OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2007

Project # 1002372

07DRB-00179 Major-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, Airport Unit, Town of Atrisco Grant (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). (J-10)

At the August 8, 2007, Development Review Board meeting. the preliminary plat and SIA for the Las Playas Subdivision was withdrawn at the agent's request.

Sheran Matson, AICP, DRB Chair

Cc: Dragonfly Development Inc, 12809 Donette Ct NE, 87112
Thompson Engineering Consultants Inc, P.O. Box 65760, 87193
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 8, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003125**
07DRB-70128 VACATION OF PUBLIC EASEMENT

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE - ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AEROSPACE TECHNOLOGY PARK,** zoned SU-1 AIRPORT & RELATED FACILITIES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK ROAD NW containing approximately 251 acre(s). (F/G-6) **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.**

2. **Project # 1005031**
06DRB-01077 MAJOR-VACATION OF PUBLIC EASEMENTS

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 , 7/18/07 & 08/01/07]* (C-9) **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.**

06DRB-01017 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01018 MINOR-TEMP DEFER SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07 ,6/20/07& 08/01/07]* (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/08/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/12/06, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ADD THE SOLAR COLLECTOR LANGUAGE TO THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

06DRB-01282 MINOR-SUBD DESIGN (DPM) VARIANCE

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

3. **Project# 1000965**
07DRB-70102 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA,** zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) **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.**

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

4. **Project# 1006522**
07DRB-70162 EPC APPROVED SDP FOR BUILD PERMIT

CAROL SUE NORDENGREN request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 16, **PARK WEST, UNIT 4,** zoned SU-1 FOR BED & BREAKFAST, located on PETROGLYPH AVE NW BETWEEN LAVA BLUFF NW AND MONUMENT NW containing approximately 0.15 acre(s). **[Anna Dimambro, EPC Case Planner]** (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project# 1005280**
07DRB-70011 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70012 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE)** zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] **[Catalina Lehner, EPC Case Planner]** [*Indef deferred from 5/30/07]* (A-11) **THE SITE PLANS FOR FOR BUILDING PERMIT AND SUBDIVISION WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ALL MOTORCYCLE STALLS TO BE SHORTENED, SOLID WASTE TO SIGN, TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF EACH SITE PLAN.**

22 feet of 25 foot public drainage easement

6. **Project# 1006573**
07DRB-70081 MINOR - SDP FOR BUILDING PERMIT
07DRB-70080 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). *[Indef deferred from 06/27/07]* (C-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR ADDED COMMENTS AND 3 COPIES. WITH THE SIGNING OF THE INFRASTUCTURE LIST DATE 08/08/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 08/03/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project# 1004246**
07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND FOR 3 COPIES OF THE PLAN.**

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

8. **Project# 1004999**
07DRB-70167 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GLENN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316-A & 316-D AND VACATED PORTION OF LULAC RD NW, MRGCD MAP 38 (to be known as **TRACT A, LAND OF GLEN EFFERTZ**) zoned RA-1, located on MOUNTAIN RD NW BETWEEN DURANES ACEQUIA AND LAGUNA SECA LANE NW containing approximately 0.8672 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF RIGHT-OF-WAY AND SIDEWALK AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

9. **Project# 1006713**
07DRB-70163 VACATION OF PRIVATE EASEMENT
07DRB-70164 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BELARMINO GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **LANDS OF HUBERT R. TEAGUE,** zoned C-2, located on 4TH ST NW BETWEEN SAN ANDRES AVE NW AND SHANGRILA CT NW containing approximately 0.4556 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR PRIVATE WATER AND SEWER EASEMENTS WITH MAINTENANCE AND BENEFICIARIES AND TRANSPORTATION DEVELOPMENT TO RECONFIGURE EASEMENT AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

10. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION,** zoned RA-2 located on RINCON DEL RIO CT NW BETWEEN TRELLIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 08/15/07.**

11. **Project# 1002194**
07DRB-70165 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, **SUNPORT TOWNHOMES,** zoned R-2, located on WELLESLEY SE BETWEEN KATHRYN SE AND ANDERSON SE containing approximately 0.1631 acre(s). (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

12. **Project# 1000271**
07DRB-70166 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING LLC agent(s) for GRACE INVESTMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) A-1-A, Block(s) 25, **MESA VERDE ADDITION,** zoned C-2, located on WYOMING BLVD NE BETWEEN COPPER AVE NE AND MARQUETTE NE containing approximately 0.6423 acre(s). (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK PLACEMENT AND TO PLANNING FOR SOLAR LANGUAGE ON THE PLAT AND TO RECORD.**

13. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07, 07/25/07 & 08/01/07]* [REF: 06DRB-00747] (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/08/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 06/05/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: NOTE 6 SHALL DEFINE WHAT PUBLIC UTILITIES ARE WITHIN THE EASEMENT, PROVIDE A 24-F00T ACCESS EASEMENT BETWEEN ALL LOTS AND 20-FOOT ACCESS EASEMENT ON THE NORTH SIDE OF LOT 1, NOTE 8 SHALL ADD "EXCLUSIVELY TO THE CITY OF ALBUQUERQUE" AT THE END OF THE SENTENCE AND INCLUDE THE REQUIRED SOLAR LANGUAGE ON THE PLAT AS DEFINED IN SECTION 14-14-4-7(B). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project# 1004906**
07DRB-70168 SKETCH PLAT REVIEW AND COMMENT

TOM AND SUSAN SLATES request(s) the above action(s) for all or a portion of Tract(s) 118E, MRGCD MAP 32, zoned R-1, located on GUADALUPE TR NW BETWEEN GRIEGOS NW AND DELAMAR NW containing approximately 0.6833 acre(s (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: **THE PRELIMINARY PLAT AND SIA FOR THE LAS PLAYAS SUBDIVISION, PROJECT# 1002372 WAS WITHDRAWN AT THE AGENT'S REQUEST.**

ADJOURNED: 10.50 A.M.

#17

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00179 (FP)** Project # **1002372**

Project Name: **LAS PLAYAS SUBDIVISION**

Agent: Thompson Engineering Phone No.: 271-2199

Project Number 1002372

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 9/21/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): record
- ☒

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.** — OK
- ☐ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 21, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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A. Call to Order: 9:00 A.M. Adjourned: 12:10 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1005310
07DRB-00083 Major-SiteDev Plan BldPermit

GREGORY T HICKS & ASSOCIATES agent(s) for STEVE GRIEGO request(s) the above action(s) for all or a portion of Tract(s) 9-C, **RENAISSANCE CENTER,** zoned SU-1 FOR IP, located on CHAPPELL DR NE, between MISSION DR NE and RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 06AA01769, DRB-96-495, V-96-110] (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLAT SHOWING CROSS ACCESS EASEMENT LANGUAGE AND PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES.**

2. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public Easements
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] *[Deferred from 2/21/07]* (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07 & 2/21/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/7/07.**

4. **Project # 1005273**
06DRB-01692 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for MELLOY BROS ENTERPRISES INC request(s) the above action(s) for all or a portion of Block(s) 2, **PARIS ADDITION** & Block(s) 4, **ROMERO ADDITION,** zoned C-2, located on KINLEY AVE NW, between 5TH ST NW and 4TH ST NW containing approximately 1 acre(s). *[Deferred from 1/3/07]* (J-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4,** zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] *[Deferred from 1/3/07 & 2/21/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1001278**
07DRB-00150 Minor-SiteDev Plan Subd/EPC
07DRB-00151 Minor-Vacation of Private Easements
07DRB-00152 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s).[REF: 01EPC00747, 00748, 00749, 00750] **[Russell Brito, EPC Case Planner]** (K-10) **APPLICATION #07DRB-00152 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION AND THE VACATION OF PRIVATE EASEMENTS WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1005237**
07DRB-00176 Minor-SiteDev Plan Subd/EPC
07DRB-00177 Minor-SiteDev Plan Bldg Permit/EPC
07DRB-00178 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of east half of Lot(s) 9 and Lot(s) 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S HOLLY DEVELOPMENT**) zoned SU-2 MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s).

REF:06DRB01758, 01759, 01760] **[Carmen Marrone/Petra Morris, EPC Case Planner]** (C-20) **THE SITE PLAN FOR SUDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RECORDING OF SANITARY SEWER MAINTENANCE AGREEMENT AND CITY ENGINEER FOR THE SIA AND 3 COPIES. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

8. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/7/07.**

9. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07]* (J-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1005126**
07DRB-00065 Minor-SiteDev Plan BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing approximately 5 acre(s). [REF: 06EPC01299] **[Maggie Gould, EPC Case Planner]** *[Deferred from 1/31/07]* (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TO UTILITIES DEVELOPMENT FOR SEWER TAPPING PERMIT AND OPENING OF NEW ACCOUNTS.**

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

11. **Project # 1002315**
07DRB-00168 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HOUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE AT HIGH DESERT,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PLACE NE containing approximately 73 acre(s). [REF:03DRB01651] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEALKS WAS APPROVED.**

12. **Project # 1003762**
07DRB-00180 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) PR, **CHELWOOD HILLS SUBDIVISION,** zoned R-LT residential zone, located on EASTDALE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). (J-22) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1003684**
07DRB-00136 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot 11, Block 9, Lots 10-17, Block 10, Lots 11-15, Block 11, Lots 17 & 18, Block 12, Lots 23-29, Block 13 and Lot 1, Block 14 and Tracts H, I, J and K, Paradise Heights, Unit 5 (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 and SU-1 / C-1, located on WESTSIDE BLVD NW, between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DBR00327, 06DRB00326] (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005380**
07DRB-00174 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSICIATES, PA agent(s) for EAST ROAD CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-A, **BROADWAY INDUSTRIAL CENTER,** zoned SU-2 HM, located on BROADWAY BLVD SE, between SAN JOSE SE and BETHEL SE containing approximately 2 acre(s). [REF: DRB-99-08, S-99-06, V-99-06, DRB-99-300, V-99-98, DRB-97-271, DRB-99-100] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1002984**
07DRB-00161 Minor-Prelim&Final Plat Approval

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2,** zoned R-1, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). [REF: 06DRB-01386] (E-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REASSESSMENT OF SAD AND PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD.**

16. **Project # 1005261**
07DRB-00175 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE C/O STUDIO SOUTHWEST request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, Bratina Addition No. 2, Lot(s) 1-10, 19, 20 & 21 Franchini Addition and Lot(s) 1, Townes Addition (to be known as **TRACT 1, LANDS OF WESST CORPORATION**) zoned M-1 light manufacturing zone, located on BROADWAY BLVD and JOHN ST NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 06DRB01651, 06DRB01652] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002372**
07DRB-00179 Major-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, Airport Unit, Town of Atrisco Grant (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1000462**
07DRB-00167 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY agent(s) for ARTHUR MORALES request(s) the above action(s) for all or a portion of Tract(s) A, **SPIRITUAL RENEWAL CENTER,** zoned SU-1 special use zone, located on COORS BLVD NW, between LA ORILLA RD NW and EAGLE RANCH RD NW containing approximately 5 acre(s). [REF: 00DRB00585, 00DRB00523] (D-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19.	**Project # 1004679** 07DRB-00071 Minor-Prelim&Final Plat Approval	SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07 & 2/7/07 & 2/14/07]* (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A SEPARATE PUE EASEMENT SHALL BE SHOWN ON THE FINAL PLAT. SHOW THE WATER METER EASEMENTS ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
20.	**Project # 1004254** 06DRB-01569 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3,** zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] *[Indef deferred 11/8/06] [Deferred from 2/21/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**
21.	**Project # 1004901** 06DRB-00689 Minor- Final Plat Approval	WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06 Indef deferred for SIA on 10/4/06]* (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG TO RECORD.**

22. Project # 1005254
06DRB-01627 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION,** zoned SU-1 FOR APT & OFFICE, located on 4TH ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). *[Indef deferred from 11/22/06]* (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COMPLETION OF TAPPING PERMITS AND TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF 4-FOOT SIDEWALKS ALONG PLACITAS.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. Project # 1003857
07DRB-00166 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Block(s) E, Tract(s) A & B, **BARELAS COFFEE HOUSE,** zoned SU-2-NCR & SU-2/RT, located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Project # 1005389
07DRB-00171 Minor-Sketch Plat or Plan

SCOTT SADLER request(s) the above action(s) for all or a portion of Tract(s) 7, Block(s) 0000, **LAS LOMITAS BUSINESS PARK,** zoned SU-1 for IP special use zone, located on CUESTA ABAJO CT NW, between EDITH BLVD NW and JEFFERSON BLVD NW containing approximately 2 acre(s). *[Was listed under Project #1002134 in error] [Indef deferred on a no show 2/21/07]* (D-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

25. Project # 1004617
07DRB-00149 Minor-Sketch Plat or Plan

TONY GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA,** zoned C-2, located on BLUEWATER NW, between YUCCA NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06DRB-00721] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005349
07DRB-00097 Minor-Sketch Plat or Plan

ROLANDO PEREZ request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE,** zoned R-2, located on SAN PABLO ST NE, between DOMINGO NE and CHICO NE containing approximately 1 acre(s).*[Deferred from 2/14/07]*(K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for February 14, 2007. **THE DRB MINUTES FOR FEBRUARY 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

#17

2372

DXF Electronic Approval Form

DRB Project Case #: 1002372

Subdivision Name: LAS PLAYAS

Surveyor: WILL PLOTNER JR

Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 2/20/2007 Hard Copy Received: 2/20/2007

Coordinate System: NMSP Grid (NAD 27)

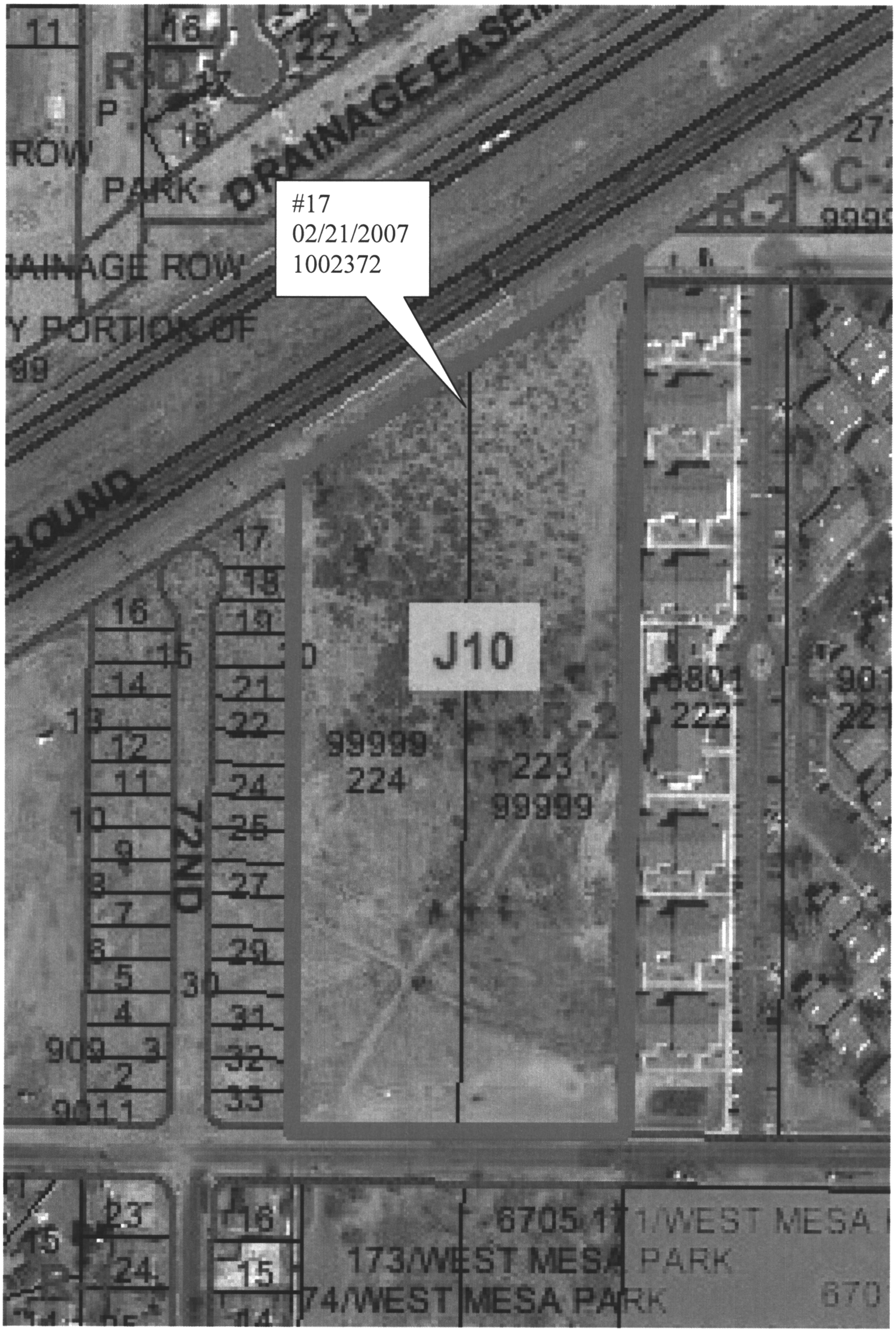
Barbara A. Romero 2-20-07

Approved Date

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

AGIS Use Only

Copied fc **2372** to agiscov on **2/20/2007** Contact person notified on **2/20/2007**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02/21/2007
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J10
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PARK
DRAINAGE ROW
72ND
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222
173/WEST MESA PARK
174/WEST MESA PARK

CITY OF ALBUQUERQUE
Planning Department
February 21, 2007
DRB Comments

ITEM # 17

Project # 1002372 Application # 07-00179

RE: Tract 223 & 224, Las Playas Subdivision/FP

AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval, and to record the plat.

Andrew Garcia, Planning Alternate
924-3858 Fax 924 3864 agarcia@cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 29, 2006

4. Project # 1002372
06DRB-01597 Major-Amnd Prelim Plat Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10)

At the November 29, 2006, Development Review Board meeting, with the signing of the amended infrastructure list dated 11/29/06 and approval of the amended grading plan engineer stamp dated 11/2/06 the amended preliminary plat was approved.

This amendment does not extend the expiration date of the already approved preliminary plat.

A sidewalk vriance for waiver of sidewalks 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. The request for Extension of SIA for temp deferral of sdwk (06DRB-01600) was deleted from the agenda as it was not needed.

If you wish to appeal this decision, you must do so by December 14, 2006, 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).

OFFICIAL NOTICE OF DECISION

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

Sheran Matson, AICP, DRB Chair

Cc: Dragonfly Development Inc., 12809 Donette Court NE, 87112
David Thompson, Thompson Engineering & Consultants Inc., P.O. Box 65760, 87112
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002372 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat
~~SIA Extension~~
Sidewalk Deferral
Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 11-02-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 29, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002372 AGENDA#: 4 DATE: 11·29·06

1. Name: Dave Thompson 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: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 29, 2006

Project # 1002372
06DRB-01597 Major-Amnd Prelim Plat Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 Minor-Temp Defer SDWK
06DRB-01600 Minor-Ext of SIA for Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10)

AMAFCA — No adverse comments.

COG — This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. As previously requested by MRCOG staff to nearby developments, the TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Los Volcanes NA (R), Laurelwood NA (R) and S.R. Marmon NA (R).

APS — **Las Playas Subdivision** is a proposed development that will consist of 75 single-family residential lots. The proposed development will impact Susie Rayos Marmon Elementary School, Jimmy Carter Middle School, and West Mesa High School. **Jimmy Carter Middle School and West Mesa High School are exceeding capacity, and SR Marmon Elementary School is nearing capacity.**

APS

School	2006-07 Projections	2006-07 Capacity	Space Available
S.R. Marmon	821	874	53
Jimmy Carter	1,180	1,178	-2
West Mesa	2,706	2,100	-606

A new southwest high school is planned to open with a 9th grade academy in 2008. The remainder of the high school will open in 2009. The new high school will relieve overcrowding at West Mesa High School.

In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks/paths for students to access nearby schools.

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.

Police Department — No crime prevention or CPTED comments at this time.

Fire Department — Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved amended grading plan is required for Amended Preliminary Plat approval.

Transportation Development

No objection to the sidewalk deferral or waiver request. Isn't Arena Del Sol from Glen Rio to the end of cul-de-sac? Arena Antigua is from Glen Rio to Arena Del Sol. All internal sidewalks are required to be 6' wide. Why is Glen Rio only 12' wide? Isn't this street 40' F-F?

Parks & Recreation — No objection to any of the requests.

Utilities Development

No objection to Amended Preliminary Plat. No objection to Sidewalk Waiver/Deferral.

Planning Department

Perimeter wall design. It appears the split face should be the darker shade on the wall design. The DRB # is missing. Also, an elevation of Note 3 is needed to determine if this is in compliance with the requirements.

Beginning November 1, 2006, all residential platting actions are required to have a signed and recorded Pre-Development Facilities Fee Agreement signed with Albuquerque Public Schools (APS) prior to DRB approval of both preliminary & final plats. There are copies of these agreements at the Front Counter in the One Stop Shop. Be sure to get this agreement recorded prior to the 11/29/06 hearing date. It's required for approval.

Planning Department

In addition, the final plat must include this statement:

> "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at [insert recording information here from recorded APS agreement." This is a condition of final plat.

Keep this in mind when preparing to submit for platting action that the APS agreement must be signed and recorded at the time of application submittal. A copy is required with the submittal from now on.

The lot width must be at least 36 feet for R2 single family homes. The plat does not indicate the width of the lots nor is there a minimum lot size & width statement.

Planning has no objection to requests.

Impact Fee Administrator

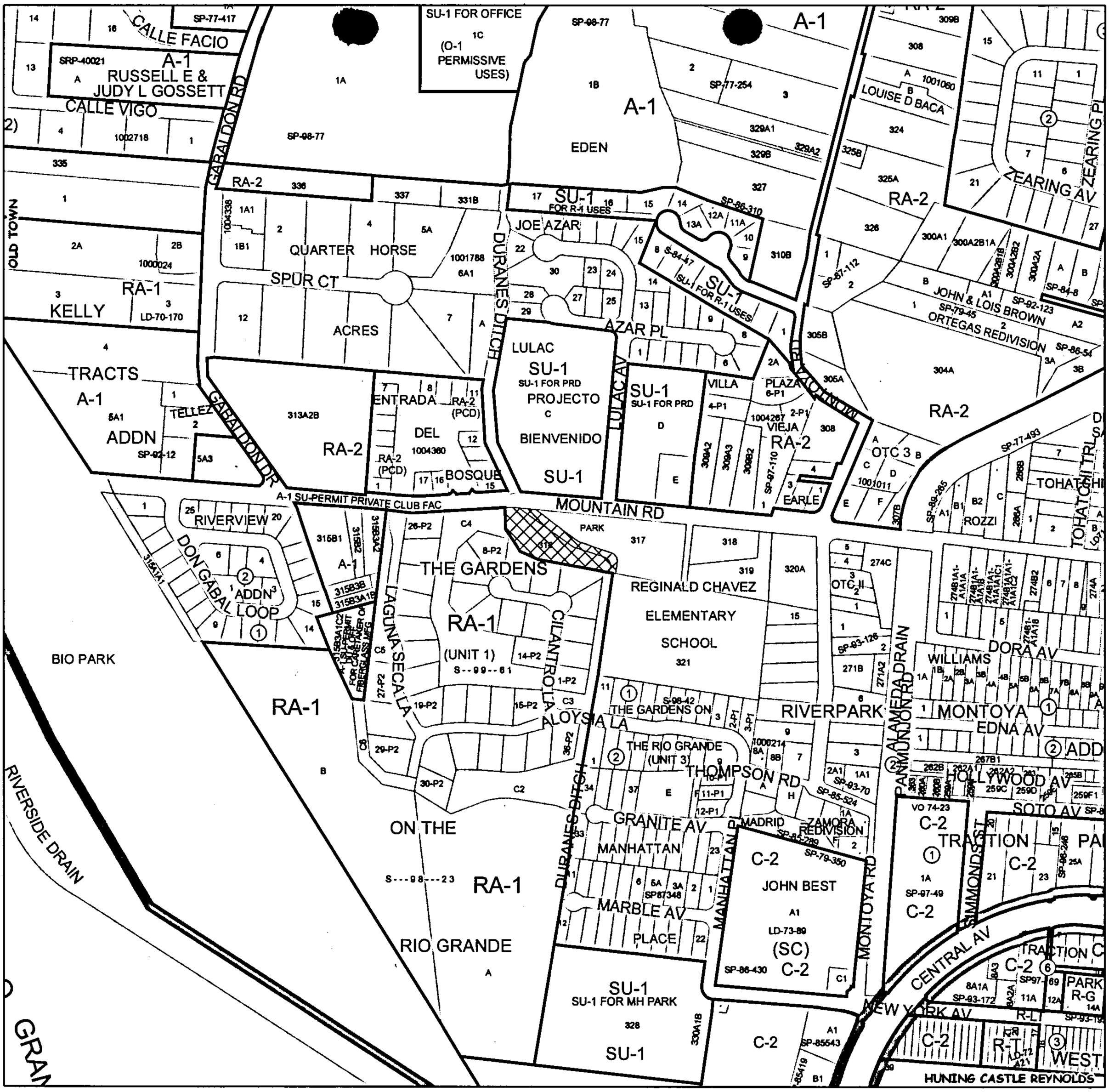
Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a building permit is issued for each new home on each lot. Using an average of 2000sf of heated building area and .06 acre for impervious acreage the estimated impact fees are as follows.

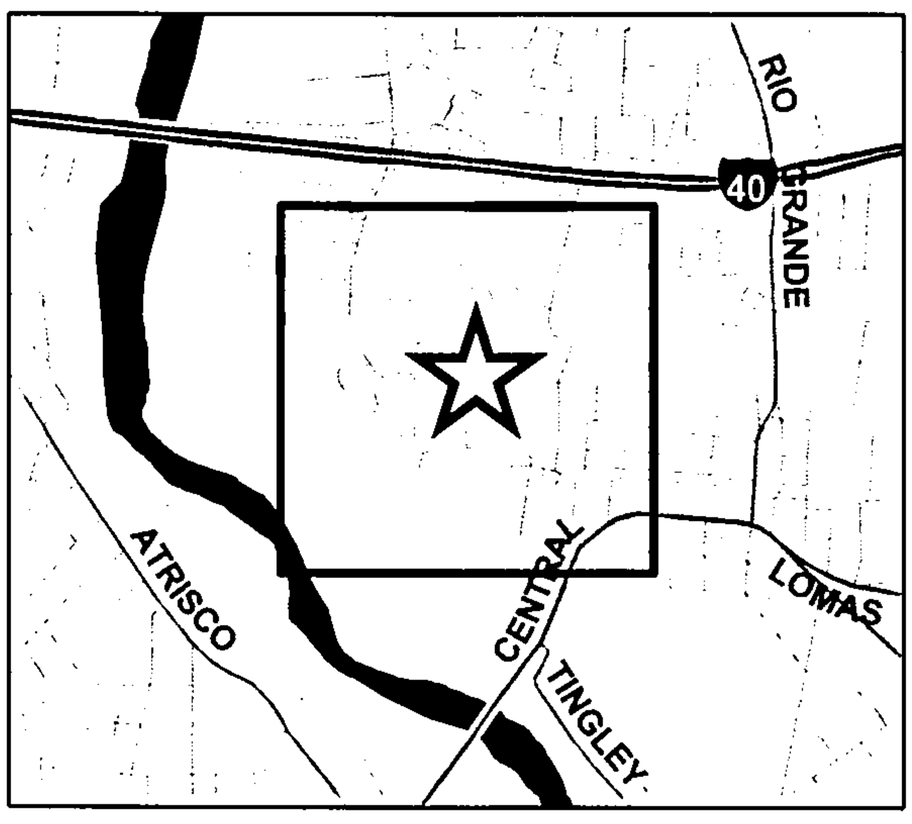
1. Roadway Facilities for the SW Mesa: $4046.00
2. Public Safety Facilities for the Westside: $414.00
3. Drainage Facilities for the NW Mesa: $843.12
4. Parks, Trails, Open Space for the SW Mesa: $3220.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

Cc:Dragonfly Development Inc., 12809 Donette Court NE, 87112
David Thompson, Thompson Engineering & Consultants Inc., P.O. Box 65760, 87112





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004999
Hearing Date:
11/29/2006
Zone Map Page:
J-12
Additional Case Numbers:
06DRB-01578

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

November 16, 2006

TO: Max. M. Garcia and Ben Sandoval, Los Volcanes Neigh. Assoc.
Paul Gonzales and Phyllis Vilchuck, Laurelwood Neigh. Assoc.
Deaun Lewis and Annette Gonzales, S.R. Marmon Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately nine (9) acre(s) --** ***Major Amendment for Preliminary Plat Approval; Minor Sidewalk Waiver; Minor Temporary Deferral of Sidewalks; Minor Extension of Subdivision Improvement Agreement for Temporary Deferral of Sidewalks for a proposed seventy-five (75) single family residential lots in the Las Playas Subdivision.***

P.O. Box 1293

Proposed by: **Thompson Engineering Consultants Inc. at (505) 271-2199**
Agent for: **Dragonfly Development Inc.**

Albuquerque

For property located: **On or near Glenrio Road NW between 68th Street NW and 72nd Street NW.**

The case number(s) assigned is: **06DRB-01597, 01598, 01599, 01600, Project # 1002372.**

New Mexico 87103

City Planning accepted application for this request on **November 3, 2006**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, November 29, 2006** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW. (Back in business - in the Planning Hearing Room!!!)**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 29, 2006
Zone Atlas Page: J-10
Notification Radius: 100 Ft.

Project# 1002372
App#06DRB-01597
06DRB-01598
06DRB-01599
06DRB-01600

Cross Reference and Location: **GLENRIO RD NW BETWEEN 68TH ST NW AND 72ND STREET NW**

Applicant: DRAGONFLY DEVELOPMENT, INC.
12809 DONETTE COURT NE
ALBUQUERQUE, NM 87112

Agent: DAVID THOMPSON
THOMPSON ENGINEERING CONSULTANTS, INC.
P.O. BOX 65760
ALBUQUERQUE, NM 87112

Special Instructions:

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

Date Mailed: NOVEMBER 10, 2006
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (Phase I, II, III)
___ for Subdivision Purposes			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan			___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE	D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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

APPLICANT INFORMATION:

NAME: Dragonfly Development, Inc PHONE: 291-0353
ADDRESS: 12809 Donette Court NE FAX: 293-3580
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Thompson Engineering Consultants, Inc PHONE: 271-2199
ADDRESS: P.O. Box 65760 FAX: 830-9288
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

DESCRIPTION OF REQUEST: Amended Preliminary Plat Review, Sidewalk Waiver, Sidewalk Deferral

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

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

Lot or Tract No. Tracts 223 + 224 Block: Unit:
Subdiv. / Addn. Airport Unit, Town of Atrisco Grant TBK: LAS PLAYAS SUBDIVISION
Current Zoning: R-2 Proposed zoning: R-2
Zone Atlas page(s): J-10 No. of existing lots: 2 No. of proposed lots: 75
Total area of site (acres): 8.93 Density if applicable: dwellings per gross acre: 8.4 dwellings per net acre: 11.3
Within city limits? ___Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101005831241410403, 101005829141610402 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Glenrio Road NW
Between: 68th Street NW and 72nd Street 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.): 1002372, 06DRB 01084

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

SIGNATURE DATE 11-3-06
(Print) David B Thompson ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ 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
06DRB 01597	APP	S(2)	$ 50.00
	ADV		$ 75.00
	CMF		$ 20.00
06DRB 01598	SW	V	$ 0.00
06DRB 01599	TDS	V	$ 0.00
06DRB 01600	ESIA	V	$ 50.00
Hearing date 11/29/06			$ 195.00

Sandy Handley 11/03/06 Project # 1002372

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

David B Thompson
Applicant name (print)

11-3-06
Applicant signature / date

Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
06DRB-_____-01598
_____-_____-_____
_____-_____-_____

Sandy Handley 11/03/06
Planner signature / date

Project # 1002372

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1010058334416104 04	NM RIVER GLEN LIMITED PARTNERS	2164 SW PARKPLACE	PORTLAND	OR	97205	RES	A1A	TOWN OF ATRISCO GRANT APU 8 T R 222
2	1010058260415102 23	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 23 FINAL PLAT MUSTANG MESA SUBDIVISION C
3	1010058381416105 01	MATTEUCCI, RENGER, LORENTZEN	2909 YALE BLV SE	ALBUQUERQUE	NM	87106	VAC	A1A	TOWN OF ATRISCO GRANT APU8 TR A CT 220
4	1010058260360102 34	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 34 FINAL PLAT MUSTANG MESA SUBDIVISION C
5	1010058313305101 03	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	COMM	A1A	TOWN OF ATRISCO GRANT TRACT 1 7 3
6	1010058260375102 31	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 31 FINAL PLAT MUSTANG MESA SUBDIVISION C
7	1010058260400102 26	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 26 FINAL PLAT MUSTANG MESA SUBDIVISION C
8	1010058260405102 25	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 25 FINAL PLAT MUSTANG MESA SUBDIVISION C
9	1010058260425102 21	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 21 FINAL PLAT MUSTANG MESA SUBDIVISION C
10	1010058260435102 19	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 19 FINAL PLAT MUSTANG MESA SUBDIVISION C
11	1010058287447104 06	STATE OF NEW MEXICO	406 CORNELL SE	ALBUQUERQUE	NM	87106	VAC	A1A	SELY POR OF THE NLY 242.70 FT OF TR 225 TOWN AIRPORT UNIT C
12	1010058355416104 05	WESTWOOD VILLAGE APTS HUNT BLD	1801 WYOMING AVE 201	EL PASO	TX	79902	RES	A1A	TOWN OF ATRISCO GRANT APU8 TR 2 21 10N 2E SEC
13	1010058260410102 24	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 24 FINAL PLAT MUSTANG MESA SUBDIVISION C
14	1010058291416104 02	BRUCKNER DONALD G ETUX ETAL	3305 GRANDE VISTA NW	ALBUQUERQUE	NM	87120	VAC	A1A	TOWN OF ATRISCO GRANT A.P.U. # 8 TRACT 224 CO
15	1010058260395102 27	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 27 FINAL PLAT MUSTANG MESA SUBDIVISION C
16	1010058332479108 06	WESTLAND DEVELOPMENT CO INC	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	POR OF TR 272 TOWN OF ATRISCO GRANT CONT 0.1
17	1010058260390102 28	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQUERQUE	NM	87121	VAC	A1A	LT 28 FINAL PLAT MUSTANG MESA SUBDIVISION C
18	1010058355491108 01	LORENTZEN JOHN ETUX	2909 YALE BLV SE	ALBUQUERQUE	NM	87106	VAC	A1A	TR 270A AIRPORT UNIT OF TOWN OF ATRISCO GRAN ST & POR OF TR 270
19	1010058277349101 06	ESQUIBEL SYLVESTER & ANN	1708 RUSTY DR NW	ALBUQUERQUE	NM	87114	RES	A1A	*16 1 OF WEST MESA MANOR NO 2 SUBD
2	10100582	JD HOME BUILDER	401 COORS	ALBUQ	NM	8712	VAC	A1A	LT 29 FINAL PLAT MUSTANG MESA

0	60385102 29	CORP	BLV NW	UERQU E		1			SUBDIVISION C
2 1	10100582 60380102 30	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQ UERQU E	NM	8712 1	VAC	A1A	LT 30 FINAL PLAT MUSTANG MESA SUBDIVISION C
2 2	10100582 60370102 32	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQ UERQU E	NM	8712 1	VAC	A1A	LT 32 FINAL PLAT MUSTANG MESA SUBDIVISION C
2 3	10100582 60440102 18	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQ UERQU E	NM	8712 1	VAC	A1A	LT 18 FINAL PLAT MUSTANG MESA SUBDIVISION C
2 4	10100582 93305101 02	CITY OF ALBUQUE RQUE	PO BOX 129 3	ALBUQ UERQU E	NM	8710 3 129 3	COM M	A1A	TOWN OF ATRISCO GRANT AP48 TR 174
2 5	10100582 60430102 20	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQ UERQU E	NM	8712 1	VAC	A1A	LT 20 FINAL PLAT MUSTANG MESA SUBDIVISION C
2 6	10100583 12414104 03	GLENRIO BOULEV ARD LIMITED	P O BOX 669 60	ALBUQ UERQU E	NM	8719 3 696 0	VAC	A1A	TOWN OF ATRISCO GRANT APU 8 T R 223 10N 2E S
2 7	10100582 60365102 33	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQ UERQU E	NM	8712 1	VAC	A1A	LT 33 FINAL PLAT MUSTANG MESA SUBDIVISION C
2 8	10100582 60445102 17	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQ UERQU E	NM	8712 1	VAC	A1A	LT 17 FINAL PLAT MUSTANG MESA SUBDIVISION C
2 9	10100582 60420102 22	JD HOME BUILDER CORP	401 COORS BLV NW	ALBUQ UERQU E	NM	8712 1	VAC	A1A	LT 22 FINAL PLAT MUSTANG MESA SUBDIVISION C
3 0	10100583 95302101 05	BOARD OF EDUCA TION	PO BOX 257 04	ALBUQ UERQU E	NM	8712 5 070 4	COM M	A1A	TRACTS 166 THRU 172 TOWN OF AT RISCO GRANT AI R TION VACATED 6

Or Current Resident
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125 0704

Or Current Resident
BRUCKNER DONALD G ETUX ETAL
3305 GRANDE VISTA NW
ALBUQUERQUE, NM 87120

Or Current Resident
ESQUIBEL SYLVESTER & ANN
1708 RUSTY DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
GLENRIO BOULEVARD LIMITED
P O BOX 66960
ALBUQUERQUE, NM 87193 6960

Or Current Resident
JD HOME BUILDER CORP
401 COORS BLV NW
ALBUQUERQUE, NM 87121

Or Current Resident
LORENTZEN JOHN ETUX
2909 YALE BLV SE
ALBUQUERQUE, NM 87106

Or Current Resident
MATTEUCCI, RENGER, LORENTZEN
2909 YALE BLV SE
ALBUQUERQUE, NM 87106

Or Current Resident
NM RIVER GLEN LIMITED PARTNERS
2164 SW PARKPLACE
PORTLAND, OR 97205

Or Current Resident
STATE OF NEW MEXICO
406 CORNELL SE
ALBUQUERQUE, NM 87106

Or Current Resident
WESTLAND DEVELOPMENT CO INC
401 COORS BLV NW
ALBUQUERQUE, NM 87121

Or Current Resident
WESTWOOD VILLAGE APTS HUNT BLD
1801 WYOMING AVE 201
EL PASO, TX 79902

Project# 1002372
DRAGONFLY DEVELOPMENT, INC
12809 DONETTE COURT NE
ALBUQUERQUE, NM 87112

Project# 1002372
DAVID THOMPSON
Thompson Engineering Consultants, Inc.
P.O. BOX 65760
ALBUQUERQUE, NM 87193

Project# 1002372
MAX M. GARCIA
Los Volcanes N.A.
6619 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1002372
BEN SANDOVAL
Los Volcanes N.A.
6516 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project# 1002372
PAUL GONZALES
Laurelwood N.A.
7401 MAPLEWOOD DR NW
ALBUQUERQUE, NM 87120

Project# 1002372
PHYLLIS VILCHUCK
Laurelwood N.A.
7805 SPRINGWOOD RD NW
ALBUQUERQUE, NM 87120

ALBUQUERQUE
Making History

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: November 2, 06

TO CONTACT NAME: David Thompson
COMPANY/AGENCY: Thompson Engineering Consultants Inc.
ADDRESS/ZIP: P.O. Box 65760 - 87193
PHONE/FAX #: 271-2199 - (cell - 459-6933) - (Fax 830-9248

Thank you for your inquiry of 11-2-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 223-224, Airport Unit Town of Atrisco Grant Located on Glenrio Rd. NW Between 68th St. NW & 72nd St. NW
zone map page(s) J-10.

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

Los Volcanes N.A.
Neighborhood Association
Contacts: Max M. Garcia
6619 Honeylocust Ave NW
87121 - 833-0969 (h)
Ben Sandoval
6516 Honeylocust Ave. NW
87121 - 836-4419 (h)

Laurelwood N.A.
Neighborhood Association
Contacts: Paul Gonzales
7401 Maplewood Dr NW
87120 - 839-9173 (h) 925-4117 (w)
Phyllis Vilchuck
7805 Springwood Rd. NW
87120 - 836-7624 (h)

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

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

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

Additional Neighborhood Association Information

S.R. Marmon N.A.

Neighborhood Association

Contacts: Deawn Lewis
6400 Sunny Day Ct. NW
87120 - 352-9249 (h)
Annette Gonzales
2323 Big Pine Dr NW
87120 - 507-0401 (c)

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

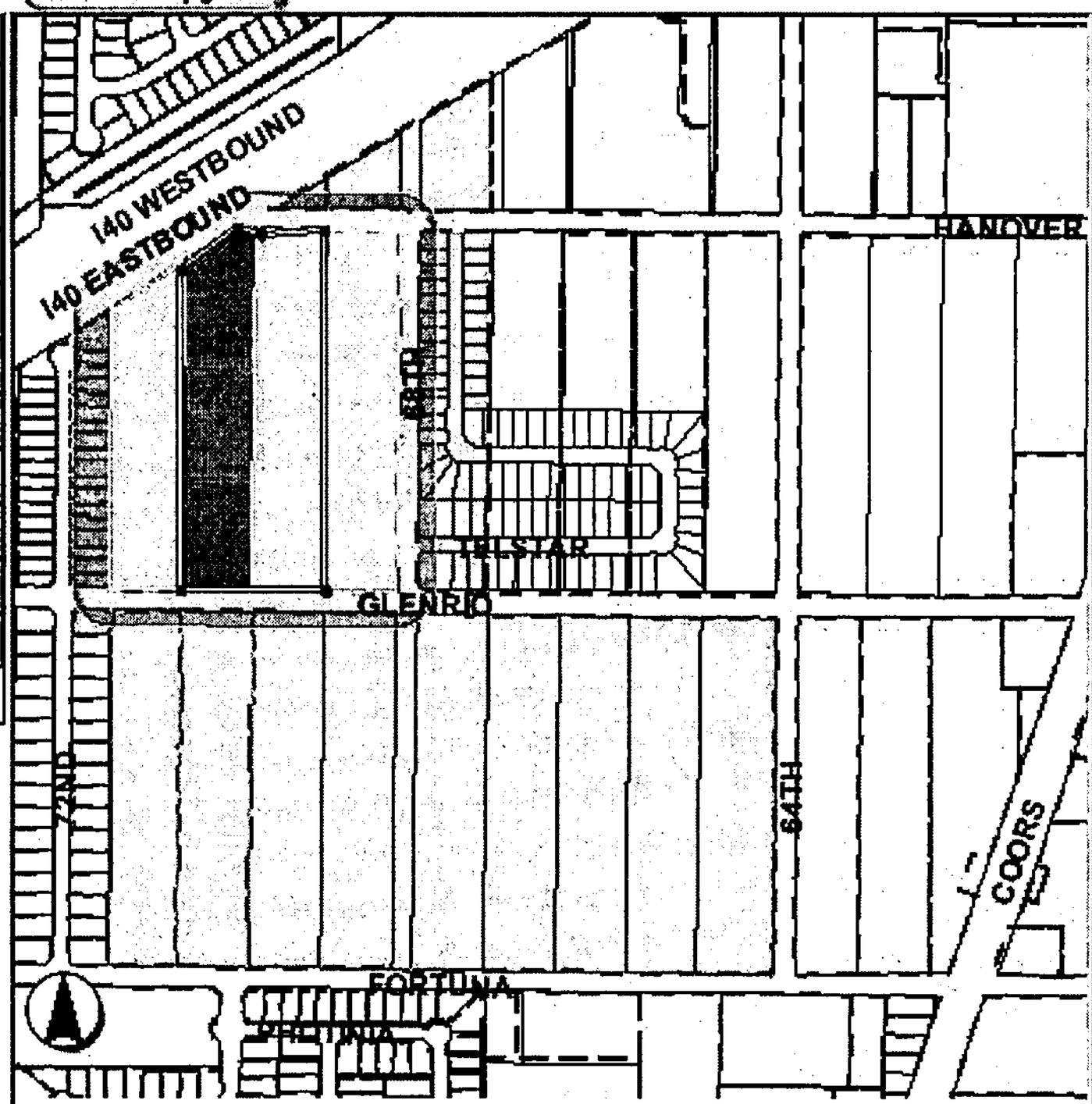
Contacts:

Neighborhood Association

Contacts:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

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

Refresh Map

Auto Refresh

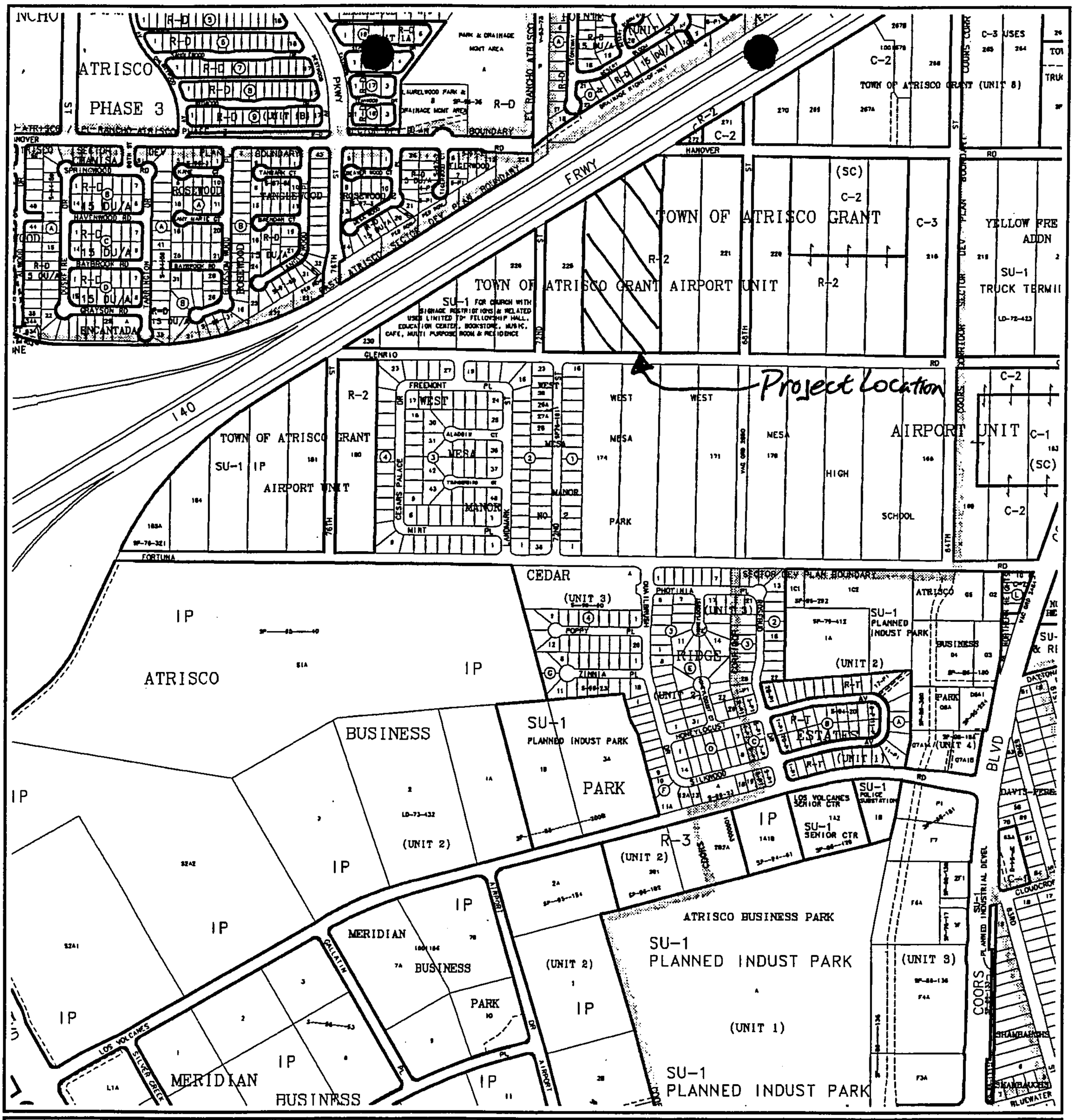
Help:

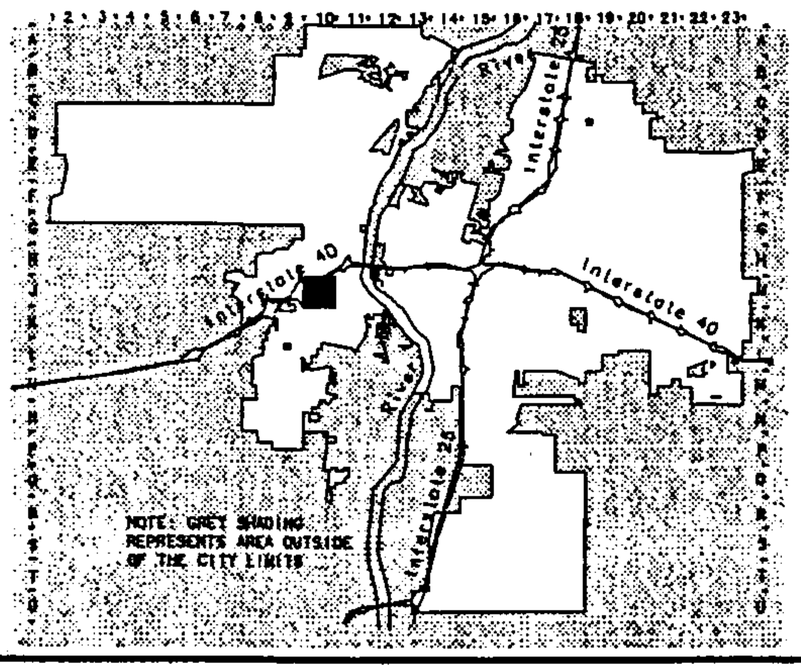
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDR
1	101005833441610404	NM RIVER GLEN LIMITED PARTNERS	2164 SW PARKPL
2	101005826041510223	JD HOME BUILDER CORP	401 COORS BLV N
3	101005828141610501	MATTEUCCI-BENGER-LORENTZEN	2000 VALE BLV SE

Pan SEARCH REFRESH HELP INDEX PAGE CONTACT





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through October 01, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (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.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☒ **SIDEWALK WAIVER**

✓ Scale drawing showing the proposed variance or waiver (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.

David B Thompson
Applicant name (print)

11-3-06
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
06DRB -01598
06DRB -01599
06DRB -01600

Planner signature / date

Project # 1002372

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, November 29, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004999
06DRB-01578 Major-Vacation of Pub Right-of-Way

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL,** zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12)

Project # 1003369
06DRB-01601 Major-Vacation of Pub Right-of-Way
06DRB-01602 Major-Vacation of Public Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION)** zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

Project # 1002372
06DRB-01597 Major-Amnd Prelim Plat Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 Minor-Temp Defer SDWK
06DRB-01600 Minor-Ext of SIA for Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 13, 2006.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 23, 2006

4. Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10)

At the August 23, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 8/23/06 and approval of the grading plan engineer stamp dated 8/22/06 the preliminary plat was approved with the following conditions of final plat approval:

If the final plat is approved after 10/31/06 the subdivider must comply with City Council Resolution R-06-74 regarding Pre-development Facility Agreements with the Albuquerque Public Schools (APS).

A note is required on the plat stating which lots are townhomes and which are single family homes.

A sidewalk variance for waiver of sidewalks 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.

If you wish to appeal this decision, you must do so by September 7, 2006, 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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

for Sheran Matson, AICP, DRB Chair

Cc: Dragonfly Development Inc., 12809 Donette Ct NE, 87112
Thompson Engineering Consultants, P.O. Box 65760, 87193
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002372 AGENDA#: 4 DATE: 8/23/06

1. Name: ~~Frank Williams~~ Bernalillo County Public Works Address: ~~Alb NM 87102~~ 2400 Broadway SE Zip: 87102

2. Name: SF Address: Zip:

3. Name: DAVE Thompson 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:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002372 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
An approved drainage report dated 8-22-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 23, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 23, 2006

Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Los Volcanes NA (R), Laurelwood NA (R) and S.R. Marmon NA (R).

APS Las Playas Subdivision is a proposed development that will consist of 33 single-family units and 60 townhouses, for a total of 93 units. The proposed development will impact Susie Rayos Marmon Elementary School, Jimmy Carter Middle School, and West Mesa High School. Jimmy Carter Middle School and West Mesa High School are exceeding capacity, and SR Marmon Elementary School is nearing capacity.

School	2006-07 Projections	2006-07 Capacity	Space Available
S.R. Marmon	821	874	53
Jimmy Carter	1,180	1,178	-2
West Mesa	2,706	2,100	-606

APS

A new southwest high school is planned to open with a 9th grade academy in 2008. The remainder of the high school will open in 2009. The new high school will relieve overcrowding at West Mesa High School.

In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks/paths for students to access nearby schools.

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.

Police Department

A review of the following DRB case(s) indicates the following problems or crime 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, traffic control devices, burglaries, speeding violations, lighting issues, maintenance and landscaping, robbery, alarm response and need for a neighborhood association.

Fire Department — Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

No objection to the sidewalk waiver or deferral. However, Glen Rio requires 6' sidewalk. Signage per DRC needs to be added. Access control needs to be shown along I-40. What is the cul-de-sac radius? What are the lots widths? Unsure if the eastern lots qualify for P1 designations. (How does intermittent parking on the street work with the drivepads?) Where is the cul-de-sac on the infrastructure list?

Parks & Recreation — No objection to any of the requests.

Utilities Development — No objection to Preliminary Plat approval. No objection to Sidewalk Waiver/Deferral.

Planning Department

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74.

The perimeter wall design is approved with the addition of the design along I40 walls as well.

Lot 84-P1 is too small for a single family home. The agent stated that this lot & Lot 85-P1 are townhomes. He will add a note to the plat stating which lots are townhomes & which are single family. This will become a condition of final plat. No objection to any of the requested actions.

Impact Fee Administrator

The waiver of sidewalks, deferment of sidewalks and request for Preliminary plat approval do not require the payment of impact fees. However, impact fees will be required at the time of building permit for each dwelling unit built in this subdivision. Using an average of 2000sf of heated area and .06 acres for impervious acreage the estimated impact fees are approximately:

Roadway Facilities for the SW Mesa: $4046.00
Public Safety Facilities for the Westside: $414.00
Drainage Facilities for the NW Mesa: $843.12
Parks, Trails, Open Space Facilities for the SW Mesa: $3220.00

However, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

Cc: The Trails LLC, 7301 Jefferson NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114

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, August 23, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002176
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23)

Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13)

Project # 1005031
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] (C-9)

Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 7, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 23, 2006
Zone Atlas Page: J-10-Z
Notification Radius: 100 Ft.

Project# 1002372
App#06DRB-01084
App#06DRB-01085
App#06DRB-01086

Cross Reference and Location: GLENRIO RD NW BETWEEN 68TH STREET NW AND 72ND STREET NW

Applicant: DRAGONFLY DEVELOPMENT, INC.
Address: 12809 DONETTE COURT NE
ALBUQUERQUE, NM 87112

Agent: THOMPSON ENGINEERING CONSULTANTS
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: AUGUST 4, 2006
Signature: YVONNE SAAVEDRA

```
101005835549110801   LEGAL: TR 2 70A  AIRPORT UNIT OF TOWN OF ATRISCO GRANT A PO  LAND USE:
                     PROPERTY ADDR: 00000   HANOVER
                        OWNER NAME: LORENTZEN JOHN ETUX
                        OWNER ADDR: 02909   YALE                    BL SE ALBUQUERQUE NM      87106

101005833247910806   LEGAL: POR  OF T R 272 TOWN OF ATRISCO GRANT CONT 0.145 AC   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: WESTLAND DEVELOPMENT CO INC
                        OWNER ADDR: 00401   COORS                   BL NW ALBUQUERQUE NM      87121

101005831241410403   LEGAL: TOWN  OF  ATRISCO GRANT APU 8 TR 223 10N 2E S        LAND USE:
                     PROPERTY ADDR: 00000   GLENRIO
                        OWNER NAME: GLENRIO BOULEVARD LIMITED
                        OWNER ADDR: 00000                           ALBUQUERQUE NM      87193

101005833441610404   LEGAL: TOWN  OF  ATRISCO GRANT APU 8 TR 222                 LAND USE:
                     PROPERTY ADDR: 00000   GLENRIO
                        OWNER NAME: NM RIVER GLEN LIMITED PARTNERS
                        OWNER ADDR: 02164   SW  PARKPLACE           PORTLAND    OR      97205

101005835541610405   LEGAL: TOWN  OF  ATRISCO GRANT APU8 TR221 10N 2E SEC        LAND USE:
                     PROPERTY ADDR: 00000   68TH
                        OWNER NAME: WESTWOOD VILLAGE APTS HUNT BLD
                        OWNER ADDR: 01801   WYOMING                 AV    EL PASO     TX      79902

101005829141610402   LEGAL: TOWN  OF  ATRISCO GRANT A.P.U. #8 TRACT 224 CONT 4.1  LAND USE:
                     PROPERTY ADDR: 00000   GLENRIO
                        OWNER NAME: BRUCKNER DONALD G ETUX ETAL
                        OWNER ADDR: 03305   GRANDE VISTA          NW ALBUQUERQUE NM      87120

101005829330510102   LEGAL: TOWN  OF  ATRISCO GRANT AP48 TR 174                  LAND USE:
                     PROPERTY ADDR: 00000   FORTUNA
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                           ALBUQUERQUE NM      87103

101005831330510103   LEGAL: TOWN  OF  ATRISCO GRANT TRACT 173                    LAND USE:
                     PROPERTY ADDR: 00000   FORTUNA
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                           ALBUQUERQUE NM      87103

101005839530210105   LEGAL: TRAC TS 1 66 THRU 172 TOWN OF ATRISCO GRANT AIRPORT   LAND USE:
                     PROPERTY ADDR: 00000   FORTUNA
                        OWNER NAME: BOARD OF EDUCATION
                        OWNER ADDR: 00000                           ALBUQUERQUE NM      87125
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101005831241410403 LEGAL: TOWN OF ATRISCO GRANT APU 8 TR 223 10N 2E S
PROPERTY ADDR: GLENRIO RD NW

OWNERS NAME: GLENRIO BLVD LIMITED
OWNERS ADDR: PO BOX 66960
ALBUQUERQUE, NM 87193

101005829330510102 LEGAL: TOWN OF ATRISCO GRANT AP48 TR 174
PROPERTY ADDR: 6705 FORTUNA RD NW

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101005839530210105 LEGAL: TRACTS 166 THRU 172 TOWN OF ATRISCO GRANT AI R TION VACATED 6
PROPERTY ADDR: 6701 FORTUNA RD NW

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

101005831241410403

GLENRIO BLVD LIMITED
PO BOX 66960
ALBUQUERQUE, NM 87193

101005839530210105

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

July 27, 2006

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

Dear David:

Thank you for your inquiry of **July 27, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 223 AND 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT, LOCATED ON GLENRIO ROAD NW BETWEEN 68TH STREET NW AND 72ND STREET NW** Zone Map: **J-10.**

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

LOS VOLCANES N.A. (LVC) "R"
***Max M. Garcia,** 6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandova , 6516 Honeylocust Ave. NW/87121 836-4419 (h)

LAURELWOOD N.A. (LWD) "R"
***Paul Gonzales,** 7401 Maplewood Dr. NW/87120 839-9173 (h) 925-4117 (w)
Phyllis Vilchuck, 7805 Springwood Rd. NW/87120 836-7624 (h)

S.R. MARMON N.A. (SRM) "R"
***Deaun Lewis,** 6400 Sunny Day Ct. NW/87120 352-9249 (h)
Annette Gonzales, 2323 Big Pine Dr. NW/87120 507-0401 (c)

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.

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

Sincerely,

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/05)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

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

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

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

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **07/27/06** Time Entered: **12:45 p.m.** ONC Rep. Initials: **SW**

Project # 1002372
MAX M GARCIA
Los Volcanes N.A.
6619 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

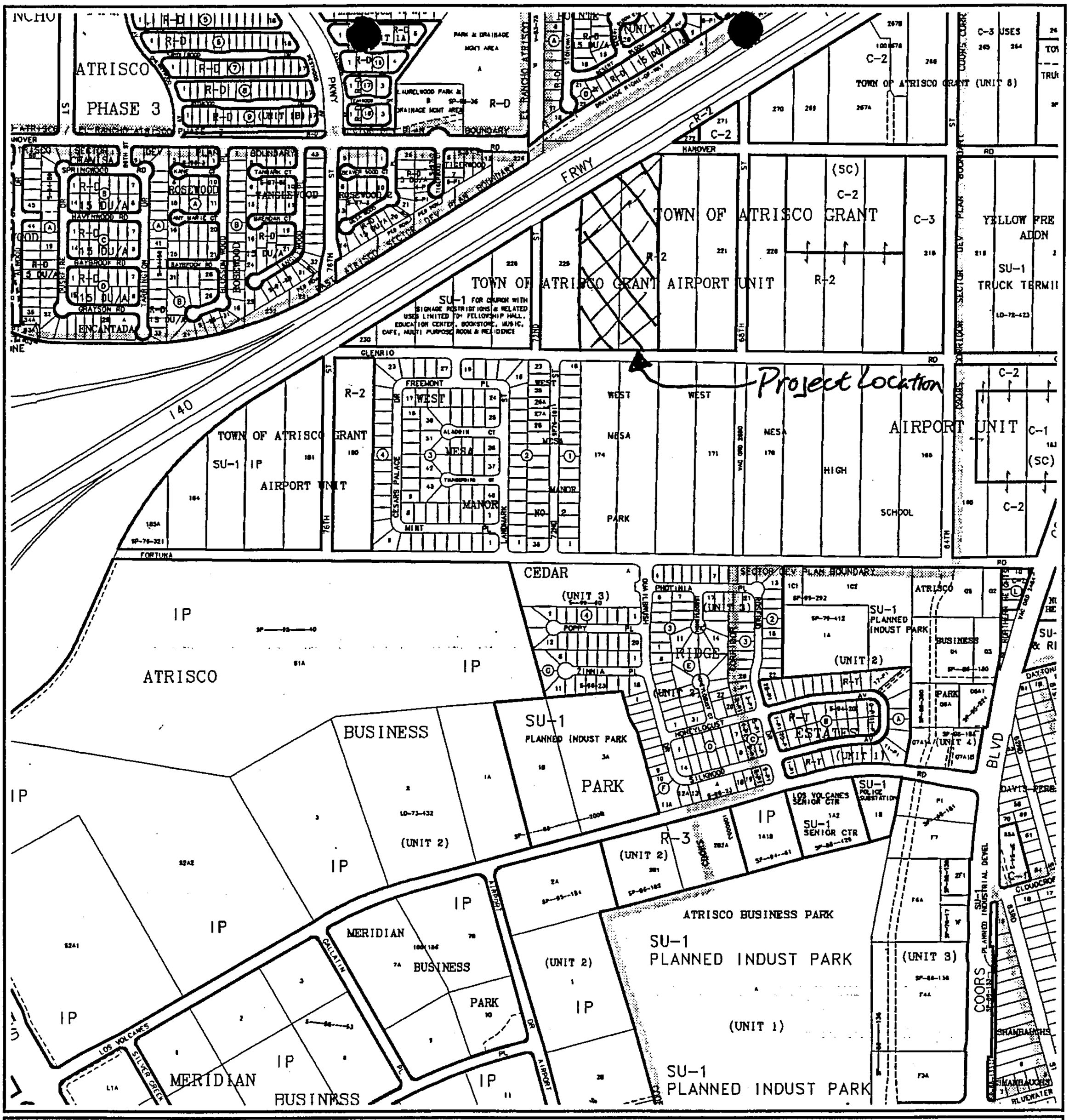
Project # 1002372
BEN SANDOVAL
Los Volcanes N.A.
6516 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

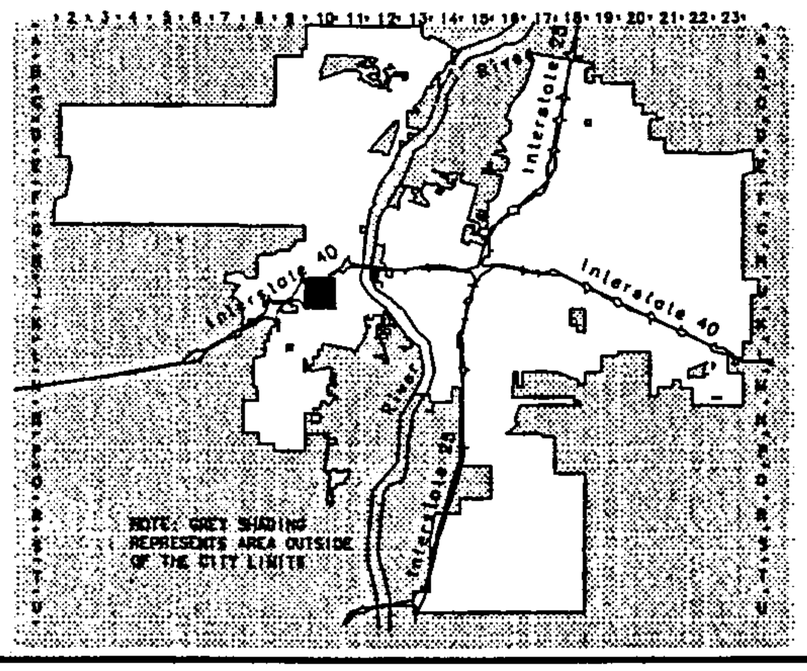
Project # 1002372
PAUL GONZALES
Laurelwood N.A.
7401 MAPLEWOOD DR NW
ALBUQUERQUE, NM 87120

Project # 1002372
PHYLLIS VILCHUCK
Laurelwood N.A.
7805 SPRINGWOOD RD NW
ALBUQUERQUE, NM 87120

Project # 1002372
DEAUN LEWIS
S.R. Marmon N.A.
6400 SUNNY DAY CT NW
ALBUQUERQUE, NM 87120

Project # 1002372
ANNETTE GONZALES
S.R. Marmon N.A.
2323 BIG PINE DR NW
ALBUQUERQUE, NM 87120





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through October 01, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, 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.**

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

- ☑ Scale drawing showing the proposed variance or waiver (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.

David B Thompson
Applicant name (print)

7-28-06
Applicant signature / date

Form revised April 2003

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

Application case numbers
06DRB - - 01085
06DRB - - 01084
- -

7/28/06
Planner signature / date

Project # 1002372

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 9, 2006

TO: Max M. Garcia and Ben Sandoval, Los Volcanes Neighborhood Association
Paul Gonzales and Phyllis Vilchuck, Laurelwood Neighborhood Association
Deaun Lewis and Annette Gonzales, S.R. Marmon Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately nine (9) acre(s) - Major Preliminary Plat Approval; Minor Sidewalk Waiver; Minor Temporary Deferral of Sidewalks for the proposed *"Las Playas Subdivision"* consisting of thirty-three (33) single family lots and sixty (60) town home lots.**

Proposed by: **Thompson Engineering and Consulting, Inc. at (505) 271-2199**
Agent for: **Dragonfly Development Inc.**

For property located: **On or near Glenrio Road NW between 68th Street NW and 72nd Street NW.**

The case number(s) assigned is: **06DRB- 01084, 01085, 01086, Project # 1002372.**

City Planning accepted application for this request on **July 28, 2006.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 23, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

THOMPSON Engineering Consultants, Inc.

July 19, 2007

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

WITHDRAW

Re: REQUEST TO ~~VACATE~~ PRELIMINARY PLAT AND SUBDIVISION IMPROVEMENTS AGREEMENT FOR LAS PLAYAS SUBDIVISION (DRB 1002372)

Dear Ms. Matson:

Withdraw

On behalf of Dragonfly Development, Inc., we request that you ~~vacate~~ the Preliminary Plat and Subdivision Improvements Agreement for the Las Playas Subdivision (DRB 1002372). The Preliminary Plat was approved by the DRB in August of 2006. The Final Plat was approved by the DRB in February of 2007, but the final Plat was not filed. The Subdivision Improvements Agreement with Financial Guarantees was filed as a requirement of submitting for Final Plat review.

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

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

Project # 1002372
West Mesa

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 Dragonfly Development, Inc ("Developer") effective as of this 8th day of February, 2007, and pertains to the subdivision commonly known as Las Playas, and more particularly described as Tracts 223 + 224, Airport Unit, Town of Atrisco Grant (DRB 1002372)

The Subdivision includes 75 single family lots (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

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:

Maggie Toulouse Bern. Co. AGRE R 13.00
2007023766
6686713
Page: 1 of 3
02/13/2007 11:13A
Bk-A132 Pg-3723

Project # 1002372
West Mesa

- 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

Philip L. Lindberg, President
Name (typed or printed) and title

Maggie Toulouse Bern. Co. AGRE R 13.00
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Page: 2 of 3
02/13/2007 11:13A
Bk-A132 Pg-3723

Project # 1002372
West Mesa

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 8, 2007, by Philip L. Lindborg as President of Dragonfly Development, Inc. a New Mexico corporation.

(Seal) OFFICIAL SEAL H.E. VEITCH NOTARY PUBLIC STATE OF NEW MEXICO My commission expires: 8-10-07

Notary Public

My commission expires:

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

Maggie Toulouse Bern. Co. AGRE R 13.00 2007023766 6686713 Page: 3 of 3 02/13/2007 11:13A Bk-A132 Pg-3723

This instrument was acknowledged before me on 2-12-07, by BRAD WINTER as EXECUTIVE DIRECTOR FACILITIES of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Dona Valdés NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 1/21/08

Dona Valdés
Notary Public

My commission expires: 1/21/08

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING V
- ___ 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... L 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: Dragonfly Development, Inc PHONE: 291-0353
ADDRESS: 12809 Donette Court NE FAX: 293-3580
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: Owner List all owners:
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

DESCRIPTION OF REQUEST: Final Plat Review

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

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

Lot or Tract No. Tracts 223 + 224 Block: Unit:
Subdiv. / Addn. Airport Unit, Town of Atrisco Grant TBK LAS PLAYAS SUBDIVISION
Current Zoning: R-2 Proposed zoning: R-2
Zone Atlas page(s): J-10 No. of **existing** lots: 2 No. of **proposed** lots: 75
Total area of site (acres): 8.93 Density if applicable: dwellings per gross acre: 8.4 dwellings per net acre: 11.3
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101005831241410403, 101005829141610402 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Glenrio Road NW
Between: 68th Street NW and 72nd Street 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.): 1002372

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 2-13-07

SIGNATURE DATE
(Print) David B Thompson ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
07DRB - - 00179	FP	53	$ 0.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date 2-21-07

Joseph M Romero 2-13-07 **Project #** 1002372

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
X Copy of recorded SIA
X Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X 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 B Thompson
Applicant name (print)

2-13-07
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
07DRB - - 00179
- -
- -

2-13-07
Planner signature / date

Project # 1002372

THOMPSON Engineering Consultants, Inc.

February 13, 2007

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF FINAL PLAT FOR LAS PLAYAS SUBDIVISION (DRB 1002372)

Dear Ms. Matson:

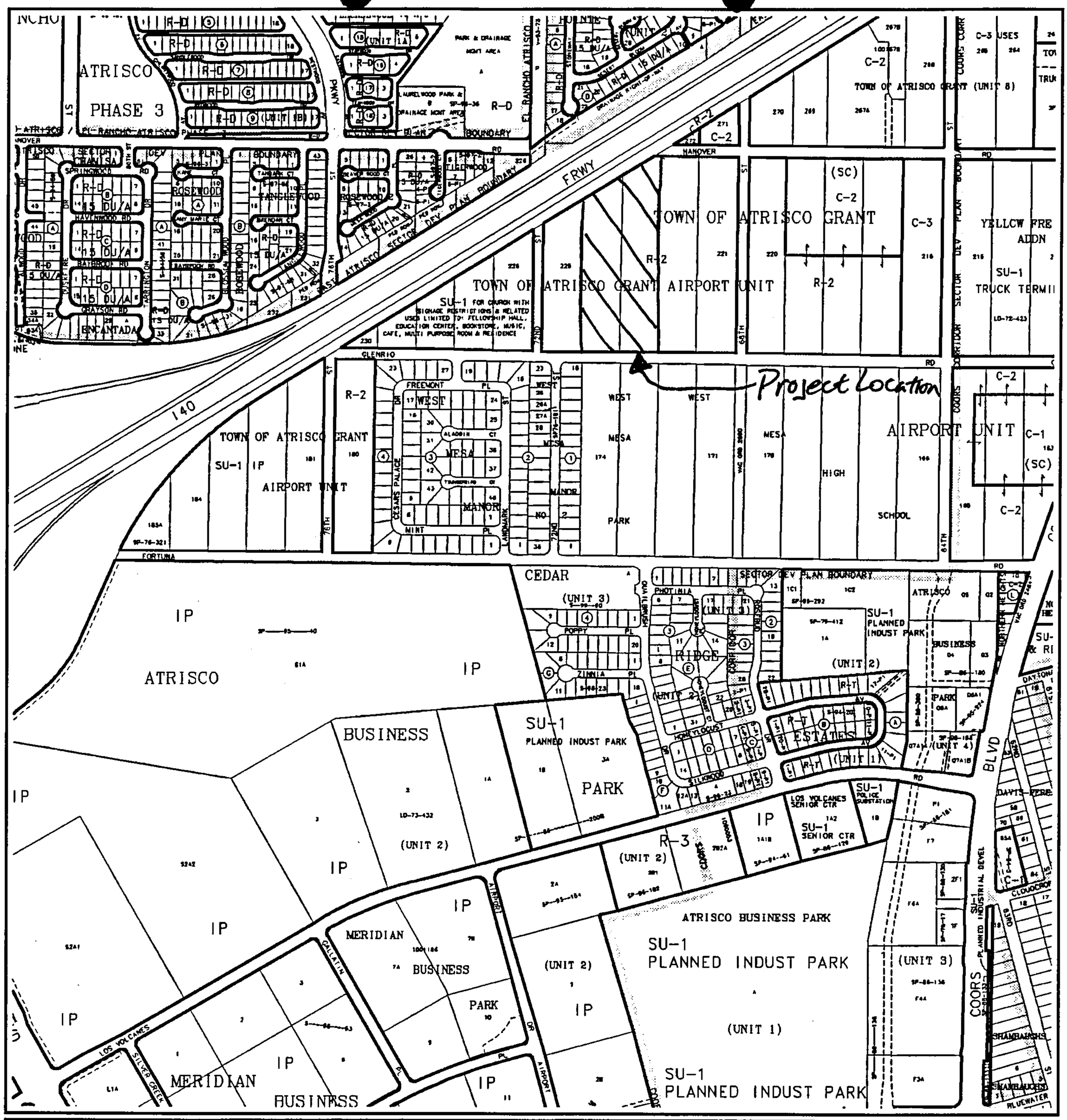
Enclosed please find an application and all required enclosures for Final Plat submittal for Las Playas Subdivision. This subdivision received Preliminary Plat approval at the November 29, 2006 DRB hearing. The proposed subdivision will have 75 single family residential lots. The property is currently zoned R-2.

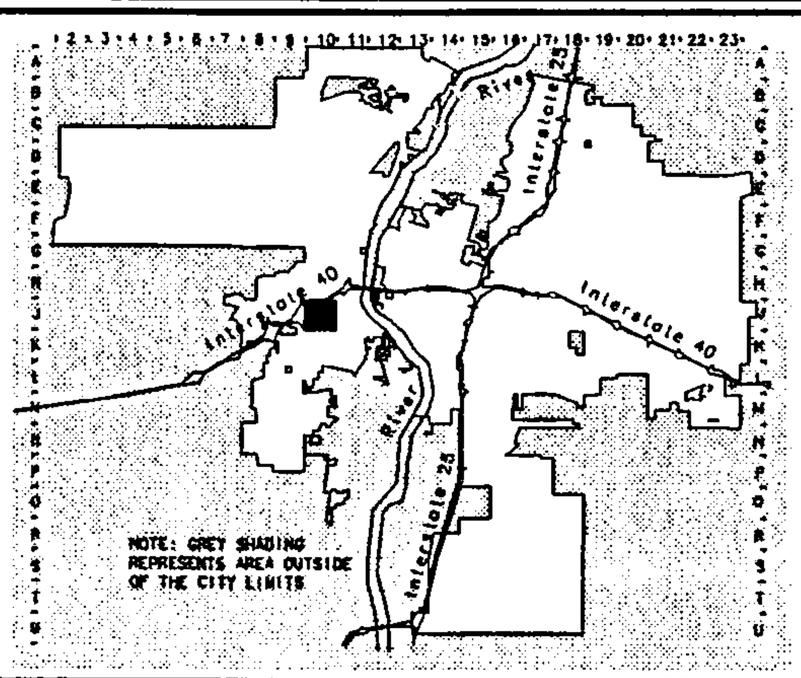
If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248





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Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through October 01, 2003

No. of Lots: 75
Nearest Major Streets
Glenrio Road + 60th Street

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO._____

THIS AGREEMENT is made this 5th day of February, 2007, 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 Dragonfly Development, Inc. ("Developer"), whose address is 12009 Donetta Ct NE, Albuq, NM 87112 and whose telephone number is 291-0353, 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) Tracts 223+224, Airport Unit, Town of Atrisco Grant (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:) Las Playas 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 24, 2008 ("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.

Maggie Toulouse Bern. Co. AGRE R 15.00
2007019154
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Page: 1 of 4
02/05/2007 02:47P
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No. of Lots: 75
Nearest Major Streets
Glenrio Road + 68th Street

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 February, 2007, 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 Dragonfly Development, 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 12809 Donette Court NE, Albuq, NM 87112 and whose telephone number is 291-0353, 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:] Tracts 223 & 224, Airport Unit, Town of Atrisco Grant, recorded on December 12, 1944 in the records of the Bernalillo County Clerk at Book D, pages 117 through 117 (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:] Dragonfly Development, Inc ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Las Playas 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 26th day of January, 2008 ("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. 799681.

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

Maggie Toulouse Bern. Co. AGRE R 19.00
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Page: 1 of 6
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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Dragonfly Development

AGENT Thompson Engineering Consultants, Inc

ADDRESS P.O. Box 65670

PROJECT & APP # 1002372 / 07DRB 00179

PROJECT NAME Final Plat

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

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

1408

THOMPSON ENGINEERING CONSULTANTS, INC.
505-271-2199
P.O. BOX 65760
ALBUQUERQUE, NM 87193

95-654/1070

DATE 2-13-07

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty + No/100 DOLLARS

Security Features Included. Details on Back.

NEW MEXICO BANK & TRUST P.O. Box 1048 Albuquerque, NM 87103 505-830-8100

FOR

⑈001408⑈ ⑆107006541⑆ 614 408⑈3⑈

© DELUXE RBF

Current DRC Project Number: ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 11-29-06
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-23-06
Date Preliminary Plat Expires: 8-23-07
DRB Project No.: 1002372
DRB Application No.: 06 DRB-
Δ 2-5-07

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

LAS PLAYAS SUBDIVISION
PROPOSED NAME OF PLAT

TRACTS 223 AND 224, AIRPORT UNIT TOWN OF ATRISCO GRANT
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	Private: P. E.	City Cnst Engineer
		Paving							
		14' wide	Residential Paving w/curb and gutter, 6' sidewalk south side	Glenrio Road	West Boundary	East Boundary	/	/	/
		24' wide	Residential Paving w/curb And gutter, ~~6'~~ 4' sidewalk both sides* Δ	Arena Antigua Drive	Glenrio Road	Arena del Sol Place	/	/	/
		24' wide	Residential Paving w/curb And gutter, ~~6'~~ 4' sidewalk both sides* Δ	Arena del Sol Place	Glenrio Road	End of Cul-de-Sac	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving Cont.							
		24' wide	Residential Paving w/curb And gutter, ~~6'~~ 4' sidewalk both sides* 4'	Playa Larga Road	Arena Antigua Drive	Arena del Sol Place	/	/	/
		Utilities							
		10"	Water Line	Lot 17	West Boundary	Arena Antigua Drive	/	/	/
		10"	Water Line	Arena Antigua Drive	Lot 17	Arena del Sol Place	/	/	/
		10"	Water Line	Arena del Sol Place	Arena Antigua Drive	Lot 23	/	/	/
		10"	Water Line	Lot 23	Arena del Sol Place	East Boundary	/	/	/
		8"	Water Line	Glenrio Road	West Boundary	East Boundary	/	/	/
		6"	Water Line	Arena Antigua Drive	Glenrio Road	Lot 17	/	/	/
		6"	Water Line	Arena del Sol Place	Glenrio Drive	Arena Antigua Drive	/	/	/
		8"	Sanitary Sewer Line	Arena Antigua Drive	Glenrio Road	Arena del Sol Place	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Utilities Cont.							
		8"	Sanitary Sewer Line	Arena del Sol Place	Glenrio Road	End of Cul-de-Sac	/	/	/
		Drainage							
		24"	RCP	Arena Antigua Drive	Glenrio Road	Lot 4	/	/	/
		30"	RCP	Arena del Sol Place	Glenrio Road	Lot 51	/	/	/

NOTES

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

1) Paving Items include *Residential sidewalks to be deferred and Signage per DRC
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	DRB CHAIR — Date: 11/29/06	PARKS & GENERAL SERVICES — Date: 11/29/06
Thompson Engineering Consultants, Inc. FIRM	TRANSPORTATION DEVELOPMENT — Date: 11-29-06	AMAFCA — Date:
SIGNATURE — Date: 11-29-06	UTILITY DEVELOPMENT — Date: 11/29/06	Date:
	CITY ENGINEER — Date: 11/29/06	Date:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	2-5-07			

Claire

Current DRC Project Number: ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 11-29-06
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-23-06
Date Preliminary Plat Expires: 8-23-07
DRB Project No.: 1002372
DRB Application No.: 06 DRB-

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

LAS PLAYAS SUBDIVISION
PROPOSED NAME OF PLAT

TRACTS 223 AND 224, AIRPORT UNIT TOWN OF ATRISCO GRANT
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		24' wide	Residential Paving w/curb And gutter, 6' sidewalk both sides*	Arena Antigua Drive	Glenrio Road	Arena del Sol Place	/	/	/
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ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving Cont.							
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		Utilities							
		10"	Water Line	Lot 17	West Boundary	Arena Antigua Drive	/	/	/
		10"	Water Line	Arena Antigua Drive	Lot 17	Arena del Sol Place	/	/	/
		10"	Water Line	Arena del Sol Place	Arena Antigua Drive	Lot 23	/	/	/
		10"	Water Line	Lot 23	Arena del Sol Place	East Boundary	/	/	/
		8"	Water Line	Glenrio Road	West Boundary	East Boundary	/	/	/
		6"	Water Line	Arena Antigua Drive	Glenrio Road	Lot 17	/	/	/
		6"	Water Line	Arena del Sol Place	Glenrio Drive	Arena Antigua Drive	/	/	/
		8"	Sanitary Sewer Line	Arena Antigua Drive	Glenrio Road	Arena del Sol Place	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Utilities Cont.							
		8"	Sanitary Sewer Line	Arena del Sol Place	Glenrio Road	End of Cul-de-Sac	/	/	/
		Drainage							
		24"	RCP	Arena Antigua Drive	Glenrio Road	Lot 4	/	/	/
		30"	RCP	Arena del Sol Place	Glenrio Road	Lot 51	/	/	/

NOTES

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ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	11/29/06 DRB CHAIR Date	Christina Sandoval 11/29/06 PARKS & GENERAL SERVICES Date
Thompson Engineering Consultants, Inc. FIRM	11-29-06 TRANSPORTATION DEVELOPMENT Date	AMAFCA Date
11-29-06 SIGNATURE Date	11/29/06 UTILITY DEVELOPMENT Date	Date
	11/29/06 CITY ENGINEER Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

DRB # 1002372
West Mesa

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 Dragonfly Development, Inc ("Developer") effective as of this 22 day of November, 2006, and pertains to the subdivision commonly known as Las Playas, and more particularly described as Tracts 223 + 224, Airport Unit, Town of Atrisco Grant (DRB 1002372) (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.

DRB# 1002372
West Mesa

- 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.

Philip L. Lindberg
Signature

Philip L. Lindberg, President
Name (typed or printed) and title

Pegasus Development, Inc.
Developer

DRB # 1002372
WEST MESA

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/22/06, by Philip L. Lindborg as President of Dragonfly Development, Inc., a corporation. ↳ New Mexico

OFFICIAL SEAL
H.E. VEITCH
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 8-10-07

(Seal)

Notary Public

My commission expires:_____

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER Exec Dir facilities
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/27/06, by Brad Winter as Executive Director 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)

Dan Valdez
Notary Public

My commission expires: 1/21/08

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1032
CONNECTION TEL	9p2933580
SUBADDRESS	
CONNECTION ID	
ST. TIME	11/09 13:15
USAGE T	00'52
PGS.	2
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Dave Thompson

FAX NUMBER: 293-3580 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 11/9/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1002372 **APPLICATION NO:** _____

****

Las Playas.

My comments only.

Project # 1002372
06DRB-01597 Major-Amnd Prelim Plat Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 Minor-Temp Defer SDWK
06DRB-01600 Minor-Ext of SIA for Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10)

Perimeter wall design. It appears the split face should be the darker shade on the wall design. The DRB # is missing. Also, an elevation of Note 3 is needed to determine if this is in compliance with the requirements.

Beginning November 1, 2006, all residential platting actions are required to have a signed and recorded Pre-Development Facilities Fee Agreement signed with Albuquerque Public Schools (APS) prior to DRB approval of both preliminary & final plats. There are copies of these agreements at the Front Counter in the One Stop Shop. Be sure to get this agreement recorded prior to the 11/29/06 hearing date. It's required for approval.

In addition, the final plat must include this statement:

"The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at [insert recording information here from recorded APS agreement." This is a condition of final plat.

Keep this in mind when preparing to submit for platting action that the APS agreement must be signed and recorded at the time of application submittal. A copy is required with the submittal from now on.

The lot width must be at least 36 feet for R2 single family homes. The plat does not indicate the width of the lots nor is there a minimum lot size & width statement.

Planning has no objection to requests.

Current DRC
Project Number:

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 11-3-06
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1002372
DRB Application No.:

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

LAS PLAYAS SUBDIVISION
PROPOSED NAME OF PLAT

TRACTS 223 AND 224, AIRPORT UNIT TOWN OF ATRISCO GRANT
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		Paving							
		12' wide	Residential Paving w/curb and gutter, 6' sidewalk south side	Glenrio Road	West Boundary	East Boundary	/	/	/
		24' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Arena Antigua Drive	Glenrio Road	End of Cul-de-Sac	/	/	/
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		Utilities							
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		10"	Water Line	Arena del Sol Place	Arena Antigua Drive	Lot 23	/	/	/
		10"	Water Line	Lot 23	Arena del Sol Place	East Boundary	/	/	/
		8"	Water Line	Glenrio Road	West Boundary	East Boundary	/	/	/
		6"	Water Line	Arena Antigua Drive	Glenrio Road	Lot 17	/	/	/
		6"	Water Line	Arena del Sol Place	Glenrio Drive	Arena Antigua Drive	/	/	/
		8"	Sanitary Sewer Line	Arena Antigua Drive	Glenrio Road	Arena del Sol Place	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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NOTES

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AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	DRB CHAIR Date	PARKS & GENERAL SERVICES Date
Thompson Engineering Consultants, Inc. FIRM	TRANSPORTATION DEVELOPMENT Date	AMAFCA Date
SIGNATURE 1/23-06 Date	UTILITY DEVELOPMENT Date	Date
	CITY ENGINEER Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN 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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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... — 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: Dragonfly Development, Inc. PHONE: 291-0353
ADDRESS: 12809 Donette Court NE FAX: 293-3580
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
ADDRESS: P.O. Box 65760 FAX: 830-9288
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

DESCRIPTION OF REQUEST: Amended Preliminary Plat Review, Sidewalk Waiver, Sidewalk Deferral

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

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

Lot or Tract No. Tracts 223 + 224 Block: Unit:
Subdiv. / Addn. Airport Unit, Town of Atrisco Grant TBK: LAS PLAYAS SUBDIVISION
Current Zoning: R-2 Proposed zoning: R-2
Zone Atlas page(s): J-10 No. of **existing** lots: 2 No. of **proposed** lots: 75
Total area of site (acres): 8.93 Density if applicable: dwellings per gross acre: 8.4 dwellings per net acre: 11.3
Within city limits? ___Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101005831241410403, 101005829141610402 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Glenrio Road NW
Between: 68th Street NW and 72nd Street 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.): 1002372, 06DRB 01084

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

SIGNATURE [signature] DATE 11-3-06
(Print) David B Thompson ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **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
06DRB - 01597	APP	S(2)	$ 50.00
	ADV		$ 75.00
	CMF		$ 20.00
06DRB - 01598	SW	V	$ 0.00
06DRB - 01599	TDS	V	$ 0.00
~~06DRB - 01600~~	~~ESTA~~	~~V~~	~~$ 50.00~~
Hearing date 11/29/06			$ 195.00

Sandy Handley 11/03/06 **Project #** 1002372

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

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

☐ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

David B Thompson
Applicant name (print)

11-3-06
Applicant signature / date

Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
06DRB-_____-01598
_____-_____-_____
_____-_____-_____

Sandy Handley 11/03/06
Planner signature / date

Project # 1002372

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (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.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

✓ Scale drawing showing the proposed variance or waiver (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**

SA ☒ **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.

David B Thompson
Applicant name (print)

11-3-06
Applicant signature / date

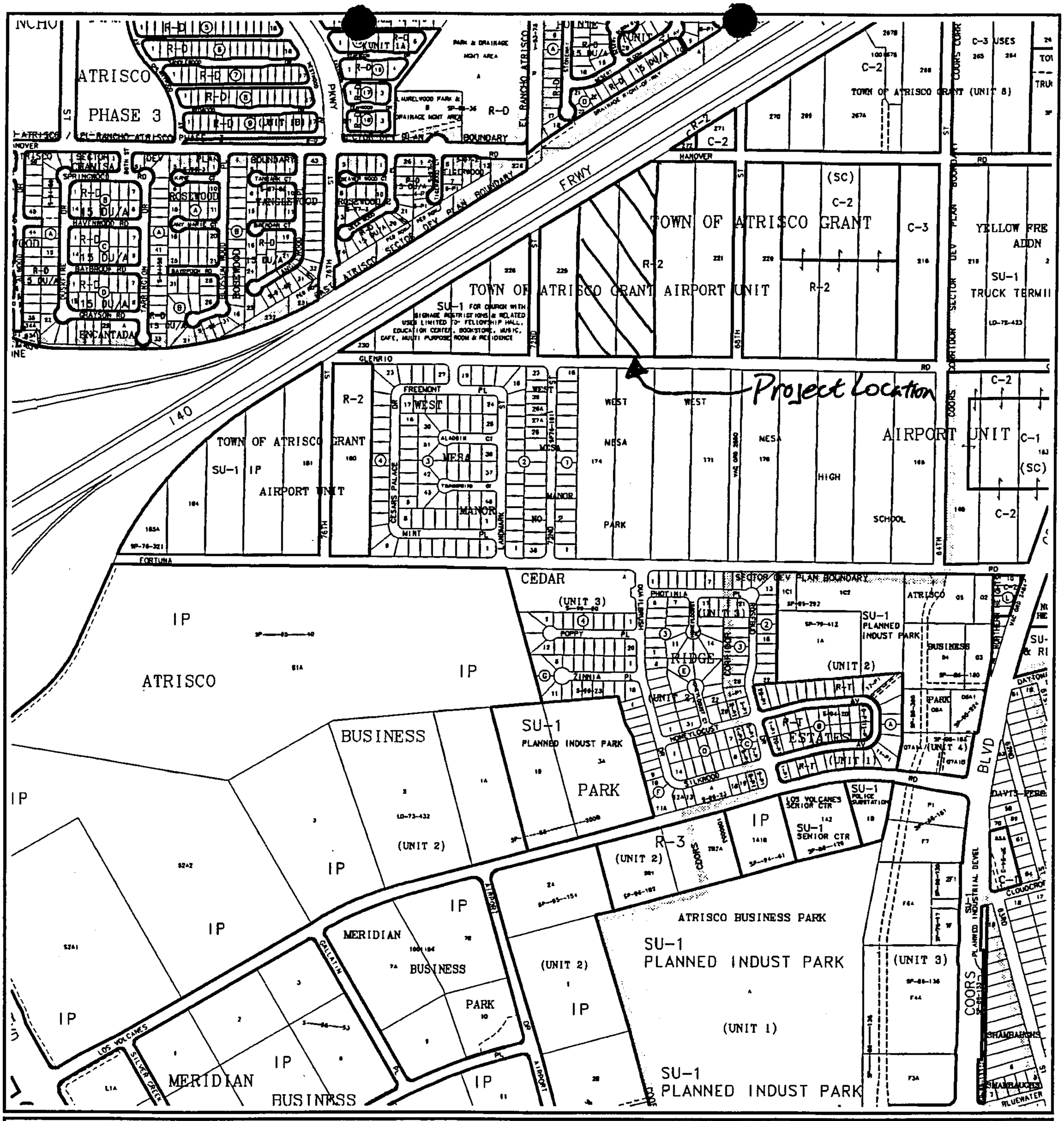
Form revised 4/03 and **October 2003**

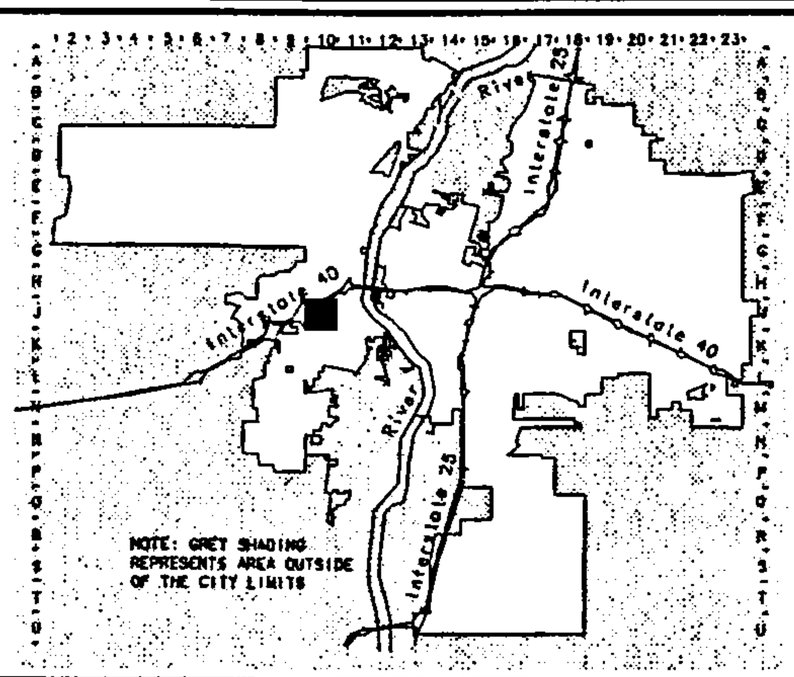
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB -01598
06DRB -01599
06DRB -01600

Sandy Handley
Planner signature / date

Project # 1002372





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through October 01, 2003

THOMPSON Engineering Consultants, Inc.

November 3, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF PRELIMINARY PLAT, SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR LAS PLAYAS SUBDIVISION (DRB 1002372)

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat, Sidewalk Waiver, and Sidewalk Deferral submittal for Las Playas Subdivision. This subdivision received Preliminary Plat approval at the August 23, 2006 DRB hearing. Since the approval, the home builder requested that we revise the Preliminary Plat to have all single family lots instead of a mixture of single family lots and town home lots. Therefore, the revised proposed subdivision will have 75 single family residential lots. The property is currently zoned R-2.

The submittal also includes a request for waiver of sidewalks and deferral of sidewalks within the subdivision. We are requesting a waiver of sidewalks around the cul-de-sac bulb on Arena del Sol Place. 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.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

CITY OF ALBUQUERQUE

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

APPLICANT: Dragonfly Development DATE OF REQUEST: 7/28/06 ZONE ATLAS PAGE(S): J-10

CURRENT:

ZONING R-2

PARCEL SIZE (AC/SQ. FT.) 8.93 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 223 & 224 BLOCK # Town of Atrisco

SUBDIVISION NAME Las Playas

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 93

BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____ DATE 7-28-06

(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 [X] BORDERLINE [ ]

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

Notes:

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

TRAFFIC ENGINEER _____ DATE 7-28-06

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

APPLICANT _____ DATE 7-28-06

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

TIS -SUBMITTED ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER _____ DATE _____

Revised June 27, 2005

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Las Playas Subdivision

AGIS MAP # J-10

LEGAL DESCRIPTION Tracts 223 + 224, Airport Unit, Town of Atrisco Grant

✓ DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7-27-06 [date].

Applicant / Agent — Date 7-28-06

Hydrology Division Representative — Date 7-28-06

✓ WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on May 5, 2006 [date].

Applicant / Agent — Date 7-28-06

Utilities Division Representative — Date 7-28-06

DRB#____-_____

Albuquerque Bernalillo County Water Utility Authority

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

Chair
Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Vice-Chair
Issac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Teresa Cordova
County of Bernalillo
Commissioner, District 2

Issac Benton
City of Albuquerque
Councillor, District 3

Martin Heinrich
City of Albuquerque
Councillor, District 6

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

Martin J. Chávez
City of Albuquerque
Mayor

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

Executive Director
Mark S. Sanchez

Website
http://www.cabq.gov/wua

June 5, 2006

Mr. David Thompson, P.E.
Thompson Engineering
PO Box 65760
Albuquerque, NM 87193

RE: Water and Sanitary Sewer Availability Statement J-10
Tract 224 of the Town of Atrisco Grant Airport Unit

Mr. Thompson,

The subject site is an approximately 4.3 acre parcel of land located on the north side of Glenrio and east of 72nd Street as shown on the attached figure 1. Your request for service availability indicated that a 93-lot residential subdivision is planned. The development will consist of both detached single family dwellings and town homes.

Existing Conditions: Water and sanitary sewer lines are present within the Glenrio right-of-way. The sewer is an 8-inch recently installed on the south side of the road as part of the adjacent Mustang Mesa improvements. That development also constructed a 10-inch Master Plan water line parallel to the I-40 right-of-way. See figure 3. A 36-inch storm drain was located on the north side of Glenrio. Refer to the record drawings of project #738882 for specific details. The water line in Glenrio is a combination of 12-inch cast iron, and 16-inch concrete cylinder mains. The transition occurs at a point near your southwest property corner with the 12-inch progressing westward.

Service will require the construction of both on- and off-site infrastructure. Internal sewers will be 8-inch and will discharge to Glenrio. Given your proposed layout, two (2) outfalls will be necessary. This will necessarily require the installation of new manholes over the existing 8-inch collector. Although the 36-inch storm drain is between the sanitary sewer and your south property line, the elevations appear conducive to these alignments. Metered water will require the extension of the 10-inch water main from its existing terminus to your northeast property corner. An additional 8-inch main must connect to the 12-inch cast iron line and progress eastward across your southern frontage. Under no circumstances will additional connections to the concrete cylinder line be allowed. Internal distribution lines must be no less than 6-inch in diameter and will loop through the subdivision so as to connect the new 8-inch in Glenrio to the 10-inch Master Plan line. Dead end configurations will not be permitted.

Consumptive Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Design and construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a licensed, New Mexico registered Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

Easements: Public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. The minimum easement width for the Master Plan water line shall be 20-feet. Acceptable easement area must be documented on the final site plan prior to DRB approval.

Costs and Fees: In addition to installation and construction costs, each sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC) payable at the time of service application. Any outstanding pro rata assessments must be paid in full at that time. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

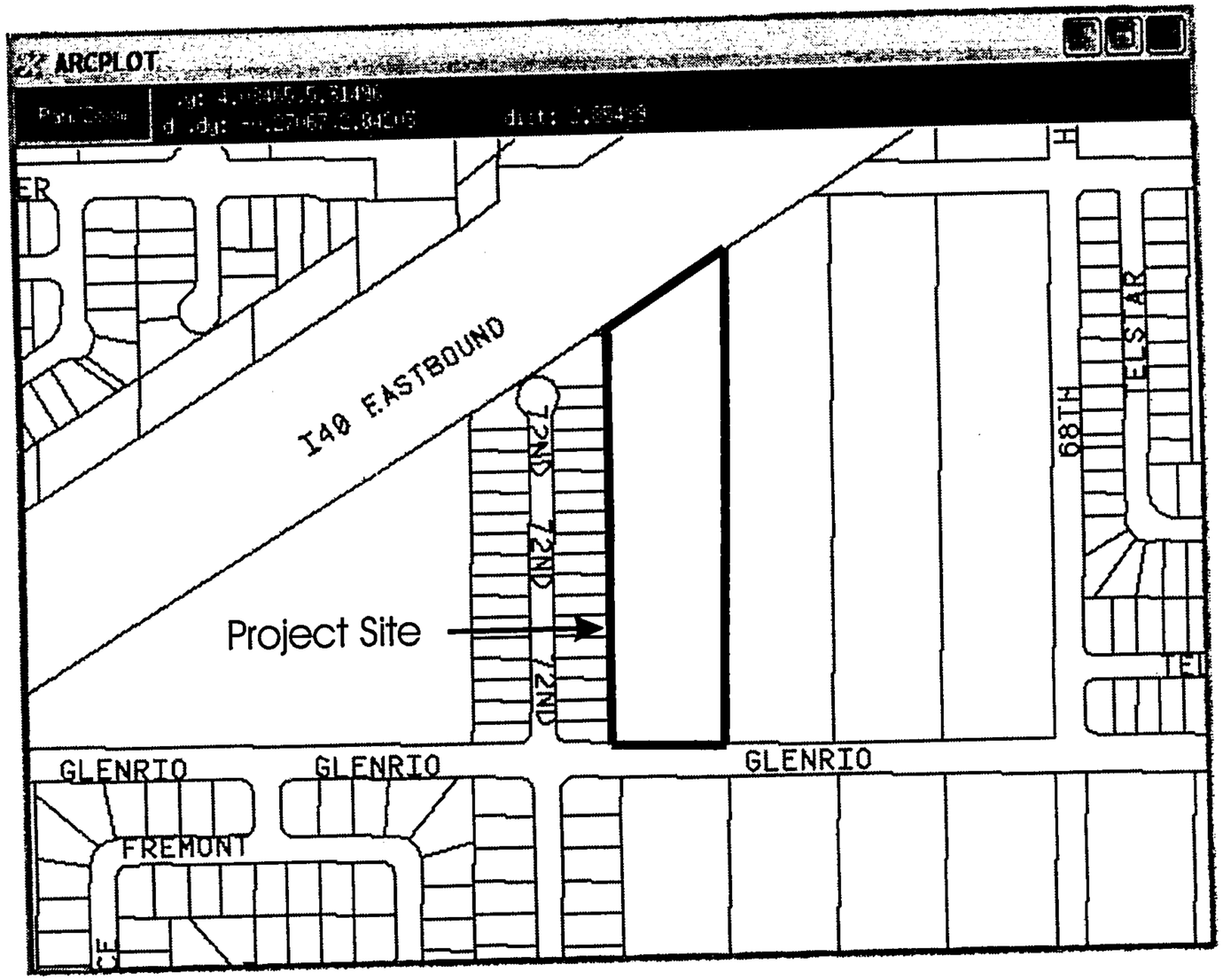
Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible. Please feel free to contact Mr. Roger Green at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

Mark S. Sanchez
Executive Director

Encl: Site and Infrastructure Maps (3)

C: Roger Green, Utility Development Section Manager
f/ Readers #60506
f/ Availability J-10



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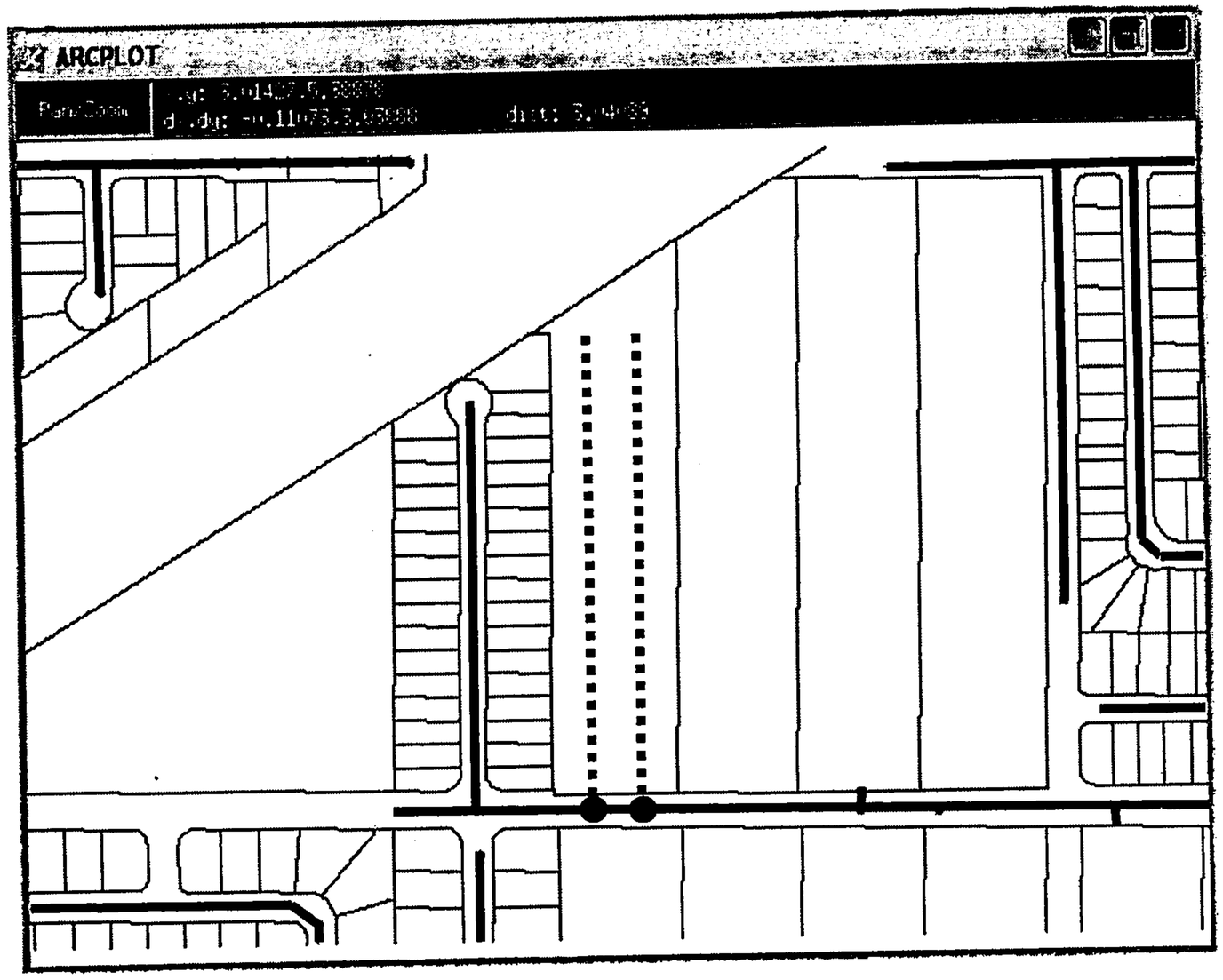
Availability Statement #60506
Site Map

Zone Atlas Page
J-10

Figure
1

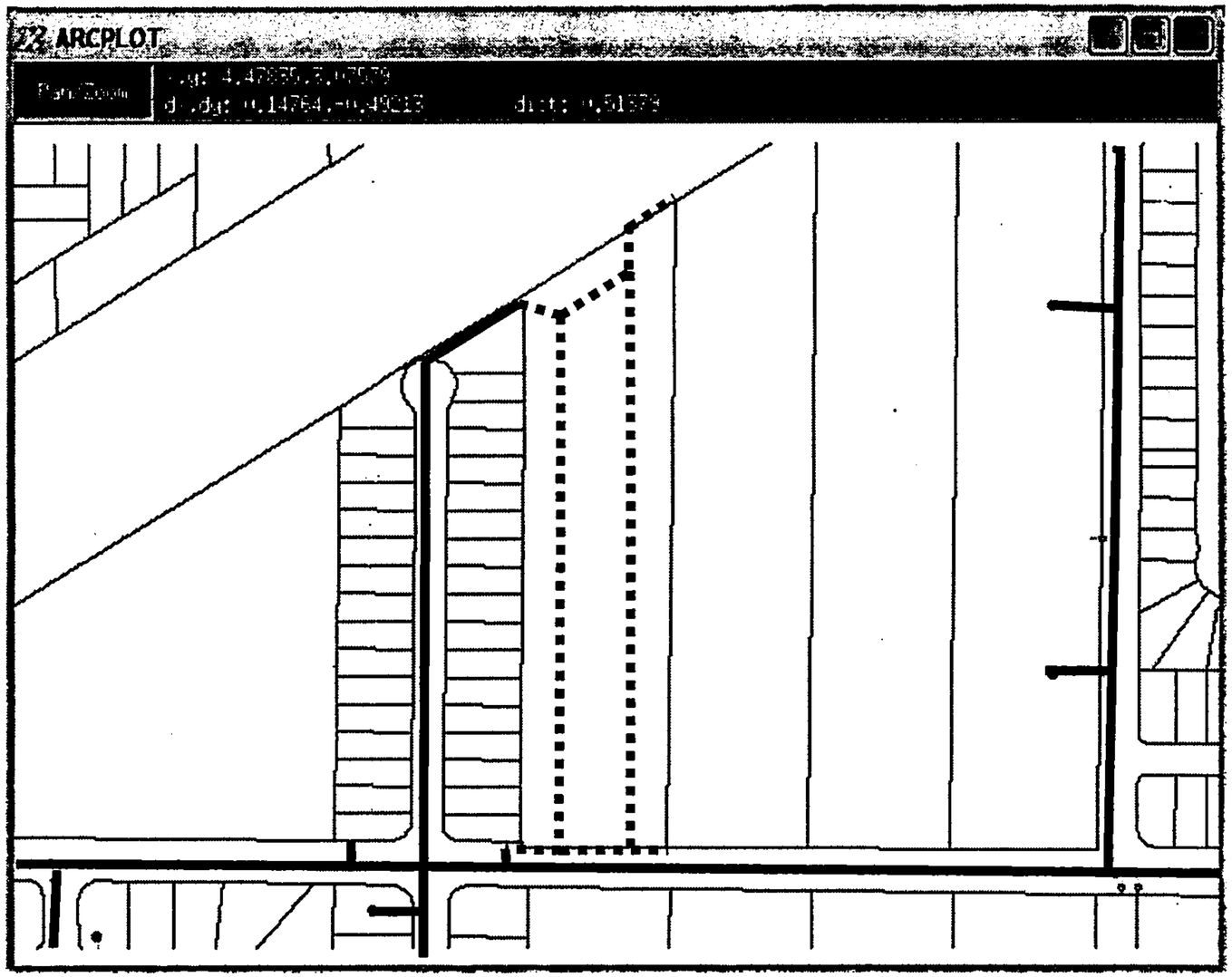


N

Existing 8-inch public sanitary sewer lines

New 8-inch public sanitary sewer lines and manholes

Availability Statement #60506	Zone Atlas Page	Figure
Sewer Map	**J-10**	**2**



N

Existing public water lines

New 6" / 8" / 10" public water lines (see text)

Availability Statement #60506	Zone Atlas Page	Figure
Water Map	**J-10**	**3**

THOMPSON Engineering Consultants, Inc.

November 2, 2006

Ms. Phyllis Vilchuck
Laurelwood Neighborhood Association
7805 Springwood Road NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Ms. Vilchuck:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 75 lot subdivision. The subdivision will have 75 single family lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 29, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

November 2, 2006

Ms. Annette Gonzales
S. R. Marmon Neighborhood Association
2323 Big Pine Drive NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Ms. Gonzales:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 75 lot subdivision. The subdivision will have 75 single family lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 29, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

November 2, 2006

Mr. Paul Gonzales
Laurelwood Neighborhood Association
7401 Maplewood Drive NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Gonzales:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 75 lot subdivision. The subdivision will have 75 single family lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 29, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

November 2, 2006

Mr. Deaun Lewis
S. R. Marmon Neighborhood Association
6400 Sunny Day Court NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Lewis:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 75 lot subdivision. The subdivision will have 75 single family lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 29, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

November 2, 2006

Mr. Ben Sandoval
Los Volcanes Neighborhood Association
6516 Honeylocust Ave NW
Albuquerque, NM 87121

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Sandoval:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 75 lot subdivision. The subdivision will have 75 single family lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 29, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

November 2, 2006

Mr. Max Garcia
Los Volcanes Neighborhood Association
6619 Honeylocust Ave NW
Albuquerque, NM 87121

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Garcia:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 75 lot subdivision. The subdivision will have 75 single family lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 29, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

ALBUQUERQUE
Making History

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: November 2, 06

TO CONTACT NAME: David Thompson
COMPANY/AGENCY: Thompson Engineering Consultants Inc.
ADDRESS/ZIP: P.O. Box 65760 - 87193
PHONE/FAX #: 271-2199 - (cell - 459-6933) - (Fax - 830-9248

Thank you for your inquiry of 11-2-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 223-224 Airport Unit Town of Atrisco Grant Located on Glenrio Rd. NW Between 68th St. NW & 72nd St. NW
zone map page(s) J-10.

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

Los Volcanes N.A.
Neighborhood Association
Contacts: Max M. Garcia
6619 Honeylocust Ave NW
87121 - 833-0969 (h)
Ben Sandoval
6516 Honeylocust Ave. NW
87121 - 836-4419 (h)

Laurelwood N.A.
Neighborhood Association
Contacts: Paul Gonzales
7401 Maplewood Dr NW
87120 - 839-9173 (h) 925-4117 (w)
Phyllis Vilchuck
7805 Springwood Rd. NW
87120 - 836-7624 (h)

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

Additional Neighborhood Association Information

S.R. Marmon N.A.

Neighborhood Association

Contacts: Deaun Lewis
6400 Sunny Day Ct. NW
87120-352-9249 (h)
Annette Gonzales
2323 Big Pine Dr NW
87120-507-0401 (c)

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

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, LUCC, 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:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
  - 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").
  - 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.").
  - 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.
- 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 (ONC)

The following information should always be in <u>each</u> 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 **and** "Attachment A" *(if there are associations)*. A copy must be submitted with application packet **-OR-**

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

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

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

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

* * * *

7006 0100 0006 5414 5074

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	$ $0.39	0118
Certified Fee	$2.40	09
Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	11/03/2006

Sent To Ms. Annette Gonzales
Street, Apt. No.; or PO Box No. 2323 Big Pine Drive NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 5414 5067

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

ALBUQUERQUE NM 87120 OFFICIAL USE

Postage	$ $0.39	0118
Certified Fee	$2.40	09
Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	11/03/2006

Sent To Ms Phyllis Vidchuck
Street, Apt. No.; or PO Box No. 7805 Springwood Road NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 5414 1111

U.S. Postal Service™
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Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	11/03/2006

Sent To Mr. Deann Lewis
Street, Apt. No.; or PO Box No. 6400 Sunny Day Court NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 5414 5081

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	11/03/2006

Sent To Mr. Paul Gonzales
Street, Apt. No.; or PO Box No. 7401 Maplewood Drive NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 5414 5043

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87121 OFFICIAL USE

Postage	$ $0.39	0118
Certified Fee	$2.40	09
Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	11/03/2006

Sent To Mr. Ben Sandoval
Street, Apt. No.; or PO Box No. 6516 Honeylocust Ave NW
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 5414 5050

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 87121 OFFICIAL USE

Postage	$ $0.39	0118
Certified Fee	$2.40	09
Return Receipt Fee (Endorsement Required)	$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $4.64	11/03/2006

Sent To Mr. Max Garcia
Street, Apt. No.; or PO Box No. 6619 Honeylocust Ave NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME DRAGONFLY DEVELOPMENT INC

AGENT THOMPSON ENGINEERING CONS TAX IND

ADDRESS PO BOX 65760

PROJECT & APP # 1002372/06DRB-01597, 01598, 01599 01600

PROJECT NAME LAS PLAYAS SUBDIVISION

DUPLICATE
City Of Albuquerque
Treasury Division
11/3/2006 10:35AM LOC: ANNX
RECEIPT# 00069096 WS# 006 TRANS# 0012
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $195.00
J24 Misc $75.00
CK $195.00
CHANGE $0.00
Thank You

$ 20.00 441032/3424000 Conflict Management Fee

$ 100.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 195.00 TOTAL AMOUNT DUE

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

1337

THOMPSON ENGINEERING CONSULTANTS, INC.
505-271-2199
P.O. BOX 65760
ALBUQUERQUE, NM 87193

95-654/1070

DATE 11-3-06

PAY TO THE ORDER OF City of Albuquerque $ 195.00

One Hundred Ninety Five & 00/100 DOLLARS

DUPLICATE
City Of Albuquerque
Treasury Division
11/3/2006 10:34AM LOC: ANNX
RECEIPT# 00069094 WS# 006 TRANS# 0012
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $195.00
J24 Misc $20.00
Thank You

NEW MEXICO BANK & TRUST
P.O. Box 7048
Albuquerque, NM 87103
505-830-8100

FOR

⑈001337⑈ ⑆107006541⑆ 614 408 3⑈

DUPLICATE
City Of Albuquerque
Treasury Division
11/3/2006 10:35AM LOC: ANNX
RECEIPT# 00069095 WS# 006 TRANS# 0012
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $100.00
J24 Misc

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 NOVEMBER 14, 2006 To NOVEMBER 29, 2006

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.

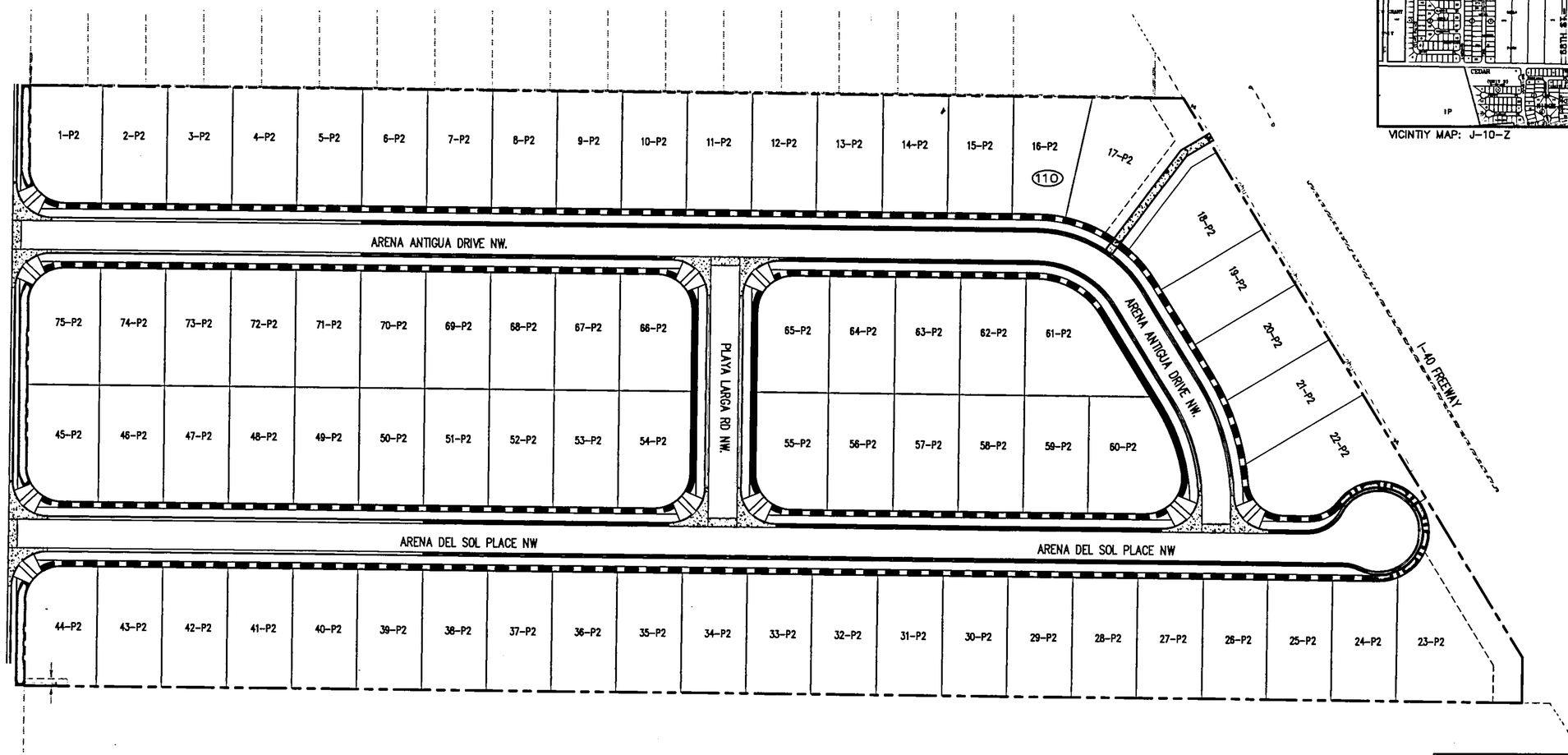
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

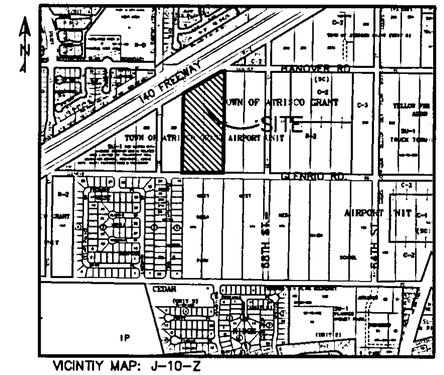
[signature] 11-3-06
(Applicant or Agent) (Date)

I issued 1 signs for this application, 11/03/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002372

Rev. 1/11/05





VICINTIY MAP: J-10-Z

EXHIBIT C
Date 11/29/06

LEGEND

- DEFERRED 6' SIDEWALK
- PROPOSED 6' SIDEWALK
- PROPOSED WAIVED SIDEWALK
- PROPOSED 6' SIDEWALK

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK SUBMITTED BY	DATE
WORK ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARK

ACS MONUMENT "6-J10"
NAD 1927 CENTRAL ZONE
X=360,389.13
Y=1,492,117.53
Z=5117.133 (NAVD 1929)
G-G=0.99967760
DELTA ALPHA=-00°16'06"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY	DBT	DATE
DRAWN BY	DEM	DATE
CHECKED BY	DBT	DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-8425

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SIDEWALK EXHIBIT
LAS PLAYAS SUBDIVISION

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

City Project No.	Zone Map No.	Sheet	Of
———	J-10-Z	1	1

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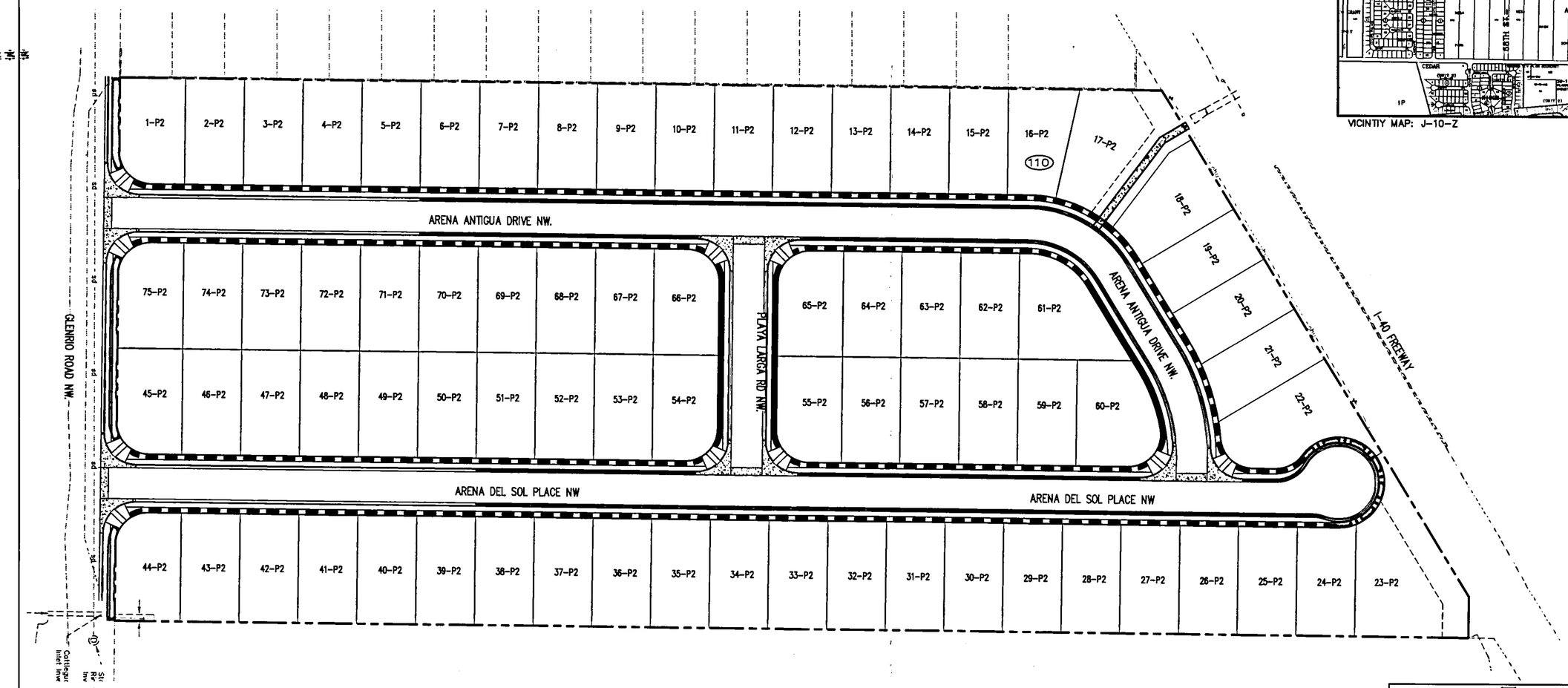

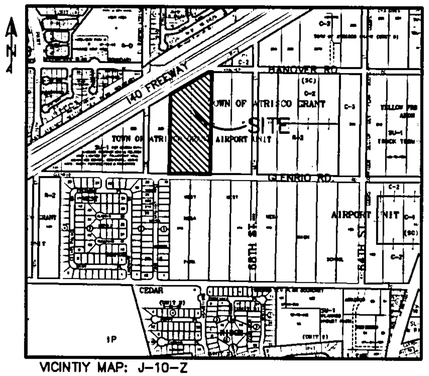

VICINTIY MAP: J-10-Z

SIDEWALK
EXHIBIT C
Date 11/29/06

LEGEND

- DEFERRED 4' SIDEWALK
- PROPOSED 4' SIDEWALK
- PROPOSED WAVERED SIDEWALK
- PROPOSED 6' SIDEWALK

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARK

ACS MONUMENT "6-J10"	
NAD 1927 CENTRAL ZONE	
X=360,389.13	
Y=1,492,117.53	
Z=5117.133 (NAVD 1929)	
G-G=0.999677760	
DELTA ALPHA=-00°16'06"	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT	DATE
DRAWN BY DGM	DATE
CHECKED BY DBT	DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 630-8425

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SIDEWALK EXHIBIT
LAS PLAYAS SUBDIVISION

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

City Project No.	Zone Map No.	Sheet	Of
_____	J-10-Z	1	1

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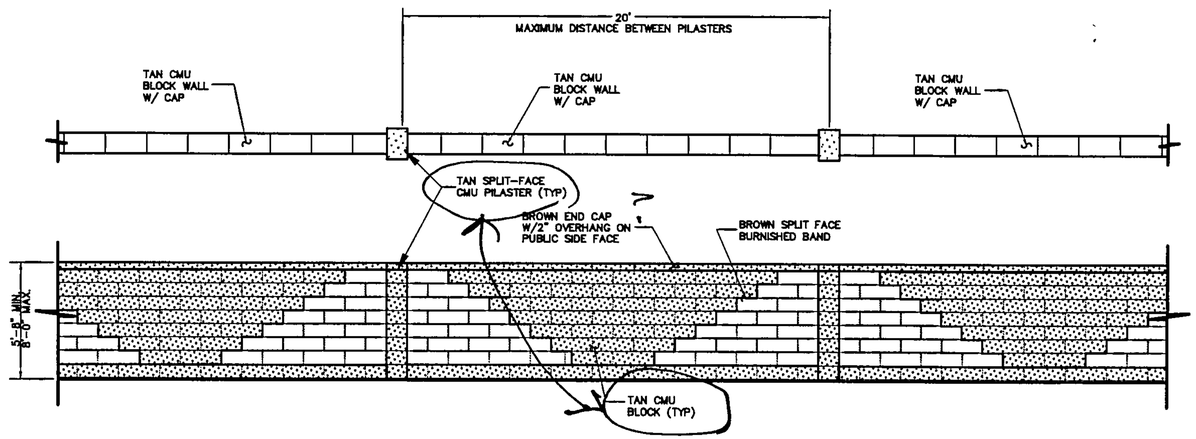

PERIMETER DECORATIVE WALL DETAIL

NTS

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. FOR LOTS 1–7, 14–20, 23–27 MAXIMUM RETAINED HEIGHT FOR PERIMETER DECORATIVE WALL IS 5'–0".
3. FOR LOTS 8–13, 21–22 & 28 PERIMETER DECORATIVE WALL SHALL BE STEPPED. WALL SEGMENT ON PROPERTY LINE SHALL BE MAXIMUM 6' RETAINING WALL. WALL SEGMENT 5' INSIDE PROPERTY SHALL HAVE MAXIMUM RETAINED HEIGHT OF 4'–0".

Needs elevation

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTOR'S ACCEPTANCE BY — DATE

VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARK

ACS MONUMENT "6-J10"
NAP 1927 CENTRAL ZONE
X=360,389.13
Y=1,492,117.53
Z=5117.133 (NAVD 1929)
C-G=0.99967760
DELTA ALPHA=-0016'06"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT — DATE
DRAWN BY DGM — DATE
CHECKED BY DBT — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
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ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

WALL EXHIBIT
LAS PLAYAS SUBDIVISION

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

City Project No.	Zone Map No.	Sheet	Of
	J-10-Z	2	2

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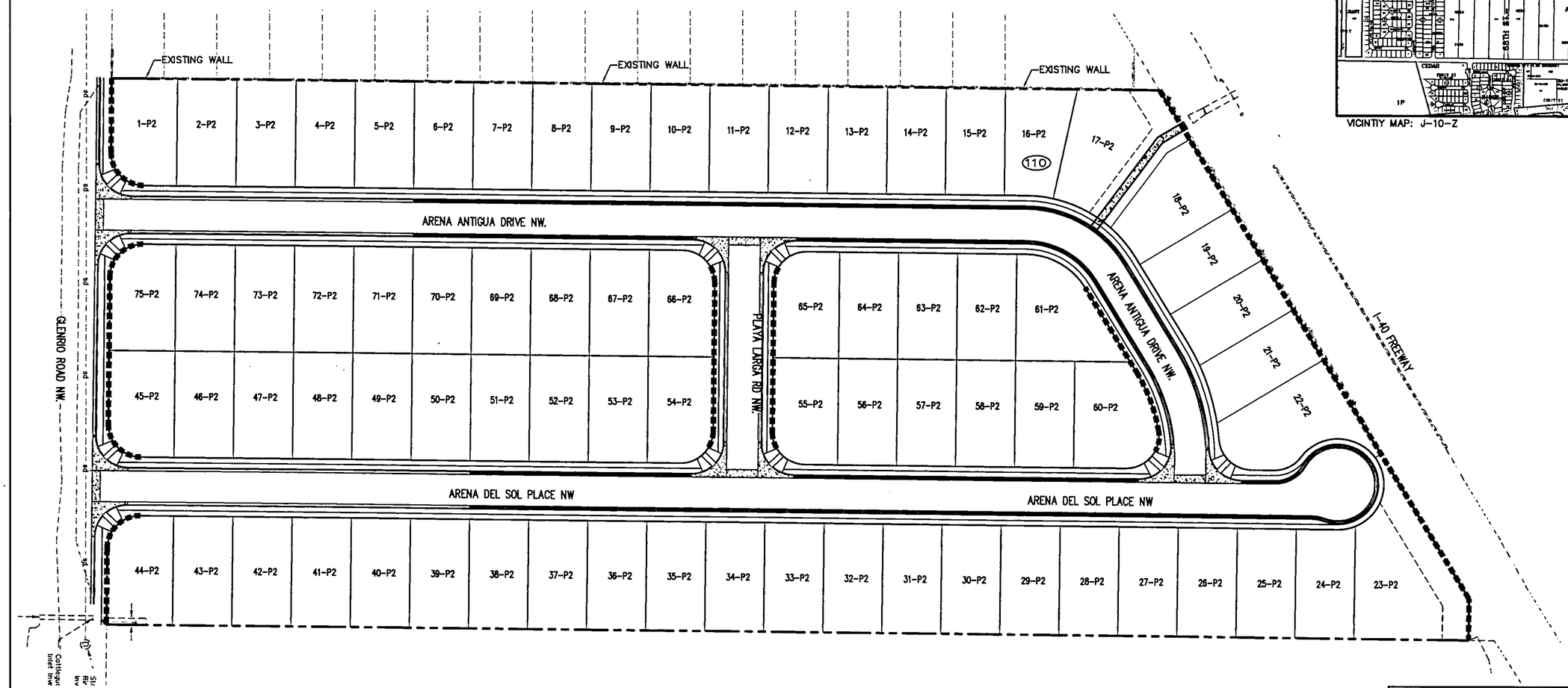

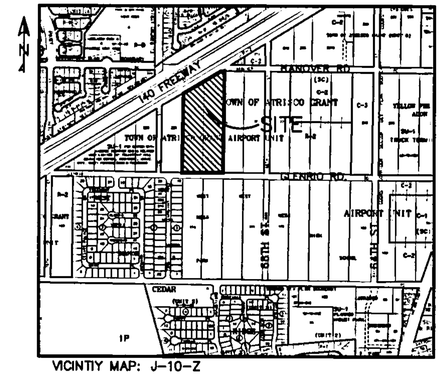

VICINTIY MAP: J-10-Z

LEGEND

DECORATIVE WALL

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

AS BUILT INFORMATION		
CONTRACTOR		
WORK STAKED BY		DATE
STAKES CHECKED BY		DATE
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARK
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Y=1,492,117.53
Z=5117.133 (NAVD 1929)
G-G=0.99967760
DELTA ALPHA=-00°16'06"

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	DBT	DATE
DRAWN BY	DEM	DATE
CHECKED BY	DBT	DATE

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P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-8425

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

WALL EXHIBIT
LAS PLAYAS SUBDIVISION

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

City Project No.	Zone Map No.	Sheet	Of
____	J-10-Z	1	2

Z:\projects\lindborg-hahn\GLENRIO\PLANSET-REVISED\WALL-EXHIBIT.dwg 11/2/2006 11:20:50 AM MST

#4

Claire

Current DRC
Project Number:_____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 8-23-06
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-23-06
Date Preliminary Plat Expires: 8-23-07
DRB Project No.: 1002372
DRB Application No.: 06-01084

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

LAS PLAYAS SUBDIVISION
PROPOSED NAME OF PLAT

TRACTS 223 AND 224, AIRPORT UNIT TOWN OF ATRISCO GRANT
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	Private P. E.	City Cnst Engineer
		Paving							
		12' wide	Residential Paving w/curb and gutter, 6' sidewalk south side	Glenrio Road	West Boundary	East Boundary	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Arena Antigua Drive	Glenrio Road	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Arena del Sol Place	Glenrio Road	Arena Antigua Drive	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P. E.	Construction Certification: City Cnst Engineer
		Paving Cont.							
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Playa Larga Road	Arena Antigua Drive	Arena del Sol Place	/	/	/
		Utilities							
		10"	Water Line	Lot 17	West Boundary	Arena Antigua Drive	/	/	/
		10"	Water Line	Arena Antigua Drive	Lot 17	Arena del Sol Place	/	/	/
		10"	Water Line	Arena del Sol Place	Arena Antigua Drive	Lot 23	/	/	/
		10"	Water Line	Lot 23	Arena del Sol Place	East Boundary	/	/	/
		8"	Water Line	Glenrio Road	West Boundary	East Boundary	/	/	/
		6"	Water Line	Arena Antigua Drive	Glenrio Road	Lot 17	/	/	/
		6"	Water Line	Arena del Sol Place	Glenrio Drive	Arena Antigua Drive	/	/	/
		8"	Sanitary Sewer Line	Arena Antigua Drive	Glenrio Road	Arena del Sol Place	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Utilities Cont.							
		8"	Sanitary Sewer Line	Arena del Sol Place	Glenrio Road	End of Cul-de-Sac	/	/	/
		Drainage							
		24"	RCP	Arena Antigua Drive	Glenrio Road	Lot 4	/	/	/
		30"	RCP	Arena del Sol Place	Glenrio Road	Lot 51	/	/	/
		5'	Concrete	20' PUBLIC EASEMENT LOT 17	Arena Antigua	I-40 ROW			

NOTES

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

1) Paving Items include *Residential sidewalks to be deferred and Signage per DRC
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	for Andrew Garrison 8-23-06 DRB CHAIR Date	Christina Sandoval 8/23/06 PARKS & GENERAL SERVICES Date
Thompson Engineering Consultants, Inc. FIRM	8-23-06 TRANSPORTATION DEVELOPMENT Date	AMAFCA Date
8-23-06 SIGNATURE Date	8/23/06 UTILITY DEVELOPMENT Date	Date
	Bradley L. Bingham 8/23/06 CITY ENGINEER Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

V P L A D 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.

APPLICANT INFORMATION:

NAME: Dragonfly Development, Inc. PHONE: 291-0353
ADDRESS: 12809 Donette Court NE FAX: 293-3580
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: Owner List all owners:
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

DESCRIPTION OF REQUEST: Preliminary Plat Review, Sidewalk Waiver, Sidewalk Deferral

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

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

Lot or Tract No. Tracts 223+224 Block: Unit:
Subdiv. / Addn. Airport Unit, Town of Atrisco Grant TBK LAS PLAYAS SUBDIV
Current Zoning: R-2 Proposed zoning: R-2
Zone Atlas page(s): J-10 No. of **existing** lots: 2 No. of **proposed** lots: 93
Total area of site (acres): 8.93 Density if applicable: dwellings per gross acre: 10.4 dwellings per net acre: 14.0
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101005831241410403, 101005829141610402 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Glenrio Road NW
Between: 68th Street NW and 72nd Street 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.): #1002372, 02DRB-01827

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

SIGNATURE DATE 7-28-06
(Print) David B Thompson ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

NA **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
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06DRB-01084	PP	S(2)	$2150.00
06DRB-01085	SW	V	$ 0
06DRB-01086	TDS	V	$ 0
	CMT		$ 20.00
	ADV		$ 75.00
			Total $ 2245

Hearing date 8-23-06

Kim Sis 7/28/06

Project # 1002372

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

David B Thompson
Applicant name (print)

7-28-06
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
06DRB - _____ - 01084
_____ - _____ - _____
_____ - _____ - _____

7/28/06
Planner signature / date

Project # 1002372

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, 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.**

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

- ☑ Scale drawing showing the proposed variance or waiver (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.

David B Thompson
Applicant name (print)

7-28-06
Applicant signature / date

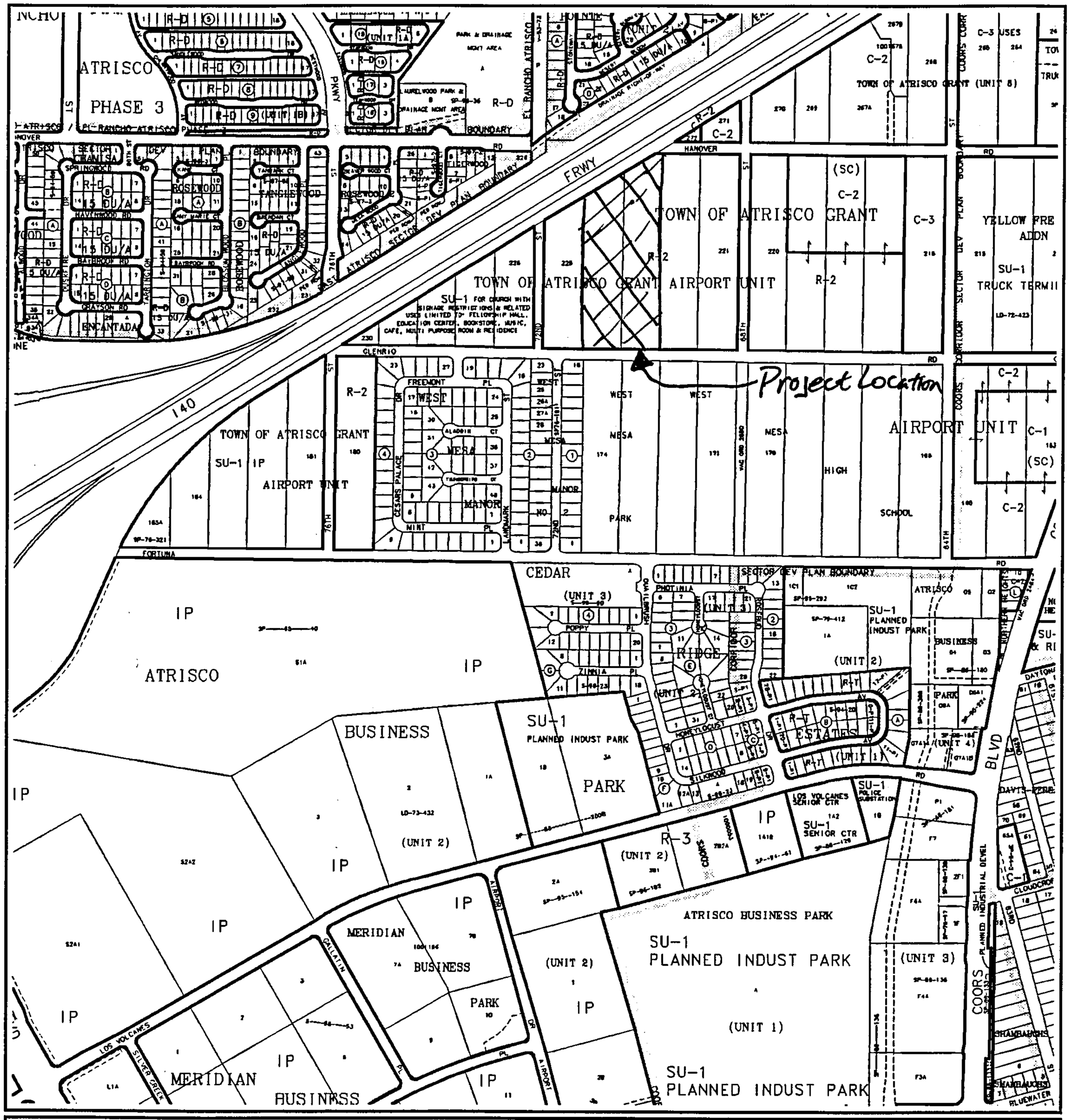
Form revised April 2003

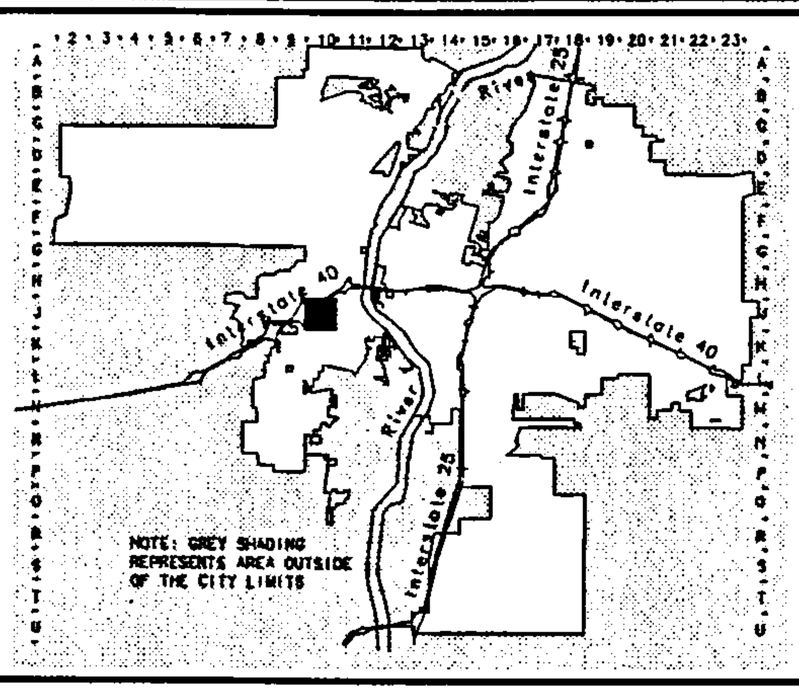
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - - 01085
06DRB - - 01084
- -

7/28/04
Planner signature / date

Project # 1002372





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through October 01, 2003

CITY OF ALBUQUERQUE

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

APPLICANT: Dragonfly Development DATE OF REQUEST: 7/28/06 ZONE ATLAS PAGE(S): J-10

CURRENT:

ZONING R-2

PARCEL SIZE (AC/SQ. FT.) 8.93 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 223+224 BLOCK # Town of Atrisco

SUBDIVISION NAME Las Playas

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 93

BUILDING SIZE: _____(sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____ DATE 7-28-06

(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 [X] BORDERLINE [ ]

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

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

TRAFFIC ENGINEER _____ DATE 7-28-06

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

APPLICANT _____ DATE 7-28-06

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

TIS **-SUBMITTED** ___/___/___ _____ _____
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

THOMPSON Engineering Consultants, Inc.

July 28, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF PRELIMINARY PLAT, SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR LAS PLAYAS SUBDIVISION

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat, Sidewalk Waiver, and Sidewalk Deferral submittal for Las Playas Subdivision. The proposed subdivision will have 93 residential lots, including 33 single family lots and 60 town home lots. The property is currently zoned R-2.

The submittal also includes a request for waiver of sidewalks and deferral of sidewalks within the subdivision. We are requesting a waiver of sidewalks around the cul-de-sc bulb on Arena del Sol Place. 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.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

July 27, 2006

Mr. Max Garcia
Los Volcanes Neighborhood Association
6619 Honeylocust Ave NW
Albuquerque, NM 87121

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Garcia:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 93 lot subdivision. The subdivision will have 33 single family lots and 60 town home lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, August 23, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

July 27, 2006

Mr. Ben Sandova
Los Volcanes Neighborhood Association
6516 Honeylocust Ave NW
Albuquerque, NM 87121

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Sandova:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 93 lot subdivision. The subdivision will have 33 single family lots and 60 town home lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, August 23, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

July 27, 2006

Mr. Paul Gonzales
Laurelwood Neighborhood Association
7401 Maplewood Drive NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Gonzales:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 93 lot subdivision. The subdivision will have 33 single family lots and 60 town home lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, August 23, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

July 27, 2006

Ms. Phyllis Vilchuck
Laurelwood Neighborhood Association
7805 Springwood Road NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Ms. Vilchuck:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 93 lot subdivision. The subdivision will have 33 single family lots and 60 town home lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, August 23, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

July 27, 2006

Ms. Annette Gonzales
S. R. Marmon Neighborhood Association
2323 Big Pine Drive NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Ms. Gonzales:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 93 lot subdivision. The subdivision will have 33 single family lots and 60 town home lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, August 23, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

July 27, 2006

Mr. Deaun Lewis
S. R. Marmon Neighborhood Association
6400 Sunny Day Court NW
Albuquerque, NM 87120

RE: LAS PLAYAS SUBDIVISION PRELIMINARY PLAT
TRACTS 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT

Dear Mr. Lewis:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 93 lot subdivision. The subdivision will have 33 single family lots and 60 town home lots. The location of the site is on Glenrio Road between 68th Street and 72nd Street (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, August 23, 2006.

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

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

July 27, 2006

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

Dear David:

Thank you for your inquiry of **July 27, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 223 AND 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT, LOCATED ON GLENRIO ROAD NW BETWEEN 68TH STREET NW AND 72ND STREET NW** Zone Map: **J-10.**

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

LOS VOLCANES N.A. (LVC) "R"
***Max M. Garcia,** 6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandova , 6516 Honeylocust Ave. NW/87121 836-4419 (h)

LAURELWOOD N.A. (LWD) "R"
***Paul Gonzales,** 7401 Maplewood Dr. NW/87120 839-9173 (h) 925-4117 (w)
Phyllis Vilchuck, 7805 Springwood Rd. NW/87120 836-7624 (h)

S.R. MARMON N.A. (SRM) "R"
***Deaun Lewis,** 6400 Sunny Day Ct. NW/87120 352-9249 (h)
Annette Gonzales, 2323 Big Pine Dr. NW/87120 507-0401 (c)

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

Sincerely,

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

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

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

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

Thank you for your cooperation on this matter.

***

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ALBUQUERQUE NM 87121

OFFICIAL USE

Postage	$ $0.39
Certified Fee	$2.40
Return Reciept Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

0110 JUL 28 2006 Postmark Here

07/28/2006

7003 2260 0005 8331 0848

Sent To Mr. Max Garcia
Street, Apt. No.; or PO Box No. 6619 Honeylocust NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	$ $4.64

0110 JUL 28 2006 Postmark Here

07/28/2006

7003 2260 0007 2297 4580

Sent To Mr. Deaun Lewis
Street, Apt. No.; or PO Box No. 6400 Sunny Day Ct NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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0110 JUL 28 2006 Postmark Here

07/28/2006

7003 2260 0005 8331 0824

Sent To Mr Paul Gonzales
Street, Apt. No.; or PO Box No. 7401 Maplewood NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

0110 JUL 28 2006 Postmark Here

07/28/2006

7003 2260 0005 8331 0831

Sent To Mr. Ben Sandova
Street, Apt. No.; or PO Box No. 6516 Honeylocust NW
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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Return Reciept Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

0110 JUL 28 2006 Postmark Here

07/28/2006

7003 2260 0005 8331 0800

Sent To Ms Annette Gonzales
Street, Apt. No.; or PO Box No. 2323 Big Pine Drive NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™
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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

0110 JUL 28 2006 Postmark Here

07/28/2006

7003 2260 0005 8331 0817

Sent To Ms Phyllis Vilchuck
Street, Apt. No.; or PO Box No. 7805 Springwood Rd NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Las Playas Subdivision

AGIS MAP # J-10

LEGAL DESCRIPTION Tracts 223 + 224, Airport Unit, Town of Atrisco Grant.

✓ DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7-27-06 [date].

Applicant / Agent — Date 7-28-06

Hydrology Division Representative — Date 7-28-06

✓ WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on May 5, 2006 [date].

Applicant / Agent — Date 7-28-06

Utilities Division Representative — Date 7-28-06

DRB#____-_____

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

PAID RECEIPT

APPLICANT NAME: DRAGON FLY DEVELOPMENT.

AGENT: T. THOMPSON ENGINEERING

ADDRESS: P.O. BOX 65740

PROJECT & APP #: 1002372 / 06DRB-01084, 01085, 01086

PROJECT NAME: LAS PLAYAS SUBDIVISION

$ 20.00 441032/3424000 Conflict Management Fee

$ 2150.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 2245.00 TOTAL AMOUNT DUE

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

JOE R. HAHN &
PHILIP LINDBORG
4402 CANYON CT. NE
ALBUQUERQUE, NM 87111

95-673/1070
542002977

1227

DATE 7/27/06

PAY TO THE ORDER OF City of Albuquerque $ 2,245.00

Two Thousand Two Hundred Forty-Five & no/100 DOLLARS

SUNRISE BANK OF ALBUQUERQUE
225 GOLD SW, ALBUQUERQUE, NM 87102

MEMO DRB Fees Las Playas

TWO SIGNATURES REQUIRED

Philip R. Lindborg

Joe R. Hahn

⑈107006732⑈ 542002977⑈ 1227

7/28/2006
RECEIPT# 002070 Rev# 002 TRANS# 0023
Account 441002 Rec'd 2245.00
Counterreceipt
Trans Amt $2,245.00
J24 Misc $2,150.00
Thank You

Trans Amt $2,245.00
J24 Misc $20.00
Thank You

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 AUGUST 8, 2006 To AUGUST 23, 2006

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.

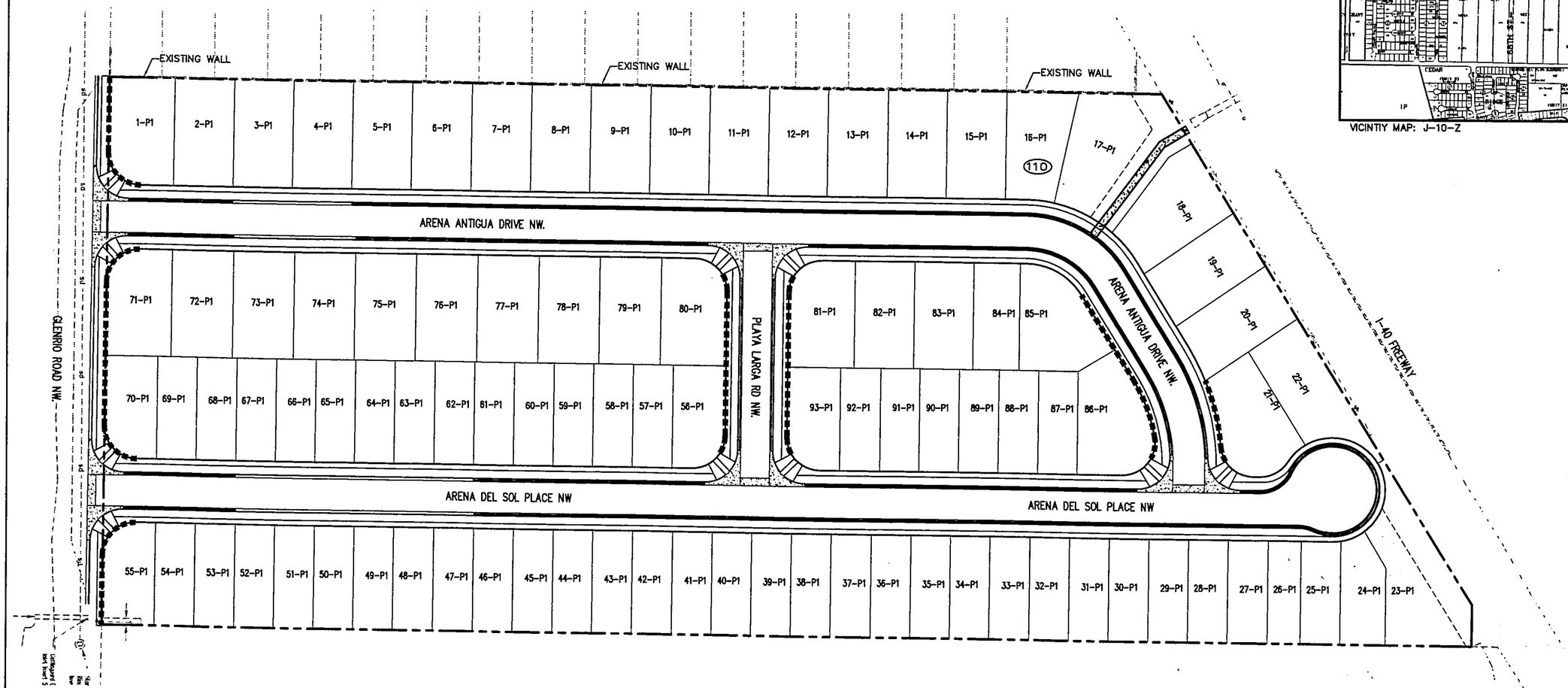
(Applicant or Agent) 7-28-06 (Date)

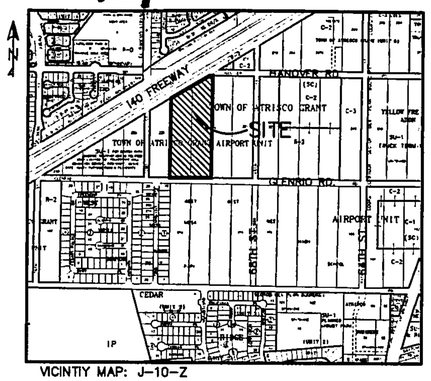
I issued 1 signs for this application, 7/28/06 (Date) (Staff Member)

DRB PROJECT NUMBER: 1002372

Rev. 1/11/05

AGENT'S COPY





VICINTIY MAP: J-10-Z

LEGEND

DECORATIVE WALL

Perimeter Wall Approved
DRB Chair
8/15/06
Date

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-8425

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

WALL EXHIBIT
LAS PLAYAS SUBDIVISION

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

City Project No.	Zone Map No.	Sheet	Of
———	J-10-Z	1	2

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

BENCH MARK
ACS MONUMENT "6-J10"
NAD 1927 CENTRAL ZONE
X=360,389.13
Y=1,492,117.53
Z=5117.133 (NAVD 1929)
G-C=0.99967760
DELTA ALPHA=-00°16'06"

SURVEY INFORMATION
FIELD NOTES

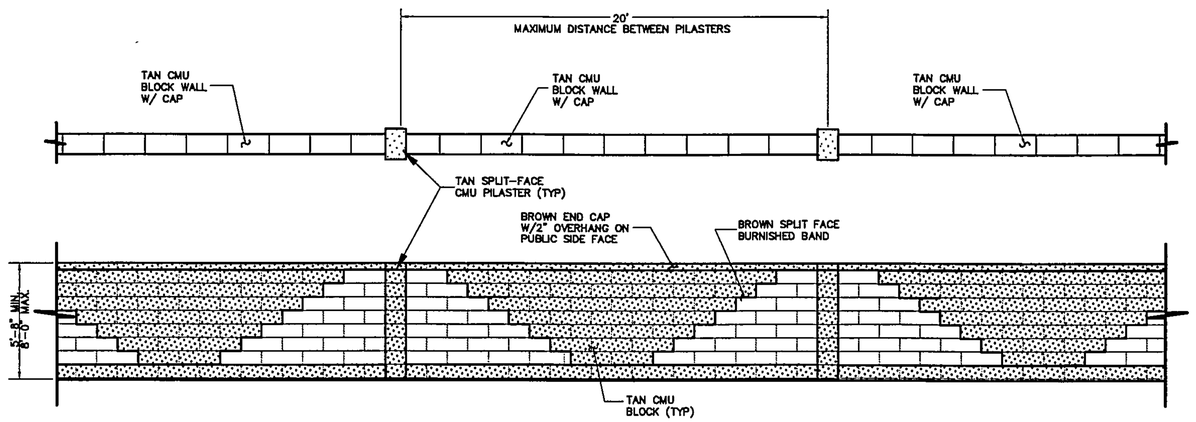
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT — DATE
DRAWN BY DEM — DATE
CHECKED BY DBT — DATE

Z:\projects\lindborg-hahn\GLENRIO\PLANSET\WALL-EXHIBIT.dwg 7/27/2006 5:00:49 PM MST



PERIMETER DECORATIVE WALL DETAIL

NTS

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. FOR LOTS 1–7, 14–20, 23–27 MAXIMUM RETAINED HEIGHT FOR PERIMETER DECORATIVE WALL IS 5'–0".
3. FOR LOTS 8–13, 21–22 & 28 PERIMETER DECORATIVE WALL SHALL BE STEPPED. WALL SEGMENT ON PROPERTY LINE SHALL BE MAXIMUM 6' RETAINING WALL. WALL SEGMENT 5' INSIDE PROPERTY SHALL HAVE MAXIMUM RETAINED HEIGHT OF 4'–0".

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARK

ACS MONUMENT "6–J10"
NAP 1927 CENTRAL ZONE
X=360,389.13
Y=1,492,117.53
Z=5117.133 (NAVD 1929)
C–C=0.999677760
DELTA ALPHA=–0016'08"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT — DATE
DRAWN BY DEM — DATE
CHECKED BY DBT — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-8425

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

WALL EXHIBIT
LAS PLAYAS SUBDIVISION

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

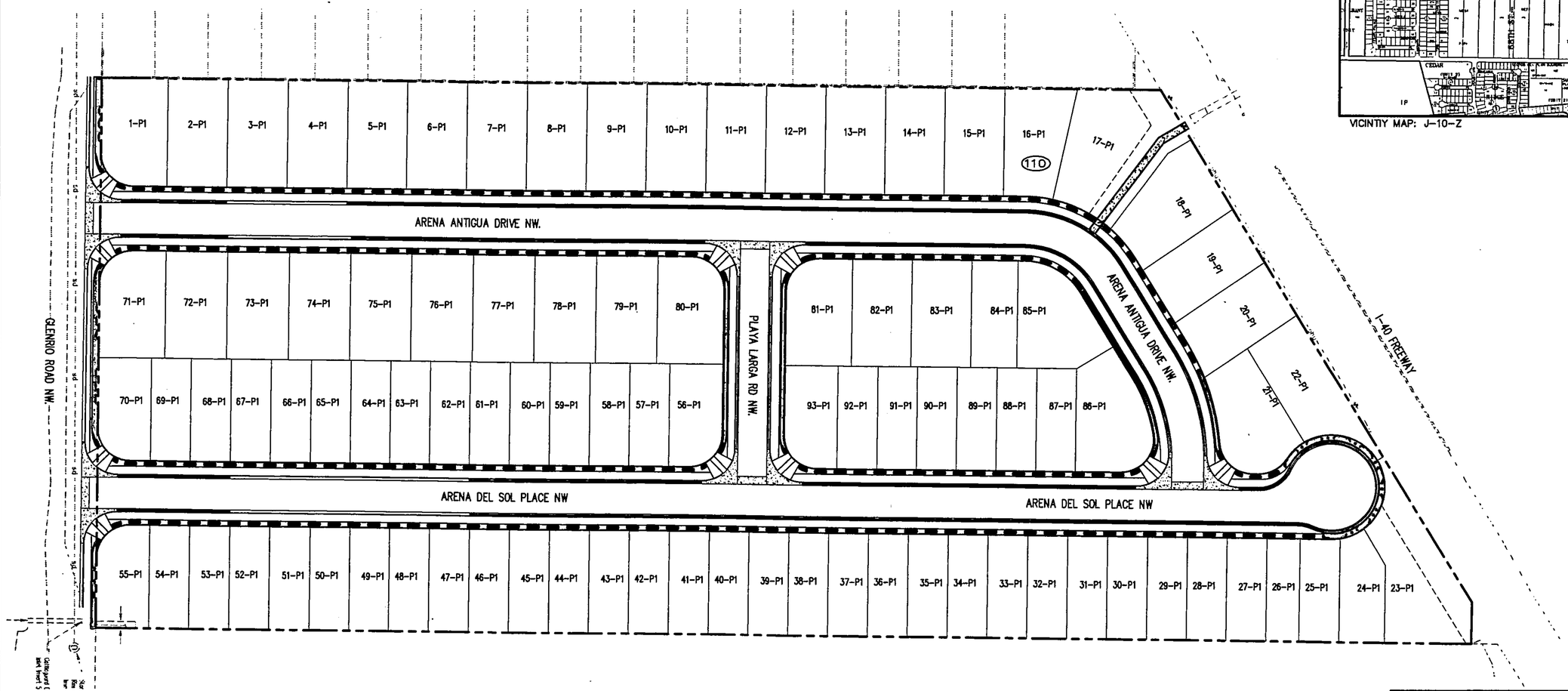
City Project No.	Zone Map No.	Sheet	Of
	J–10–Z	2	2

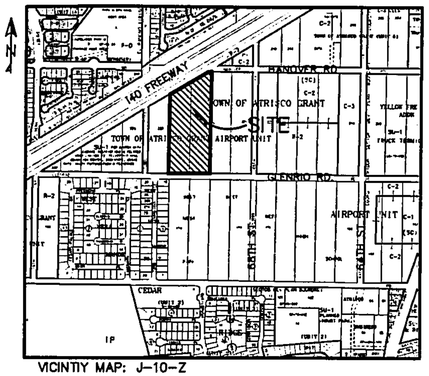
Z:\projects\lindborg-hahn\GLENRIO\PLANSET\WALL-EXHIBIT.dwg 7/27/2006 5:00:49 PM MST

#4

#1002372

8-23-06





VICINTIY MAP: J-10-Z

EXHIBIT C
Date 8/23/06

LEGEND

- DEFERRED 4' SIDEWALK
- PROPOSED 4' SIDEWALK
- PROPOSED ~~WAIVERED~~ SIDEWALK
  WAIVED

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

AS BUILT INFORMATION

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

BENCH MARK

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Y=1,492,117.53
Z=5117.133 (NAVD 1929)
G-G=0.99967760
DELTA ALPHA=-0016'06"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT	DATE
DRAWN BY DCM	DATE
CHECKED BY DBT	DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9426

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SIDEWALK EXHIBIT
LAS PLAYAS SUBDIVISION

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

City Project No.	Zone Map No.	Sheet	Of
____	J-10-Z	1	1

Z:\projects\lindborg-hahn\GLENRIO\PLANSET\Basins.dwg 7/27/2006 4:04:43 PM MST

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: 1002372 **AGENDA ITEM NO: 15**

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 discussed

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: December 11, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002372 **Item No. 15** **Zone Atlas J-10**

DATE ON AGENDA 12-11-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
☐	The standard street improvements are required on an infrastructure list.
☐	The streets need to meet the requirements of the DPM.
☐	How have the adjacent lots developed?
☐	Need to plan for future connections.

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

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002372	**DRB Date:** 12/11/02
Application Number: 02DRB-01827	**Item Number:** 15

Subdivision:

Tract 223, Airport Unit, Town of Atrisco grant

Zoning: R-2

Zone Page: J-10

New Lots (or units) : 43

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

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 43 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: CS

Christina Sandoval, (PRD) Phone: 768-5328

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: December 11, 2002

Agenda Item: 15 Project #: I002372
Application # 02DRB-01827

Subject: Town of Atrisco Grant

No adverse comments on the sketch plat.

Please be sure to follow the requirements for R2 zoning which allows single family residential uses provided the requirements of RT zoning are followed.

Fill in the Project # and Application # on the final plat.

The City Surveyor's signature must be obtained on preliminary & final plate prior to DRB approval.

Be sure the purpose of the plat is shown on the preliminary & final plats.

Sheran Matson, DRB Planning Representative
Telephone: 924-3880 Fax: 505-924-3864

City of Albuquerque

P. O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT

J-11

Martin J. Chavez, Mayor

April 29, 2004

Z-74-12
AX-74-4

Marvin R. Kortum
1603 Speakman Drive, SE
Albuquerque, New Mexico 87123

1002372

Reference: Hanover/Glenrio Infrastructure Improvements, Project No. 6423.81
Subject: 8" Sanitary Sewer Segment along the frontage of ~~Riverglen~~ Glen Rio Rd
Riverglen Apartments

Dear Mr. Kortum:

This is in response to your letter dated 4-14-04 regarding the above referenced subject matter. I have been able to confirm that an approximate 177 lf of subject sanitary sewer segment was not constructed. This segment of 8" SAS will be required to be constructed at the expense of the developer as a condition to the development approval of your property. Since the City Of Albuquerque does not provide funds for private development, you may request that the cost of the subject segment be pro-rated to the adjacent benefiting properties.

Should there be any further question, please feel free to call me at 768-2530.

Sincerely,

Peter Chang

Peter Chang, PE
Chief Construction Engineer
Public Work Department, Construction Management

XC: Richard Dourte, PE, City Engineer, Planning Department
Roger Green, PE, Utility Development
Kevin Broderick, PE, Design Review
Kevin Curran, City Attorney
Sheran Matson, DRB Chair.

6423.81 Hanover at Glen Rio,
& 68 TH

4399b

TR. 222
TWN OF A.G.

W of 68TH ST.

ONE STOP SHOP
DEVELOPMENT & BUILDING SERVICES DIVISION / PLANNING DEPARTMENT
Plaza Del Sol Building – 2nd & 4th Floors
600 2nd Street NW, 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax Number (505) 924-3864 / DRC Fax Number (505) 924-3440

ENVIRONMENTAL HEALTH DEPARTMENT	
Air Quality Division (City / County Building)	
Lehner, Catalina / TIS Forms / AQIA	768-2638
LEGAL DEPARTMENT	
Municipal Affairs Division (4th Floor)	
Conference Room - Legal	924-3424
Baca, Kristine / Legal Secretary	924-3632
Curran, Kevin / Assistant City Attorney	924-3995
PARKS AND RECREATION DEPARTMENT	
Parks And Trails Planning And Design Division (4th Street Yards)	
Planning Section	
Sandoval, Christina / DRB Member	768-3808 Fax 768-2310
PLANNING DEPARTMENT	
Development Services Division (3rd Floor)	
Tsethlikai, Kyle / EPC Pre-Application Scheduler	924-3894
Development & Building Services Division (2nd Floor West)	
Dineen, Richard / Director (3rd Floor)	*924-3936*
Dourte, Richard / City Engineer, Division Manager	924-3999
Conference Room – 2nd Floor West	924-3363
Division Main Number	924-3900
Saavedra, Gloria / Sr. Administrative Assistant	924-3979
Design Review (DRC) / Construction Section (4th Floor)	
Broderick, Kevin / Section Head, DRC Member, Revocable / Monitor Well Permits	924-3992
Conference Room - DRC	924-3430
Jaramillo, Kathy / Sr. Administrative Assistant, Agreement Tracking	924-3996
Maldonado, Marilyn / Project Administrator, Subdivision Improvement Agreements	924-3997
Pung, James / Construction, Senior Engineer	924-3422
Rael, Jane / DRC Chairperson	924-3993
Sandoval, Mary / Construction, Accounting Assistant	924-3420
Zamora, Mike / DRC Master Scheduler	924-3975
Hydrology Development Section	
Bingham, Brad / Section Head, City Hydrologist, DRB Member	924-3986
Crown, Dale / Intern	924-3983
Metro, Kristal / Engineer Associate	924-3981
Plan Checker / Traffic Circulation Layout (TCL)	924-3620
Portillo, Arlene / Plan Checker, Drainage Submittal Status, SO19 Permits	924-3982
Land Development Coordination	
Herbert, R.J. / Front Counter / Research Specialist	924-3895
Matson, Sheran / DRB Chairperson, Planning Manager	924-3880
Senova, Claire / DRB Administrative Assistant	924-3946
Vacant, Planning Assistant II	924-3861
Transportation Development Section	
Gallegos, Wilfred / Section Head, Traffic Engineer, DRB Member	924-3991
Loyd, Tony / Curb Cuts, Traffic Impact Study, EPC, ROW Standards, Count Data	924-3994
Salgado-Fernandez, Nilo / Sr. Engineer, DRC Member, CO Permits	924-3630
Utility Development / New Services (PWD) Section	
Archuleta, Tina / New Services	924-3984
Barela, Gabby / New Services	924-3953
Green, Roger / Section Head, DRB Member, Fireflow Computations and Analysis	924-3989
Griego, Anna / New Services	924-3952
Hoover, Jeremy / Wtr & Swr Availability, SAS & Wtr Tapping Permits	924-3987
Jaramillo, Josie / New Services	924-3951
Musinski, Nancy / Wtr/Swr Eng. Design Review, Wtr/Swr Pro Rata Computations	924-3988
New Services Main Number	924-3920
PUBLIC WORKS DEPARTMENT	
Construction Coordination Division (4th Floor)	
Dispatch (for curb cut, sidewalk, drive pad, inspections)	924-3416
Garcia, Cecelia / Permit Specialist	924-3400
Luehring, Joe / Division Manager	924-3409
Lujan, Pam / Permit Specialist	924-3400
Ortega, Ruben / Permit Inspector Supervisor	924-3415
Permits Main Number	924-3400
Strong, Bob / Utility Coordinator	924-3407
Construction Management Division (City / County Building)	
Survey Section	
Haikin, Glen / City Surveyor	768-3614
SOLID WASTE DEPARTMENT	
Commercial Collection Division	
Lee Whistle - Michael Holton / Plan Checker	924-3631 / 761-8336 Lee & 761-8142 Michael at SWD

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan	
☐ Vacation	**V**	☐ Zone Change	
☐ Variance (Non-Zoning)		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
☐ ...for Subdivision Purposes		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ ...for Building Permit			
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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: STV Investments, LLC — PHONE: 975-1154
ADDRESS: 400 Gold SW, Suite 700 — FAX:
CITY: Albuquerque — STATE NM — ZIP87102 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: 828-2200
ADDRESS: PO Box 90606 — FAX: 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Sketch Plat (Glen Rio)
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. Tract 223 — Block: ____ — Unit: Airport Unit
Subdiv. / Addn. Town of Atrisco Grant
Current Zoning: R-2 — Proposed zoning: R-2
Zone Atlas page(s): J-10 — No. of **existing** lots: 1 — No. of **proposed** lots: 43
Total area of site (acres): 4.7734 — 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. 10100583124141040 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Glen Rio Road
Between: 72nd Street and 68th Street

CASE HISTORY:

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

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

SIGNATURE Mark Goodwin — DATE 12/3/02
(Print) Mark Goodwin, PE — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised September 2001

☐ **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
02DRB - 01827	SK	S3	$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date Dec. 11 2002

Project # 1002372

12/2/02
Planner signature / date

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.

Applicant name (print)

12/3/02
Applicant signature / date

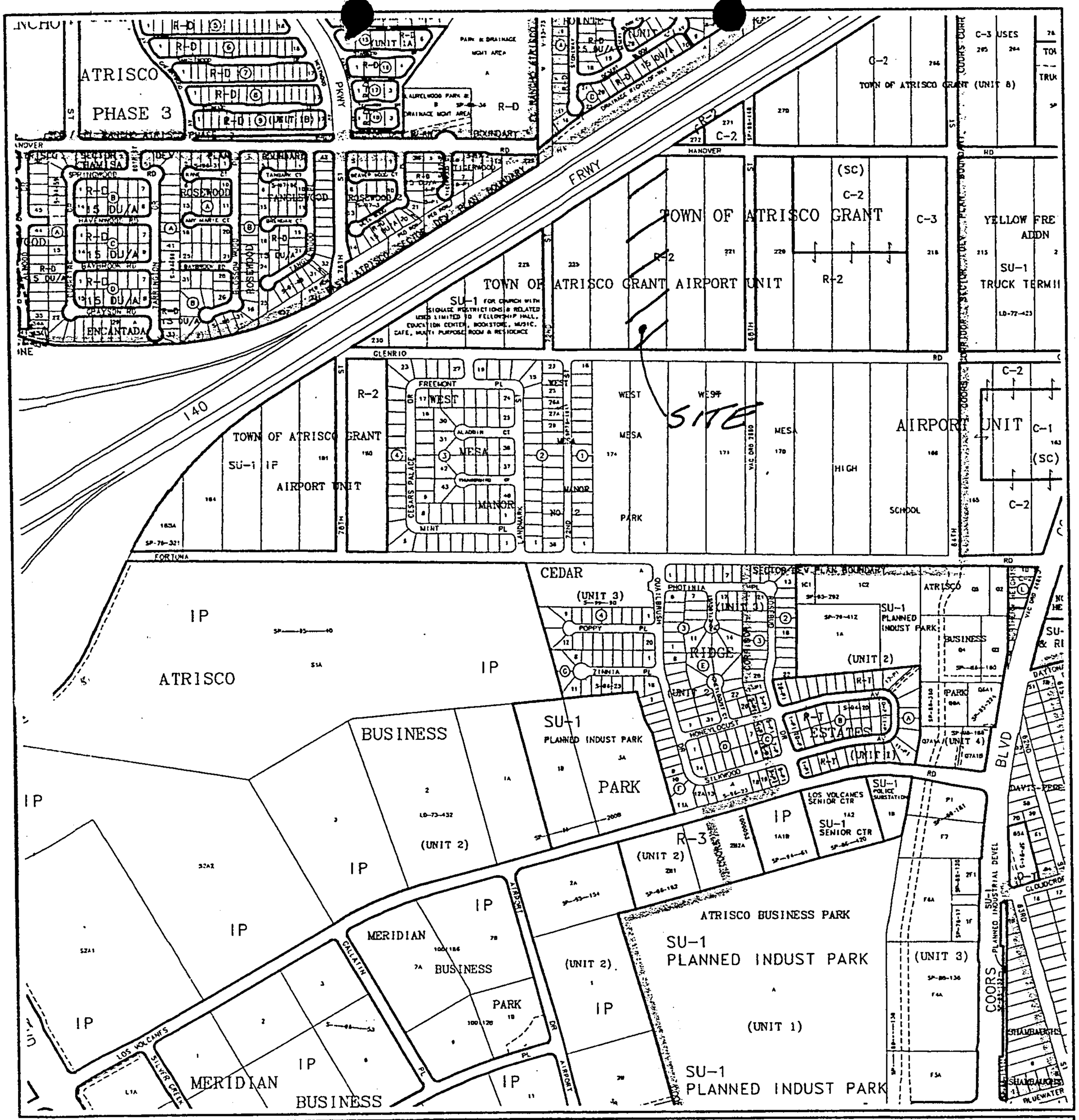
Form revised September 2001

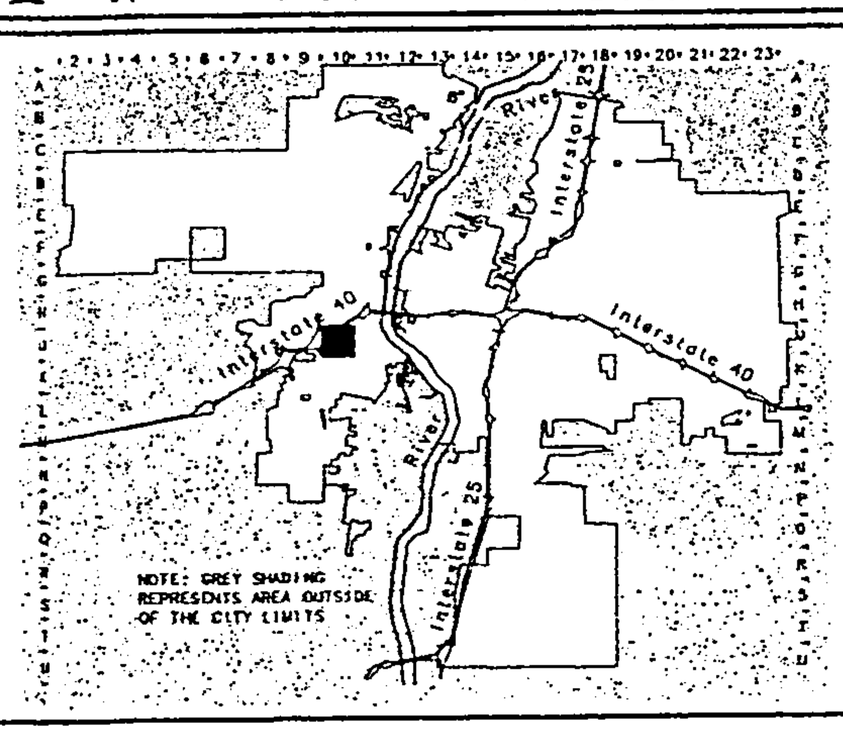
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02 DRB - 01827
- -
- -

12/2/02
Planner signature / date

Project # 1002372





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

J-10-Z

Map Amended through April 03, 2002

D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

December 3, 2002

Mr. Roger Green
Utility Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Tract 223, Airport Unit, Town of Atrisco Grant

Dear Mr. Green:

Per the requirements of the DPM, we hereby submit a Sketch Plat for your review. The property is currently vacant land and would be developed into a single family residential project.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE
President

DMG/sr

f:\\2110 - glen rio\sketch plat explanation