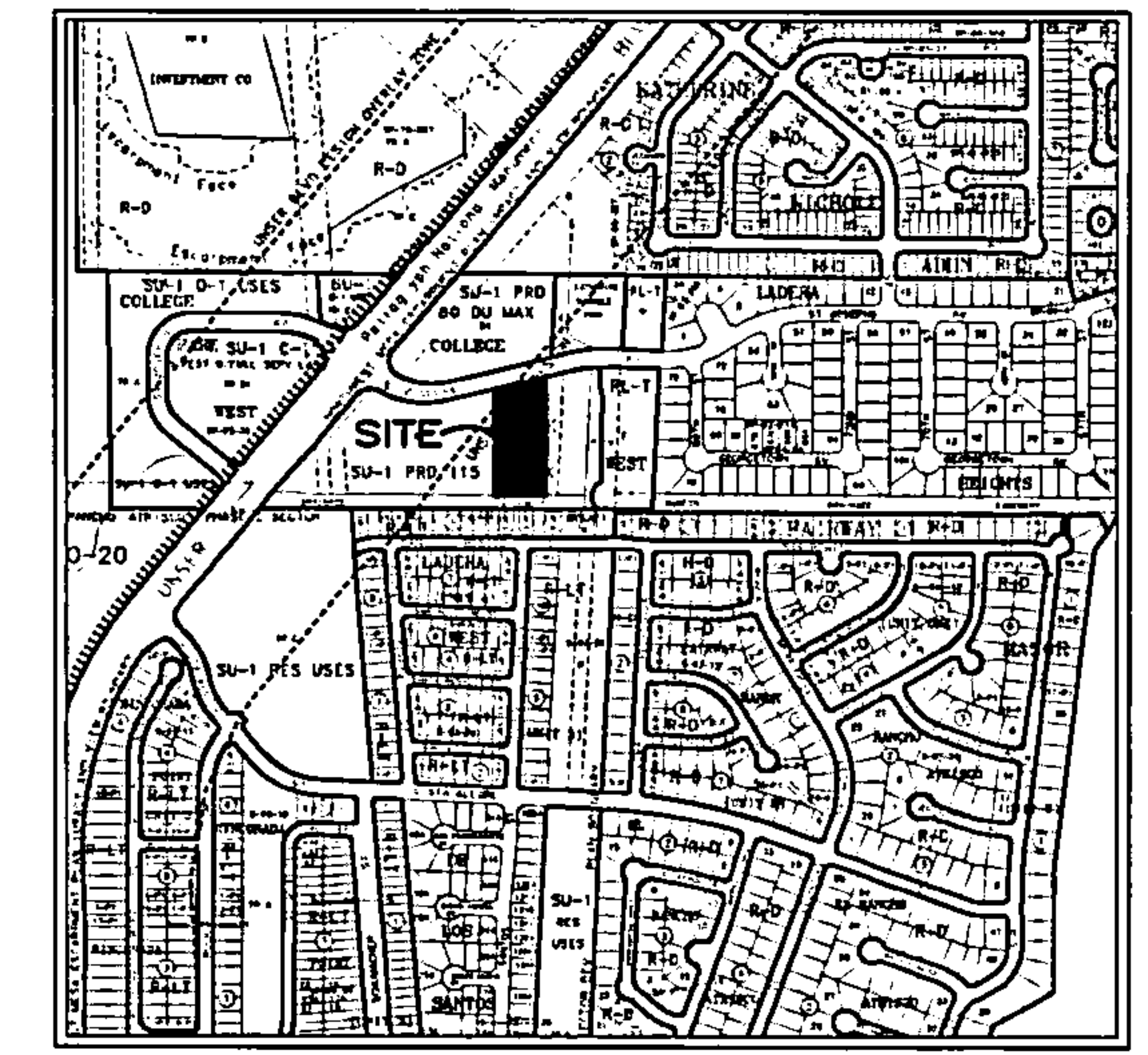
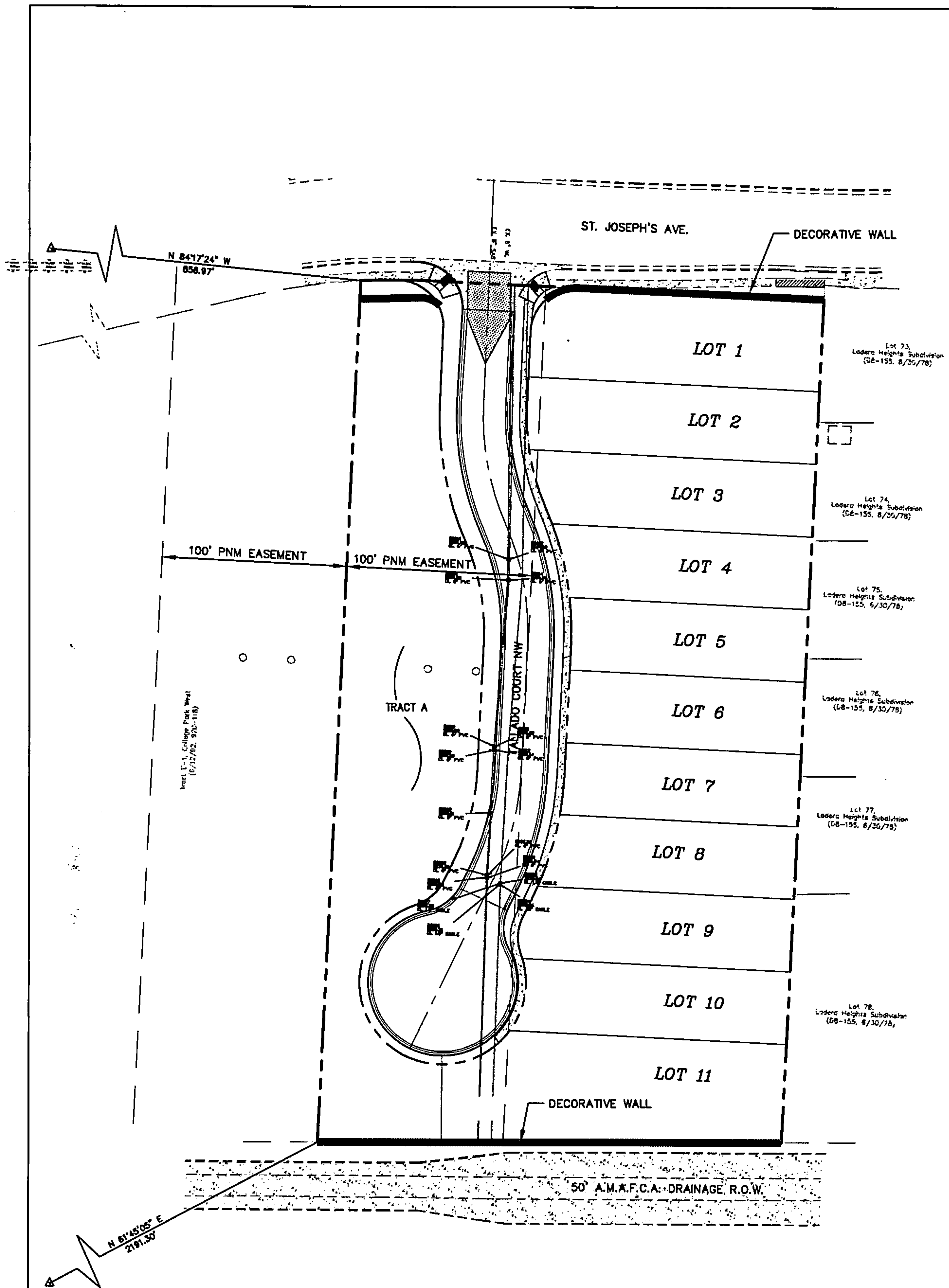
City Project No. XXXXXX Zone Map No. G-10-Z Sheet 1 Of 1

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD DRAWINGS BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARK	
ACS MONUMENT "B G10"	
NAD 1983 CENTRAL ZONE	
X=1497506.497	
Y=1500192.246	
Z=5192.437 (NAVD 1988)	
G-G=0.999679436	
MAPPING ANGLE= 00°16'29.87"	

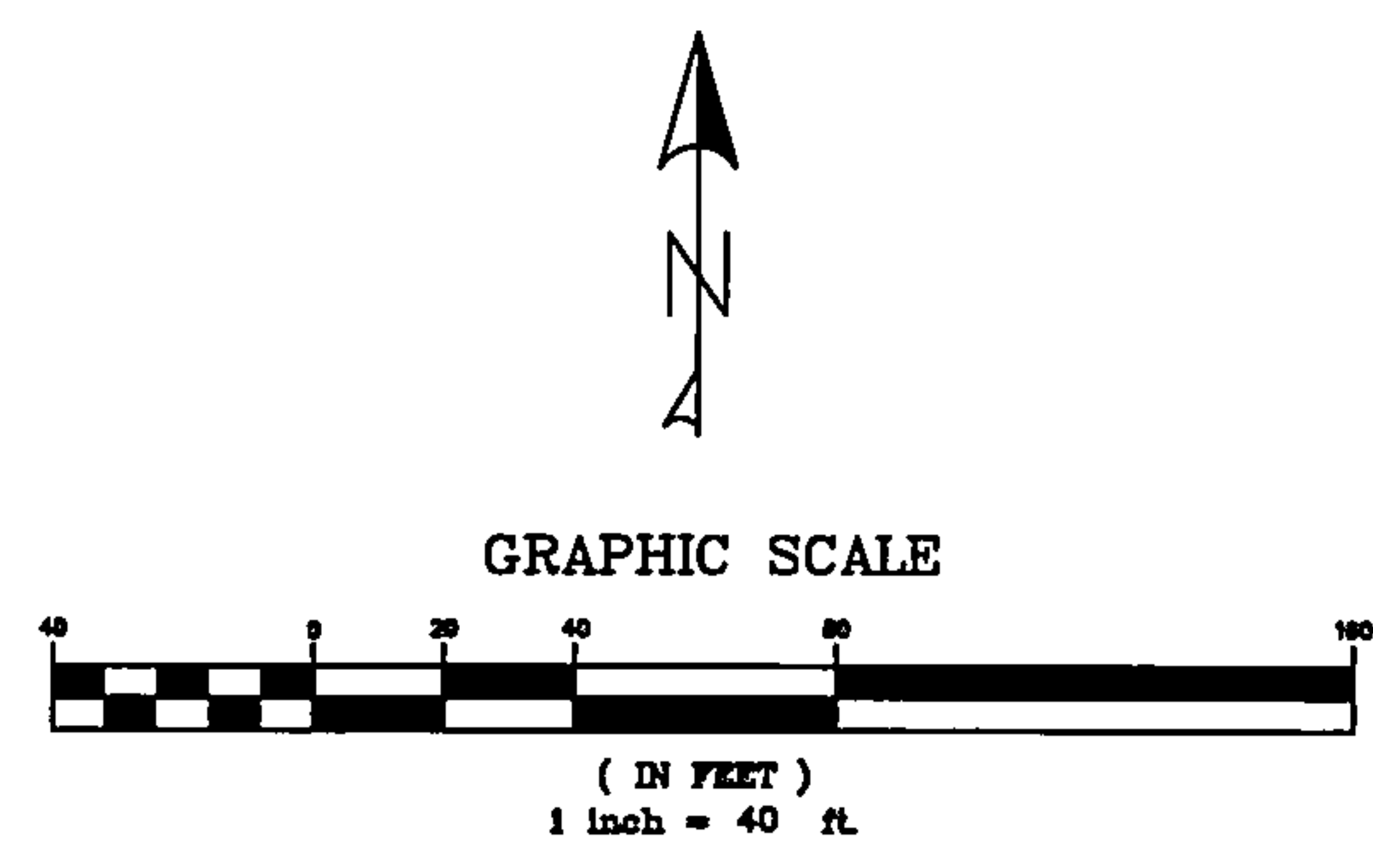
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL	
NO.	BY
DATE	REMARKS
DESIGNED BY DBT	DATE
DRAWN BY DBM	DATE
CHECKED BY DBT	DATE



DECORATIVE WALL DETAIL
NTS

NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.



Thompson Engineering Consultants, Inc.
tccm@yahoo.com

P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 630-9246

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT**

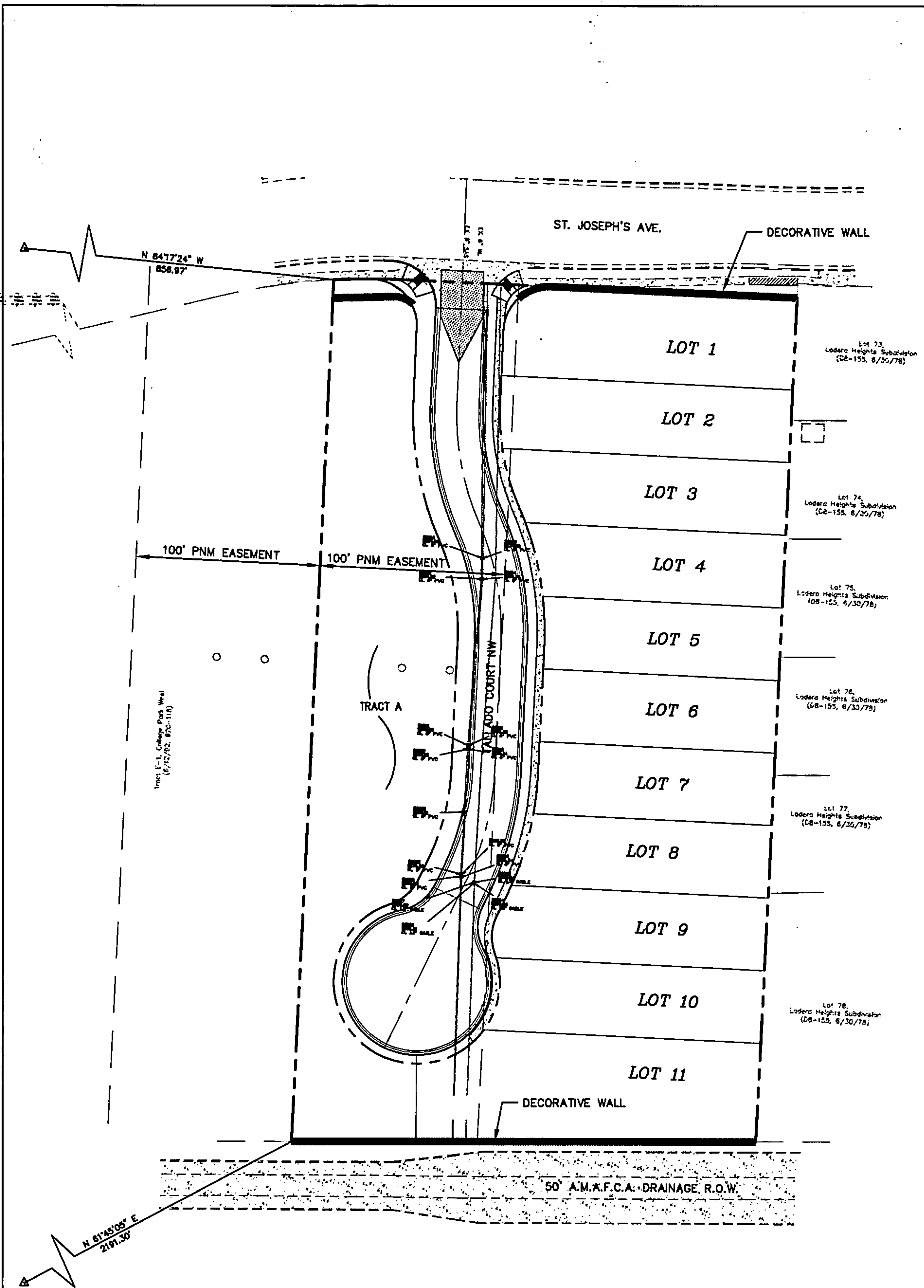
**VILLA SENDEROS SUBDIVISION
DECORATIVE WALL PLAN EXHIBIT**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
City Project No. XXXXXX		Zone Map No. G-10-Z	Sheet 1 Of 1

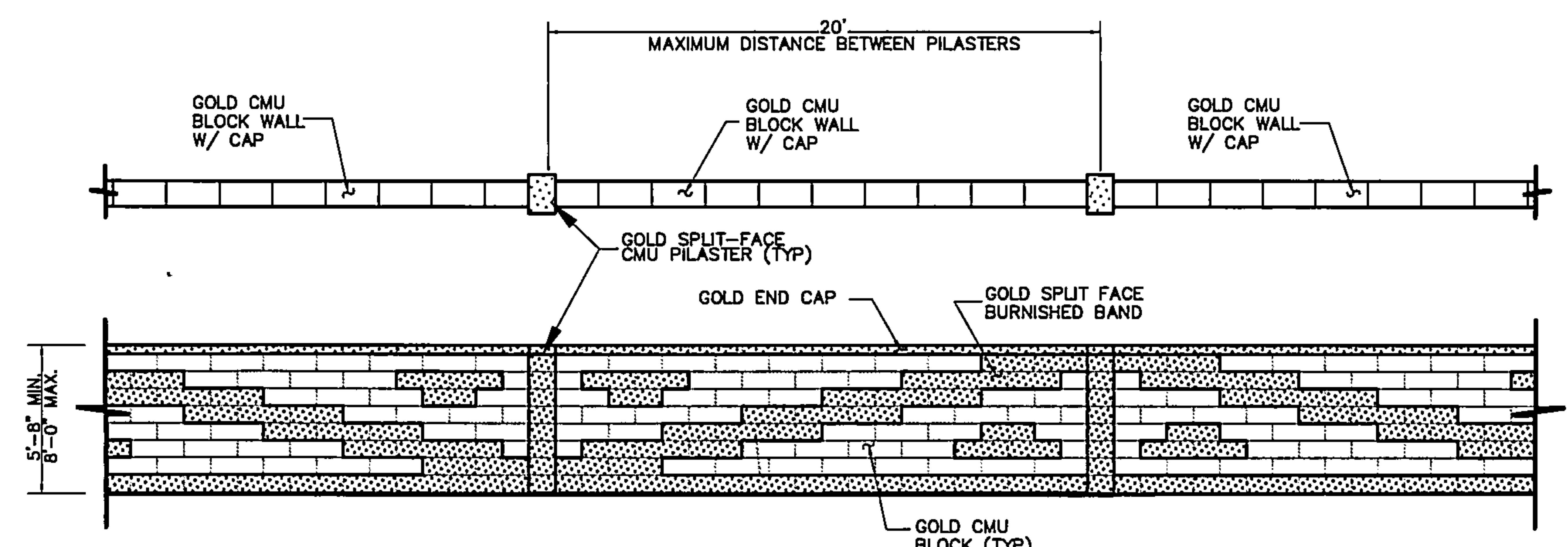
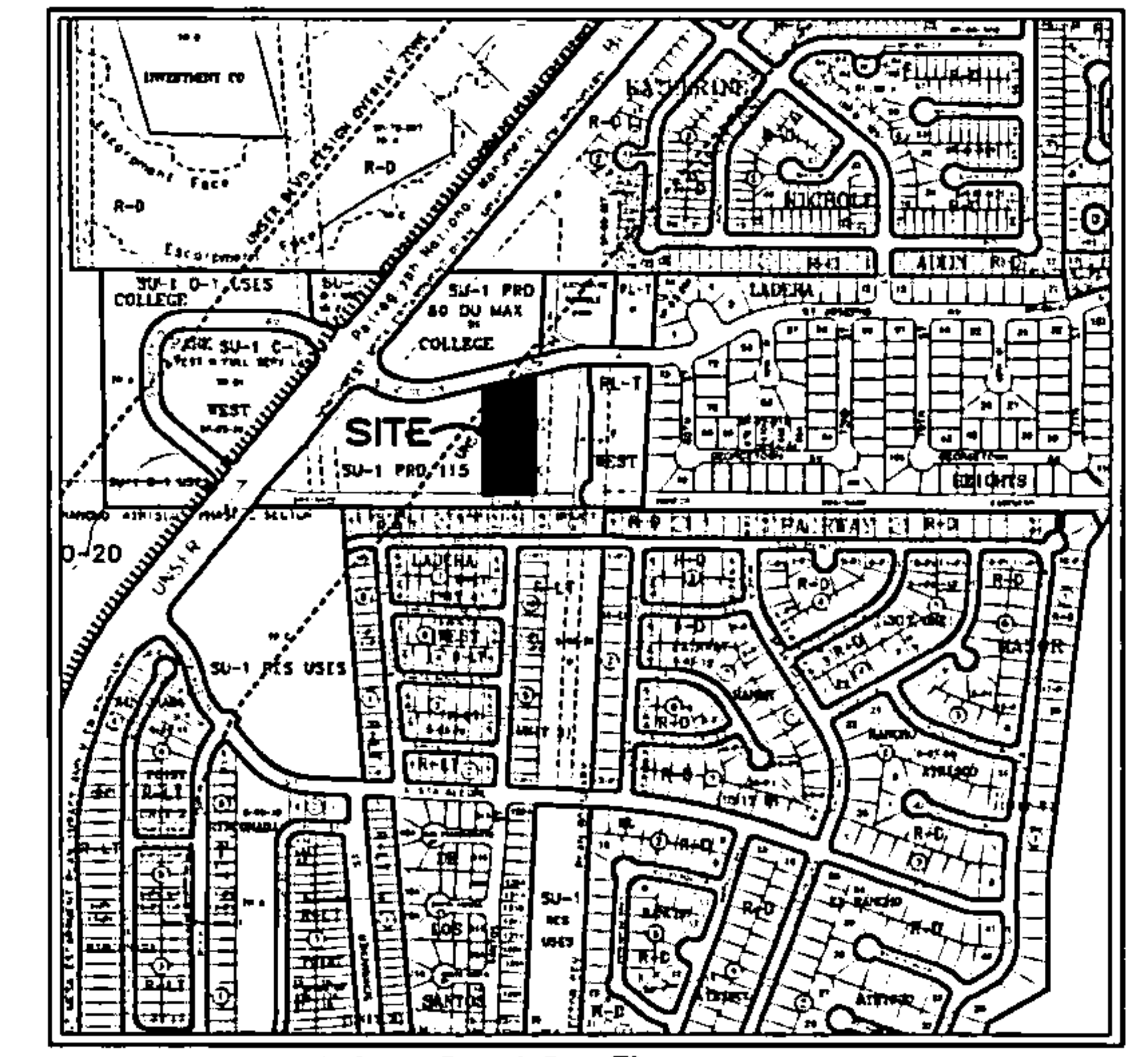
AS BUILT INFORMATION	
CONTRACTOR	NO.
WORK STARTED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD OBSERVATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
BENCH MARK	NO.
ACS MONUMENT "B G10"	DATE
NAD 1983 CENTRAL ZONE	BY
X=1497506.497	
Y=1500192.246	
Z=5182.437 (NAVD 1988)	
G-G=0.999679436	
MAPPING ANGLE= 00°16'29.87"	

ENGINEER'S SEAL	
NO.	DATE
REMARKS	BY
DESIGN	DATE
DRAWN BY	DATE
CHECKED BY	DATE

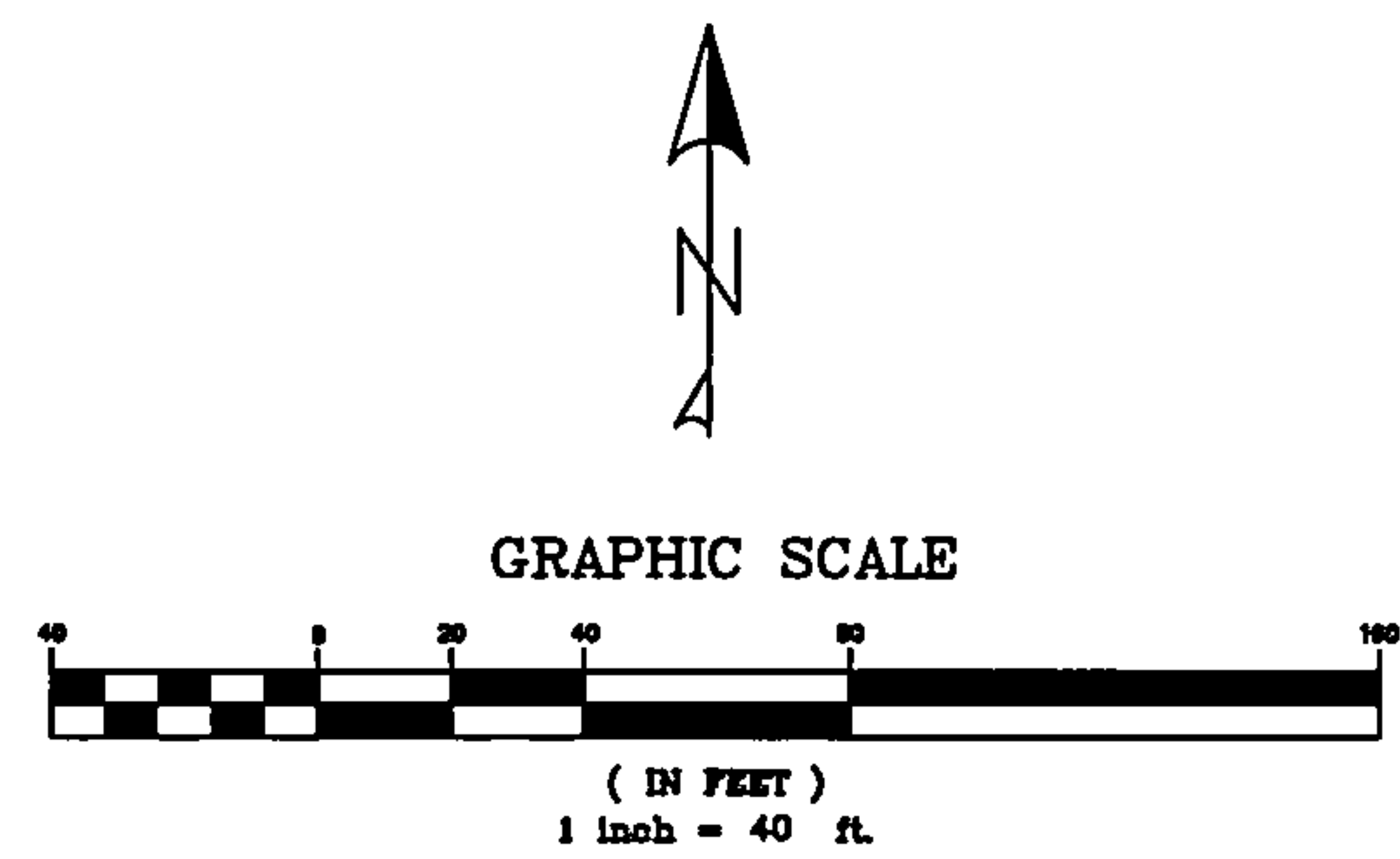


LEGEND
 ——— DECORATIVE WALL



DECORATIVE WALL DETAIL
 NTS

NOTES:
 1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.



Thompson Engineering Consultants, Inc.
 tccm@yahoo.com
 P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 830-9248

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 TRANSPORTATION DEVELOPMENT
 VILLA SENDEROS SUBDIVISION
DECORATIVE WALL PLAN EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No. XXXXXX Zone Map No. G-10-Z Sheet 1 Of 1

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARK	
ACS MONUMENT "B G10"	
NAD 1983 CENTRAL ZONE	
X=1497506.497	
Y=1500192.246	
Z=5182.437 (NAVD 1988)	
G-G=0.999679436	
MAPPING ANGLE= 00°16'29.87"	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	
BY	

ENGINEER'S SEAL	
NO.	DATE
BY	
REMARKS	
DESIGN	DATE
DRAWN BY	DATE
CHECKED BY	DATE



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9248
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: Virgil Gil, Inc. PHONE: 249-0986
 ADDRESS: 6506 Calle Redonda NW FAX: 792-6046
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Drainage Easement

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

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

Lot or Tract No. Tract F Block: _____ Unit: _____
 Subdiv/Addn/TBKA: College Park West Subdivision
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No _____
 Zone Atlas page(s): G-10 UPC Code: 101006019535620702

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1001970

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 12 Total area of site (acres): 2.70
 LOCATION OF PROPERTY BY STREETS: On or Near: St. Joseph's Ave. NW
 Between: Unser Blvd, NW and Ladera Drive, NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 3-26-08

SIGNATURE David B Thompson DATE 6-4-10
 (Print) David B Thompson Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate 	<p>Application case numbers</p> <p><u>10DRB-70162</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>June 30, 2010</u></p>	<p>Action</p> <p><u>VPE</u></p> <p><u>ADR</u></p> <p><u>DMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 140.00</u></p>	<p>Fees</p> <p><u>\$ 45.00</u></p> <p><u>\$ 75.00</u></p> <p><u>\$ 20.00</u></p> <p>_____</p> <p>_____</p>
---	--	---	---	--

[Signature] 6-4-10 Project # 1001970
 Planner 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. **24 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 Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ 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") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

David B Thompson
 Applicant name (print)
David B Thompson 6-4-10
 Applicant signature / date



Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
10DRB- 70162

[Signature] 6-4-10
 Planner signature / date
 Project # 1001970

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 June 15, 2010 To June 30, 2010

5. REMOVAL

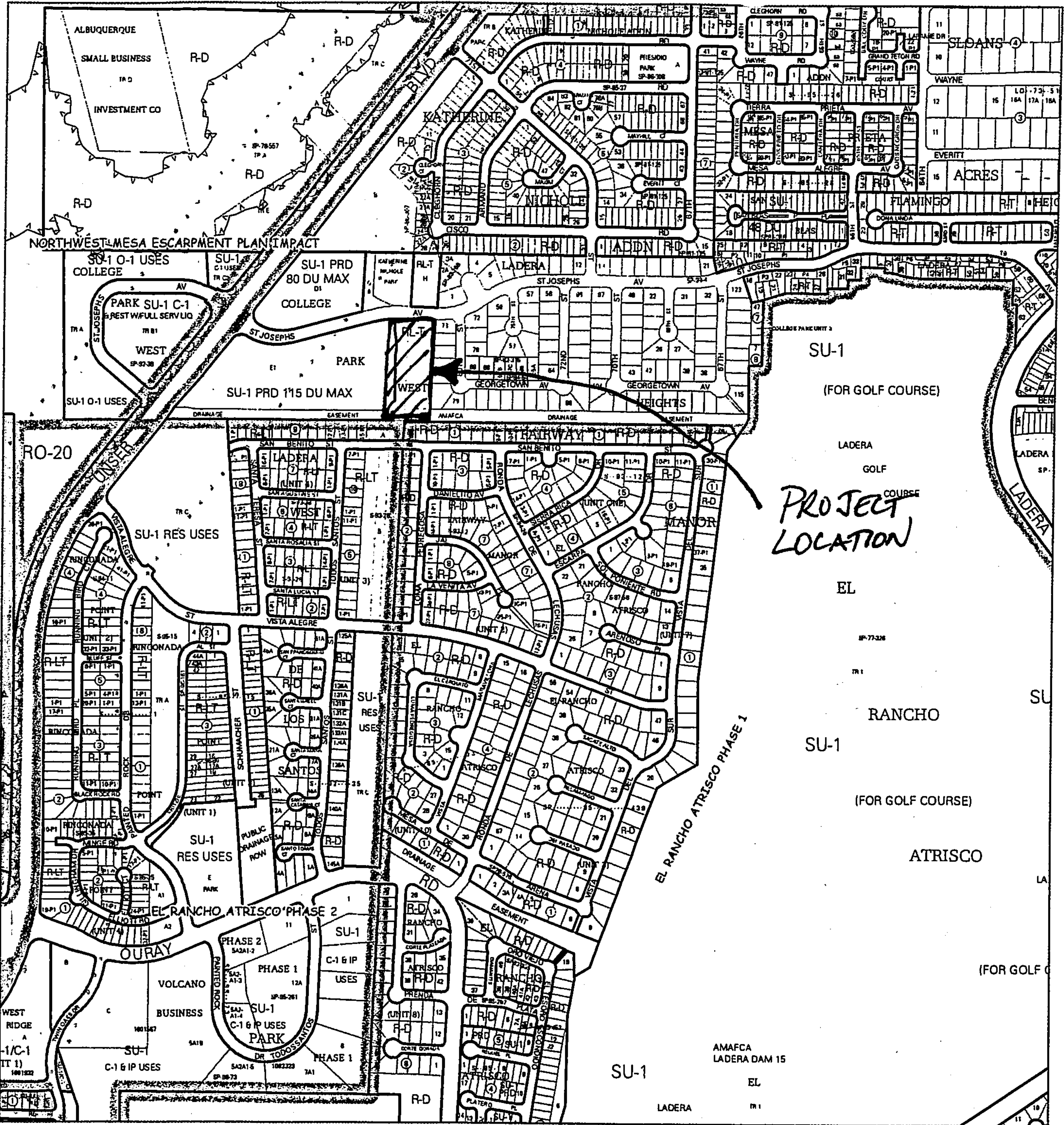
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

[Signature] 6-4-10
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6-4-10 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001970



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

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

0 750 1,500 Feet



June 4, 2010

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF VACATION OF PUBLIC DRAINAGE EASEMENT FOR
VILLA SENDEROS SUBDIVISION (DRB 1001970)**

Dear Mr. Cloud:

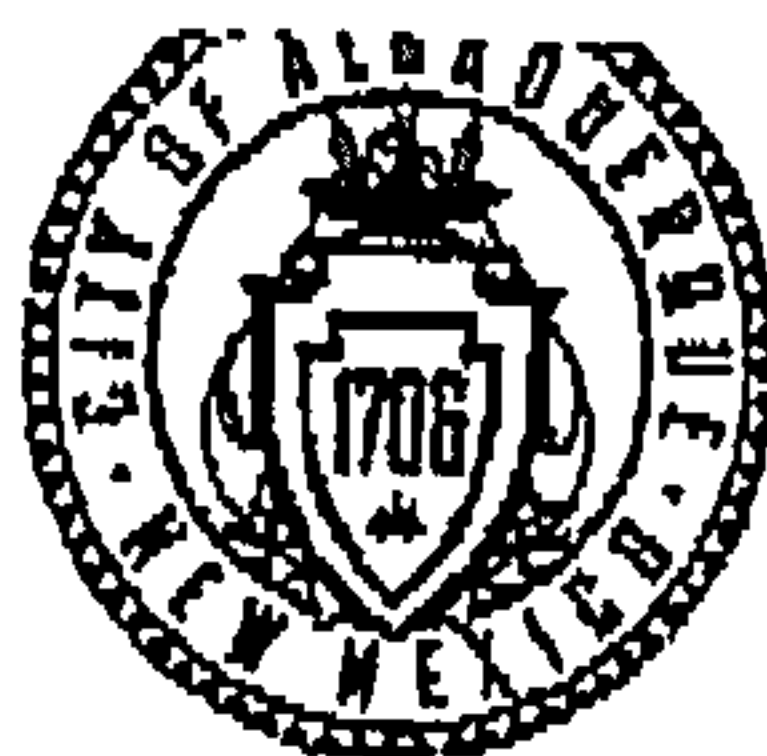
Enclosed please find an application and all required enclosures for Vacation of Easement submittal for the Villa Senderos Subdivision. This request for vacation of the public drainage easement was originally approved with the preliminary plat submittal in 2009, but it has expired. We will be submitting the Final Plat on or before June 22, 2010 to be heard concurrently with the public hearing for the vacation action on June 30, 2010. The proposed subdivision will have 11 residential lots and one Tract. The property is currently zoned R-LT.

We are requesting the vacation of one drainage easement on the property. The drainage easement, included on the previous plat in 1983, followed the old floodplain prior to the Rinconada Channel being constructed. The floodplain maps have been revised to contain the floodplain in the concrete channel, therefore the drainage easement is no longer required.

If you should have any questions, please call me at 271-2199.

Sincerely,


David B. Thompson, P.E.



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

June 2, 2010

David B. Thompson
Thompson Engineering Consultants, Inc.
P.O. Box 65760/87193
Phone: 505-271-2199/Fax: 505-830-9248

Dear David:

Thank you for your inquiry of June 2, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT F, COLLEGE PARK WEST SUBDIVISION, LOCATED ON ST. JOSEPH'S DRIVE NW BETWEEN UNSER BOULEVARD NW AND LADERA DRIVE NW** Zone Map: **G-10**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

LADERA HEIGHTS N.A. (LDH) "R"

Allan Ludi, 6216 St. Josephs NW/87120 839-9153 (h)
Jim Carrie, 7111 Cisco Rd. NW/87120 831-4004 (h)

LADERA WEST N.A. (LDW) "R"

Bob McCannon, 2808 El Tesoro Escondido NW/87120 839-9702 (h)
Barry King, 3508 Todos Santos NW/87120 836-7644 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningnaform(05/22/08)

11
11
11
11

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: **06/02/10** Time Entered: **11:15 a.m.** ONC Rep. Initials: **siw**

7005 1160 0004 1348 9876

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87120 **OFFICIAL USE**

Postage	\$ 0.44	0118
Certified Fee	\$2.80	32
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	06/04/2010

Sent To Mr. Allan Ludi
 Street, Apt. No.,
 or PO Box No. 216 St. Joseph's Ave. NW
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0004 1348 9852

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CERTIFIED MAIL™ RECEIPT
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Postage	\$ 0.44	0118
Certified Fee	\$2.80	32
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	06/04/2010

Sent To Mr. Barry King
 Street, Apt. No.,
 or PO Box No. 3508 Todos Santos NW
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0004 1348 9845

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Postage	\$ 0.44	0118
Certified Fee	\$2.80	32
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	06/04/2010

Sent To Mr. Jim Carrie
 Street, Apt. No.,
 or PO Box No. 7111 Cisco Rd. NW
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0004 1348 9869

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ALBUQUERQUE, NM 87120 **OFFICIAL USE**

Postage	\$ 0.44	0118
Certified Fee	\$2.80	32
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	06/04/2010

Sent To Mr. Bob McCannon
 Street, Apt. No.,
 or PO Box No. 2808 El Tesoro Escondido NW
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

June 3, 2010

Mr. Allan Ludi
Ladera Heights Neighborhood Association
6216 St. Joseph's Ave. NW
Albuquerque, NM 87120

**RE: VILLA SENDEROS SUBDIVISION VACATION OF PUBLIC DRAINAGE
EASEMENT**

Dear Mr. Ludi:

We are writing to you on behalf of our client, Virgil Gil, Inc., who seeks to develop a subdivision with 11 single family residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). As part of the subdivision, a public hearing on the vacation of a public drainage easement is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 30, 2010.

If you should have any questions please call me at 271-2199.

Sincerely,


David B. Thompson, PE

June 3, 2010

Mr. Bob McCannon
Ladera West Neighborhood Association
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

**RE: VILLA SENDEROS SUBDIVISION VACATION OF PUBLIC DRAINAGE
EASEMENT**

Dear Mr. McCannon:

We are writing to you on behalf of our client, Virgil Gil, Inc., who seeks to develop a subdivision with 11 single family residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). As part of the subdivision, a public hearing on the vacation of a public drainage easement is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 30, 2010.

If you should have any questions please call me at 271-2199.

Sincerely,


David B. Thompson, PE

June 3, 2010

Mr. Barry King
Ladera West Neighborhood Association
3508 Todos Santos NW
Albuquerque, NM 87120

**RE: VILLA SENDEROS SUBDIVISION VACATION OF PUBLIC DRAINAGE
EASEMENT**

Dear Mr. King:

We are writing to you on behalf of our client, Virgil Gil, Inc., who seeks to develop a subdivision with 11 single family residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). As part of the subdivision, a public hearing on the vacation of a public drainage easement is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 30, 2010.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

June 3, 2010

Mr. Jim Carrie
Ladera Heights Neighborhood Association
7111 Cisco Rd. NW
Albuquerque, NM 87120

**RE: VILLA SENDEROS SUBDIVISION VACATION OF PUBLIC DRAINAGE
EASEMENT**

Dear Mr. Carrie:

We are writing to you on behalf of our client, Virgil Gil, Inc., who seeks to develop a subdivision with 11 single family residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). As part of the subdivision, a public hearing on the vacation of a public drainage easement is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 30, 2010.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

ORIGINAL

Current DRC
Project Number: _____

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 2-20-09
Date Site Plan Approved: —
Date Preliminary Plat Approved: 2/25/09
Date Preliminary Plat Expires: 2/25/10
DRB Project No.: 1001970
DRB Application No.: _____

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

VILLA SENDEROS SUBDIVISION
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~
TRACT F, COLLEGE PARK WEST SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
		Paving 28' wide	Residential Paving w/curb and gutter, 4' sidewalk east side*	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		Utilities 6"	Water Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/

NOTES
Street lights per City requirements

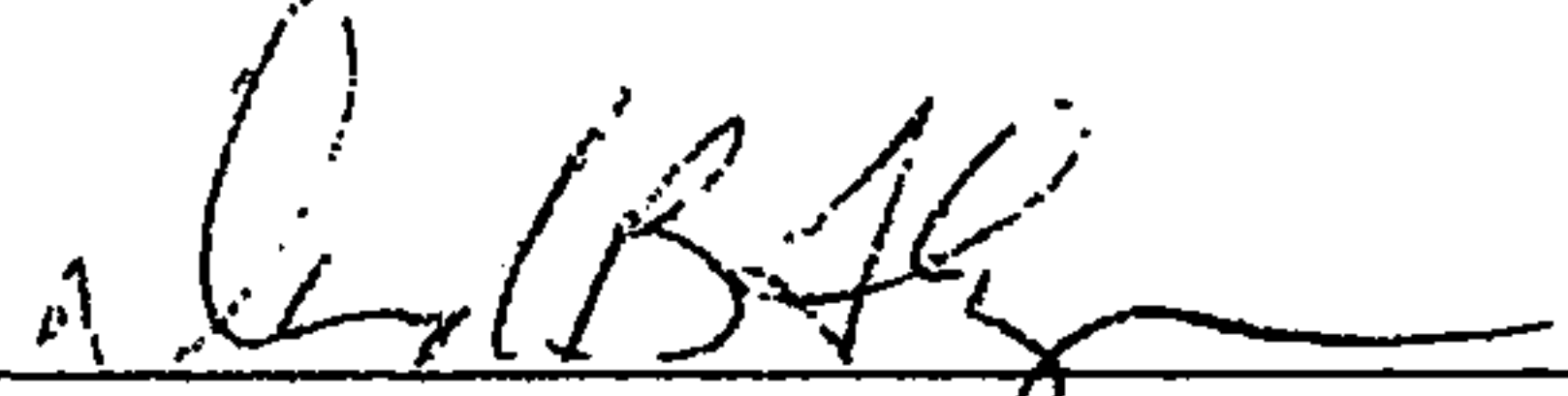
- 1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
- 2) Grading and ~~Drainage~~^{Plus} Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Sanitary Sewer Lines include manholes and services
- 5) Perimeter walls per DRB approved perimeter wall design
- 6) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

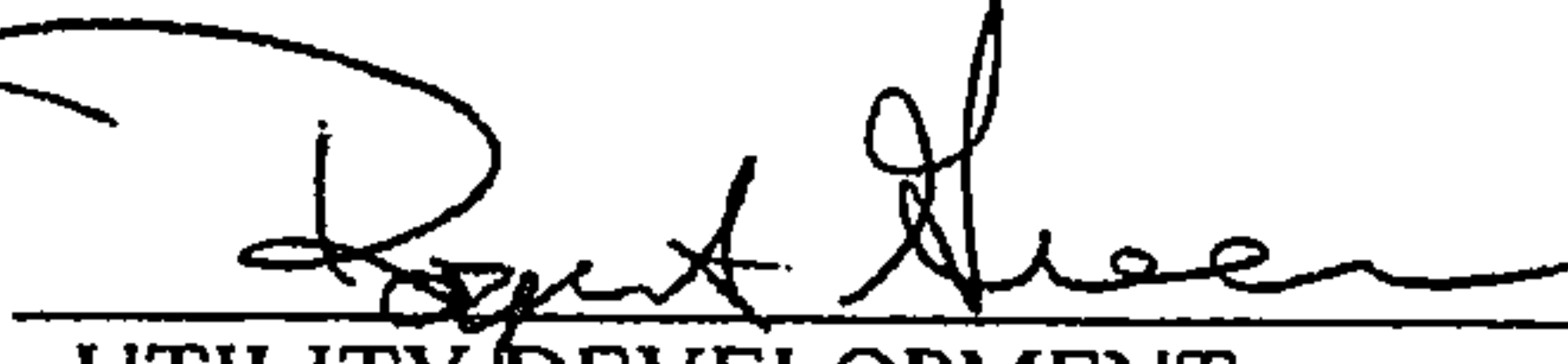
David B. Thompson
NAME (print)


Thompson Engineering Consultants, Inc.
FIRM


SIGNATURE Date


DRB CHAIR Date


TRANSPORTATION DEVELOPMENT Date


UTILITY DEVELOPMENT Date


CITY ENGINEER Date


PARKS & GENERAL SERVICES Date

AMAFCA Date

Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): THOMPSON ENGINEERING CONSULTANTS PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9248
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: VIRGIL GIL PHONE: 249-0486
 ADDRESS: 6506 CALLE REDONDA NW FAX: 792-6046
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT

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

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

Lot or Tract No. TRACT F Block: _____ Unit: _____
 Subdiv/Addn/TBKA: COLLEGE PARK WEST SUBDIVISION
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No _____
 Zone Atlas page(s): G-10 UPC Code: 101006019535620702

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1001970

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 12 Total area of site (acres): 2.70
 LOCATION OF PROPERTY BY STREETS: On or Near: ST. JOSEPH'S AVE NW
 Between: UNSER BLVD NW and LADERA DRIVE NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 3-26-08

SIGNATURE David B. Thompson DATE 2-9-10
 (Print) DAVID B. THOMPSON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>10DRB 70045</u>	<u>EPP</u>	<u>5(3)</u>	<u>\$ 50.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 70.00</u>

Hearing date 02/17/10

Sandy Handley 02/09/10
 Planner signature / date

Project # 1001970

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

DAVID B. THOMPSON
Applicant name (print)
David B. Thompson 2-9-10
Applicant signature / date



Form revised October 2007

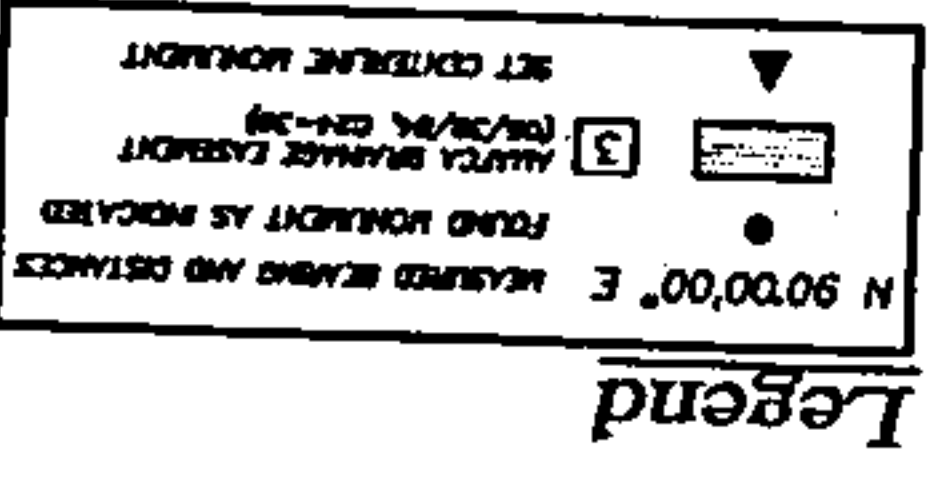
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
10 DRB - 70045

Sandy Handley 02/09/10
Planner signature / date
Project # 1001970

Preliminary Plat
Villa Senderos Subdivision

Within
Protected Section 3, Township 3 North, Range 2 East, NMPM
Town of Arisco Grant
City of Albuquerque, Bernalillo County, New Mexico
May 2008



Legal

TRACT LITIGATED IN COUNTY COURT, AS SHOWN IN BOOK C&A PAGE 30, ON MAY 20, 1981.
RECORDED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESCRIBED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.

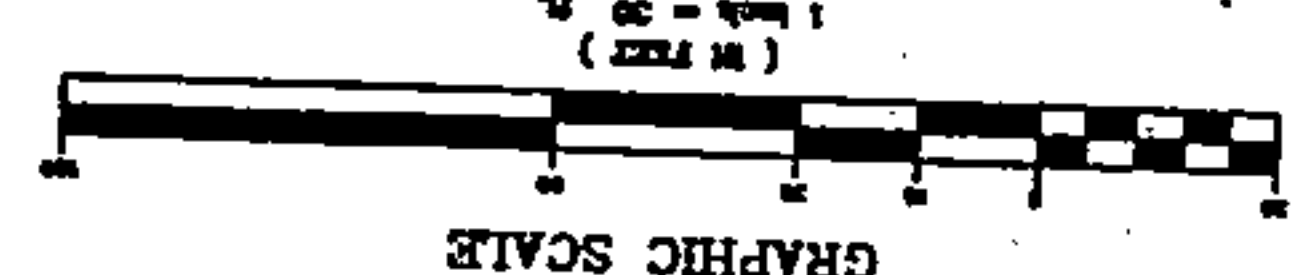
Easement Notes

1. SET PER EASEMENT (ENCL. 1) IN 1981, 9/28/81.
2. SET PER EASEMENT (ENCL. 2) IN 1981, 9/28/81.
3. AVULSION EASEMENT (ENCL. 3) IN 1981, 9/28/81.
4. EASEMENT AGREEMENT FOR PROPOSED EASEMENTS-HIGHWAY (ENCL. 4) IN 1981, 9/28/81.
5. EASEMENT AGREEMENT FOR AVULSION EASEMENT AND THE PER EASEMENT (ENCL. 5) IN 1981, 9/28/81.

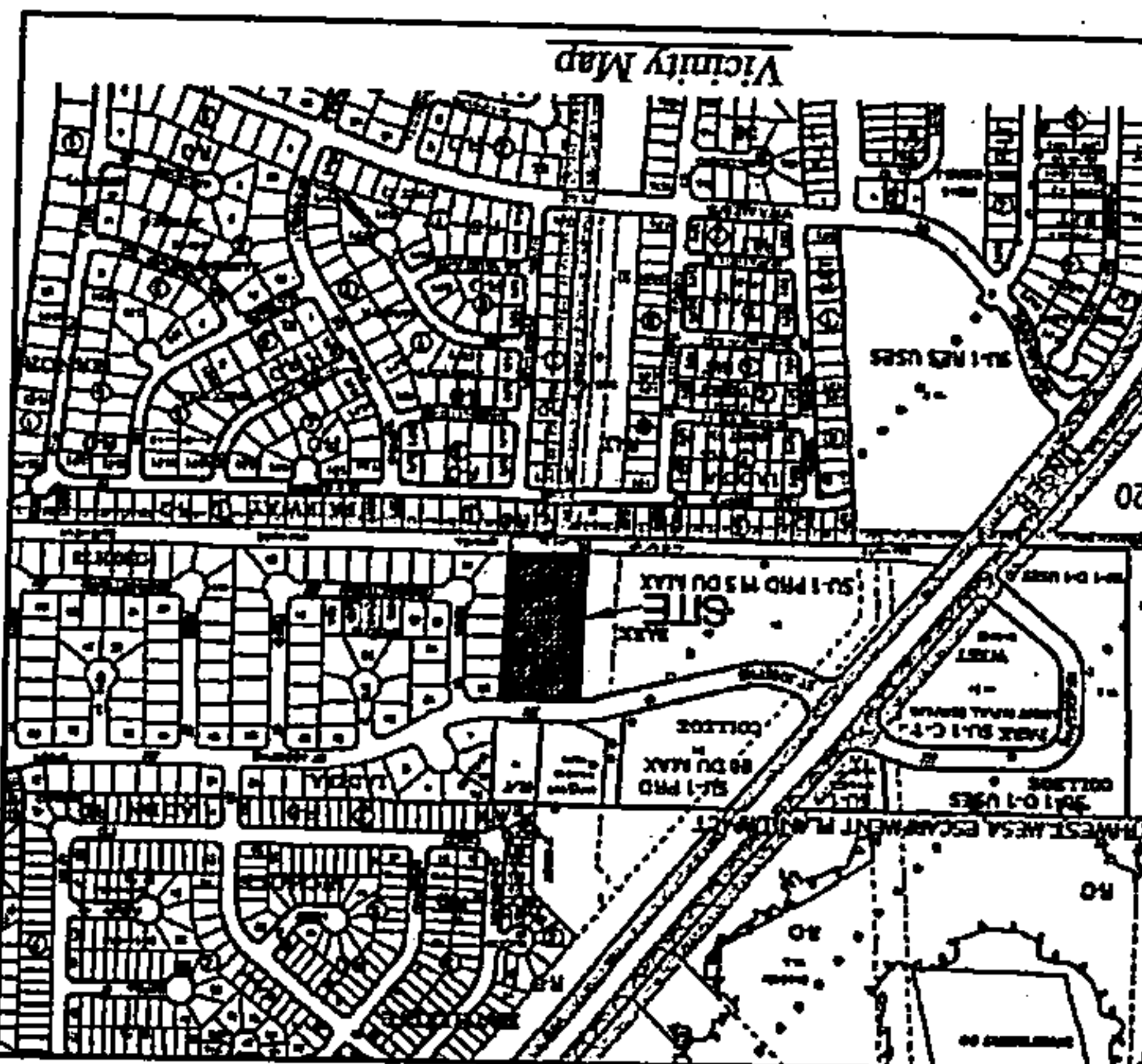
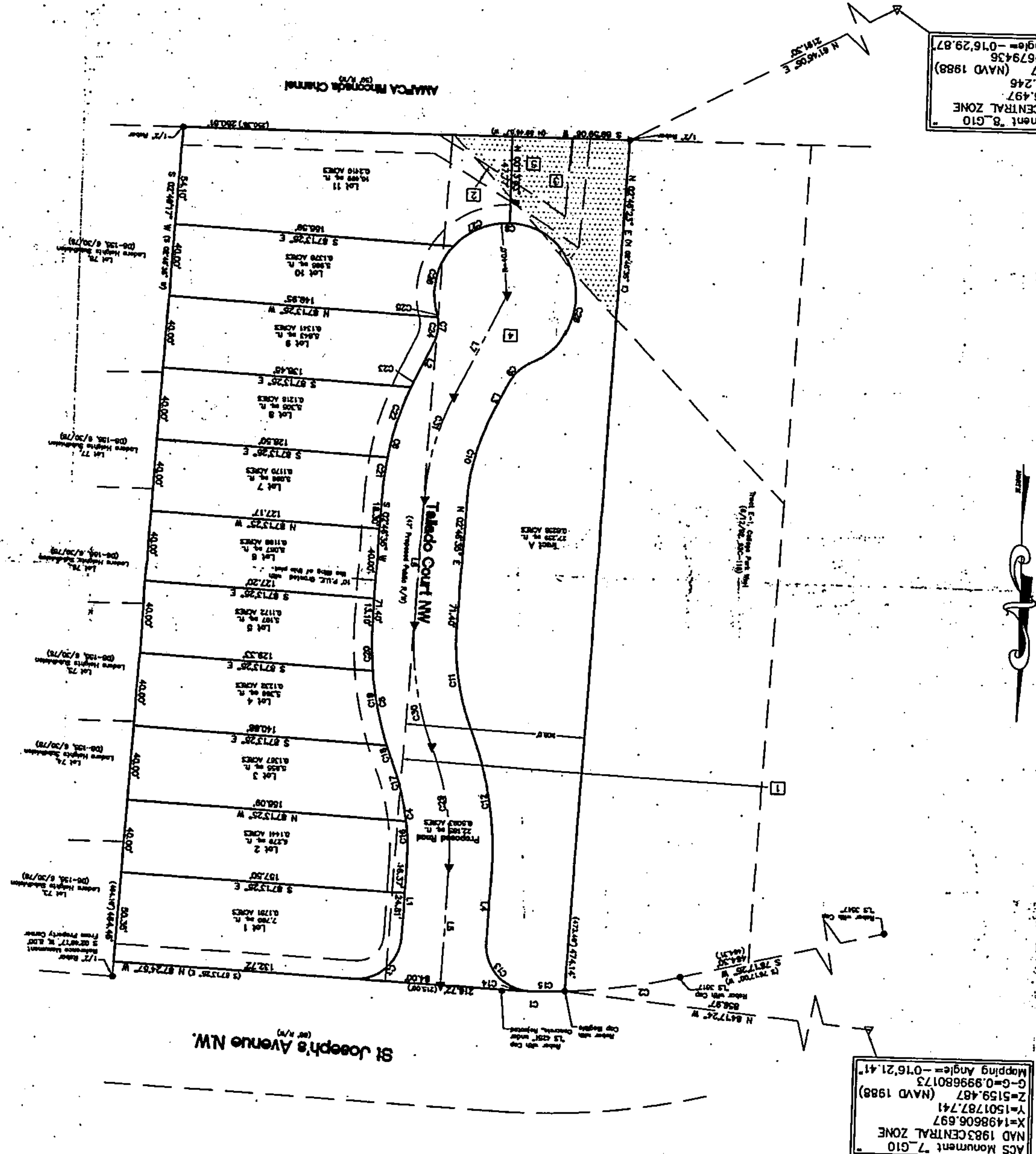
Benchmark

AND MONUMENT THEREON HAVING AN ELEVATION OF 5642.77 (GAND 80).

CHANGING POINT	BEARING	DISTANCE	REMARKS
1	N 121° 14' 00" W	112.50	Corner of Lot 1
2	S 87° 13' 26" E	157.50	Corner of Lot 1
3	N 07° 46' 00" E	132.77	Corner of Lot 1
4	N 84° 17' 26" W	216.77	Corner of Lot 1
5	S 87° 13' 26" E	157.50	Corner of Lot 1
6	N 121° 14' 00" W	112.50	Corner of Lot 1
7	S 87° 13' 26" E	157.50	Corner of Lot 1
8	N 07° 46' 00" E	132.77	Corner of Lot 1
9	N 84° 17' 26" W	216.77	Corner of Lot 1
10	S 87° 13' 26" E	157.50	Corner of Lot 1
11	N 121° 14' 00" W	112.50	Corner of Lot 1
12	S 87° 13' 26" E	157.50	Corner of Lot 1
13	N 07° 46' 00" E	132.77	Corner of Lot 1
14	N 84° 17' 26" W	216.77	Corner of Lot 1
15	S 87° 13' 26" E	157.50	Corner of Lot 1
16	N 121° 14' 00" W	112.50	Corner of Lot 1
17	S 87° 13' 26" E	157.50	Corner of Lot 1
18	N 07° 46' 00" E	132.77	Corner of Lot 1
19	N 84° 17' 26" W	216.77	Corner of Lot 1
20	S 87° 13' 26" E	157.50	Corner of Lot 1
21	N 121° 14' 00" W	112.50	Corner of Lot 1
22	S 87° 13' 26" E	157.50	Corner of Lot 1
23	N 07° 46' 00" E	132.77	Corner of Lot 1
24	N 84° 17' 26" W	216.77	Corner of Lot 1
25	S 87° 13' 26" E	157.50	Corner of Lot 1
26	N 121° 14' 00" W	112.50	Corner of Lot 1
27	S 87° 13' 26" E	157.50	Corner of Lot 1
28	N 07° 46' 00" E	132.77	Corner of Lot 1
29	N 84° 17' 26" W	216.77	Corner of Lot 1
30	S 87° 13' 26" E	157.50	Corner of Lot 1
31	N 121° 14' 00" W	112.50	Corner of Lot 1
32	S 87° 13' 26" E	157.50	Corner of Lot 1
33	N 07° 46' 00" E	132.77	Corner of Lot 1
34	N 84° 17' 26" W	216.77	Corner of Lot 1
35	S 87° 13' 26" E	157.50	Corner of Lot 1
36	N 121° 14' 00" W	112.50	Corner of Lot 1
37	S 87° 13' 26" E	157.50	Corner of Lot 1
38	N 07° 46' 00" E	132.77	Corner of Lot 1
39	N 84° 17' 26" W	216.77	Corner of Lot 1
40	S 87° 13' 26" E	157.50	Corner of Lot 1
41	N 121° 14' 00" W	112.50	Corner of Lot 1
42	S 87° 13' 26" E	157.50	Corner of Lot 1
43	N 07° 46' 00" E	132.77	Corner of Lot 1
44	N 84° 17' 26" W	216.77	Corner of Lot 1
45	S 87° 13' 26" E	157.50	Corner of Lot 1
46	N 121° 14' 00" W	112.50	Corner of Lot 1
47	S 87° 13' 26" E	157.50	Corner of Lot 1
48	N 07° 46' 00" E	132.77	Corner of Lot 1
49	N 84° 17' 26" W	216.77	Corner of Lot 1
50	S 87° 13' 26" E	157.50	Corner of Lot 1



CARTESIANS SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 898-3000 FAX (505) 891-0244
Sheet 1 of 1



ACS Monument 7_G10
NAD 1983 CENTRAL ZONE
X=1498606.697
Y=1501787.741
Z=5159.487 (NAVD 1988)
G-C=0.999880173
Mapping Angle=-01621.41'

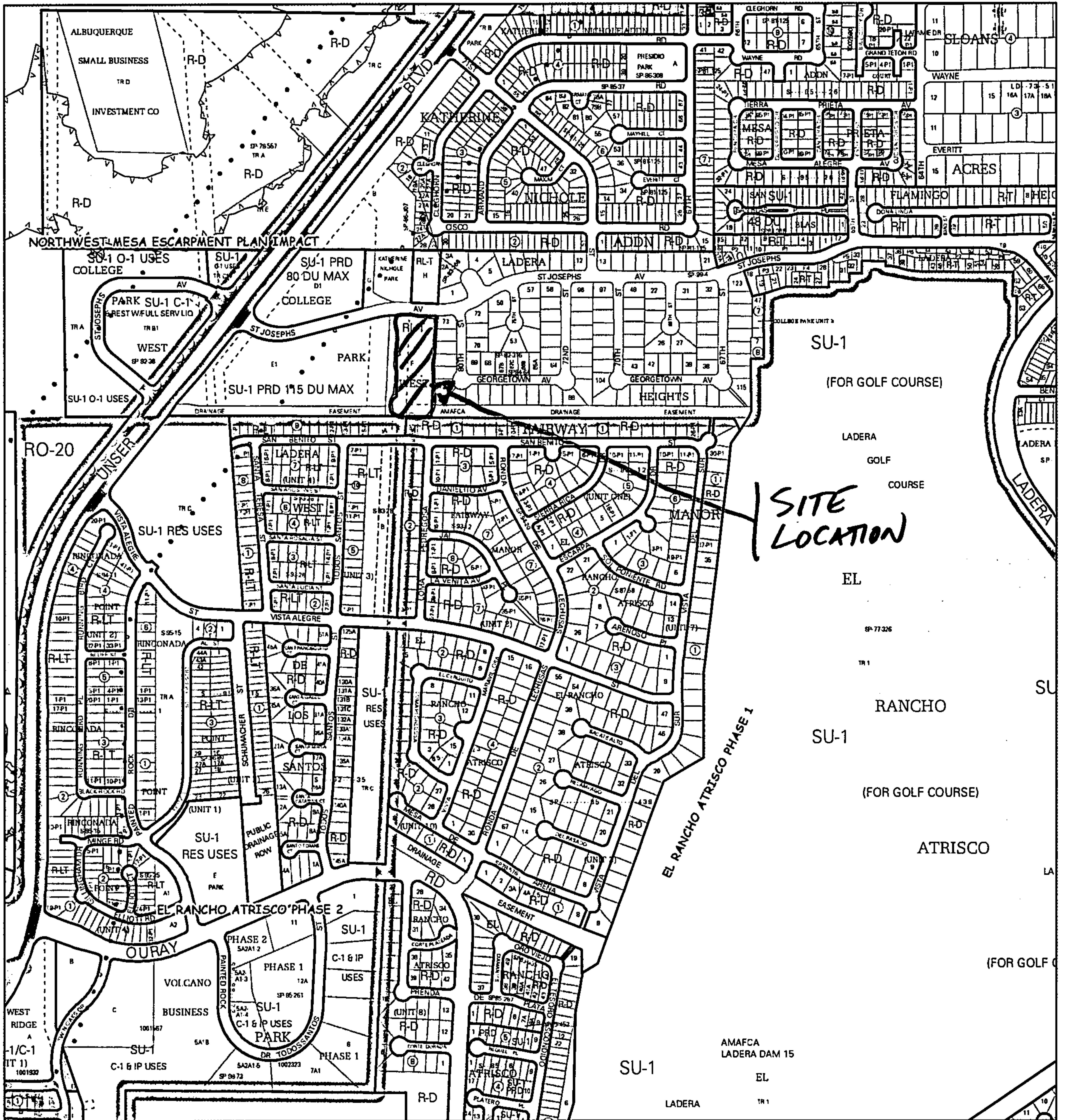
ACS Monument 8_G10
NAD 1983 CENTRAL ZONE
X=1497506.497
Y=1500192.246
Z=5182.437 (NAVD 1988)
G-C=0.999879436
Mapping Angle=-01629.87'

Disclaimer Statement

1. TO CREATE 11 NEW LOTS AND 1 TRACT.
2. DEDICATE RIGHT-OF-WAY.
3. DEDICATE RIGHT-OF-WAY.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2008.
 2. ALL DISTANCES ARE GROUND DISTANCES U.S. SURVEY FEET.
 3. ALL STREETS AND MONUMENTS SHALL BE RETAINED AT ALL CORNER POINTS.
 4. ALL CORNER POINTS AND STRUCK INTERSECTIONS ARE SHOWN AS THIS PLAT. ALL CENTERLINE MONUMENTS SHALL BE SET USING THE STRUCK POINTS OF ALL CORNER POINTS.
 5. STRUCK CITY OF ALBUQUERQUE CENTERLINE MONUMENT - DO NOT DISTURB.
 6. STRUCK CITY OF ALBUQUERQUE CENTERLINE MONUMENT - DO NOT DISTURB.
 7. TOTAL NUMBER OF TRACTS CREATED: 11
 8. TOTAL NUMBER OF LOTS CREATED: 11
 9. TOTAL NUMBER OF EXISTING LOTS: 1
 10. TOTAL NUMBER OF FULL WIDTH STRUCKS CREATED: 0/10
 11. TOTAL AREA: 2.7022 ACRES
 12. PROPERTY CONVEYS TO BE SET AS AN 1/8 BARNET MONUMENT WITH STEEL CAP 1/8 INCH.
 13. THE ZONING FOR THE LOT IS C-10/10/10/10/10.
 14. ALL SET EXISTING MONUMENTS ARE A BARNET MONUMENT WITH CAP 1/8 INCH. UNLESS NOTICED OTHERWISE.
- DATE: 4-2-2008
DATE: 6-4-08



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 3/10/2009

February 9, 2010

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

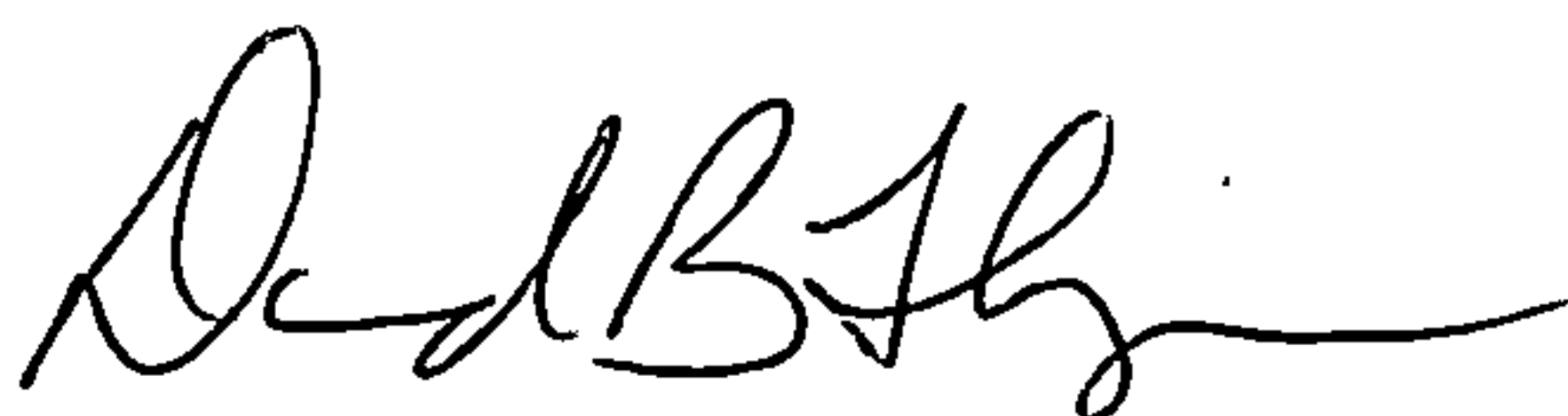
**Re: SUBMITTAL OF REQUEST FOR EXTENSION OF PRELIMINARY PLAT
VILLA SENDEROS SUBDIVISION (DRB 1001970)**

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures to request an extension for an additional year for the Preliminary Plat for the Villa Senderos Subdivision. The Preliminary Plat was approved on February 25, 2009. The extension is due to market conditions and the length of time the required to an encroachment agreement from PNM and.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 25, 2009

Project# 1001970

09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST**, zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)[Deferred from 2/18/09]

1. At the February 25, 2009 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on the sidewalk exhibit.
2. The sidewalk waiver was approved as shown for Lot 11 only.
3. With the signing of the infrastructure list, and with an approved grading and drainage plan engineer stamp dated 2/11/09, the preliminary plat was approved.
4. the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance with the condition of approval by AMAFCA.

(A)(1) The easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by March 12, 2009 in the manner described below.

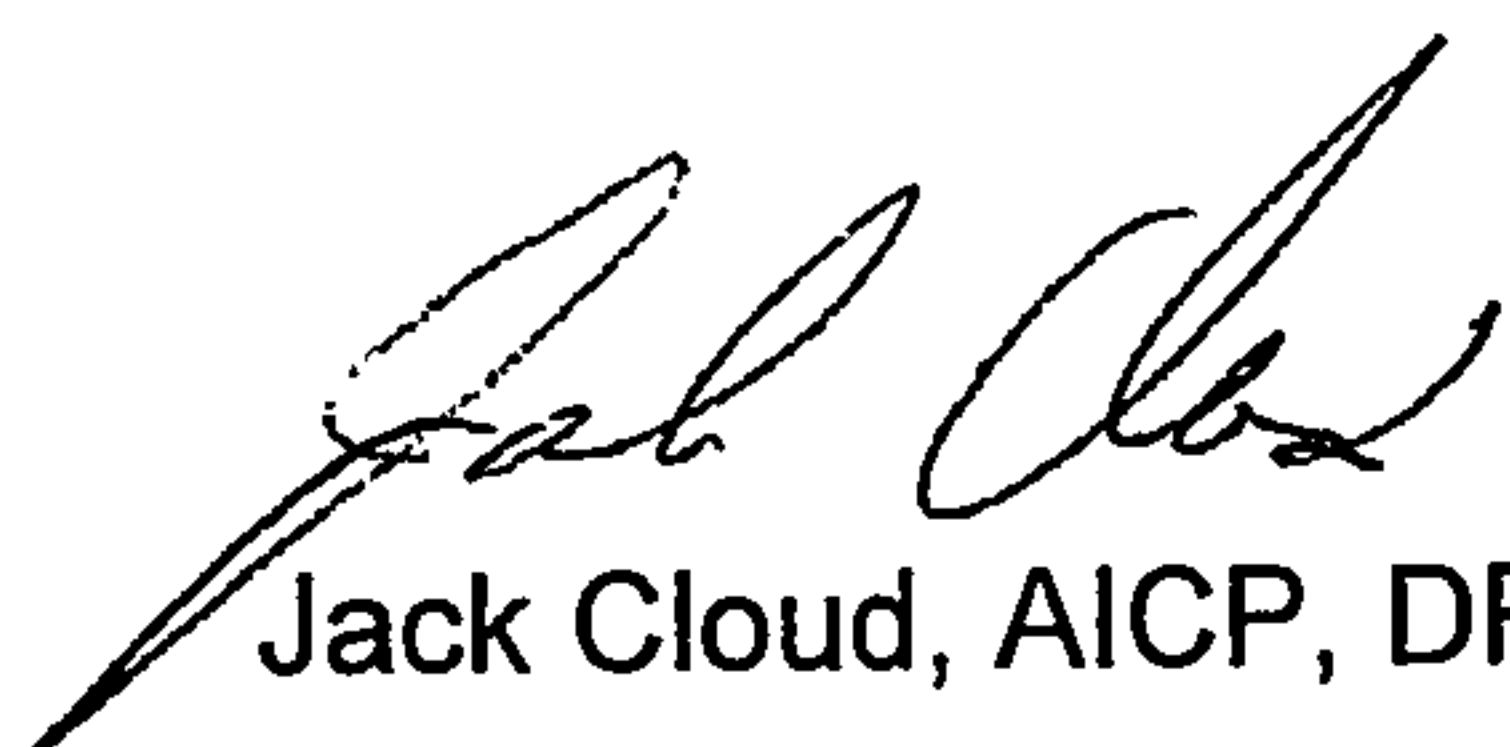
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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).

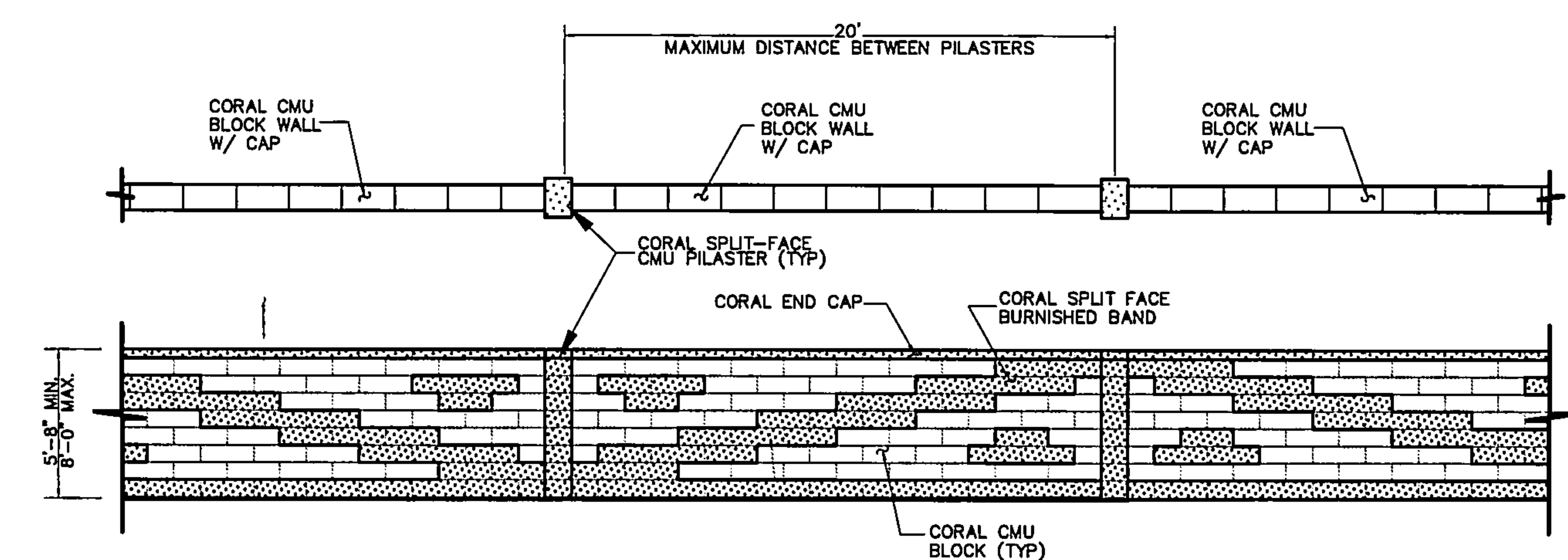
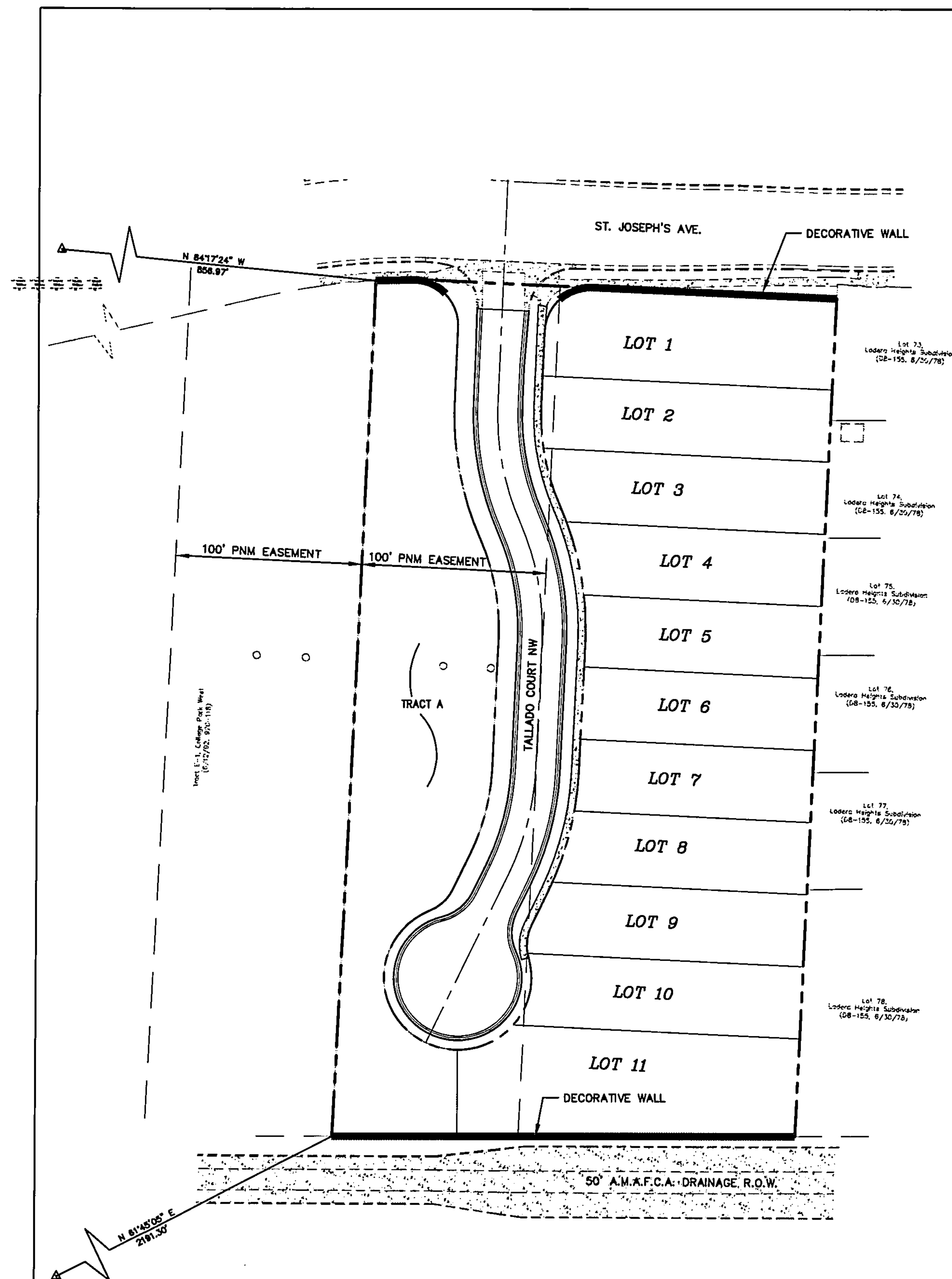
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, AICP, DRB Chair

Cc: Thompson Engineering Consultants, Inc. – P.O. Box 65760 – Albuquerque, NM 87193

Cc: Virgil Gil, Inc.- 6506 Calle Redondo NW – Albuquerque, NM 87120



DECORATIVE WALL DETAIL
NTS

- NOTES:**
- CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.

1001970

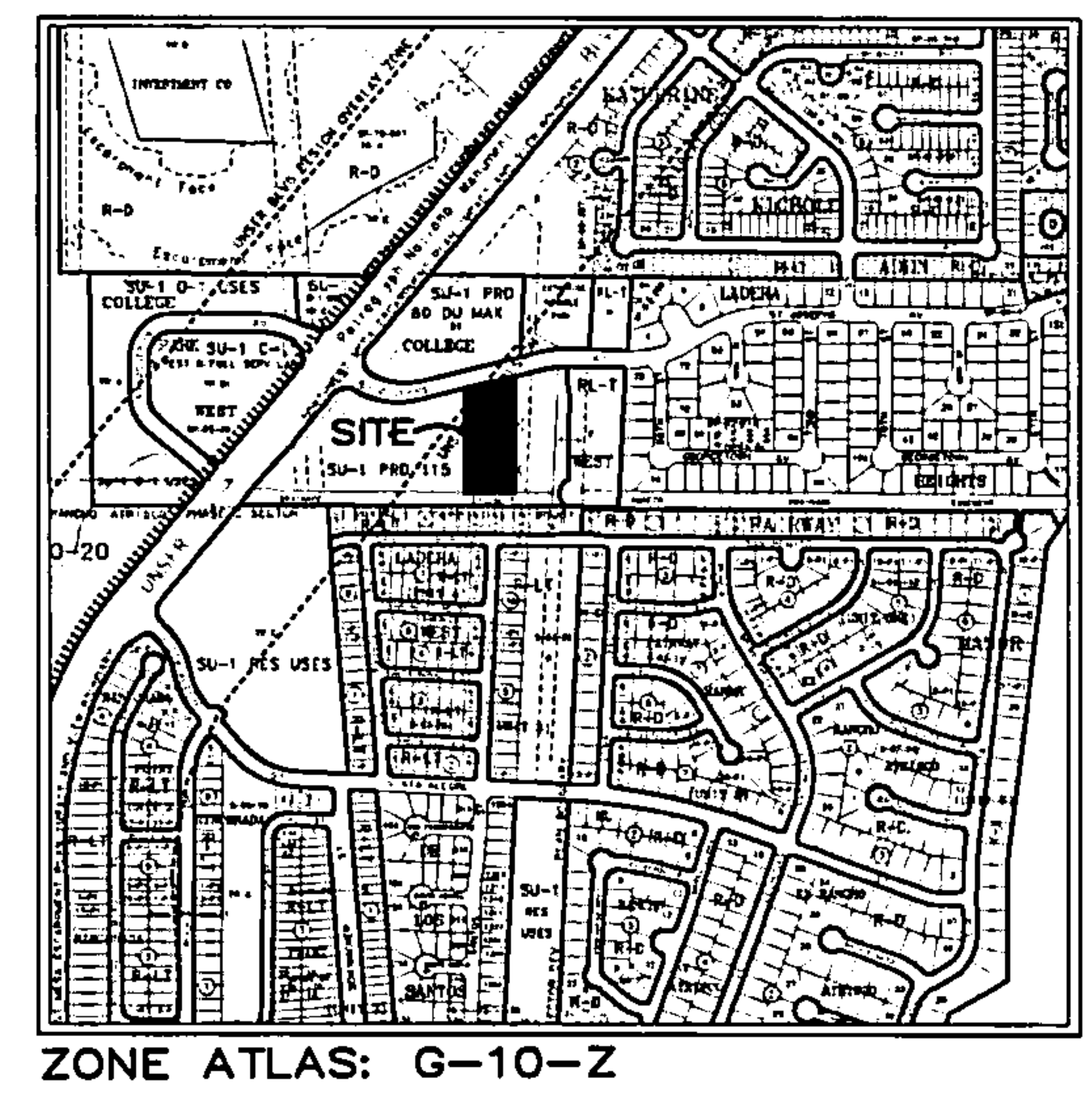
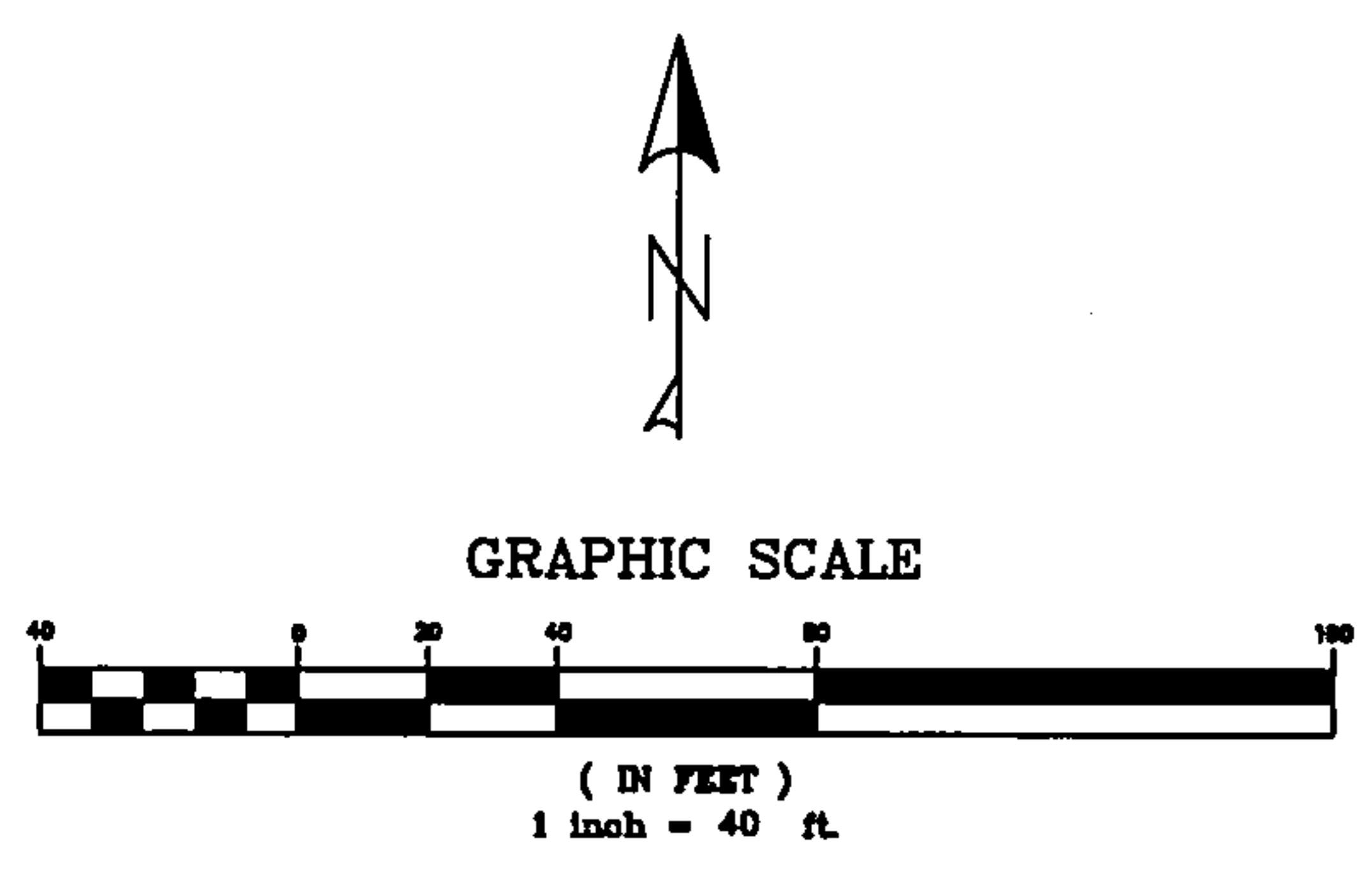
Perimeter Wall Approved

Jack Clark

DRB Chair

2-25-09

Date



SURVEY INFORMATION		BENCH MARK		AS BUILT INFORMATION	
NO.	DATE	ACS MONUMENT "B G10"	CONTRACTOR	WORK STARTED BY	DATE
		NAD 1983 CENTRAL ZONE		ACCEPTANCE BY	DATE
		X=1497506.497		FIELD DRAWINGS	DATE
		Y=1500192.246		CORRECTED BY	DATE
		Z=5182.437 (NAVD 1988)		MICRO-FILM INFORMATION	DATE
		G-G=0.999679436		RECORDED BY	DATE
		MAPPING ANGLE= 00°16'29.87"		NO.	

ENGINEER'S SEAL		REMARKS		DESIGN	
NO.	DATE	BY	DATE	DATE	DATE

<p>Thompson Engineering Consultants, Inc. tccn@yaho.com</p> <p>P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 630-9246</p>		<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT</p> <p>VILLA SENDEROS SUBDIVISION</p> <p>DECORATIVE WALL PLAN EXHIBIT</p>	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
City Project No. XXXXXX	Zone Map No. G-10-Z	Sheet 1	Of 1



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): THOMPSON ENGINEERING CONSULTANTS, INC. PHONE: 271-2199
 ADDRESS: P.O. BOX 65760 FAX: 830-9248
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: VIRGIL GIL, INC. PHONE: 249-0486
 ADDRESS: 6506 CALLE REDONDO NW FAX: 792-6046
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT REVIEW, VACATION OF PUBLIC EASEMENT, SIDEWALK WAIVER, SIDEWALK DEFERRAL

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

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

Lot or Tract No. TRACT F Block: _____ Unit: _____
 Subdiv/Addn/TBKA: COLLEGE PARK WEST SUBDIVISION
 Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No _____
 Zone Atlas page(s): G-10 UPC Code: 101006019535620702

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1001970

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 12 Total area of site (acres): 2.70
 LOCATION OF PROPERTY BY STREETS: On or Near: ST. JOSEPH'S AVE. NW
 Between: UNSER BLVD NW and LADERA DR. NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3-26-08

SIGNATURE David B. Thompson DATE 1-23-09
 (Print) DAVID B. THOMPSON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
09DRB 70025	VPE	V	\$ 45.00
09DRB 70026	IDS		\$ 0
09DRB 70027	SV		\$
	ADV		\$ 75.00
	CME		\$ 20.00
	SW		
09DRB 70028			Total
Hearing date <u>02/18/09</u>			\$ <u>980.00</u>

Sandy Handley 01/23/09
 Planner signature / date

Project # 1001970

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- ~~1/2~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

DAVID B THOMPSON
Applicant name (print)
David B Thompson 1-23-09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB 10027

Sandy Handlen 01/23/09
Planner signature / date
Project # 1001970

11/11/09

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 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 Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - 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") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

DAVID B. THOMPSON
 Applicant name (print)
 David B Thompson 1-23-09
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 09DRB - 70025
 09DRB - 70026
 09DRB - 70028

Sandy Handley 01/23/09
 Planner signature / date
 Project # 1001970

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.

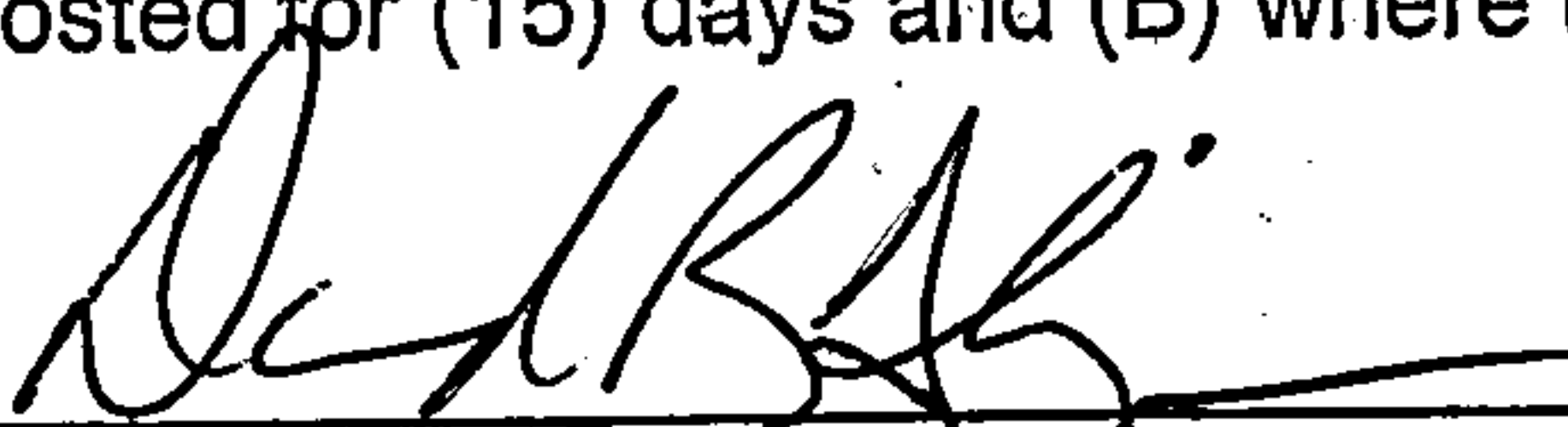
4. TIME


Signs must be posted from February 3 2009 To February 18 2009

5. REMOVAL

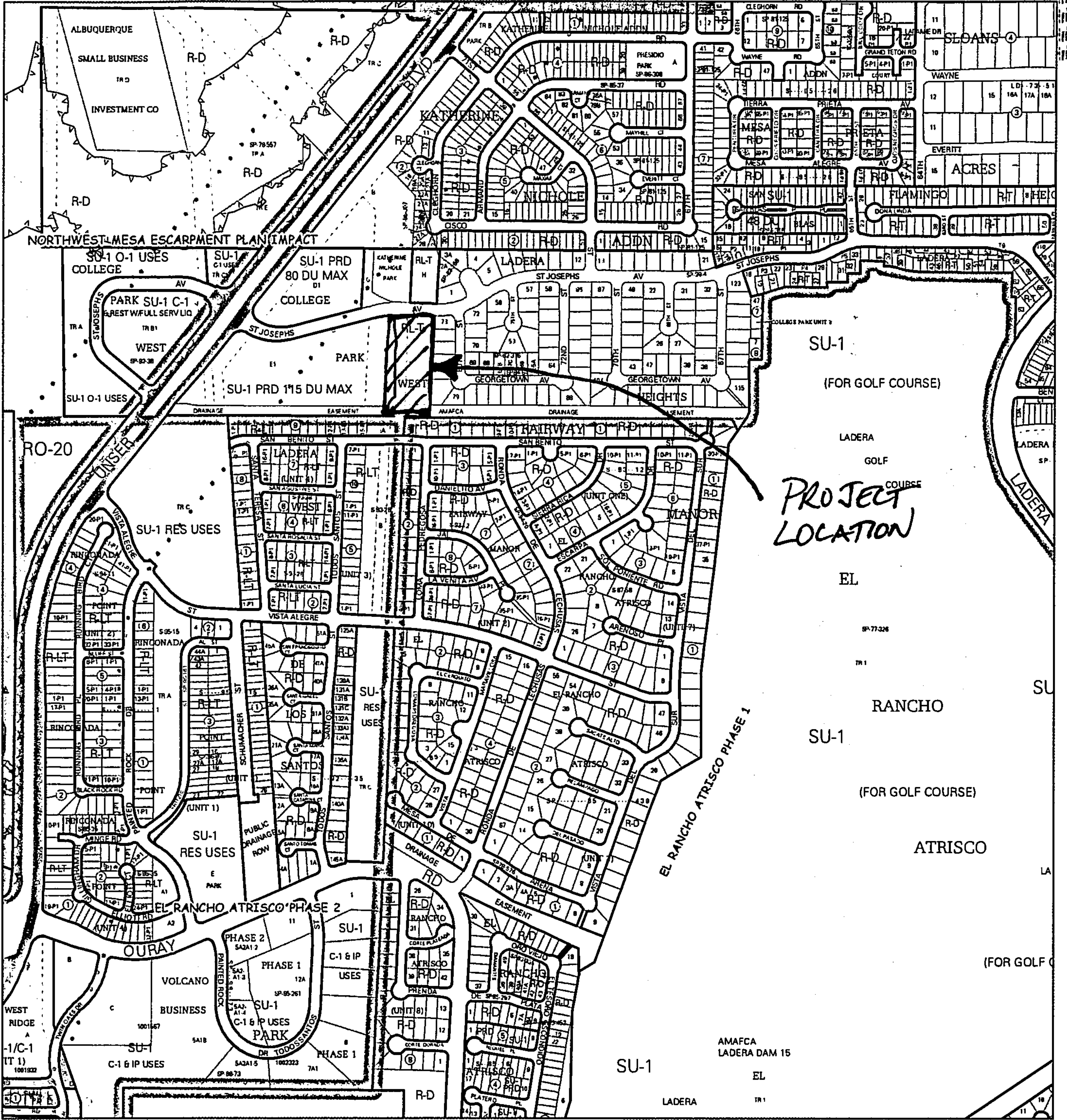
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

 1-23-09
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1-23-09 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001970



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

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

0 750 1,500 Feet

1001970

January 23, 2009

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF PRELIMINARY PLAT, VACATION OF EASEMENT,
SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR VILLA SENDEROS
SUBDIVISION (DRB 1001970)**

Dear Mr. Cloud:

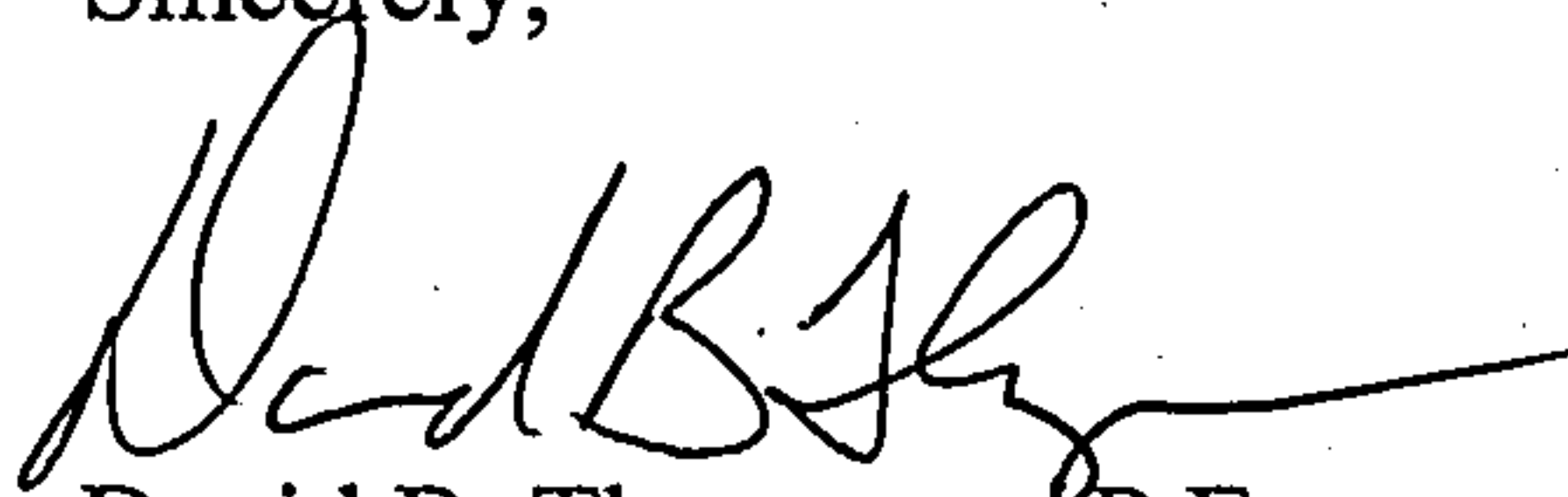
Enclosed please find an application and all required enclosures for Preliminary Plat, Vacation of Easement, Sidewalk Waiver, and Sidewalk Deferral submittal for the Villa Senderos Subdivision. The proposed subdivision will have 11 residential lots and one Tract. The property is currently zoned R-LT.

We are requesting the vacation of one drainage easement on the property. The drainage easement, included on the previous plat in 1983, followed the old floodplain prior to the Rinconada Channel being constructed. The floodplain maps have been revised to contain the floodplain in the concrete channel, therefore the drainage easement is no longer required.

The submittal also includes a request for waiver of sidewalks and deferral of sidewalks within the subdivision. We are requesting a waiver of sidewalks on the west side of Tallado Court and around the cul-de-sac. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes.

If you should have any questions, please call me at 271-2199.

Sincerely,


David B. Thompson, P.E.

CITY OF ALBUQUERQUE

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

APPLICANT: THOMPSON ENGINEERING CONSULTANTS DATE OF REQUEST: 1/23/09 ZONE ATLAS PAGE(S): G-10

CURRENT: ZONING RLT
PARCEL SIZE (AC/SQ. FT.) 2.7

LEGAL DESCRIPTION:
LOT OR TRACT # TRACT F BLOCK # _____
SUBDIVISION NAME COLLEGE PARK WEST

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|--|---------------------|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION <input checked="" type="checkbox"/> | BUILDING PERMIT [] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] | ACCESS PERMIT [] |
| | | C) AMENDMENT [] | OTHER [] |

PROPOSED DEVELOPMENT:

- | | |
|---------------------------------------|--------------------------------|
| NO CONSTRUCTION/DEVELOPMENT [] | # OF UNITS: <u>11</u> |
| NEW CONSTRUCTION [] | BUILDING SIZE: _____ (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [] | |

GENERAL DESCRIPTION OF ACTION: 1

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1-23-09
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

*Residential Subd
- 11 lots + 1 open space tract*

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

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

[Signature] DATE 01-23-09
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[Signature] DATE 1-23-09
APPLICANT

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

TIS -SUBMITTED 1/1
-FINALIZED 1/1 TRAFFIC ENGINEER _____ DATE _____

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Virgil Gil Development ("Developer") effective as of this ___ day of _____, 20___, and pertains to the subdivision commonly known as Villa Senderos, and more particularly described as Tract F, College Park West
(11 Residential ~~Res~~ Single Family Lots) DRB 1001970
(the "Subdivision".)

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

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

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

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

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

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

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

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

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

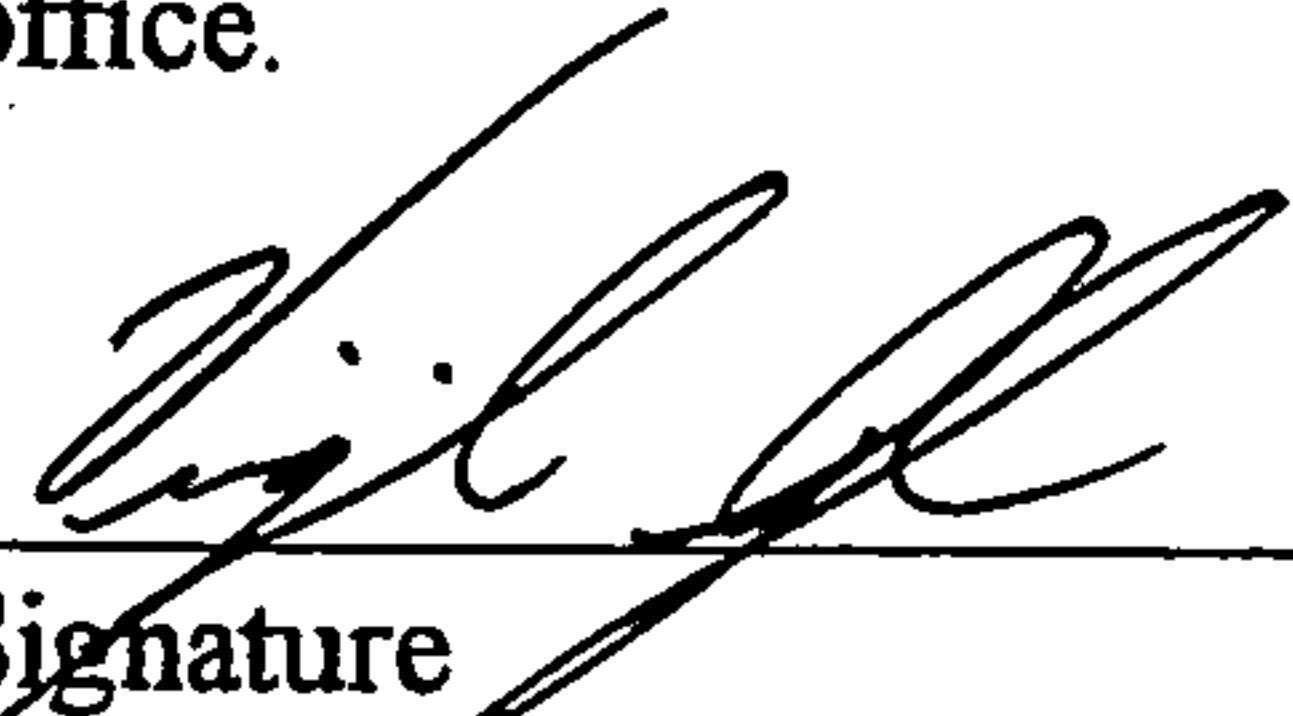
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

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

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

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

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



Signature

Virgil Gil

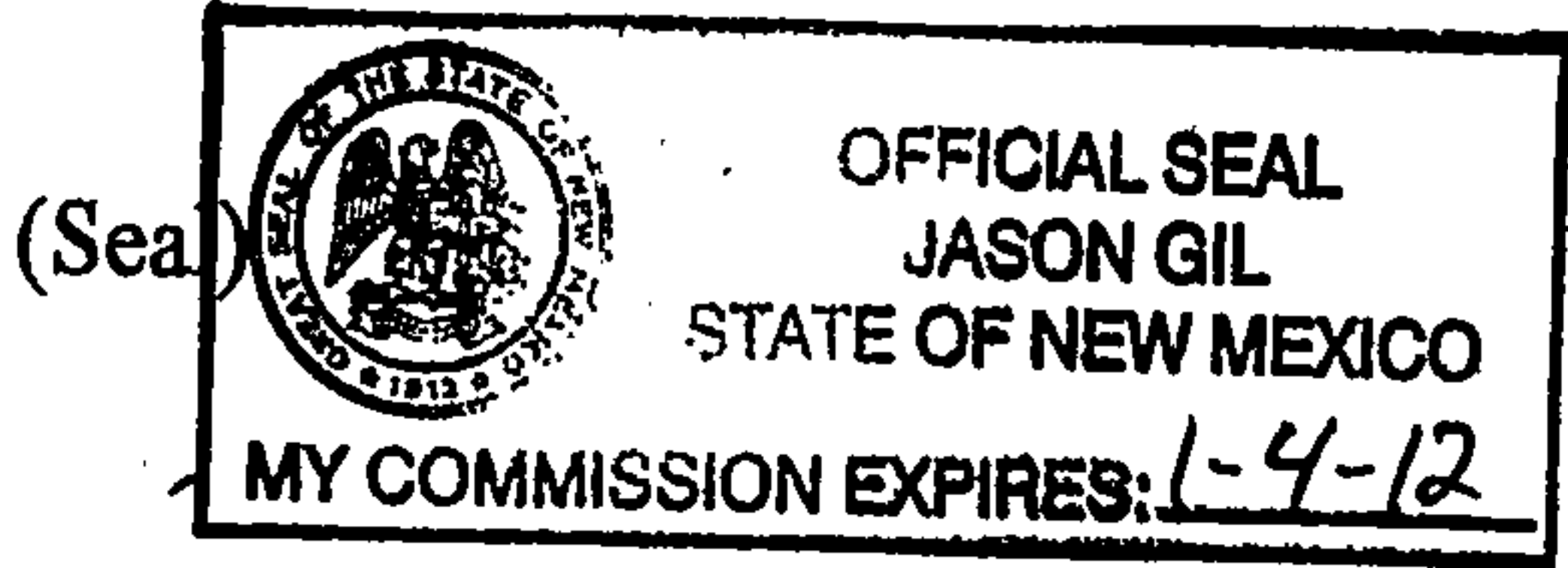
Name (typed or printed) and title

Virgil Gil Inc.

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 12-5-08, by Virgil Gil
as President of Virgil Gil Inc, a corporation.



[Signature]
Notary Public

My commission expires: 1-4-12

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Name (typed or printed) and title

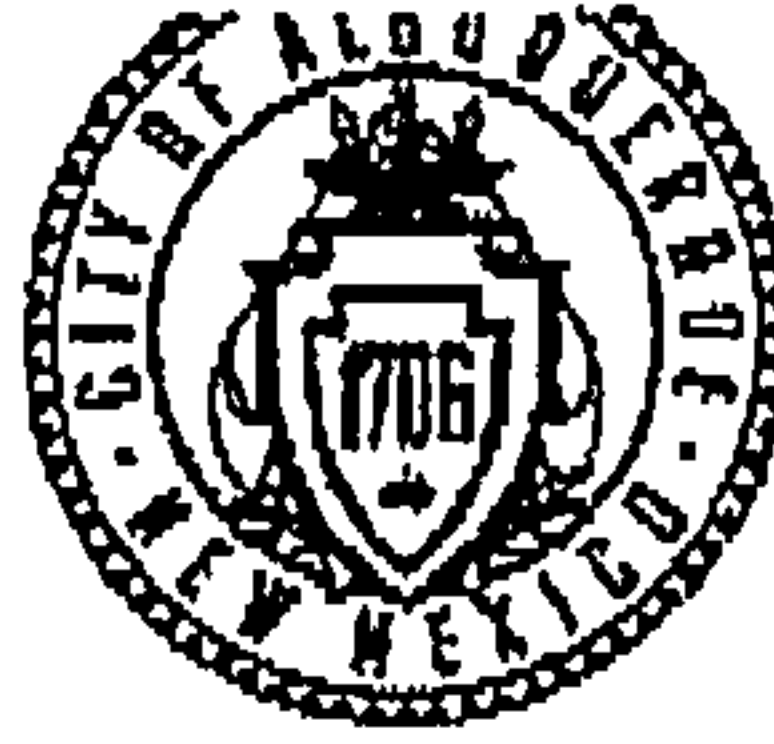
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
as _____ of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: _____



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 4, 2008

David Thompson
Thompson Engineering Consultants, Inc.
P.O. Box 65760/87193
Phone: 271-2199/Fax - 830-9248

Dear David:

Thank you for your inquiry of November 4, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT F, COLLEGE PARK WEST SUBDIVISION, LOCATED ON ST. JOSEPHS DRIVE NW BETWEEN UNSER BOULEVARD NW AND LADERA DRIVE NW** Zone Map: **G-10**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

LADERA WEST N.A. (LDW) "R"

Bob McCannon

2808 El Tesoro Escondido NW/87120 839-9702 (h)

Dan Serrano

3305 Ronda De Lechusas NW/87120 836-6399 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningnaform(05/22/08)

11/04/08

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 11/04/08 Time Entered: 2:50 p.m. ONC Rep. Initials: SW

7005 1160 0004 1348 9821

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87120
OFFICIAL USE

Postage	\$ 0.42	0118
Certified Fee	\$2.70	JAN 22 2009 Postmark Here ABO NM 8711A 01/22/2009
Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.32	

Sent To Mr. Dan Serrano
 Street, Apt. No., or PO Box No. 3305 Ronda De Lechugas NW
 City, State, ZIP+4 Albuquerque, NM 87120

9838 9487 1348 4000 0977 5001

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87120
OFFICIAL USE

Postage	\$ 0.42	0118
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Return Receipt Fee (Endorsement Required)	\$2.20	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.32	

Sent To Mr. Bob McCannon
 Street, Apt. No., or PO Box No. 2808 El Tesoro Escondido NW
 City, State, ZIP+4 Albuquerque, NM 87120

THOMPSON Engineering Consultants, Inc.

January 22, 2009

Mr. Bob McCannon
Ladera West Neighborhood Association
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

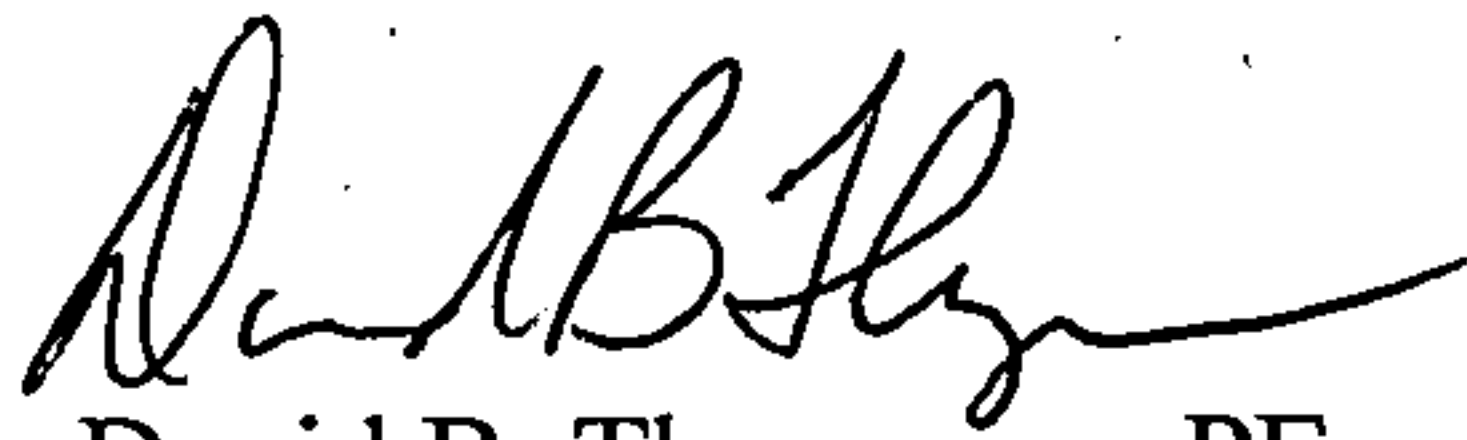
RE: VILLA SENDEROS SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Mr. McCannon:

We are writing to you on behalf of our client, Virgil Gil, Inc., who seeks to develop a subdivision with 11 single family residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, February 18, 2009.

If you should have any questions please call me at 271-2199.

Sincerely,


David B. Thompson, PE

THOMPSON Engineering Consultants, Inc.

January 22, 2009

Mr. Dan Serrano
Ladera West Neighborhood Association
3305 Ronda De Lechusas NW
Albuquerque, NM 87120

RE: VILLA SENDEROS SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Mr. Serrano:

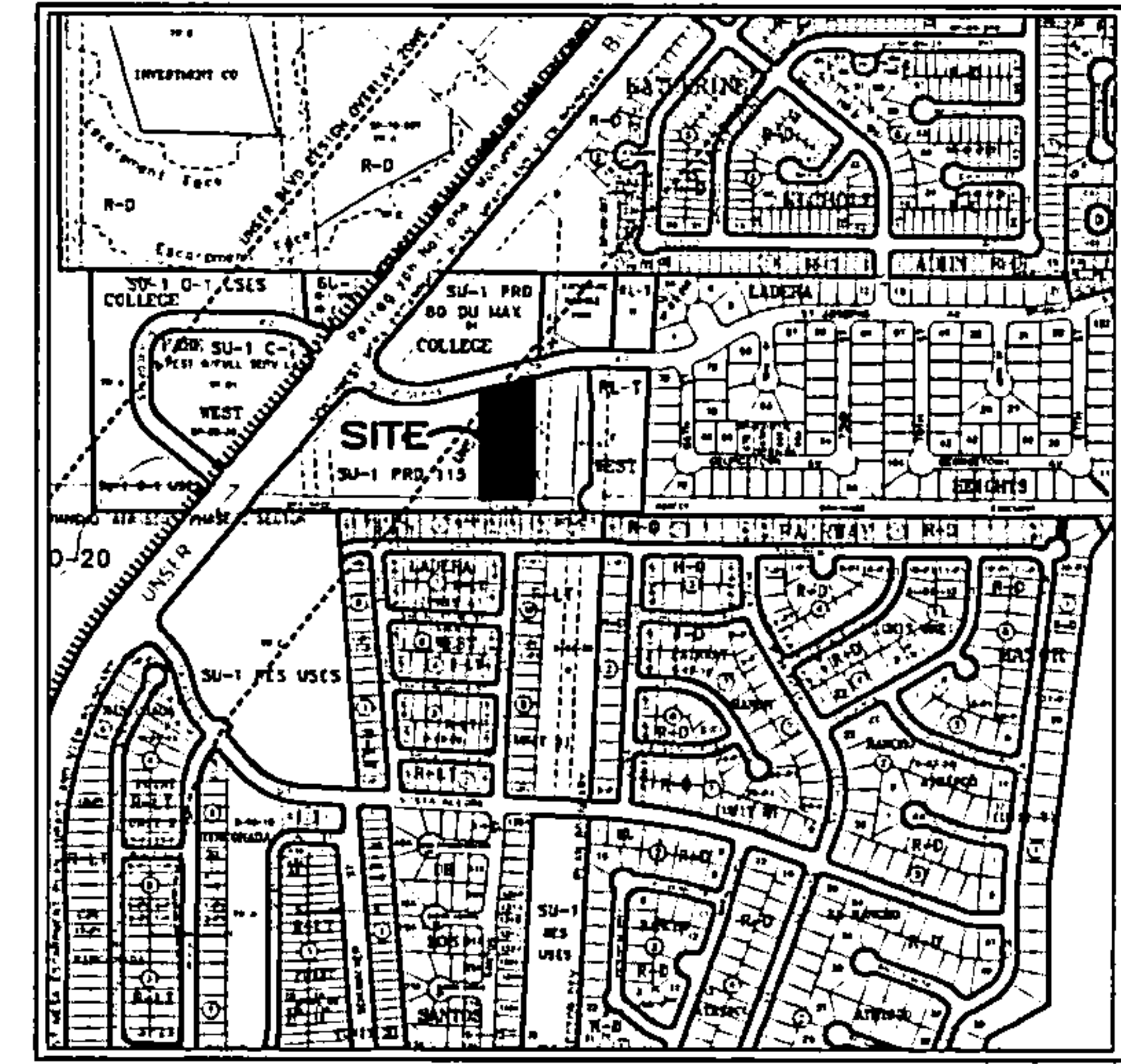
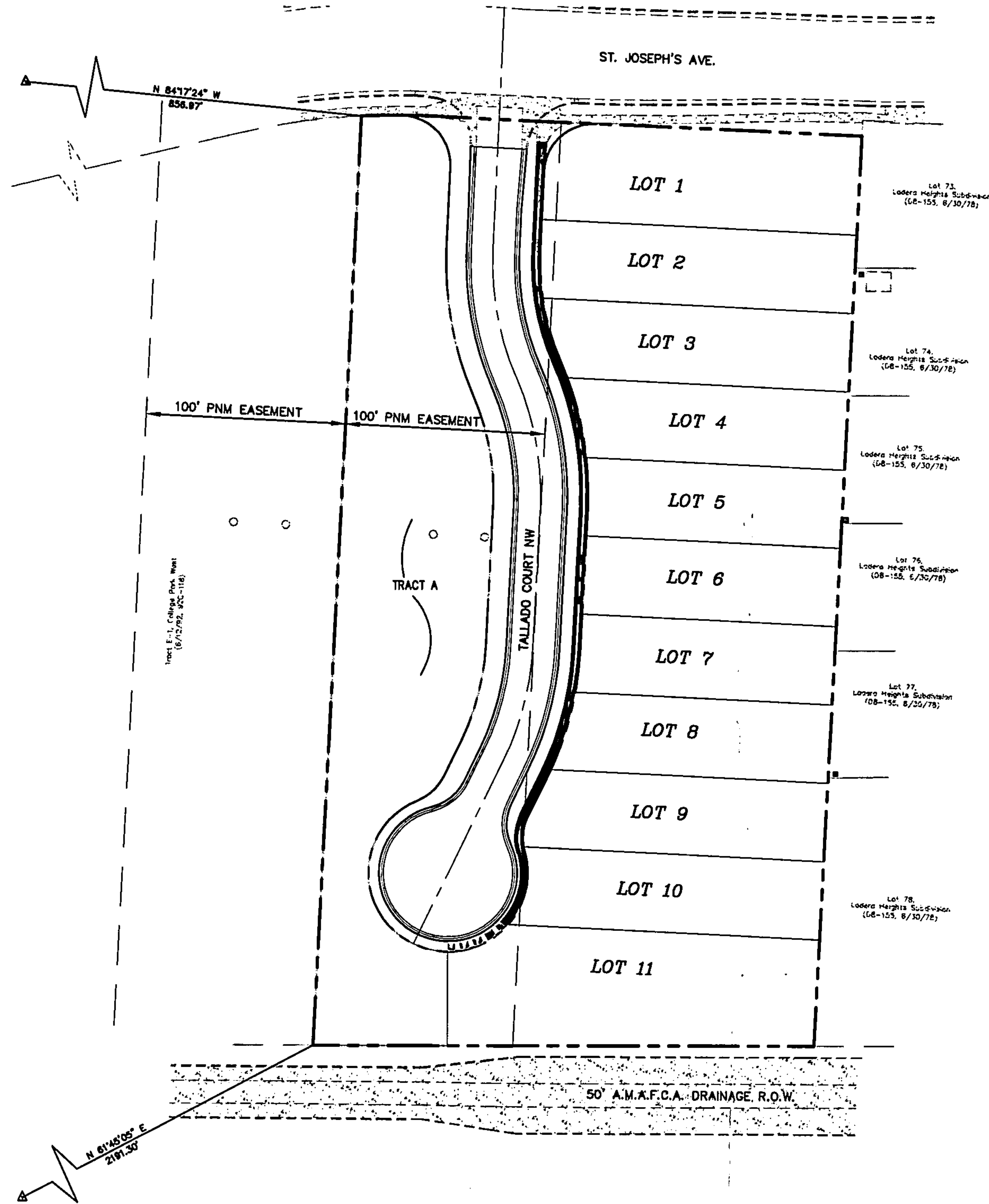
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If you should have any questions please call me at 271-2199.

Sincerely,



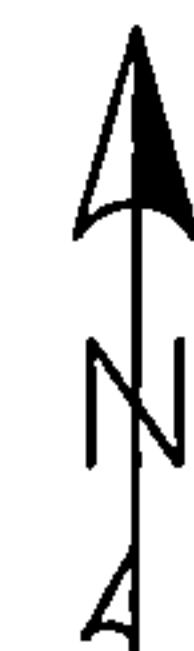
David B. Thompson, PE



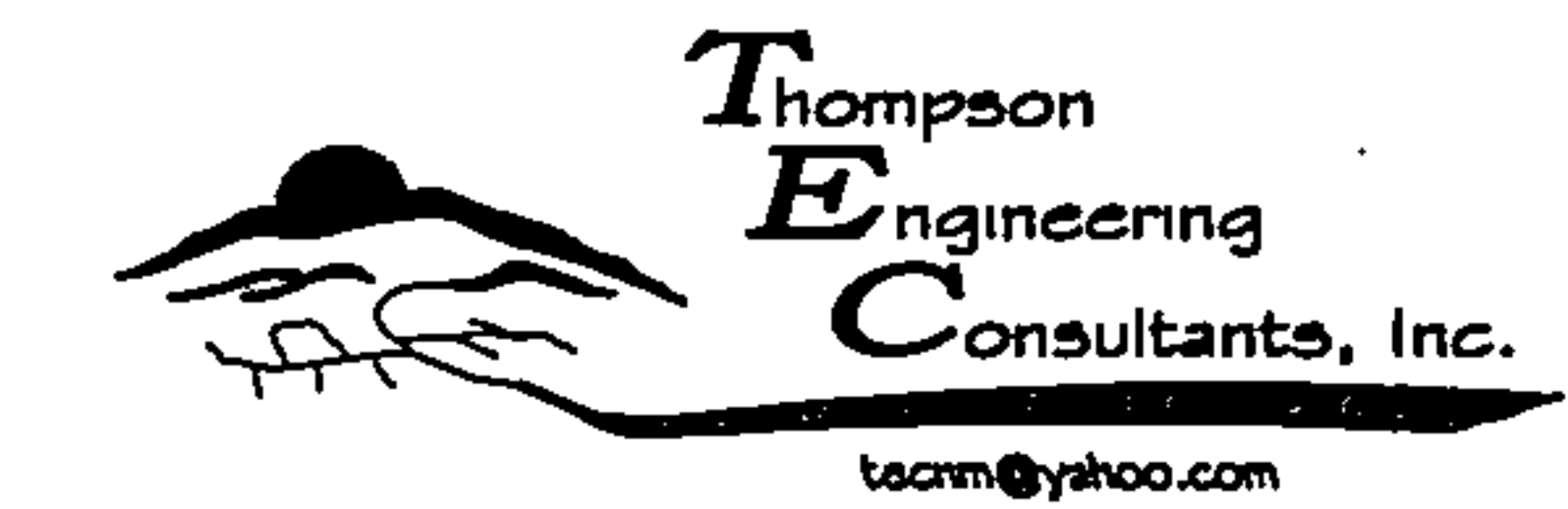
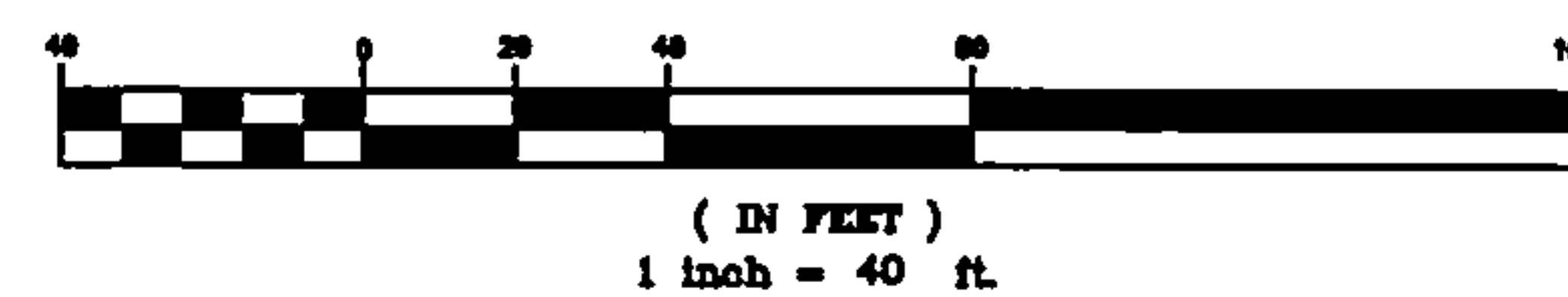
ZONE ATLAS: G-10-Z

LEGEND

- DEFERRED 4' SIDEWALK
- ⋯ WAIVED SIDEWALK



GRAPHIC SCALE



P.O. BOX 65760 ALBUQUERQUE, NM 87193
 PHONE: (505) 271-2199 FAX: (505) 830-9246

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 TRANSPORTATION DEVELOPMENT
 VILLA SENDEROS SUBDIVISION
 SIDEWALK EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
City Project No. XXXXXX	Zone Map No. G-10-Z	Sheet 1	Of 1

SURVEY INFORMATION		BENCH MARK		AS BUILT INFORMATION	
NO.	DATE	ACS MONUMENT "B G10"	CONTRACTOR	WORK	DATE
		NAD 1983 CENTRAL ZONE		STAKED BY	DATE
		X=1497506.497		INSPECTOR'S	DATE
		Y=1500192.246		FIELD	DATE
		Z=5182.437 (NAVD 1988)		VERIFICATION BY	DATE
				CORRECTED BY	DATE
				G-G-0.999679436	
				MAPPING ANGLE= 00°16'29.87"	
				RECORDED BY	DATE
				NO.	

THOMPSON Engineering Consultants, Inc.

tb
tb
tb
tb
tb

February 4, 2009

Mr. Barry King
Ladera West Neighborhood Association
2508 Todos Santos NW
Albuquerque, NM 87120

RE: VILLA SENDEROS SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Mr. King:

We are writing to you on behalf of our client, Virgil Gil, Inc., who seeks to develop a subdivision with 11 single family residential lots. The location of the site on St. Joseph's Avenue NW just east of Unser Boulevard NW (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, February 18, 2009.

If you should have any questions please call me at 271-2199.

Sincerely,


David B. Thompson, PE

•
D.B. 1001970

Updated



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

February 3, 2009

David Thompson
Thompson Engineering Consultants, Inc.
P.O. Box 65760/87193
Phone: 505-271-2199/Fax: 505-830-9248

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

Dear David:

Thank you for your inquiry of February 3, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT F, COLLEGE PARK WEST SUBDIVISION, LOCATED ON ST. JOSEPH'S DRIVE NW BETWEEN UNSER BOULEVARD NW AND LADERA DRIVE NW**
Zone Map: **G-10.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

LADERA WEST N.A. (LDW) "R"

Bob McCannon

2808 El Tesoro Escondido NW/87120 839-9702 (h)

Barry King

2508 Todos Santos NW/87120 836-7644 (h)

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Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(05/22/08)

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!!!Notice to Applicants!!!

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **02/03/09** Time Entered: **2:15 p.m.** ONC Rep. Initials: **SW**

7005 1160 0004 1348 9883

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32

0118

02 04 2009
Postmark Here

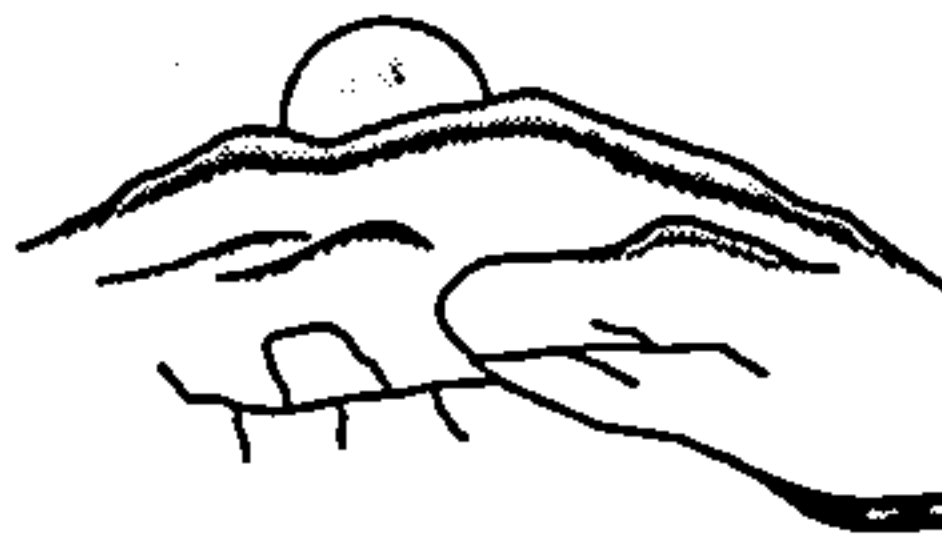
02/04/2009 DS

Sent To Mr. Barry King
 Street, Apt. No.;
 or PO Box No. 2508 Todos Santos NW
 City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002

See Reverse for Instructions

Vertical barcode on the right edge of the document.



Thompson
Engineering
Consultants, Inc

tecnm@yahoo.com

PHONE (505) 271-2199 ♦ FAX: (505) 237-0422

4800 JUAN TABORA, SUITE C ♦ ALBUQUERQUE, NEW MEXICO 87111

LETTER OF TRANSMITTAL

11
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DATE	2-20-09	JOB NO.	
PROJECT:	Villa Senderos		
ATTENTION	DRB# 1001970		
RE:			

TO JACK CLOUD / Angela Gomez
DRB Chair / DRB Assistant

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Report Prints Plans Invoice Specifications
 Letter Mylars _____

COPIES	DATE	NO.	DESCRIPTION
6			Revised Infrastructure List
6			Revised Sidewalk Exhibit
6			Signed Preliminary Plat

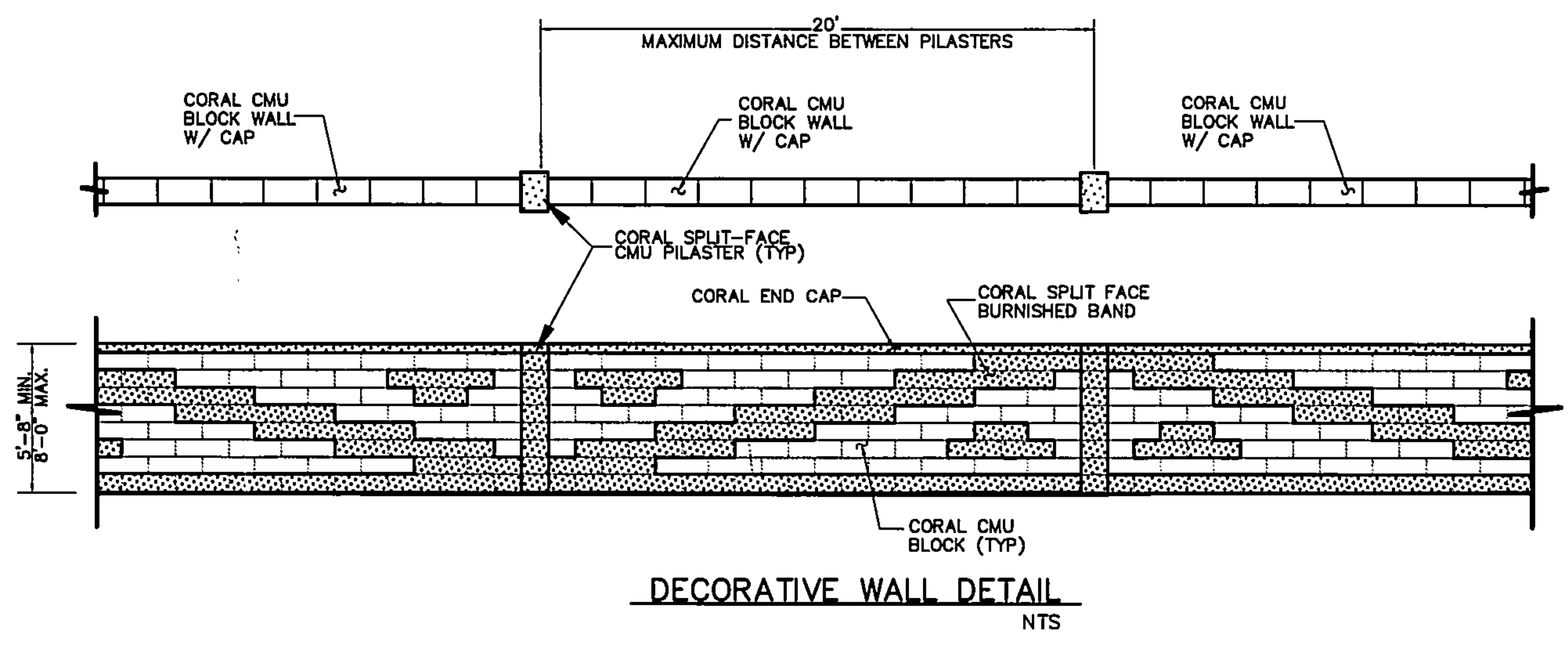
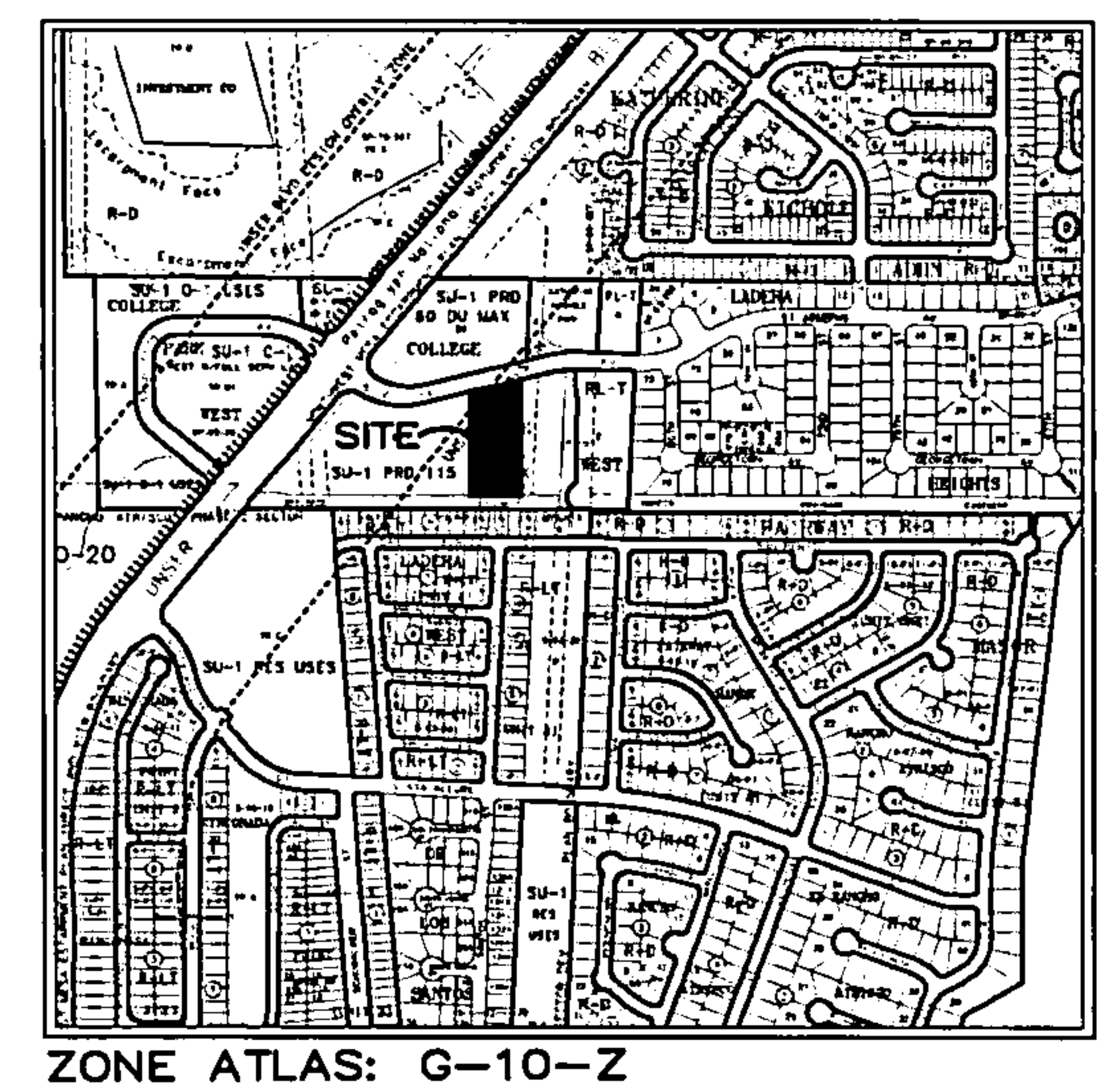
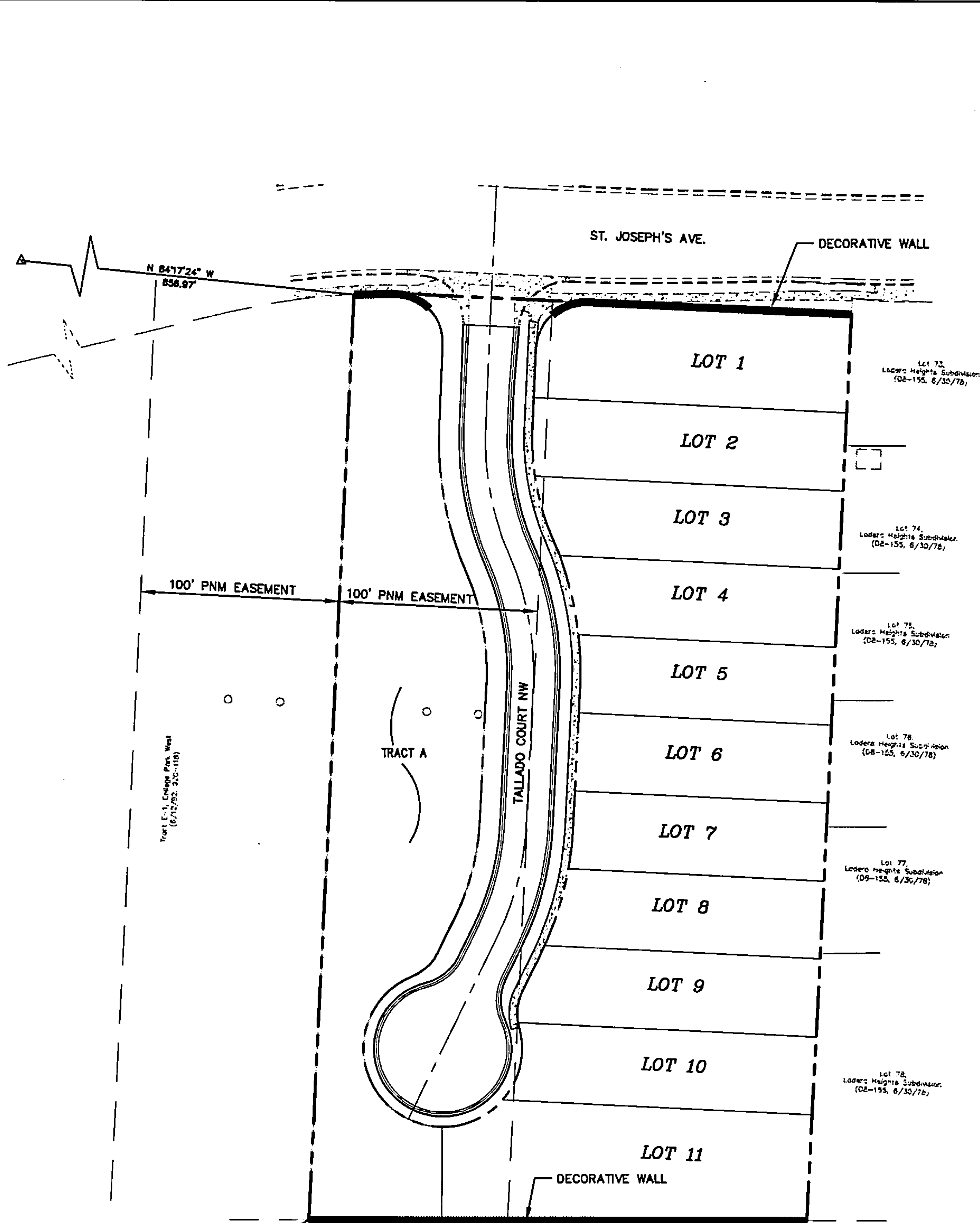
THESE ARE TRANSMITTED as checked below

- For approval Approved as submitted
 For your use Approved as noted
 As requested Returned for corrections
 For review and comment _____

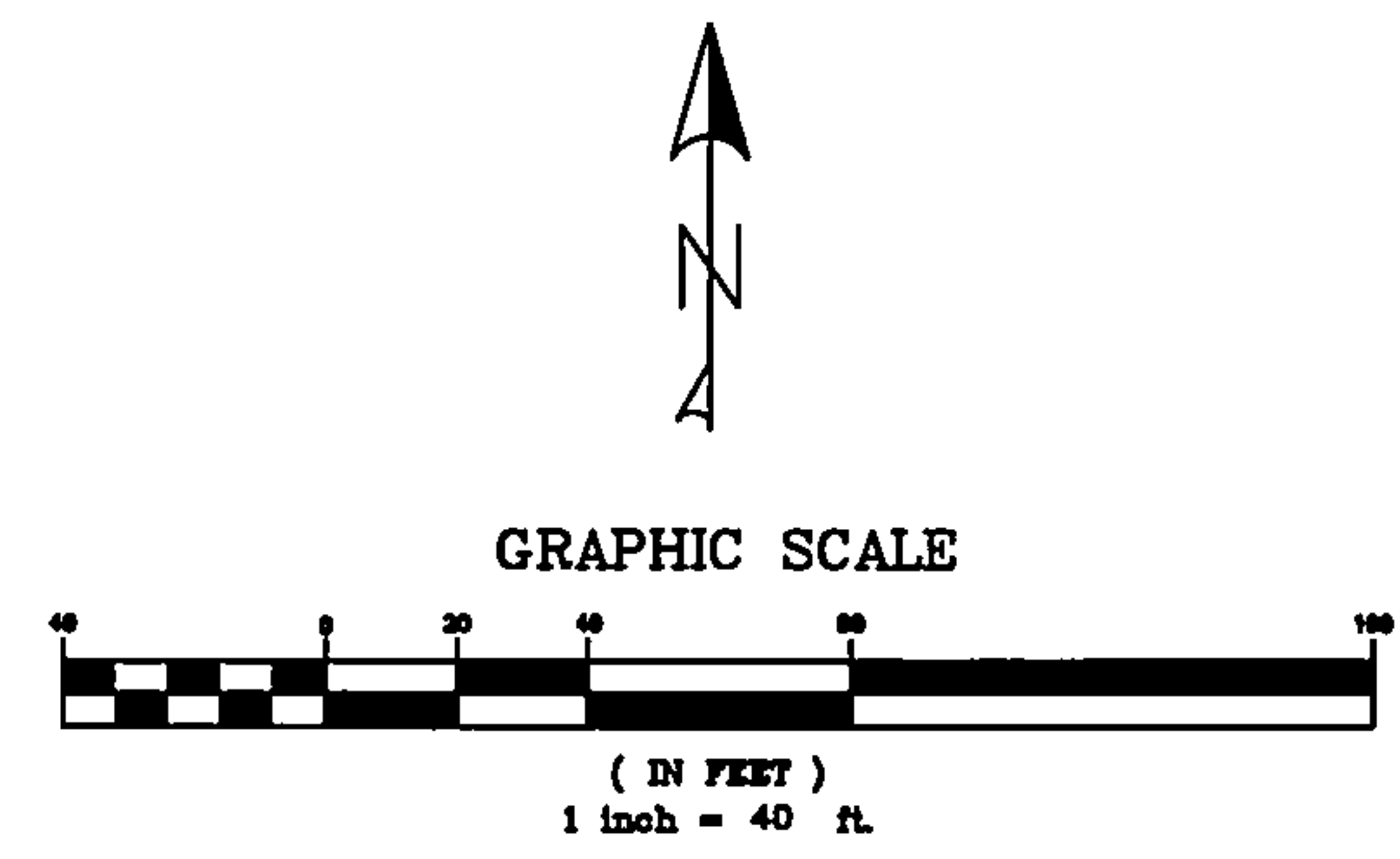
REMARKS _____

COPY TO _____ SIGNED: _____

RECEIVED BY: S. Hardley DATE: 02/20/09 TIME: _____



NOTES:
 1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.



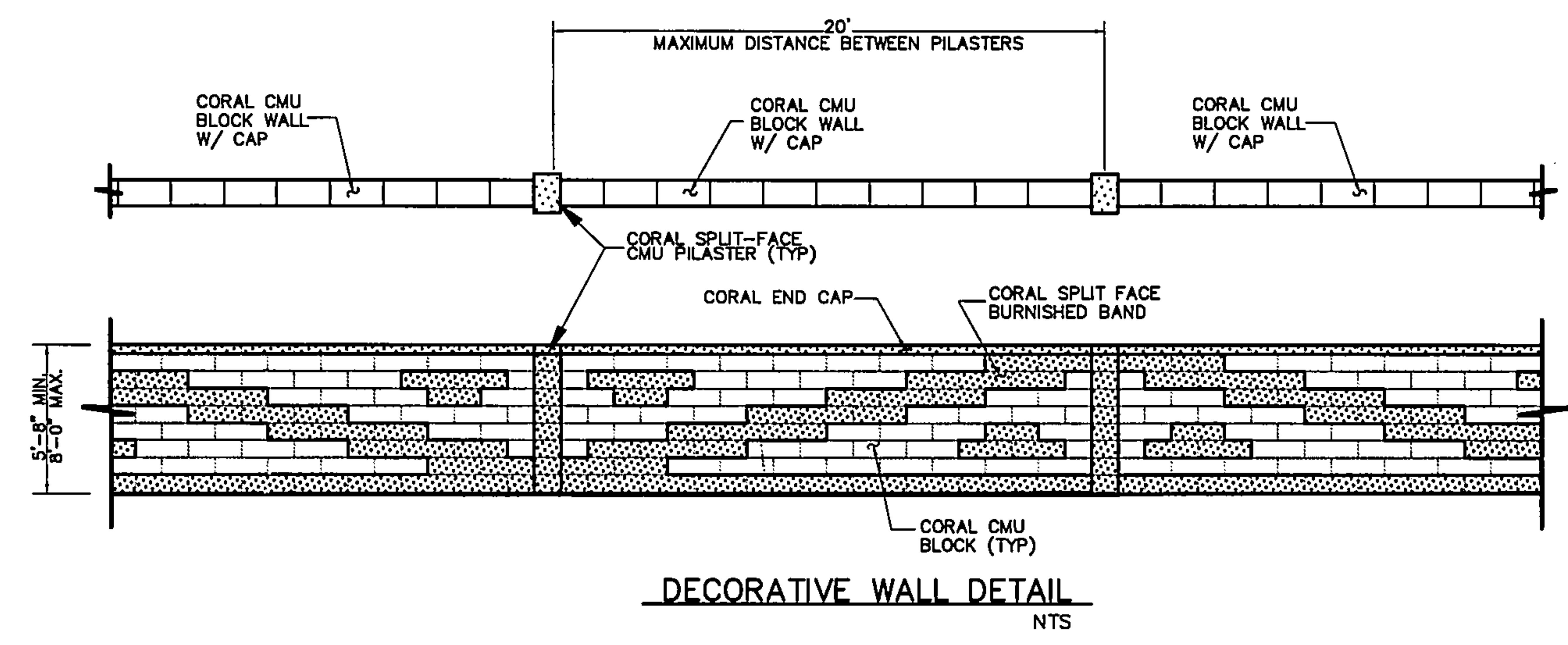
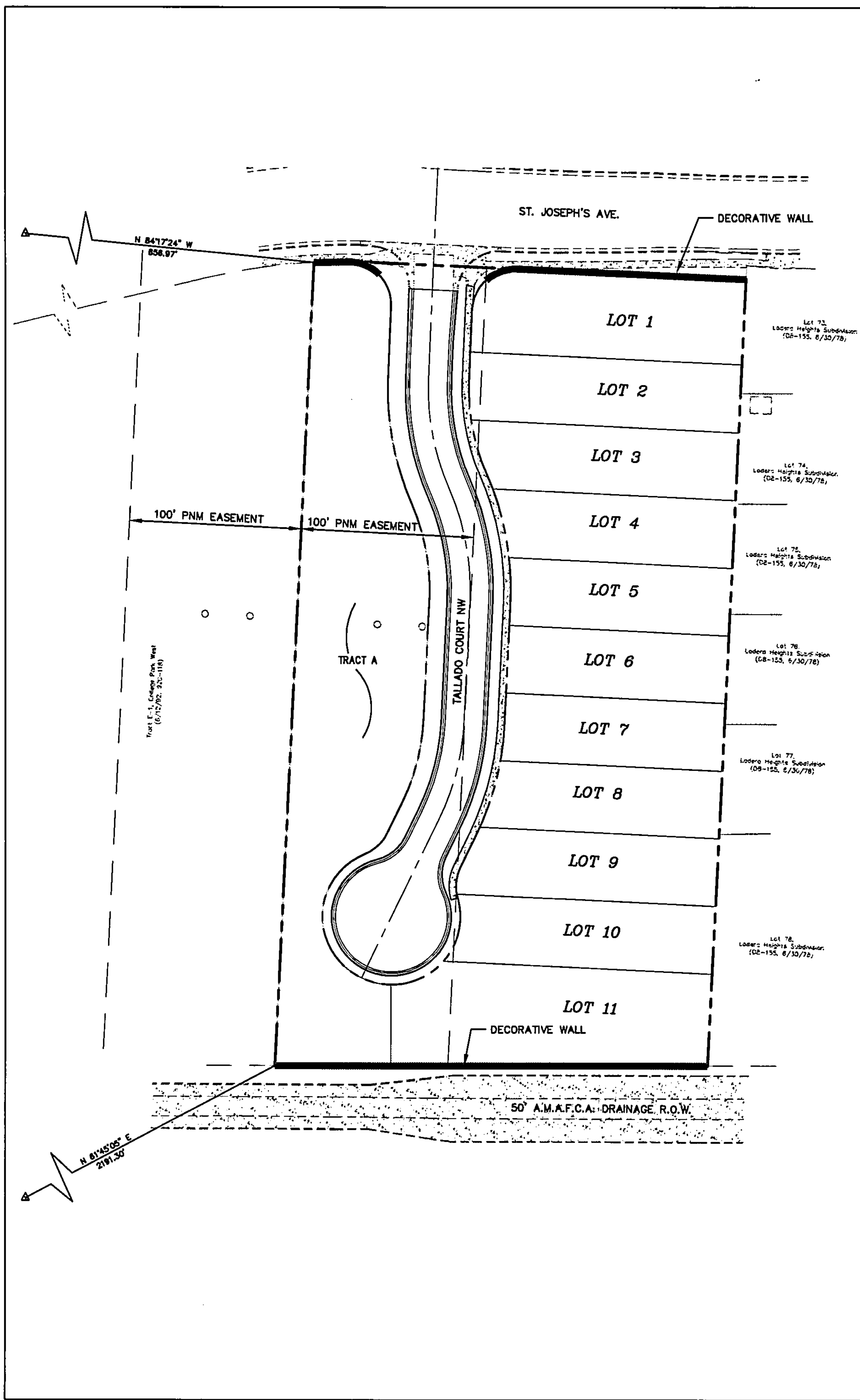
**Thompson
Engineering
Consultants, Inc.**
 team@yahoo.com
 P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 830-9248

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
VILLA SENDEROS SUBDIVISION
DECORATIVE WALL PLAN EXHIBIT**

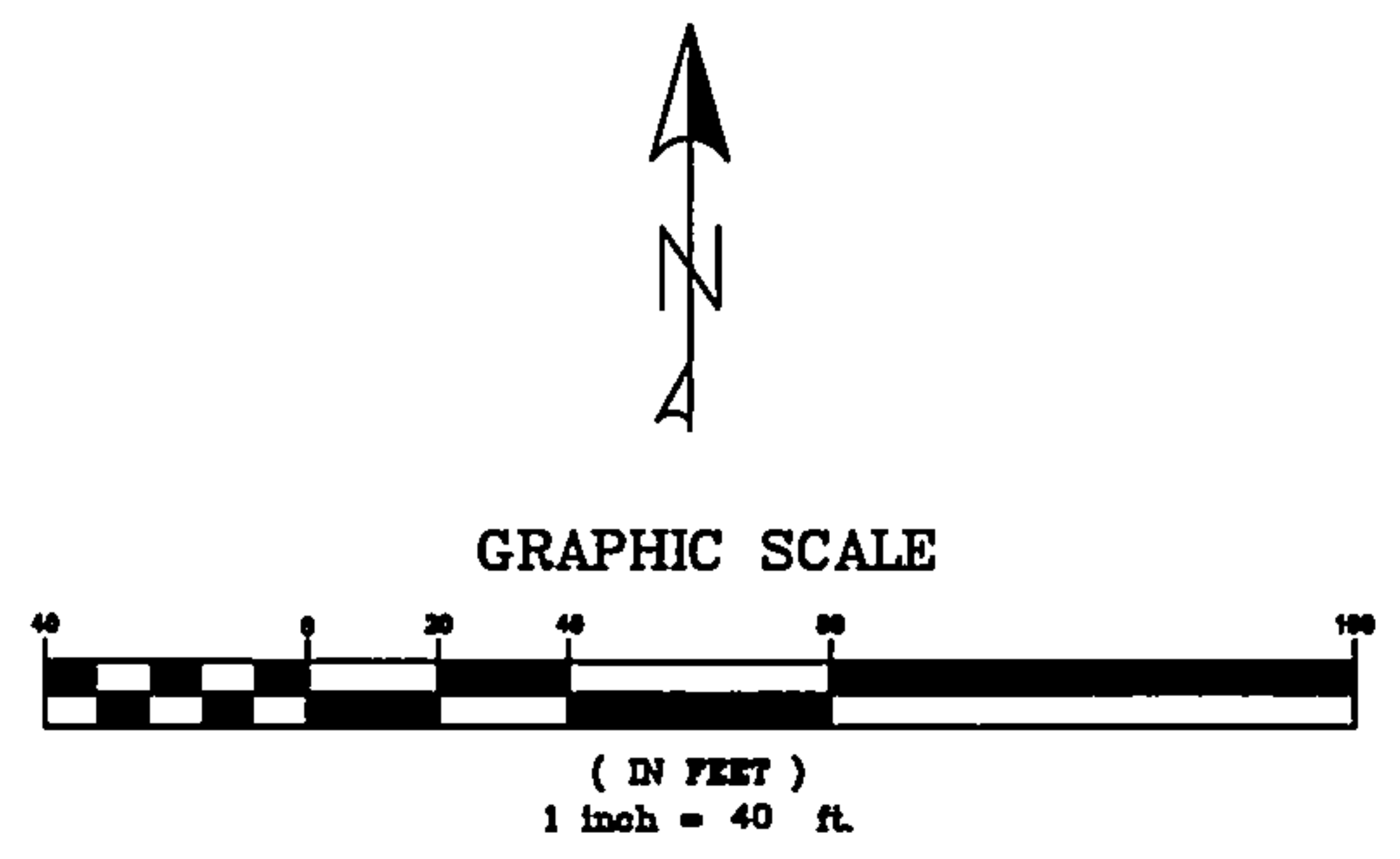
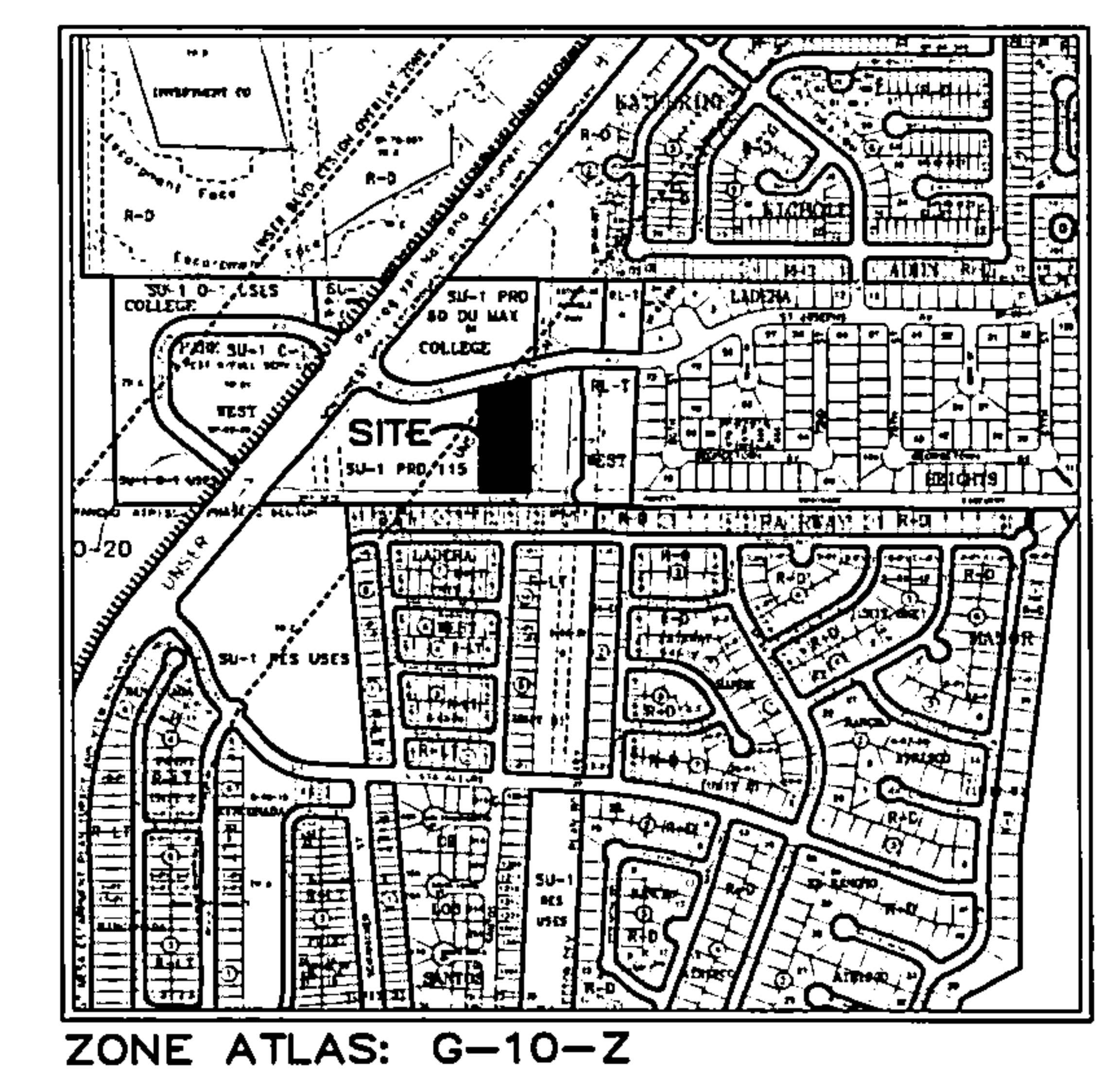
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No. XXXXXX Zone Map No. G-10-Z Sheet 1 Of 1

AS BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS MONUMENT "B G10"	DATE	FIELD NOTES			
WORK STANDS BY	DATE	NAD 1983 CENTRAL ZONE	DATE	NO.			
INSPECTOR'S FIELD VERIFICATION BY	DATE	X=1497506.497	DATE	BY	REMARKS	BY	
DRAWN BY	DATE	Y=1500192.246	DATE	DESIGNED BY DBT	DESIGN	DATE	
MICRO-FILM INFORMATION	DATE	Z=5182.437 (NAVD 1988)	DATE	DRAWN BY DEM		DATE	
RECORDED BY	DATE	G-G=0.999679436	DATE	CHECKED BY DBT		DATE	
NO.		MAPPING ANGLE= 00'16'29.87"					



NOTES:
 1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.



**Thompson
Engineering
Consultants, Inc.**
 tccm@yahoo.com
 P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 630-9240

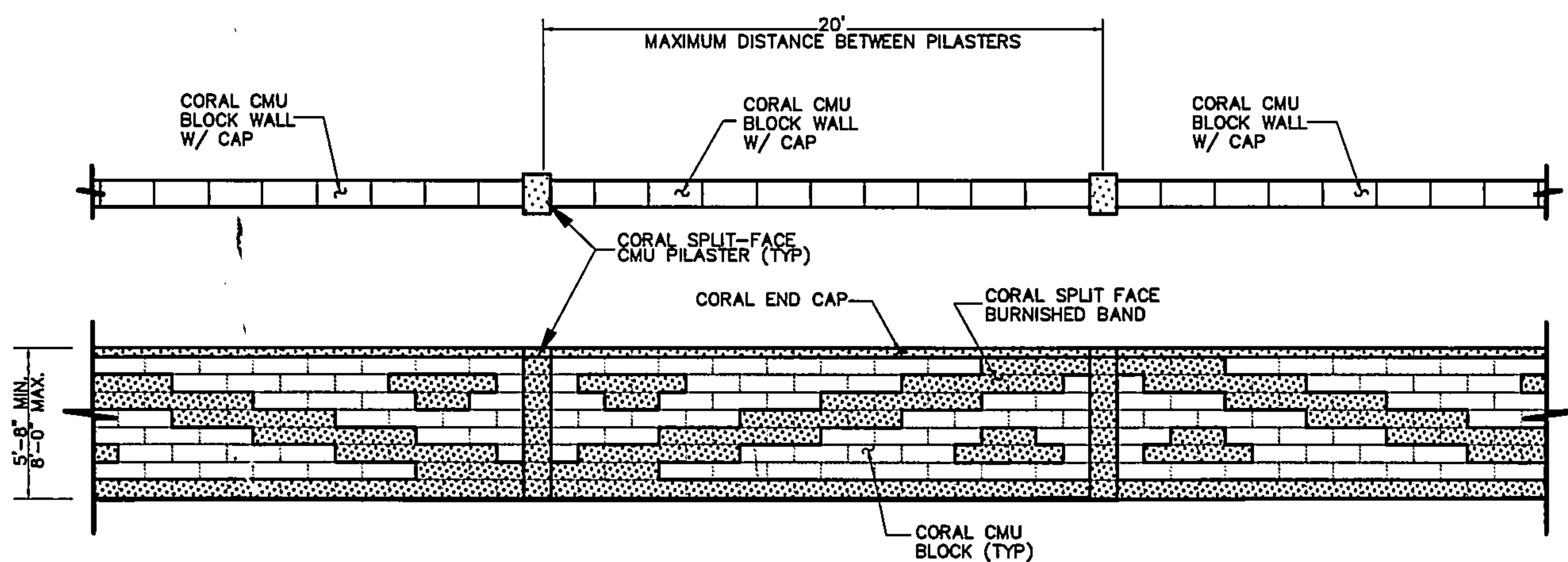
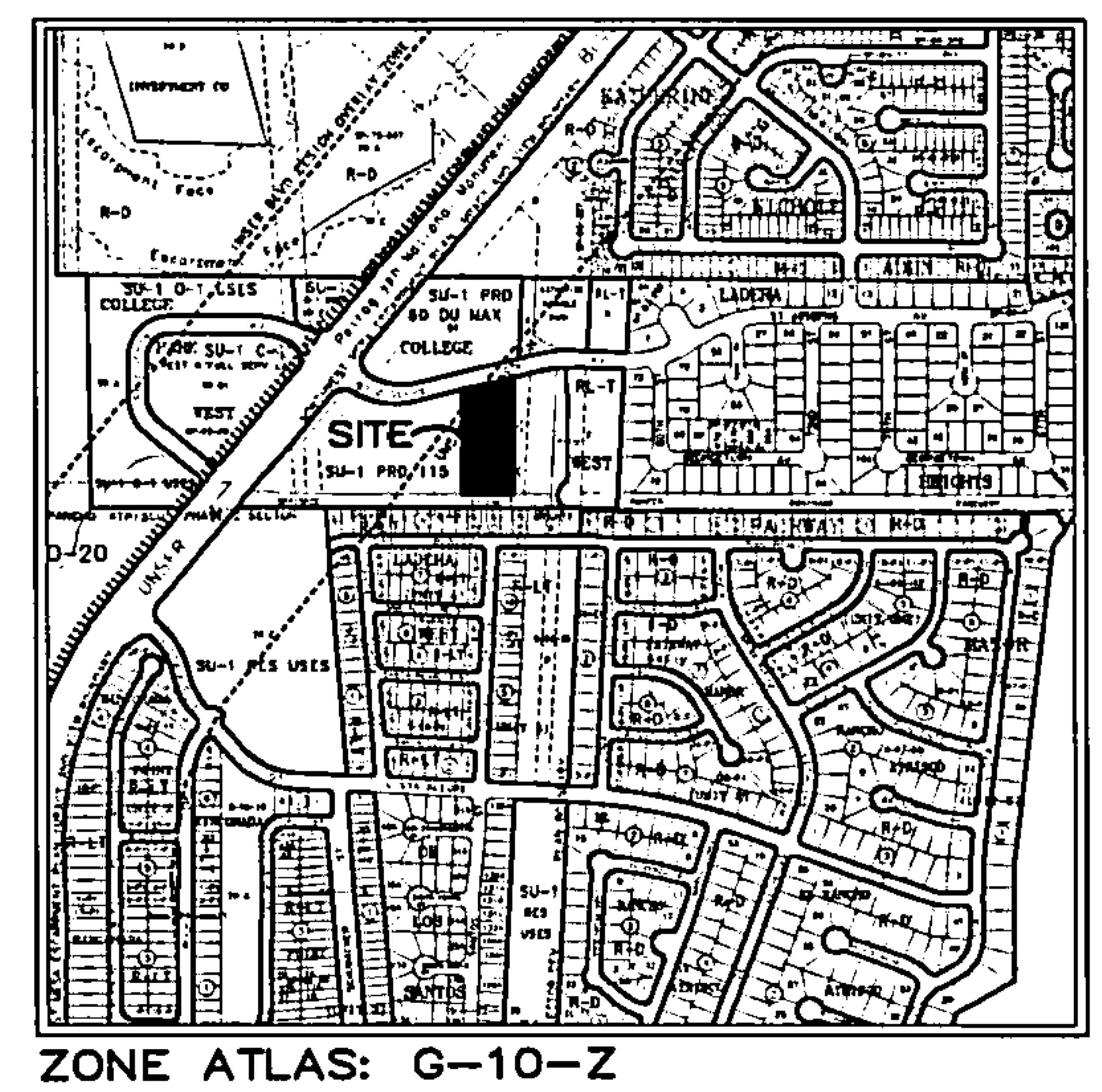
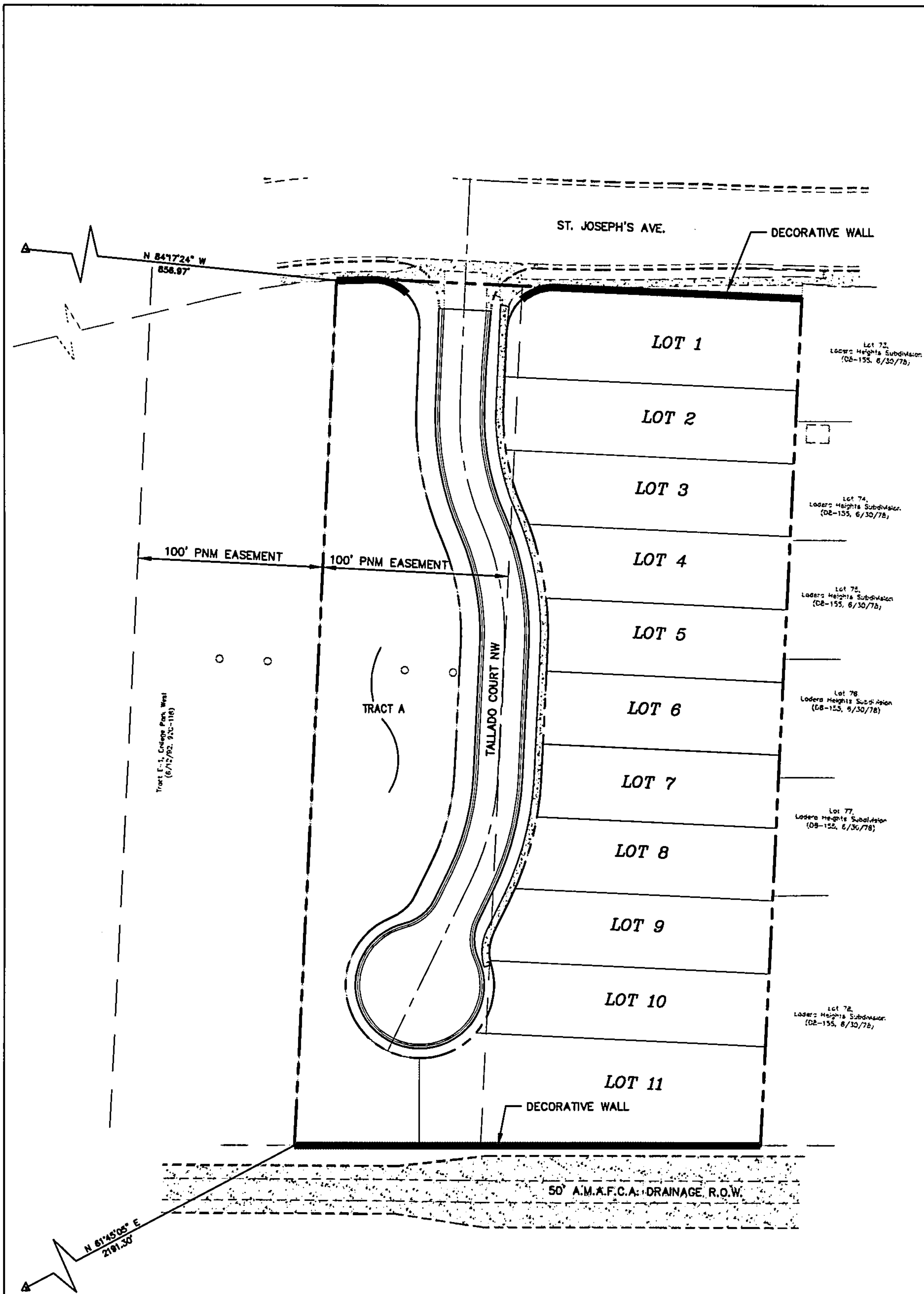
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT**

**VILLA SENDEROS SUBDIVISION
DECORATIVE WALL PLAN EXHIBIT**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

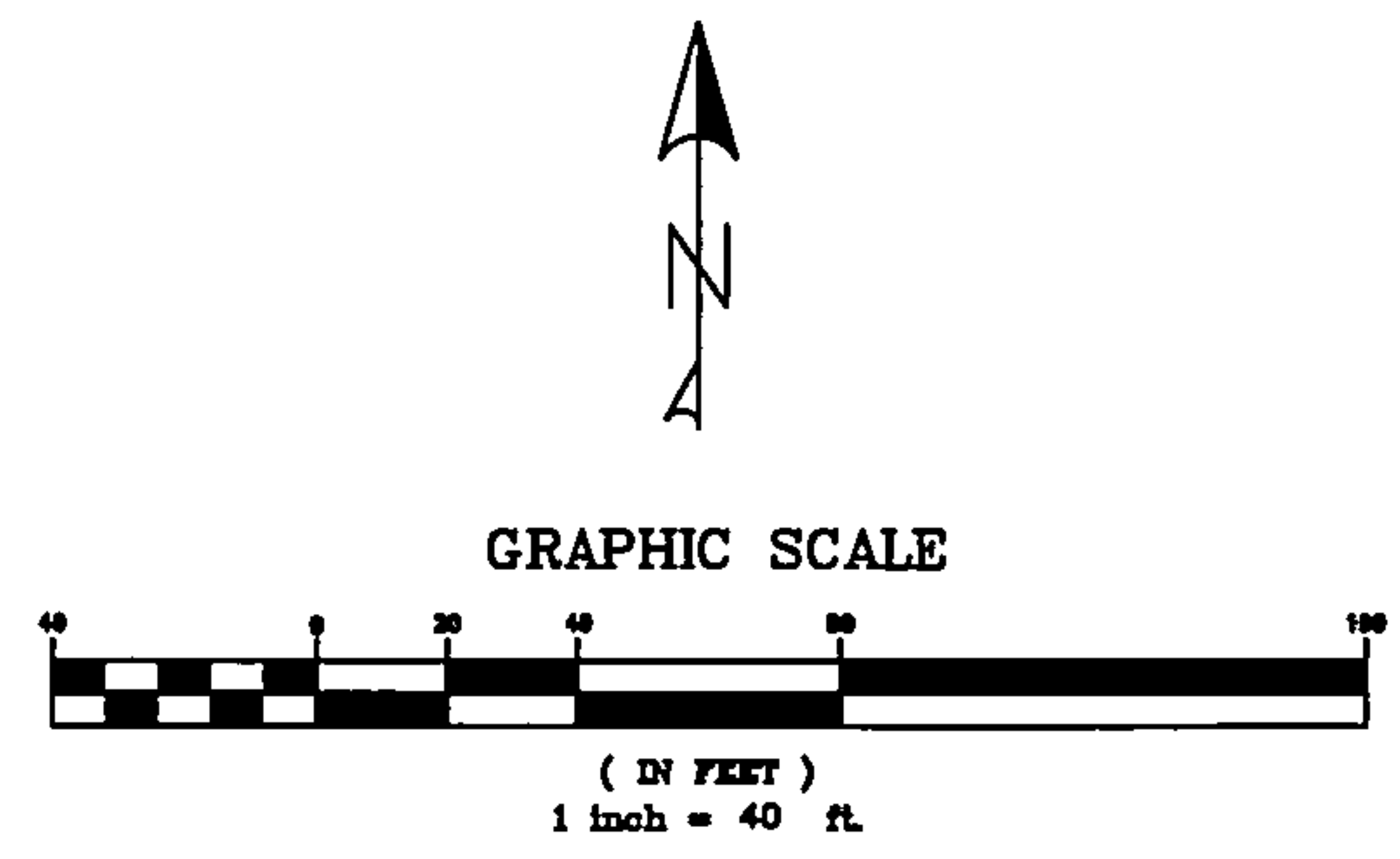
City Project No. XXXXXX Zone Map No. G-10-Z Sheet 1 Of 1

SURVEY INFORMATION		BENCH MARK		AS BUILT INFORMATION	
NO.	FIELD NOTES	ACS MONUMENT "B G10"	CONTRACTOR	DATE	DATE
		NAD 1983 CENTRAL ZONE			
		X=1497506.497	INSPECTOR'S ACCEPTANCE BY		
		Y=1500192.246	VERIFICATION BY		
		Z=5182.437 (NAVD 1988)	DRAWINGS CORRECTED BY		
		G-G=0.999679436	MICRO-FILM INFORMATION		
		MAPPING ANGLE= 00'16"29.87"	RECORDED BY		
			NO.		



DECORATIVE WALL DETAIL
NTS

NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.



Tompson Engineering Consultants, Inc.
tccm@yahoo.com

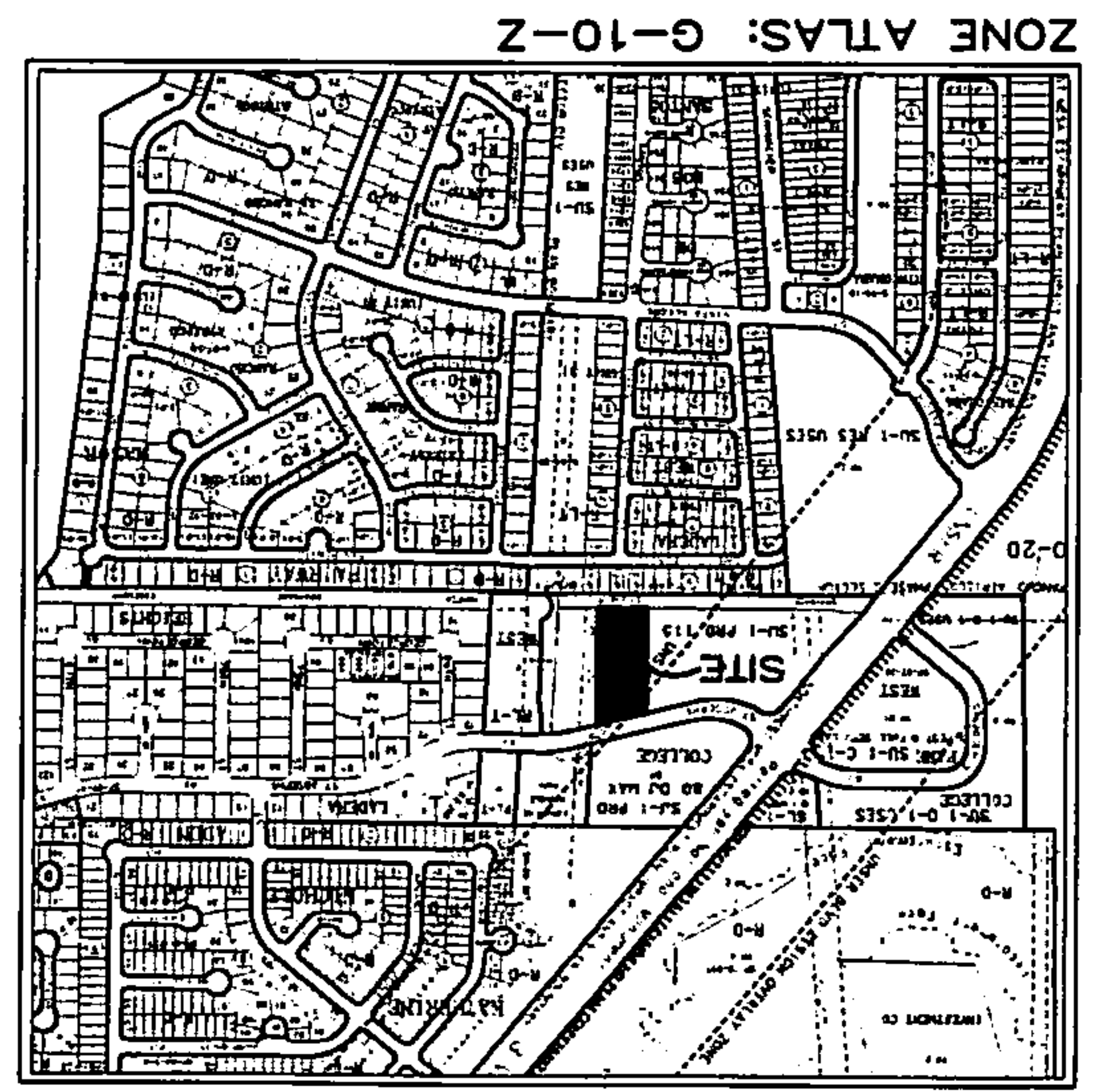
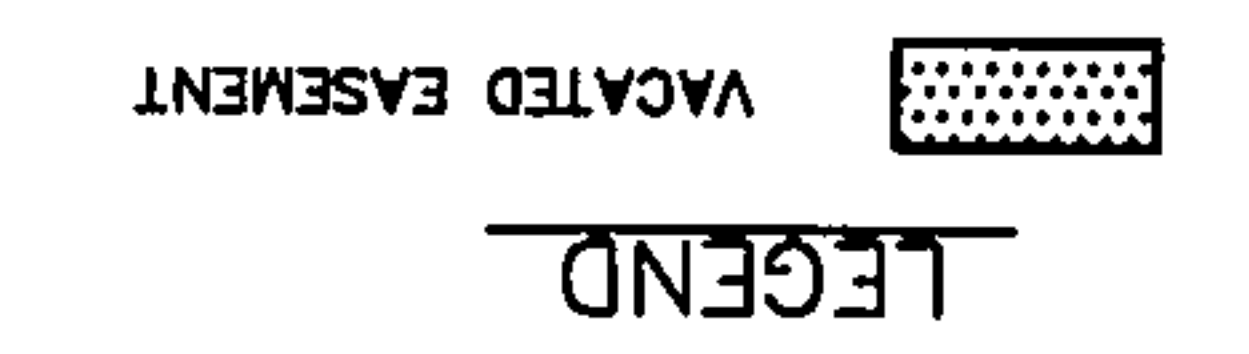
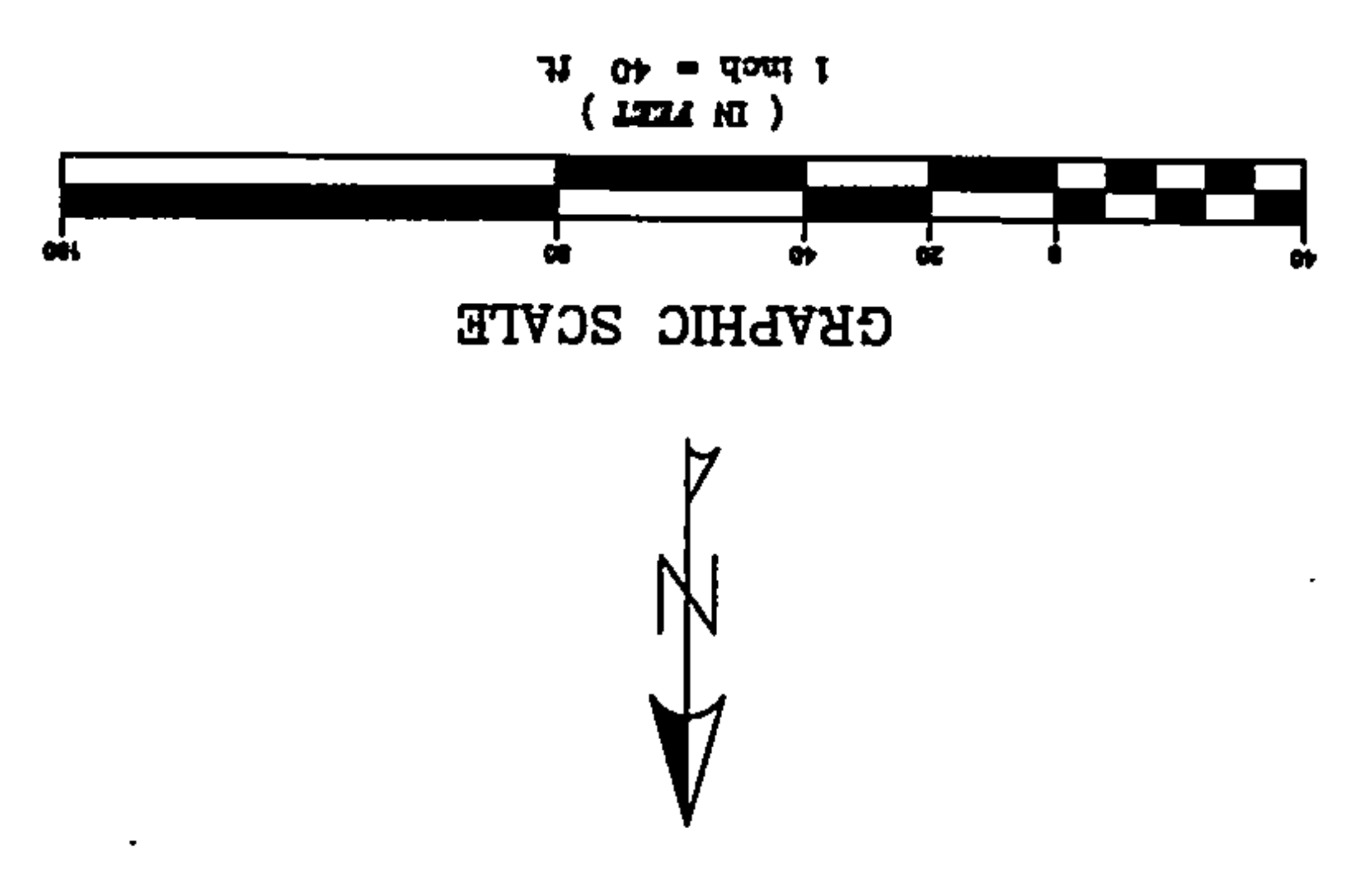
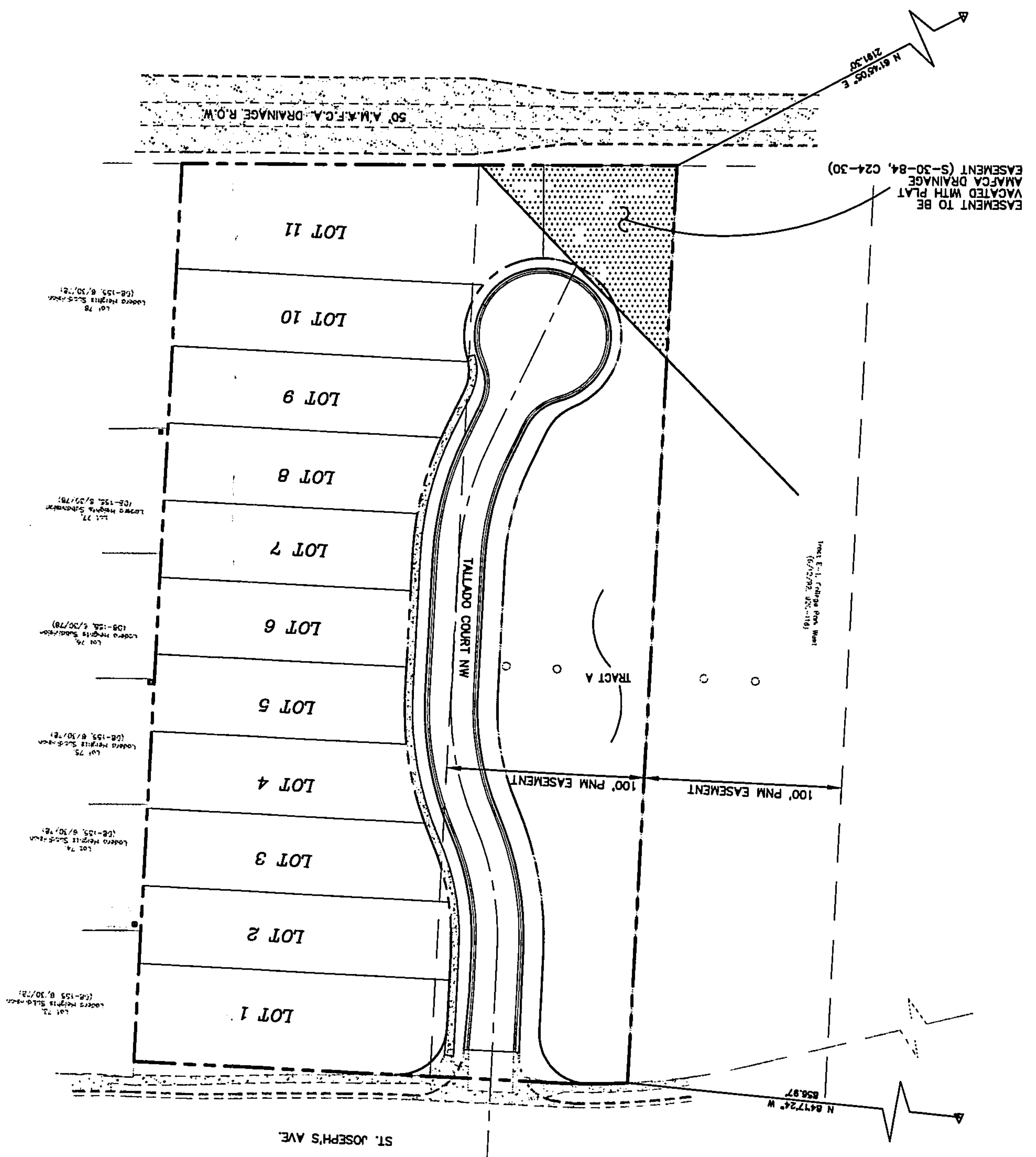
P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 630-9246

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

VILLA SENDEROS SUBDIVISION
DECORATIVE WALL PLAN EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
City Project No. XXXXXX	Zone Map No. G-10-Z	Sheet 1	Of 1

SURVEY INFORMATION		BENCH MARK		AS BUILT INFORMATION	
NO.	DATE	ACS MONUMENT "B G10"	CONTRACTOR	WORK	DATE
		NAD 1983 CENTRAL ZONE	BY	ACCEPTANCE	DATE
		X=1497506.497	BY	BY	DATE
		Y=1500192.246	BY	BY	DATE
		Z=5182.437 (NAVD 1988)	BY	BY	DATE
		G-G=0.999679436	BY	BY	DATE
		MAPPING ANGLE= 00°16'29.87"	BY	BY	DATE
			NO.		



T Thompson Engineering, Inc.
 Thompson Engineering, Inc.
 team@thpco.com
 P.O. BOX 65760
 ALBUQUERQUE, NM 87193
 PHONE: (505) 271-2199
 FAX: (505) 650-9246

City Project No. XXXXXX		Zone Map No. G-10-Z	
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	
MO./DAY/YR.		MO./DAY/YR.	
VACATION EXHIBIT			
VILLA SENDROS SUBDIVISION			
TRANSPORTATION DEVELOPMENT			
PUBLIC WORKS DEPARTMENT			
CITY OF ALBUQUERQUE			
NO. DATE		REMARKS	
BY		BY	
DESIGNED BY DBT		DESIGN	
DATE		DATE	
DRAWN BY DBT		DATE	
CHECKED BY DBT		DATE	
ENGINEER'S SEAL		SURVEY INFORMATION	
FIELD NOTES		NO.	
BY		DATE	
DATE		ACS MONUMENT "B" G10"	
NAD 1983 CENTRAL ZONE		X=1497506.497	
Y=1500192.246		Z=5182.437 (NAVD 1988)	
G-G=0.999679436		MAPPING ANGLE= 00°16'29.87"	
BENCH MARK		AS BUILT INFORMATION	
CONTRACTOR		WORK ORDER NO.	
DATE		DATE	
ACCEPTANCE BY		FIELD LOCATION BY	
DATE		DATE	
DRAWINGS CORRECTED BY		MICRO-FILM INFORMATION	
DATE		RECORDED BY	
NO.		DATE	



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9298
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecm@yahoo.com

APPLICANT: Virgil Gil Jr. PHONE: 299-0986
 ADDRESS: 6506 Calle Redonda NW FAX: 792-6096
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: virgiljr@virgilgil.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat Review

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

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

Lot or Tract No. Tract F Block: _____ Unit: _____
 Subdiv/Addn/TBKA: College Park West Subdivision
 Existing Zoning: RL-T Proposed zoning: RL-T MRGCD Map No _____
 Zone Atlas page(s): 6-10 UPC Code: ~~101006019356~~
101006019535620702

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 12 Total area of site (acres): 2.70
 LOCATION OF PROPERTY BY STREETS: On or Near: St. Josephs Ave NW
 Between: Unser Blvd. NW and Ladera Dr. NW

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

SIGNATURE David B. Thompson DATE 3-18-08
 (Print) David B. Thompson Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>08282B-70140</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>0</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date <u>03/26/08</u>	Total	\$ <u>0</u>		
<u>Sandy Handley 03/18/08</u>	Project # <u>1001970</u>	Planner signature / date		

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

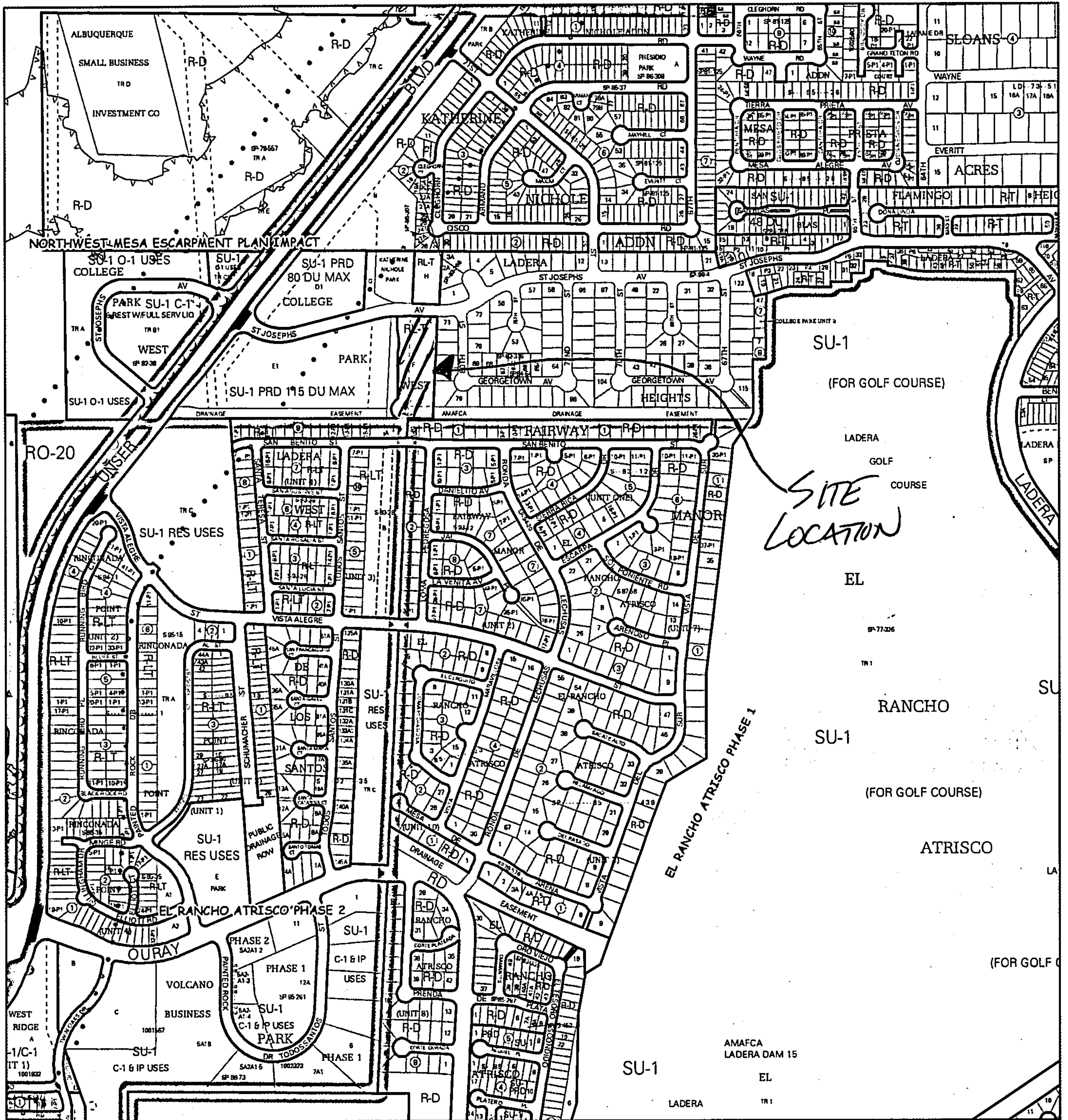
David Thompson
Applicant name (print)
David Thompson 3/18/08
Applicant signature / date



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

Application case numbers
03 DRB - 70140

Form revised October 2007
Sandy Handley 03/18/08
Planner signature / date
Project # 1001970



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

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

0 750 1,500 Feet

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action *Sketch*

Vacation **V**

Variance (Non-Zoning)

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: Virgil Gil PHONE: 269-0944

ADDRESS: 6506 Calle Redondo NW FAX: 792-6046

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: Virgil.Gil@virgileil.com

Proprietary interest in site: OWNER / Developer

AGENT (if any): NONE PHONE: N/A

ADDRESS: N/A FAX: N/A

CITY: N/A STATE — ZIP — E-MAIL: —

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL FOR TRACT-F - To be
Subdivider into 12 lots + Street as designed (MINOR SUBDIVISION)

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 of Tract No. F Block: — Unit: —

Subdiv. / Addr. College Park West

Current Zoning: RL-T Proposed zoning: —

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

Total area of site (acres): 2.6958 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?

UPC No. 1-010-060-195356-20702 MRGCD Map No. —

LOCATION OF PROPERTY BY STREETS: On or Near: The intersection of Unser Blvd & St Joseph

Between: Unser Blvd NW and BOTH ST 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.): 2-85-76

DRB-9412

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: May 17, 2002

SIGNATURE

(Print) Virgil Gil Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 00763</u>	<u>Sketch</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>May 29th 2002</u>			Total <u>\$ 0</u>

B. B. B. B. 5/17/02
 Planner signature / date

Project # 1001970

Form revised September 2001

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- 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 Official D.R.B. Notice of approval
- 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.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- 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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- 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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

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, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for 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 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.

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.

VIRGIL GIL
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised September 2001

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

Application case numbers
 02DRB - _____ - 00763
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 5/17/02
 Planner signature / date
Project # 1001970

March 18, 2008

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF SKETCH PLAT FOR TRACT F, COLLEGE PARK WEST
SUBDIVISION**

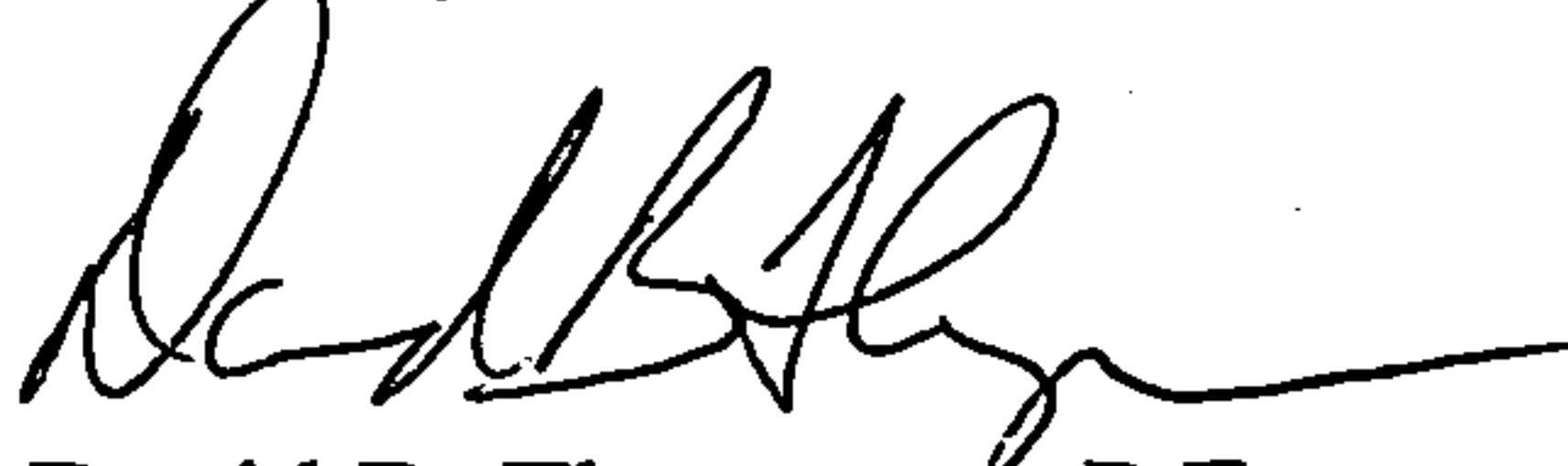
Dear Mr. Cloud:

Enclosed please find an application and all required enclosures for Sketch Plat Review of Tract F, College Park West Subdivision. The project is located on St. Josephs Avenue NW just east of Unser Boulevard NW. The 2.70 acre property is zoned RL-T.

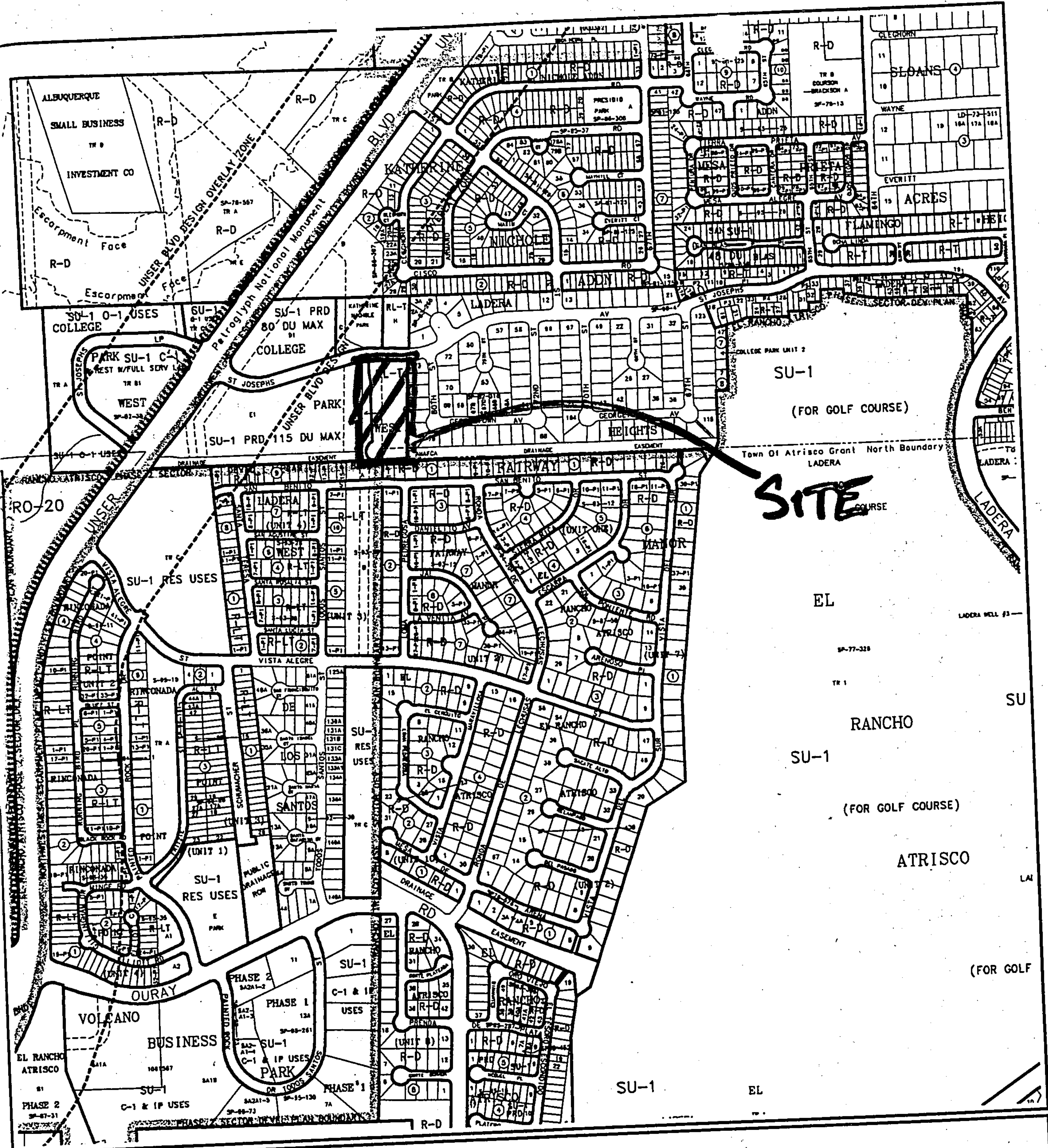
The proposed subdivision will include 11 single family residential lots and one Tract. The residential lots will be a minimum of 40 feet wide and have a minimum area of 4,000 square feet to meet RL-T zoning requirements. Tract A as shown on the Sketch Plat is encumbered with a PNM Easement. We anticipate that this tract will be used for off-street parking and landscaping.

If you should have any questions, please call me at 271-2199.

Sincerely,

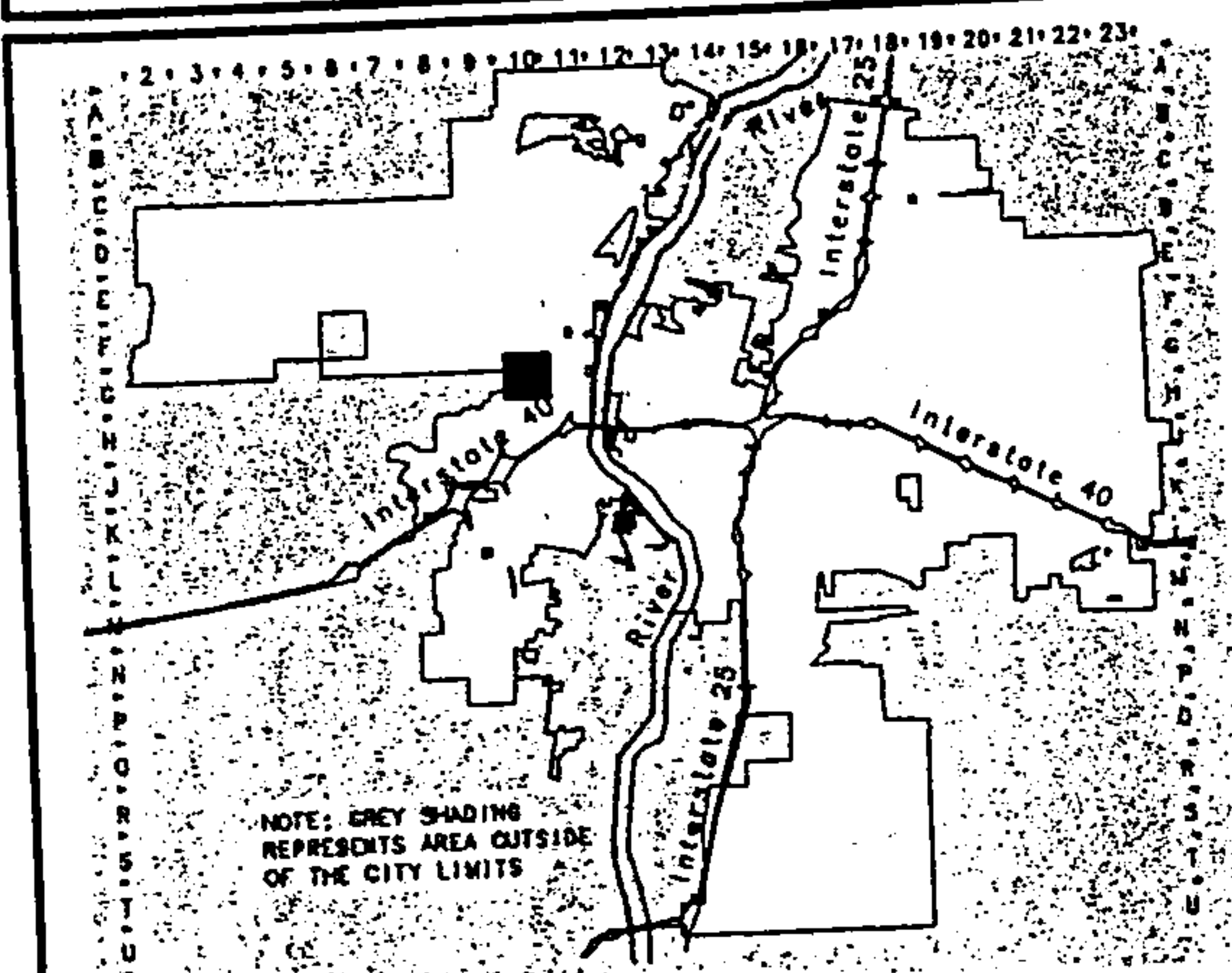


David B. Thompson, P.E.

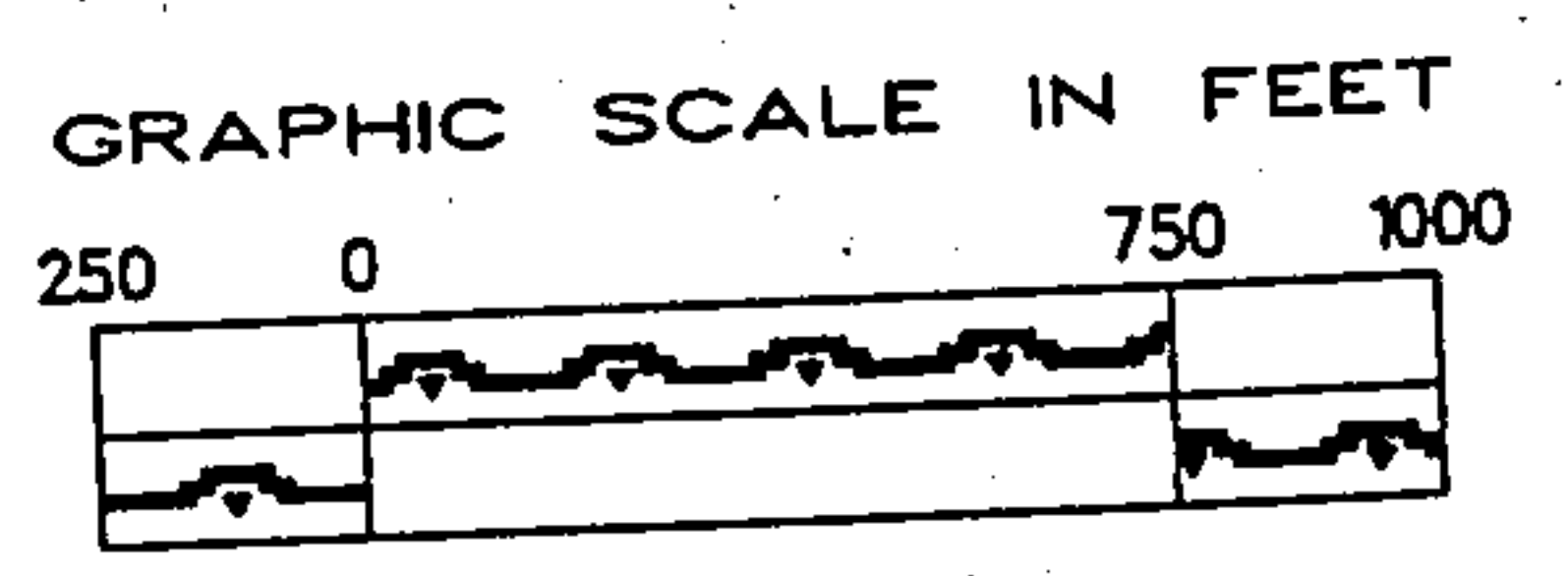


SITE

EL
 SU-1
 (FOR GOLF COURSE)
 RANCHO
 SU-1
 (FOR GOLF COURSE)
 ATRISCO
 (FOR GOLF COURSE)



CITY OF
Albuquerque
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page
G-10-Z
 Map Amended through April 03, 2002



VIRGIL GIL

May 17, 2002

Reference: Anasazi Petroglyph Subdivision

This submittal is to request ^{SKETCH} ~~Preliminary~~ Plat Approval, and approval of infrastructure construction plans. This Tract is to be subdivided into eleven (11) patio-home lots, and one (1) lot remaining as part of the PNM easement. The street is to be public.

Legal Description: Tract-F, of College Park West.

Tract-F contains 2.6958 acres.

Gross DU's per acre: 4.4

Net DU's per acre: 6.8

Property Tax Code: 1 010 060 195 356 20702

Zoning: RL-T

VIRGIL GIL 269-0944
FAX 792-6046
E-MAIL virgilgil@virgilgil.com

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: May 17, 2002

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1001970

DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ANASAZI PETROGLYPH SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract F, College Park West

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Infrastructure List.max

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28'	Pav. C&G & 4' SW	Virgil Gil Ct. NW	St Joseph	To end cul-de-sac	/	/	/
		8"	Sewer Main	Virgil Gil Ct. NW	St Joseph	To end cul-de-sac	/	/	/
		6"	Water Main	Virgil Gil Ct. NW	St Joseph	To end cul-de-sac	/	/	/
		1 Ea.	Fire Hydrant	Virgil Gil Ct. NW			/	/	/
							/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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							/	/	/

NAME OF PLAT AND/OR SITE PLAN _____

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print) _____
 FIRM _____
 SIGNATURE - date _____

DRB CHAIR - date _____
 TRANSPORTATION DEVELOPMENT - date _____
 UTILITY DEVELOPMENT - date _____
 CITY ENGINEER - date _____

PARKS & GENERAL SERVICES - date _____
 AMAFCA - date _____
 _____ - date _____
 _____ - date _____

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER