



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

11-7-02

**13. Project # 1002317**  
02DRB-01648 Minor-Ext of SIA for SDWK

SIVAGE-THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 6 and 1, Block(s) J & B, Unit 1, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-T, located on HIGH DESERT ST NE, between SPAIN RD NE and ACADEMY RD NE containing approximately 14 acre(s). [REF: DRB-98-367] (E-23)

At the November 6, 2002, Development Review Board meeting, a one-year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by November 21, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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).

Roger Green  
Acting, DRB Chair

Cc: Sivage Thomas Homes, Inc., 7445 Pan American Freeway NE, 87109  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File



**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: 1002317**

**AGENDA ITEM NO: 13**

**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:() APP:() SIGN-OFF:() EXTN:(x) AMEND:()

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the extension request.

**RESOLUTION:**

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN  
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
FOR:

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

**DATE:** November 6, 2002





# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

**ZONING** **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**APPEAL / PROTEST of...** **A**

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

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

**APPLICANT INFORMATION:**

NAME: SIVAGE-THOMAS HOMES, INC. PHONE: 341-6811

ADDRESS: 7445 Pan American Freeway NE FAX: 341-6888

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rlupton@sivage.com

Proprietary interest in site:

AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of SIA for Temporary Differentials of Sidewalk Construction

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

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

Lot or Tract No. #1 Block: B Unit: 1

Subdiv. / Addn. High Desert Desert Mountain at High Desert Unit One

Current Zoning: no change Proposed zoning: no change

Zone Atlas page(s): E-23-Z No. of existing lots: 70 No. of proposed lots: 70

Total area of site (acres): 13.6394 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

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

LOCATION OF PROPERTY BY STREETS: On or Near: High Desert Street + Desert Star Road

Between: SPAIN RD NE and ACADEMY RD NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S\_ etc.): 608681

DRB-48-367

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

SIGNATURE [Signature] DATE \_\_\_\_\_

(Print) Robert Lupton, Director of Planning & Site Development  Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02DRB - 01648</u>	<u>ESIA</u>	<u>V</u>	\$ <u>0</u>
<input 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 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	Hearing date <u>NOVEMBER 06, 02</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

[Signature] 10/25/02  
Planner signature / date

Project # 1002317



# FORM V: SUBDIVISION VARIANCES & VACATIONS

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- \_\_\_ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
  - \_\_\_ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
  - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- \_\_\_ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- \_\_\_ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
  - \_\_\_ Letter of authorization from the grantors and the beneficiaries
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Sivase-Thomas Homes, Inc.  
Applicant name (print)

[Signature]  
Applicant signature / date  
10/24/02



Form revised September 2001

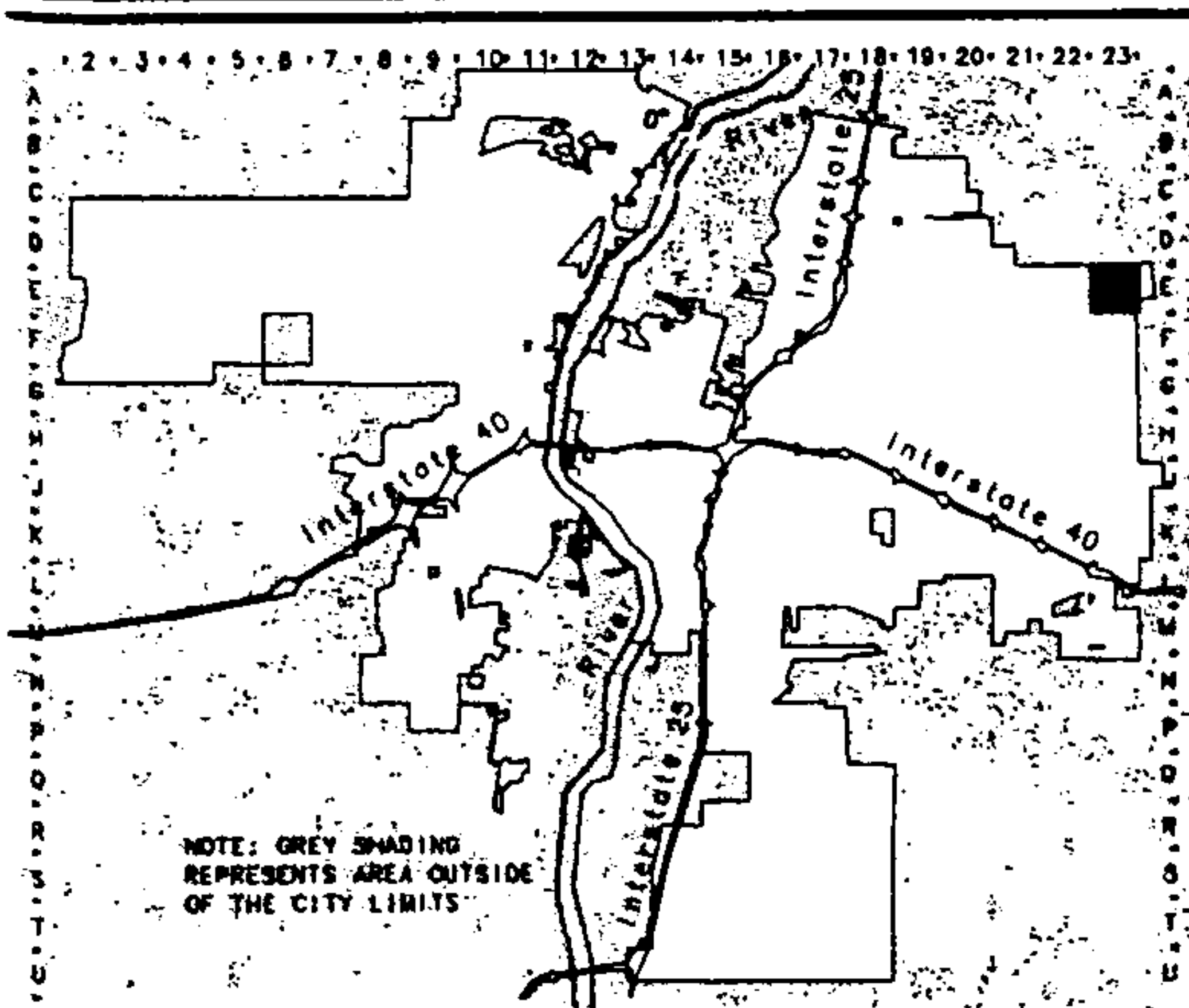
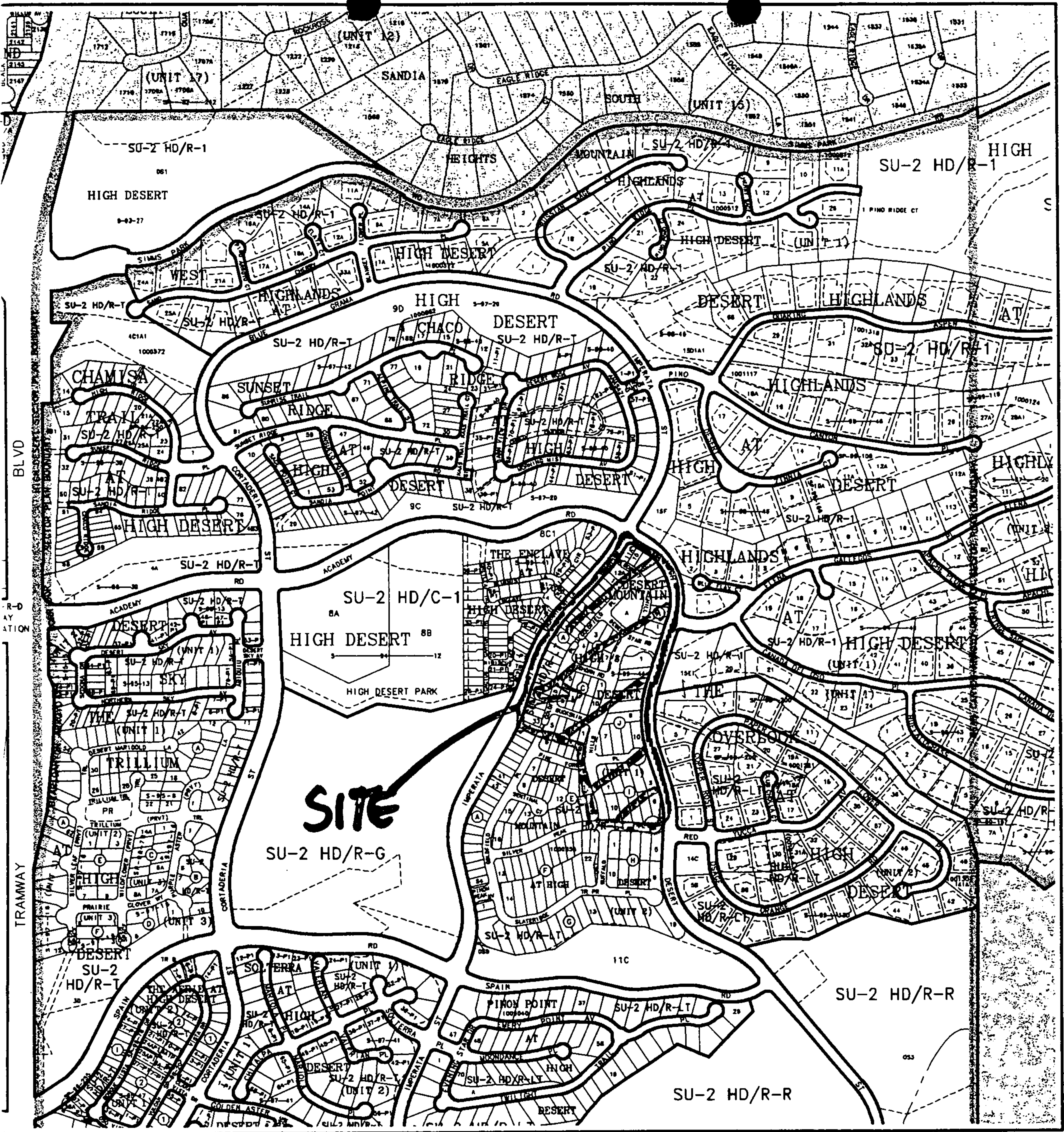
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
02DRB - - 01648

[Signature] 10/25/02  
Planner signature / date

**Project # 1002317**





CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

**E-23-Z**

Map Amended through April 03, 2002



10-25-02

Re: Sivage Thomas Application for Extension of  
Sidewalk Deferral Agreement.

Desert Mountain at High Desert (608681)  
Unit One

There are two lots remaining that do not have  
side walks. Lot 6, Block J. - The home is under construction  
and the side walk will be placed within 90 Days

Lot 1, Block B is our model home parking lot. Placing  
the sidewalk at this time will result in ongoing damage to  
the sidewalk & continuous repair. We anticipate home  
construction on this lot in the summer of 2003.

Sincerely

Phil Dupton

Robert Dupton, Director of Planning  
Sivage-Thomas Homes, Inc

**SIDEWALK VERIFICATION**  
**AND**  
**CALCULATIONS**

PROJECT NO.: 608681

PROJECT NAME: Desert mt @ A.D.

**CALCULATIONS:**

$$\frac{167.31}{\text{(Total Linear Feet)}} \times 4 = \frac{669.24}{\text{(Square Feet)}} \div 9 = \frac{74.36}{\text{(Square Yards)}}$$

$$\frac{\$ 21.08}{\text{(Unit Price)}} = \frac{\$ 1,567.51}{\text{(Base Price)}} \times \frac{5.8125\%}{\text{(Gross Rcpt. Tax Rate)}} =$$

$$\frac{\$ 91.11}{\text{(Gross Rcpt. Amt.)}} + \frac{\$ 1,567.51}{\text{(Base Price)}} = \frac{\$ 1,658.62}{\text{(Total Cost of Const.)}}$$

$$\frac{\$ 1,658.62}{\text{(Total Cost of Const.)}} \times 125\% = \frac{\$ \cancel{2,073.27} 2,073.27}{\text{(Amount of Financial Guaranty)}}$$

Block J Lot 6  
Block B Lot 1

REVIEWED/APPROVED:

Arlene V. Portillo 10/22/02

Arlene V. Portillo,  
Project Administrator  
PWD/Project Review Section

Verification Performed By: \_\_\_\_\_ Date \_\_\_\_\_

Calculation Performed By: \_\_\_\_\_ Date \_\_\_\_\_

**Gross Receipts Tax Rates:**

City Tax Rate = 5.8125%  
County Tax Rate = 5.375%

**Unit Price Breakdown:**

Total Square Yards	Less than 618 = \$21.08
Total Square Yards	618 to 5,563 = \$20.93
Total Square Yards	Greater than 5,563 = \$20.79



NGS/ACS STATION "TUMBLE"  
 STATE PLANE GRID COORD.  
 GEOGRAPHIC POSITION (NAD 1927)  
 X = 425,485.55  
 Y = 1,513,470.01  
 $\Delta\alpha = -00'08.37''$   
 GROUND TO GRID FACTOR =  
 0.9998197  
 ELEV = 6009.155

N 67°05'48" W  
 4508.33'

EASEMENT DETAIL A

1002317

TRACT 8C  
 HIGH DESERT  
 (06-30-94, 94C-233)

EASEMENT DETAIL C

TRACT A  
 (PRIVATE COMMUNITY  
 RECREATION AREA)  
 EASEMENT  
 DETAIL B

TRACT  
 HIGH DE  
 (08-21-96...)

EASEMENT DETAIL D

TRACT O

TRACT 11B  
 HIGH DESERT  
 (12-22-98, 98C-360)

NGS/ACS STATION "TUMBLE"  
 STATE PLANE GRID COORD.  
 GEOGRAPHIC POSITION (NAD 1927)  
 X = 425,485.55  
 Y = 1,513,470.01  
 $\Delta\alpha = -00'08.37''$   
 GROUND TO GRID FACTOR =  
 0.9998197

