

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: Project# 1002798

Application #: 14DRB-70307

Project Name: RANCHO DE CANDELARIA

Agent: LAS VENTANAS NM, INC

Phone #:

****Your request was approved on 9-17-11 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): OK

PLATS:

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

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD

Action Sheet

Plaza del Sol Building Basement Hearing Room

September 17, 2014

MEMBERS:

Jack Cloud..... DRB Chair
Kristal Metro..... Transportation Development
Allan Porter..... ABCWUA
Curtis Cherne.....City Engineer
Carol Dumont..... Parks & Recreation

Angela Gomez ~ Administrative Assistant

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

- 1. **Project# 1002798**
14DRB-70307 MINOR - SDP FOR BUILDING PERMIT
LAS VENTANAS NM, INC request(s) the above action(s) for all or a portion of Lot(s) 8-P1, RANCHO DE CANDELARIA zoned SU-1 PRD located on CANDELARIA BETWEEN RIO GRANDE AND 12TH ST containing approximately .25 acre(s). (G-13) [Deferred from 9/10/14] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

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

- 2. **Project# 1009046**
14DRB-70273 VACATION OF PUBLIC WATERLINE & SEWER EASEMENTS
14DRB-70274 SIDEWALK WAIVER
14DRB-70275 - TEMP DEFR SWDK CONST
14DRB-70276 - PRELIMINARY PLAT
MARK GOODWIN AND ASSOCIATES, P.A. agents for SAWMILL CROSSING, LLC request the referenced/ above actions for all or a portion of Tract B, **SAWMILL CROSSING Unit 1**, zoned SU-2/ SU-1 for PRD, located on the south side of ASPEN AVE NW west of 12TH ST NW containing approximately 4.247 acres. (H-13) [Deferred from 8/27/14] **DEFERRED TO 9/24/14.**

3. **Project# 1007050**
 14DRB-70080 VACATION OF
 PUBLIC EASEMENTS
 14DRB-70081 SIDEWALK WAIVER
 14DRB-70082 TEMP DEFR SWDK
 14DRB-70083 PRELIMINARY PLAT
 14DRB-70084 SITE DEVELOPMENT
 PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agents for RCS TRAILS TRACT 8, LLC request the referenced/ above actions for Tract 8, **THE TRAILS UNIT 2**, zoned SU-2/ VTRD, located in the southeast corner of WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 9.4497 acres. (C-9) *[Deferred. from 4/16/14, 4/30/14]* **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. THE SIDEWALK WAIVER WAS CONDITIONALLY APPROVED PER REVISED EXHIBIT 'B' IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/23/14 THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED.**

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

4. **Project# 1002798**
 14DRB-70116 MINOR - SITE
 DEVELOPMENT PLAN FOR
 BUILDING PERMIT

LAS VENTANAS CONSTRUCTION, LLC request(s) the above action(s) for all or a portion of Lot(s) 6 P1, **RANCHO DE CANDELARIA SUBDIVISION** located on CONRADO OFF CANDELARIA BETWEEN RIO GRANDE AND 12TH containing approximately .29 acre(s). (G-13) *[Deferred. from 4/30/14]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED**

5. **Project# 1004039**
 14DRB-70123 MINOR -
 PRELIMINARY/ FINAL PLAT
 APPROVAL

CARTESIAN SURVEYS INC agent(s) for SCOTT ASHCRAFT request(s) the above action(s) for all or a portion of Lot(s) 45-A, Tract(s) 1-A, **THE LEGENDS AT HIGH DESERT** zoned SU-2 HD/C-1 ; R-T, located on CLIFFGRUSH LANE NE BETWEEN JOJAVE ASTER WAY NE AND GHOST FLOWER TRAIL NE containing approximately .406 acre(s). (E-23) **DEFERRED TO 5/21/14.**

6. **Project# 1006760**
 14DRB-70122 MAJOR - 2YR SUBD
 IMP AGMT EXT (2YR SIA)

GND, LLC. agent(s) for MICHAEL RAIOLA & MARTHA A. STAHNKE request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) 27, **NORTH ALBUQUERQUE ACRES Tr A Unit B**, zoned SU-2 IP OR SU-2 NC, located on OAKLAND BETWEEN SAN PEDRO AND LOUISIANA containing approximately .89 acre(s). (C-18) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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Project #: 1002798

Application #: 14DRB-70016

Project Name: Rancho De Candelaria Subd

Agent: Las Ventanas Construction LLC

Phone #:

Your request was approved on 5-7-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

PLATS:

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

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> 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.

APPLICATION INFORMATION:

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

APPLICANT: Las Ventanas NM, INC PHONE: 302-6874
 ADDRESS: P.O. Box 10600 FAX: _____
 CITY: Albq STATE NM ZIP 87184 E-MAIL: ScottAshcraft@Comcast.net
 Proprietary interest in site: owner List all owners: Atfeld / Las Ventanas NM, INC

DESCRIPTION OF REQUEST: Site plan approval for Single Family Dwelling Building Permit
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No

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

Lot or Tract No. Lot B-PI Block: _____ Unit: _____
 Subdiv/Addr/TBKA: Rancho de Candelaria
 Existing Zoning: SH Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): G-13-Z UPC Code: 101306027825632029

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .25
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. / Candelaria
 Between: Rio Grande Blvd and 12th Street

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

SIGNATURE _____ DATE 9-2-14
 (Print Name) T. Scott Ashcraft Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DR13 - 70307</u>	<u>SBP</u>	_____	<u>\$365.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>September 10, 2014</u>			Total <u>\$405.00</u>

[Signature] 9-2-14
 Staff signature & Date

Project # 1002798

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

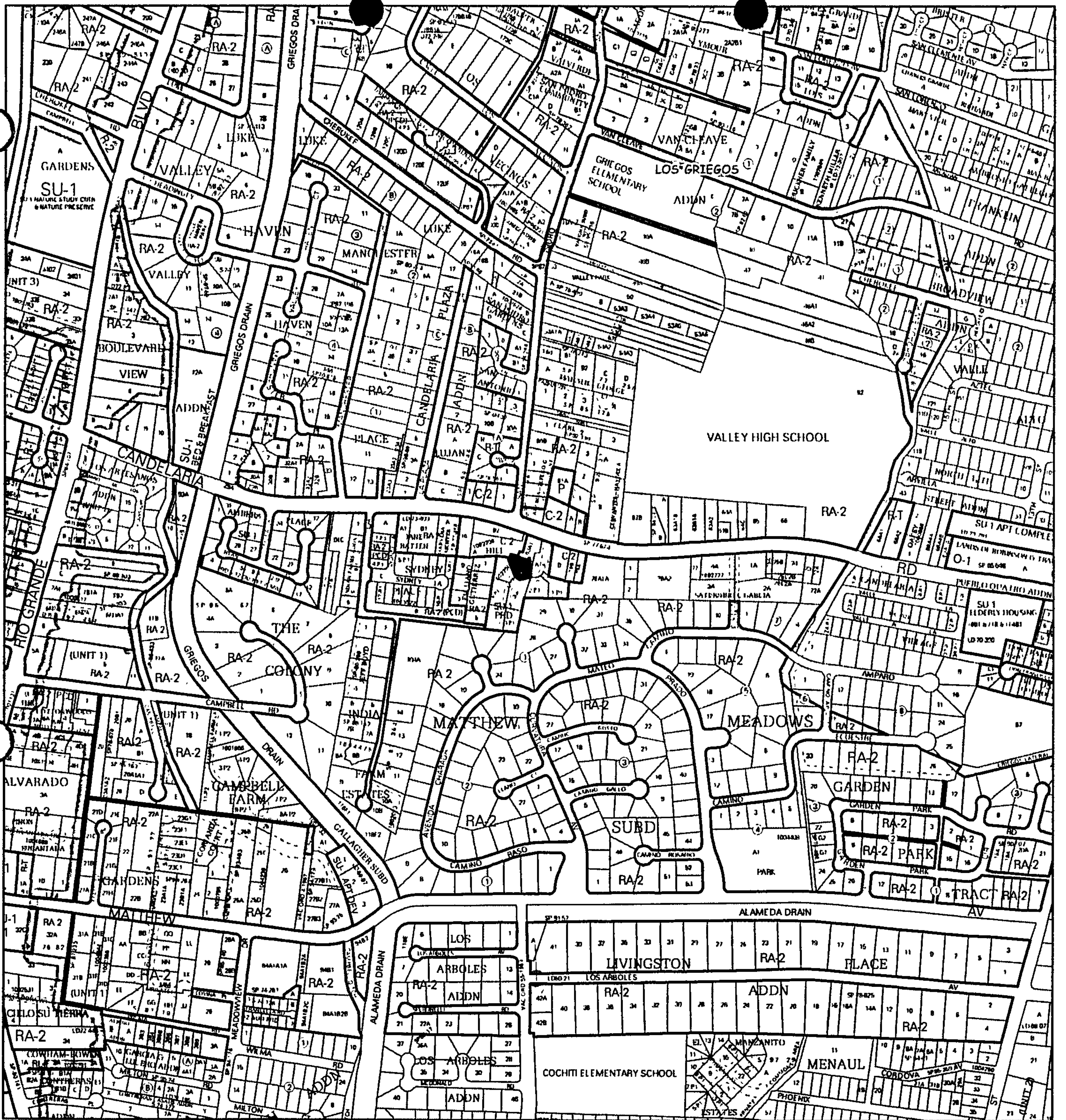
T. Scott Ashcraft
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14DR13- _____ - 70307

[Signature] 9-2-14
Planner signature / date
Project # 1002798



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

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

0 750 1,500 Feet

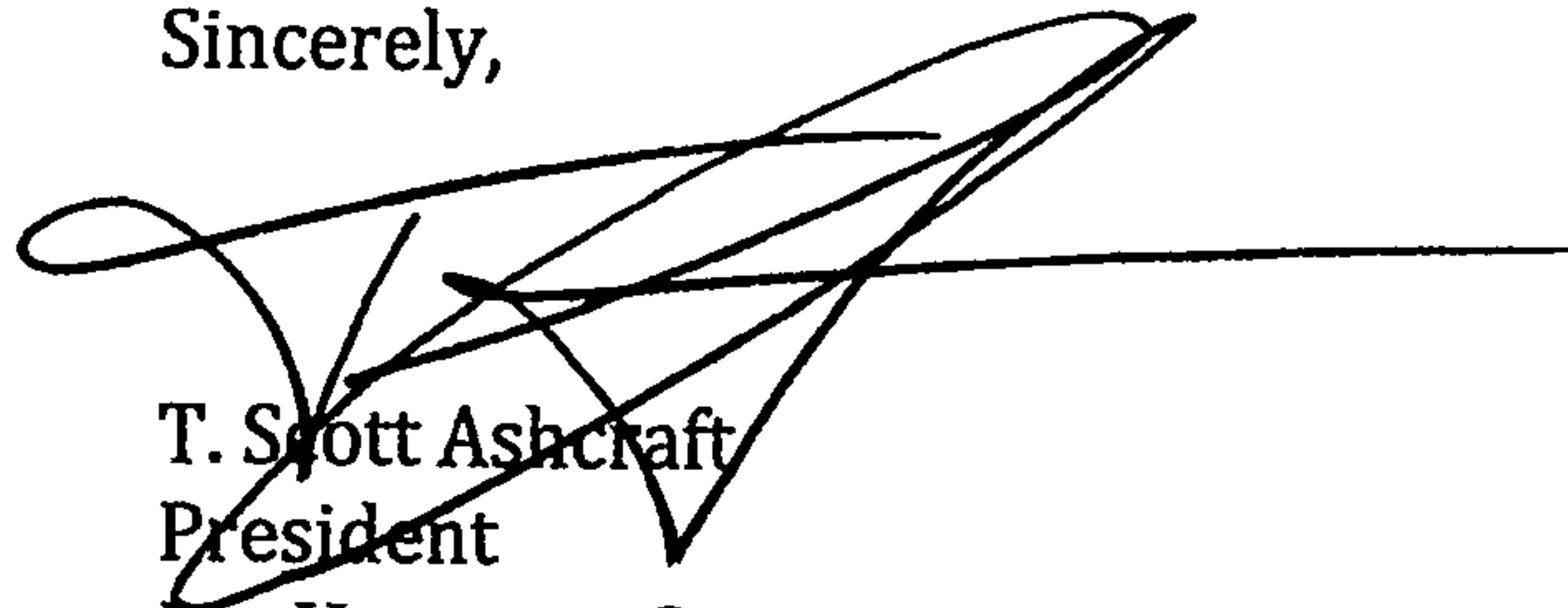
August 29, 2014

RE: New construction at 3615 Conrado NW

To Whom It May Concern:

The purpose of this DRB application is to obtain a building permit for the above referenced home. The home will be a single family dwelling located on Lot 8 of the Rancho de Candelaria subdivision. The home is in compliance with the requirements established by the HOA of Rancho de Candelaria and has been approved for construction by the Architectural control committee of the HOA. A grading and drainage plan for the lot was approved by the City of Albuquerque. The approval letter from the city is attached with this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Scott Ashcraft', is written over a horizontal line. The signature is stylized and somewhat illegible due to the cursive nature of the handwriting.

T. Scott Ashcraft
President

Las Ventanas Construcion, LLC
505-362-6824
PO Box 10600
Albuquerque, NM 87184

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



August 27, 2014

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Richard J. Berry, Mayor

**RE: Lot 8-P-1, Rancho de Candelaria
Grading and Drainage Plan
Engineer's Stamp Date (8-5-14)(File: G13D023C)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 8-6-14, the above referenced plan is approved for Building Permit and Grading Permit based on the following condition:

- Prior to Certificate of Occupancy, the As-built Grading and Drainage Plan must show roof, new paving, and roadway along frontage drain into ponds.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

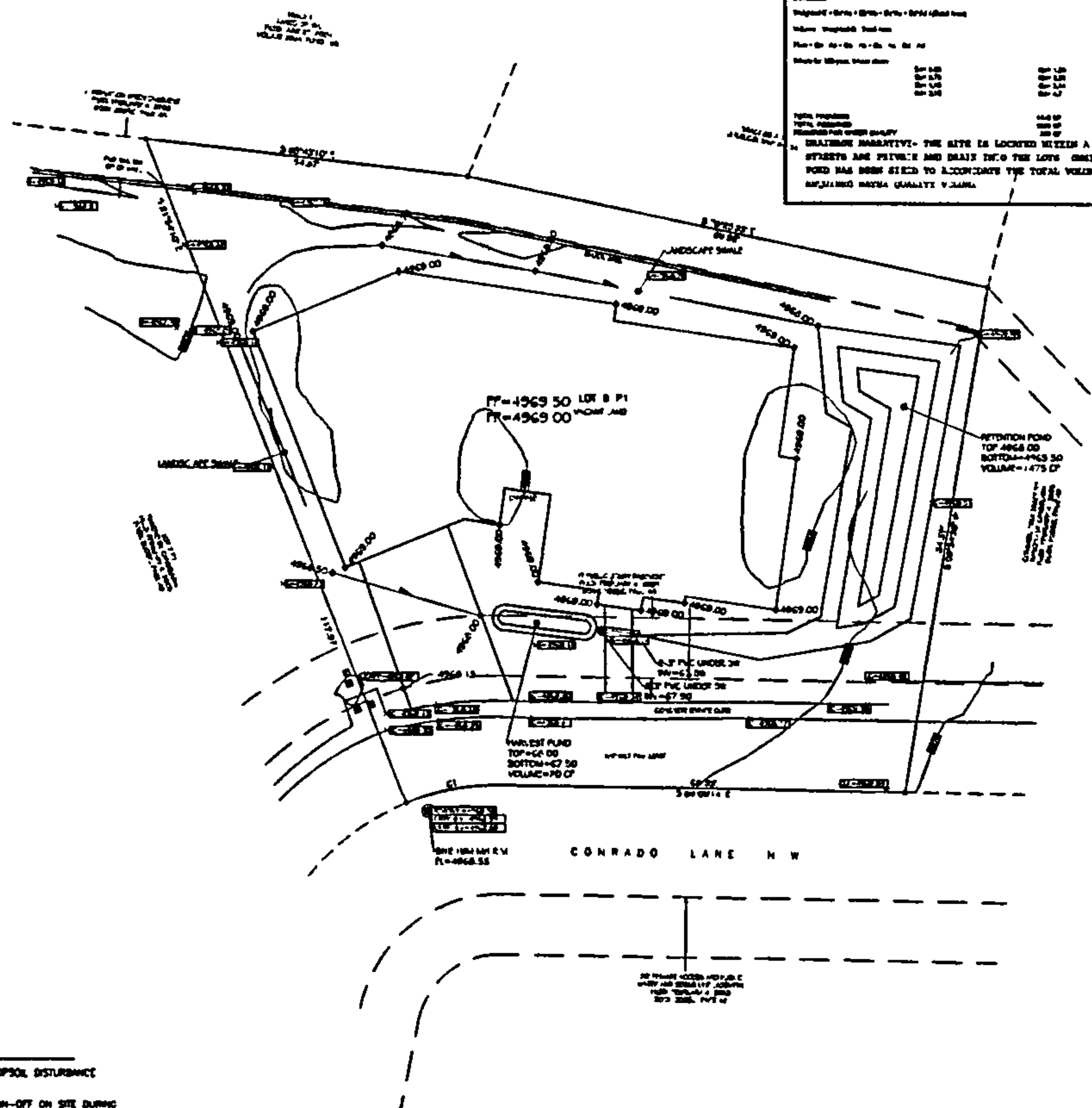
New Mexico 87103 If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

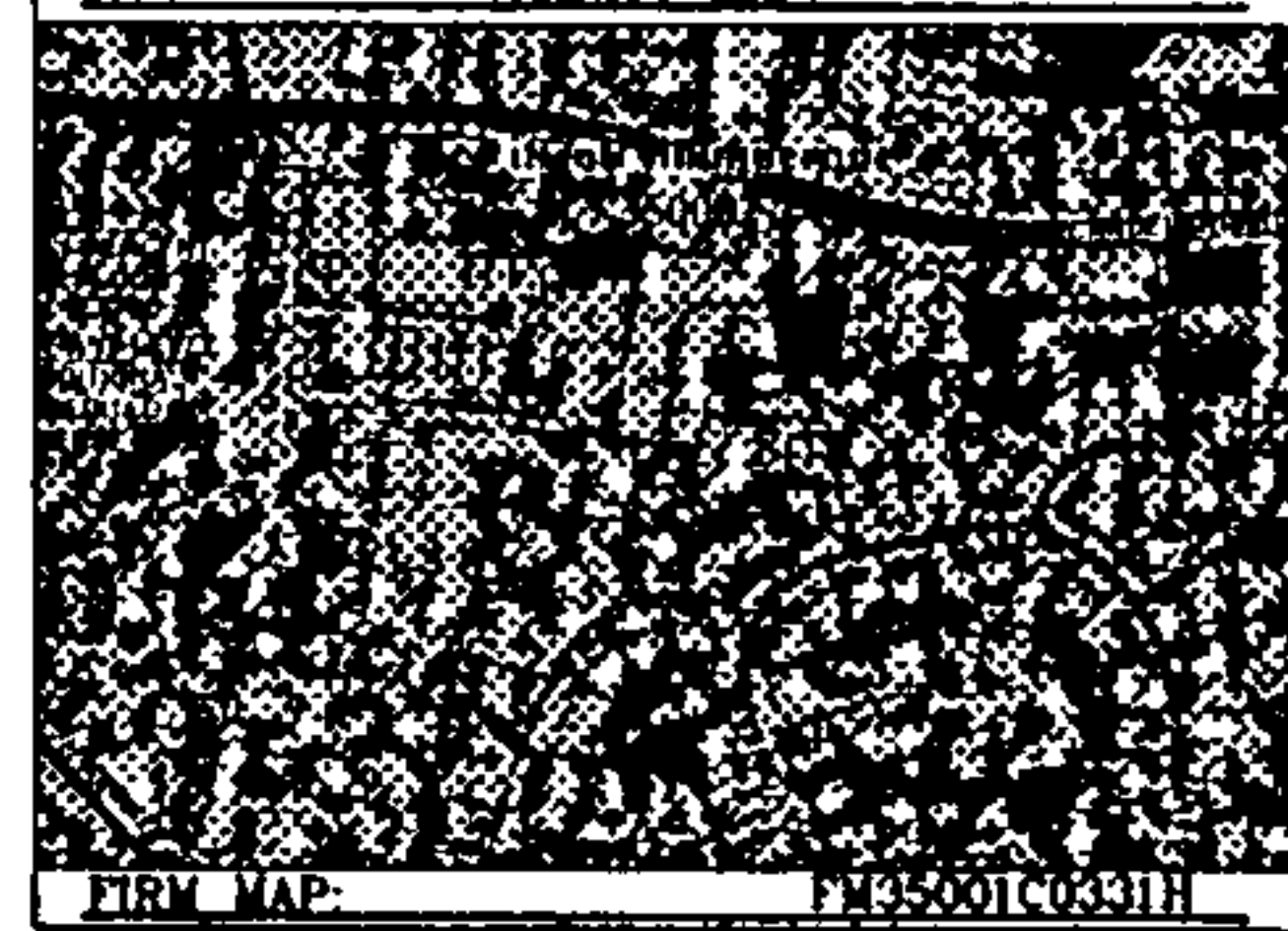
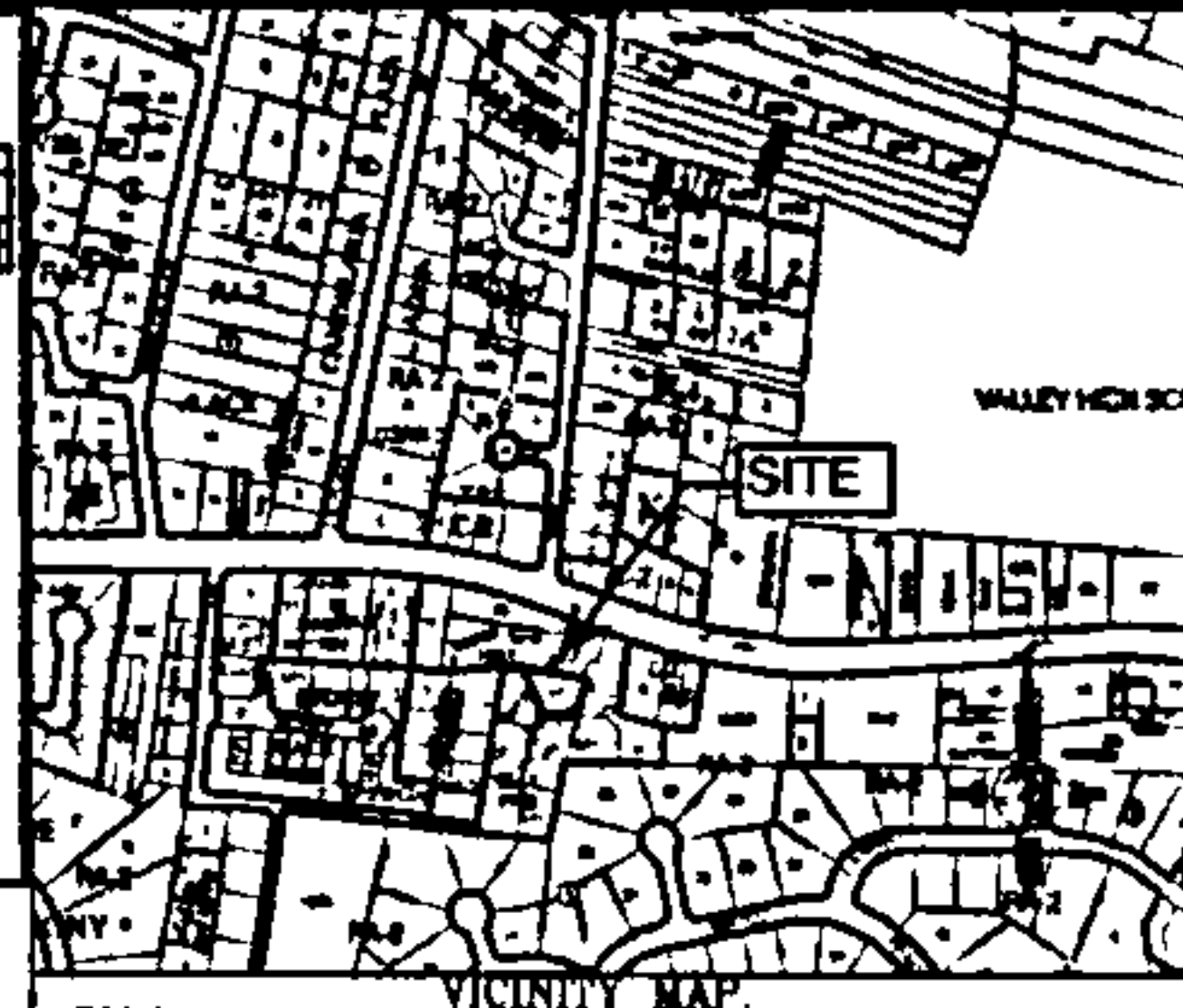
Orig: Drainage file
c.pdf: via Email: Recipient, Tim Sims, Monica Ortiz



Weighted 2 Method

Area	Volume	Weighted Volume
1000	1000	1000
2000	2000	2000
3000	3000	3000
4000	4000	4000
5000	5000	5000
6000	6000	6000
7000	7000	7000
8000	8000	8000
9000	9000	9000
10000	10000	10000
TOTAL	50000	50000

DRAINAGE NARRATIVE - THE SITE IS LOCATED WITHIN A DEVELOPED SUBDIVISION THE STREETS ARE PAVED AND DRAIN INTO THE LOW SWALLE DRAINAGE IS ROUTED TO THE POND HAS BEEN SIZED TO ACCOMMODATE THE TOTAL VOLUME WHICH INCLUDES THE IMPROVED DRAINAGE (UNPAVED) VOLUMES.

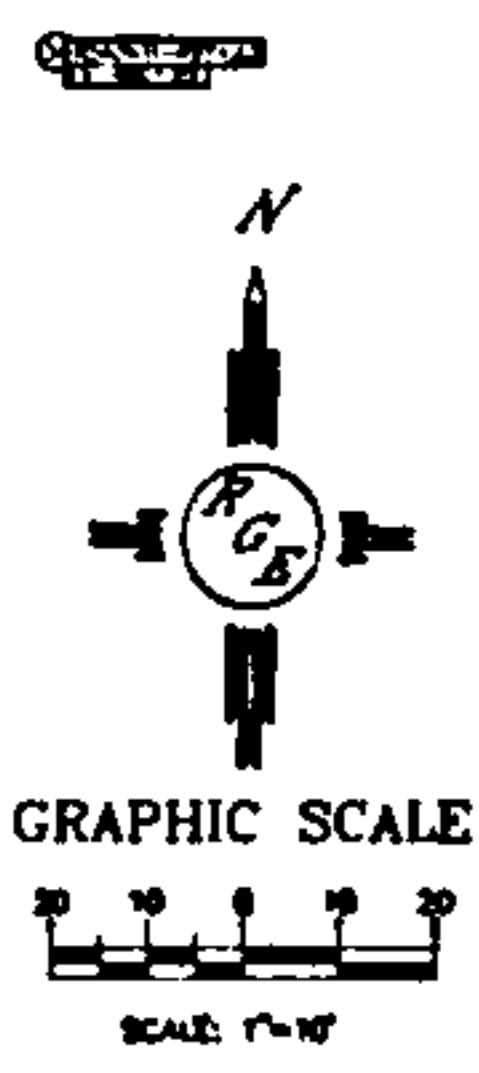


LEGAL DESCRIPTION
 LOT B-P-1 RANCHO DE CANDELARIA

NOTES:
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY HARRIS SURVEYING PLS 11463.

LEGEND

--- (dashed line)	EXISTING CONTOUR
--- (long dashed line)	EXISTING INDEX CONTOUR
--- (solid line)	PROPOSED CONTOUR
--- (solid line with dots)	PROPOSED INDEX CONTOUR
--- (solid line with arrows)	SWALE-FLOWLINE
⊙ (circle with dot)	PROJECT BENCHMARK



- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS OFF EXISTING RUN-OFF.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

	LOT B-P-1 RANCHO DE CANDELARIA	DRAWN BY: JEB DATE: 08-04-2014
	GRADING AND DRAINAGE PLAN	SHEET 1 1 OF 1
8/7/14 DAVID SELLS P.E. 114522		JOB #

PROJECT #
1002798

SEPTEMBER 10. 2014

SBP^{***}



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Las Ventanas Construction, LLC PHONE: 362-6824

ADDRESS: P.O. Box 10600 FAX: _____

CITY: Albug STATE NM ZIP 87184 E-MAIL: ScottAshcraft@Comcast.net

Proprietary interest in site: Contractor List all owners: Alfeld, LLC

DESCRIPTION OF REQUEST: Site Plan Approval for Building Permit

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

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

Lot or Tract No. Lot 6 P1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Rancho de Candelaria Subdivision

Existing Zoning: N/A Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): G-13-Z UPC Code: 101306026724232031

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002798

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.29

LOCATION OF PROPERTY BY STREETS: On or Near: CONRADO OFF Candelaria

Between: Rio Grande Blvd and 12th Street

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

SIGNATURE _____ DATE _____

(Print Name) Scott Ashcraft Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70116</u>	<u>SBP</u>	_____	<u>\$385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 30, 2014</u>				Total <u>\$405.00</u>

Staff signature & Date: 4-22-14 Project #: 1002798

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - ___ Solid Waste Management Department signature on Site Plan *moving*
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule) **385.00 + 20.00**
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Solid Waste Management Department signature on Site Plan for Building Permit
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
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Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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)

Applicant signature / date



Form revised October 2007

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

Application case numbers
14 - DRB - 70116

4-22-14
Planner signature / date
Project # 1002198



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Las Ventanas Construction, LLC PHONE: 362-6824

ADDRESS: P.O. Box 10600 FAX: _____

CITY: Albuq STATE NM ZIP 87184 E-MAIL: ScottAshcraft@Comcast.net

Proprietary interest in site: Contractor List all owners: Alfeld, LLC

DESCRIPTION OF REQUEST: Site Plan Approval for Building Permit

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

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

Lot or Tract No. Lot 6 P1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Rancho de Candelaria Subdivision

Existing Zoning: N/A Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): G-13-Z UPC Code: 101306026724232031

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1002798

NA

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.29

LOCATION OF PROPERTY BY STREETS: On or Near: Conrado off Candelaria

Between: Rio Grande Blvd and 12th Street

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

SIGNATURE _____ DATE _____

(Print Name) Scott Ashcraft Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>14 DRB-70116</u>	<u>SBP</u>	—	<u>\$385.00</u>
—	<u>CMF</u>	—	<u>\$20.00</u>
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
Total			<u>\$405.00</u>

Hearing date April 30, 2014

[Signature]
4-22-14
Staff signature & Date

Project # 1002798

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 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp ✓
 - Fee (see schedule) 385.00 + 20.00
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

Applicant signature / date

Form revised October 2007



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

Application case numbers
14-DRB-10116

Planner signature / date 4-22-14

Project # 1002198



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/7/2013

Project summary

April 22, 2014

Lot 6 P-1 Rancho de Candelaria Subdivision

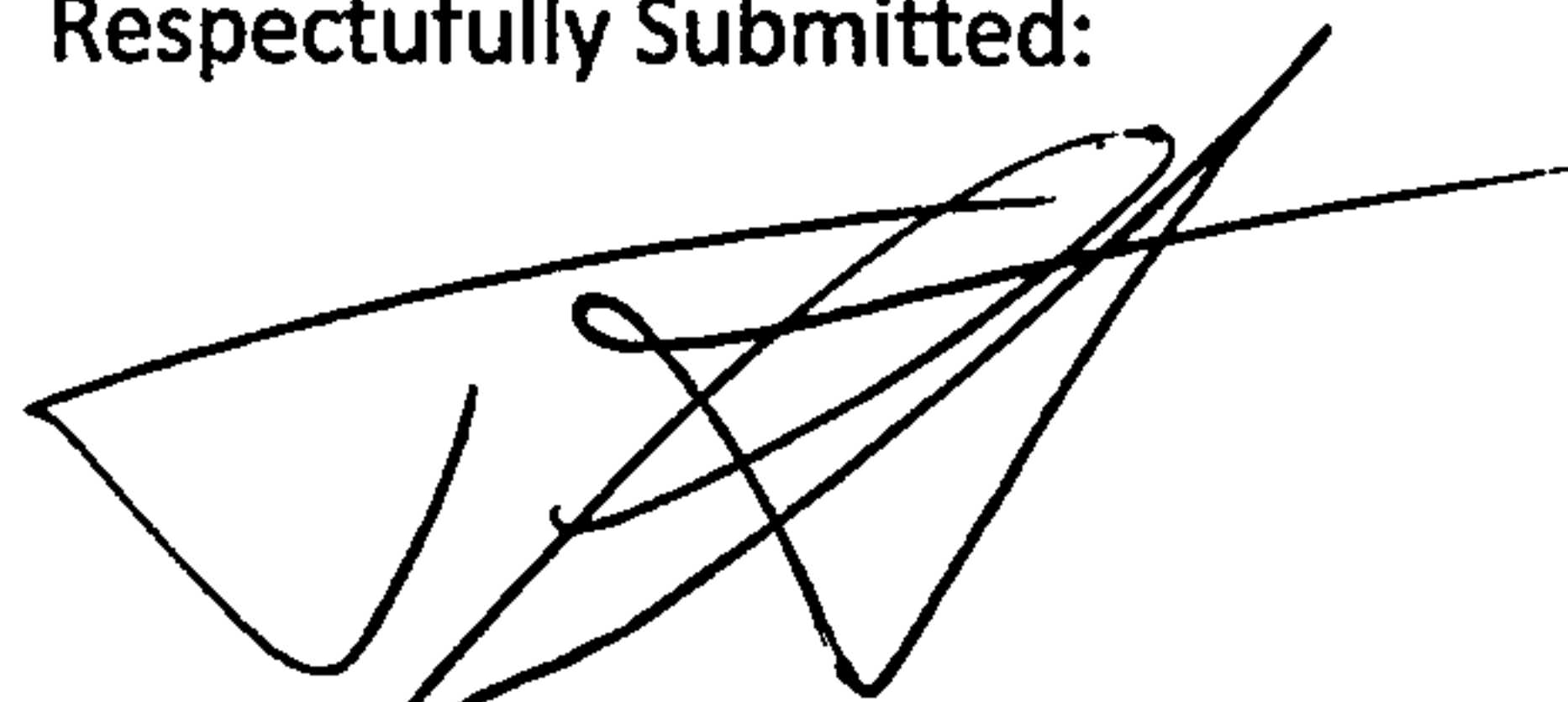
This is a proposed single family residence to be located with a street address of 3605 Conrado Lane NW. The lot is located within a gated community containing a total of 8 building lots. There are currently 2 lots that remain to be built on including this lot.

A grading and drainage plan has been submitted to the city of Albuquerque and approved for this residence. **Approval letter is attached**

A copy of the building plans including color selections have been submitted to and approved by the Home Owners Association architectural review committee. **Letter is attached**

The proposed site plan meets the required front, side, and rear yard setbacks. The home is a single story and meets the required City of Albuquerque height requirements.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'T. Scott Ashcraft', written over a horizontal line.

T. Scott Ashcraft

Las Ventanas Construction, LLC

**Rancho De Candelaria
HOA**

3612 Conrado Ln NW
Albuquerque, NM 87107

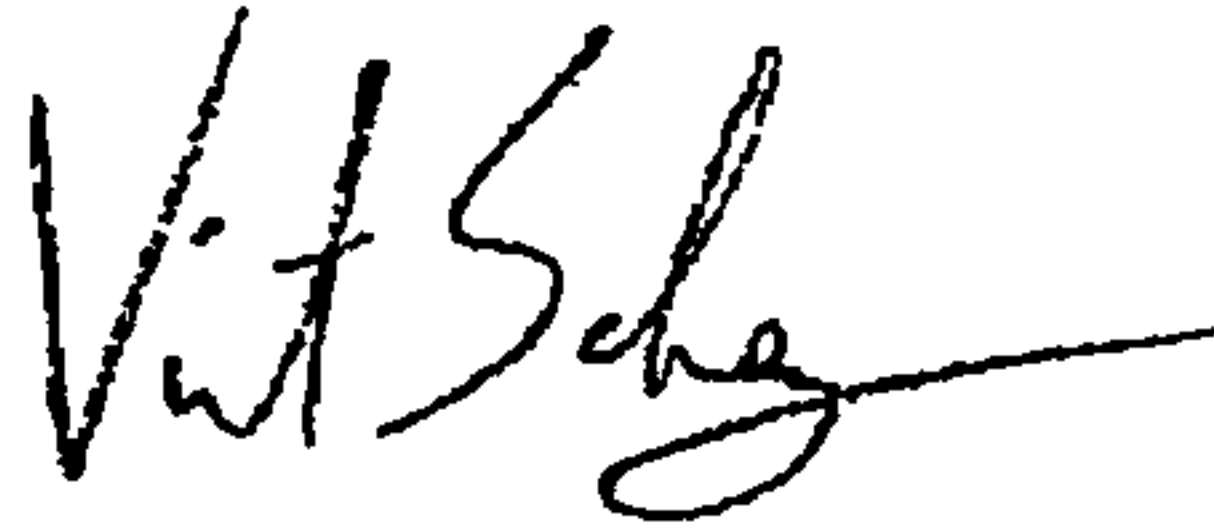
Date: March 12, 2014

To: Las Ventanas Homes
Attn: Scott Ashcraft
Re: 3605 Conrado Ln NW

To whom it may concern,

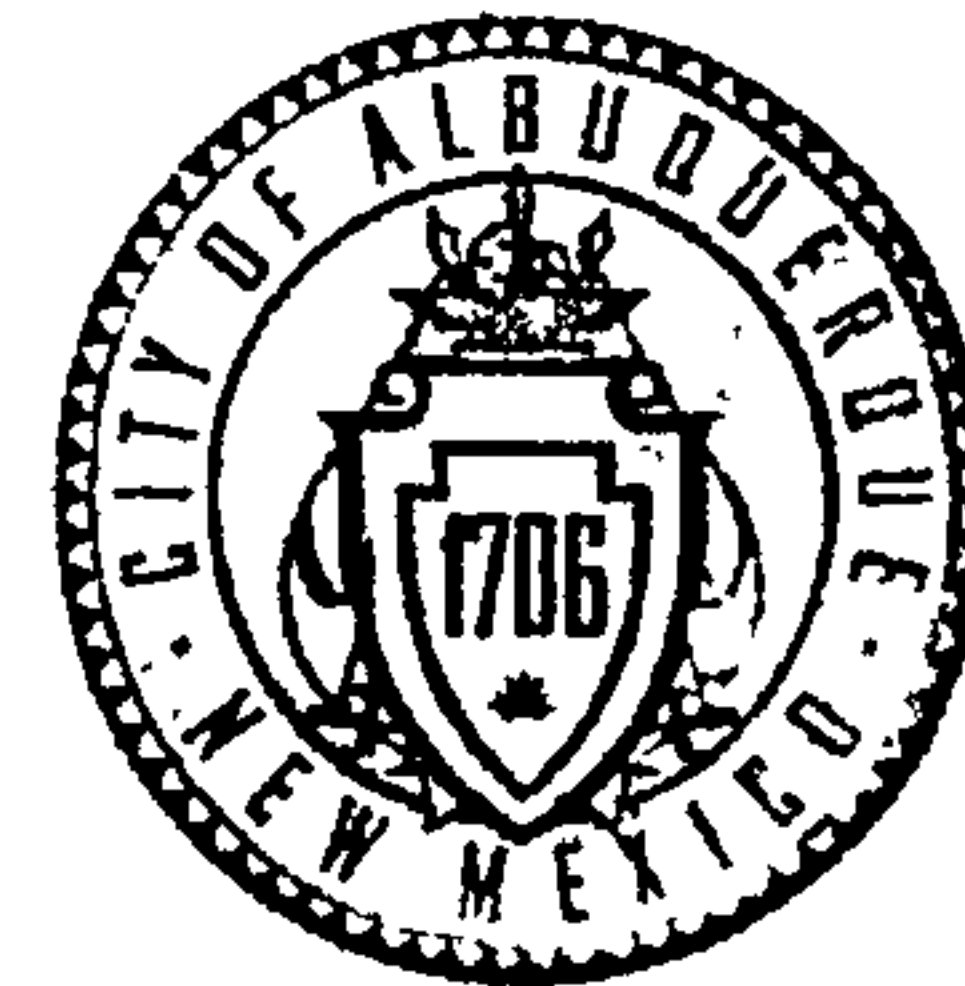
The Rancho De Candelaria Home Owners Association has formally given Mr. Ashcraft and Las Ventanas Homes permission to use white stucco on the home at 3605 Conrado Ln NW, Albuquerque NM 87107. If there is any question regarding this decision please feel free to contact me.

Thank you,



Vincent Sanchez
President
Rancho De Candelaria HOA
(505) 991-3857

CITY OF ALBUQUERQUE



April 2, 2014

Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave NE
Albuquerque, New Mexico 87122

**RE: Lot 6 Conrado Ct, Rancho De Candelaria
Grading and Drainage Plan
Engineers Stamp Date 3/19/14 (G13D023B)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 3/20/14, the above referenced Grading and Drainage Plan is approved for Building Permit and Paving Permit.

Attach a copy of this approved plan to each of the Building Permit sets prior to seeking approval by the Hydrology section.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

RR/CC
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

April 30. 2014

CSBP^{****})

- 8. NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. 2428.
- 9. PROPOSED 5.00' ADOBE WALL WITH STUCCO.
- 10. 36.00' PRIVATE ACCESS & PUBLIC WATER & SEWER LINE EASEMENT.



VICINITY MAP:

LEGAL DESCRIPTION:
TRACT A, RMA ADDITION AND TRACT A-1, LARSEN'S TRACT, CONTAINING 2.5492 ACRES MORE OR LESS.

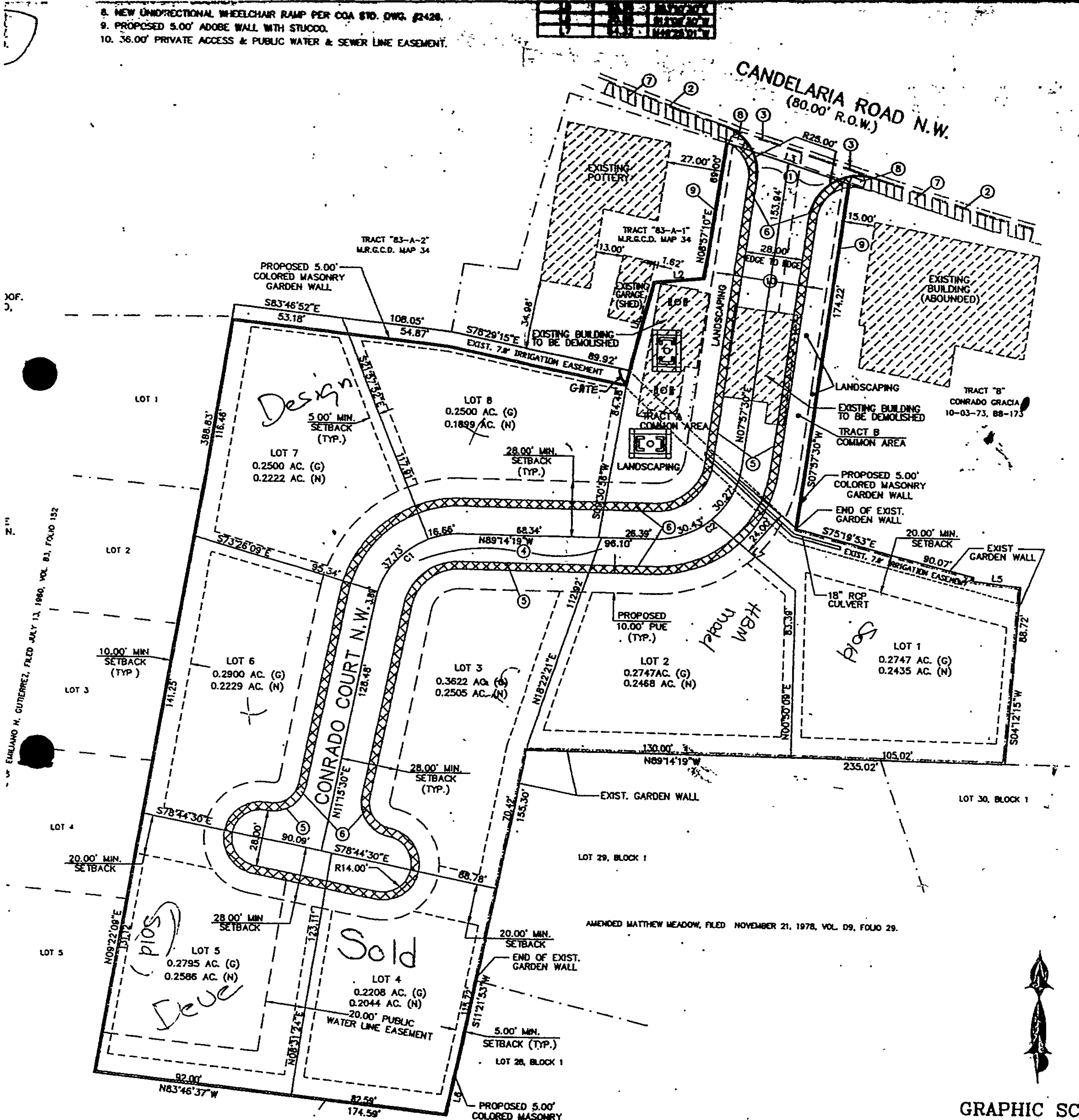
- SHEET INDEX**
1. SITE PLAN
 2. LANDSCAPING PLAN
 3. GRADING AND DRAINAGE PLAN
 4. MASTER UTILITY PLAN

PROJECT NUMBER: 1002798
APPLICATION NUMBER: 04-01009

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [DATE] AND THE PUBLIC AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE INCORPORATED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, WHEN A SET OF YOUR DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WORK PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	7-16 DATE
<i>[Signature]</i> UTILITIES DEVELOPMENT	7-14 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	7-16 DATE
<i>[Signature]</i> CITY ENGINEER	7-16 DATE
<i>[Signature]</i> SOLID WASTE MANAGEMENT	6-29-04 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	7/18 DATE



XOF. J.

EMILIANO N. GUTIERREZ, FILED JULY 13, 1980, VOL. 83, FOLIO 152

GRAPHIC SCALE



SHAMAR BLAZAR
P.E. #13479

6116 AMARILLO AVE. SE
ALBUQUERQUE, NEW MEXICO



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Homes by Marie / Marie Blea PHONE: 342-1532
 ADDRESS: PO Box 2777 FAX: 342-1579
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: homesbymarie1@yahoo.com

APPLICANT: SAME PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: owner List all owners: Homes by Marie

DESCRIPTION OF REQUEST: extend sidewalk / curb deferral

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Rancho de Candalaria
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): G-13 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002798

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Candalaria
 Between: Rio Grande (East) and 12th Street

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

SIGNATURE [Signature] DATE 1-15-13
 (Print Name) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70411</u>	<u>SIA</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$70.00</u>

Hearing date January 23, 2013
 Staff signature & Date [Signature] 1-15-13 Project # 1002798

(PUBLIC HEARING CASE)

BULK LAND VARIANCE (DRB04)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

Marie E. Blea
 Applicant name (print)
 1-15-13
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 13DRB - 70411

Project # 1002798
 Planner signature / date
 1-15-13

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
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 ___ Fee (see schedule)
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DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

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

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

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

Marie E. Blea

 Applicant name (print)
 1-15-13

 Applicant signature / date



Form revised 4/07

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | 13DRB - 70411 |
| <input checked="" type="checkbox"/> Case #s assigned | _____ |
| <input checked="" type="checkbox"/> Related #s listed | _____ |

 1-15-13
 Planner signature / date
 Project # 1002798

HOMES BY MARIE, INC.
PO BOX 2777
CORRALES, NM 87048
(505)342-1532 OR (505)991-1405
FAX (505)342-1579

City of Albuquerque
Development/Plan Review Board
600 2nd St NW
Albuquerque, NM 87102

CC: Ms. Marilyn Maldonado, Project Manager
Fax # 924-3440
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Extension for Rancho De Candelaria Project #742581

Dear City of Albuquerque and Ms. Maldonado,

I received a letter from the Assistant City Attorney, Blake Whitcomb, regarding the Rancho De Candelaria sidewalk deferral agreement.

The market has continued to be at a dead stop, and no lots have been sold to date. It is my full intention to sell the lots and as the home is being built, I will complete the required sidewalks and infrastructure required by the city.

I am requesting a 2 year sidewalk extension for the subdivision; our Bond is in good standing and is a renewable Bond on March 2013. If we are granted an extension we will be able to request our bond be updated to reflect the new deadline date. If I need to do anything else to acquire the extension, please let me know and I will begin gathering any other information you will require.

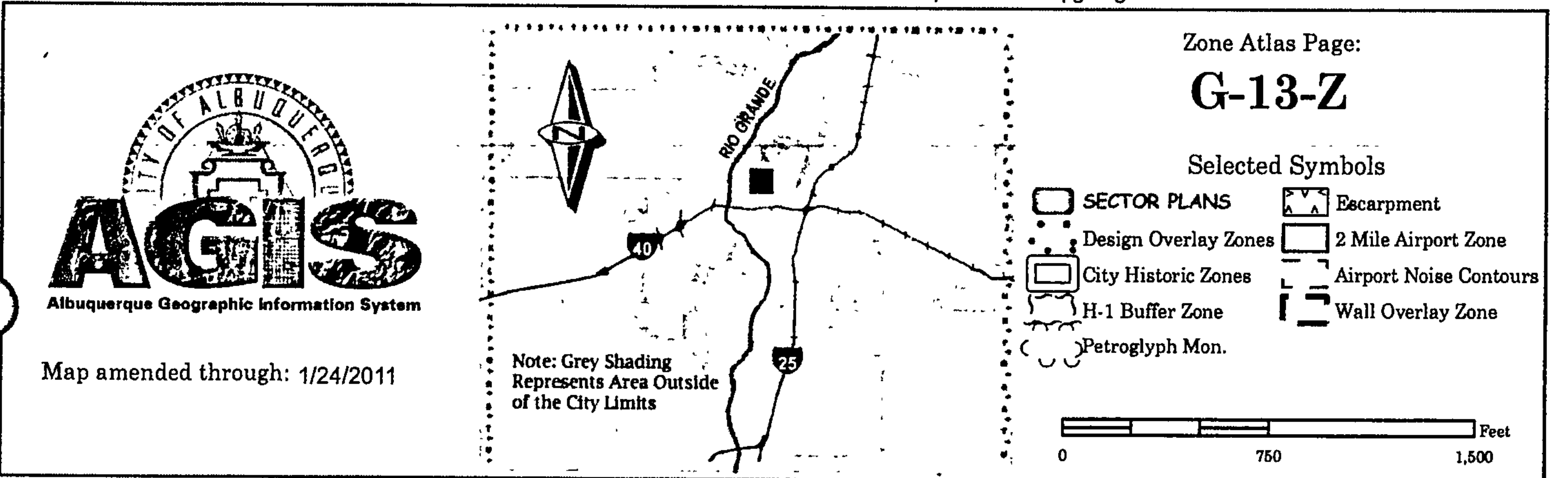
Thank you for your help in this matter.



Marie E. Blea
Homes by Marie, Inc.

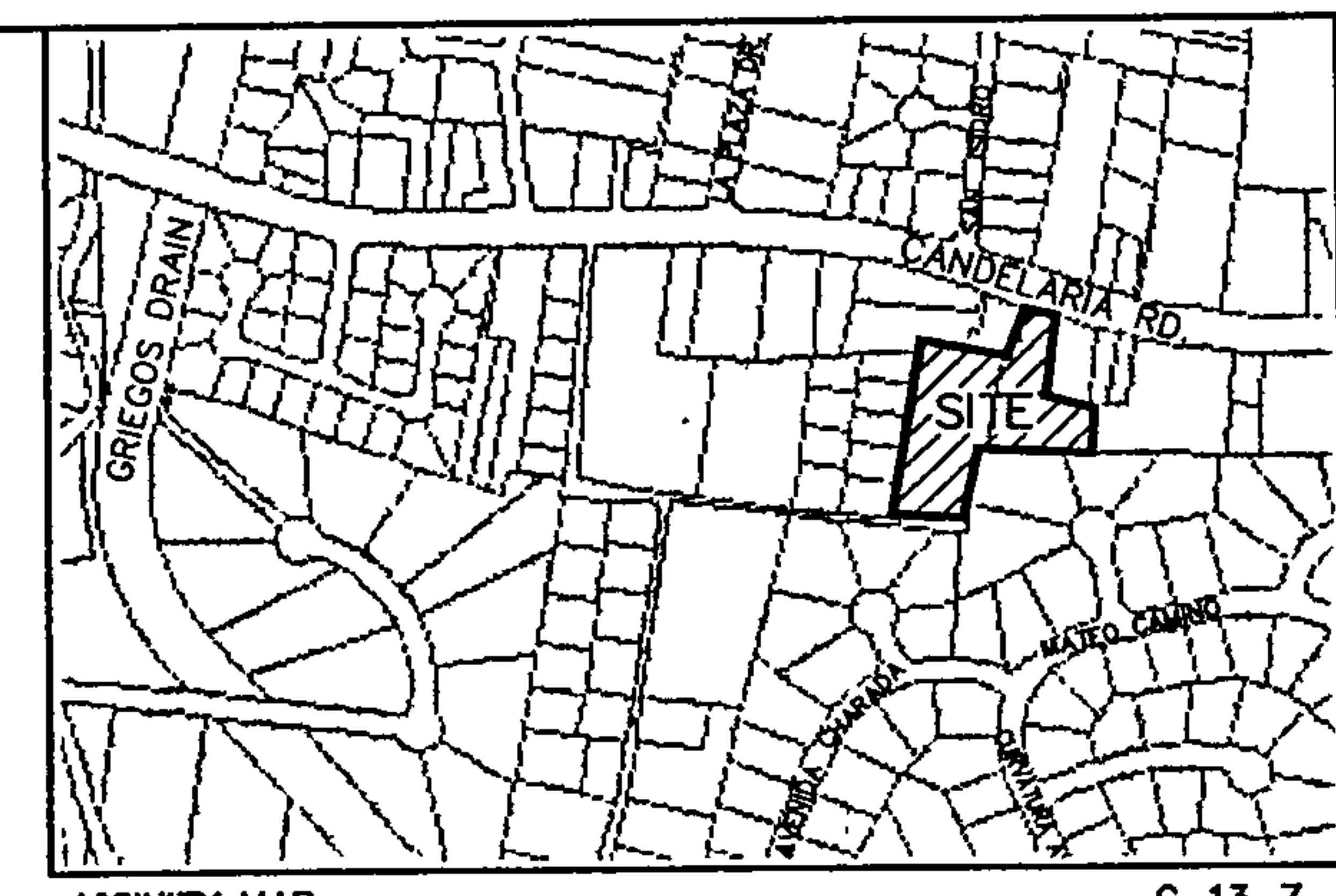


For more current information and more details visit: <http://www.cabq.gov/gis>



January 23. 2013

#1002798 (SBP)



VICINITY MAP: G-13-Z

LEGAL DESCRIPTION:
TRACT A, RIMA ADDITION AND TRACT A-1, LANDS OF CANRADO GARCIA, CONTAINING 2.5492 ACRES MORE OR LESS.

- SHEET INDEX**
1. SITE PLAN
 2. LANDSCAPING PLAN
 3. GRADING AND DRAINAGE PLAN
 4. MASTER UTILITY PLAN

PROJECT NUMBER: 1002798
APPLICATION NUMBER: 04-07069

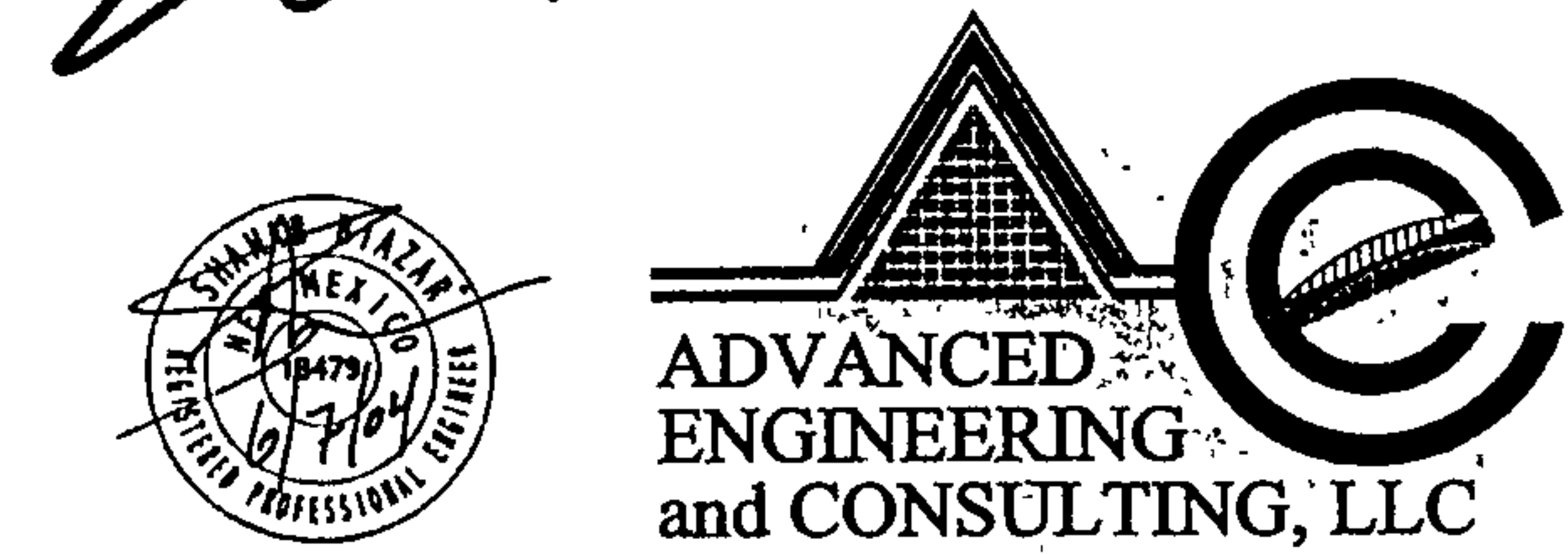
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 7-14-04, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? YES () NO () IF YES, THEN A SET OF APPROVED DFC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Roger A. Sheen</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	7-14-04 DATE
<i>David Flores</i> UTILITIES DEVELOPMENT	7-14-04 DATE
<i>Bradley B. Bigham</i> PARKS AND RECREATION DEPARTMENT	7/14/04 DATE
<i>Michael Hultin</i> CITY ENGINEER	7/14/04 DATE
<i>Sharon Matson</i> SOLID WASTE MANAGEMENT	6-4-04 DATE
<i>Sharon Matson</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	7/14/04 DATE

201106



SHAHAB BAZAR
P.E. #13479

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)895-5579

**RANCHO DE CANDELARIA
SITE PLAN FOR SUBDIVISION**

DRAWING: 200315-ST.DWG	DRAWN BY: SHE	DATE: 05-24-04	SHEET # 1 OF 4
------------------------	---------------	----------------	----------------

DESIGN GUIDELINES:

1. PROPOSED ZONING: SUBDIVISION FOR PDR.
2. PERMISSIVE USES:
SUBDIVISION PERMISSIVE ZONING.
3. LOT SIZE:
TOTAL NUMBER OF PROPOSED LOTS = 8 LOTS.
NUMBER OF PROPOSED TRACTS = 2 TRACTS. (THESE ARE COMMON AREA ONLY.)
MINIMUM LOT AREA FOR CONSTRUCTION SHALL BE 10,000.00 SF.
4. SETBACKS:
A. THERE SHALL BE A FRONT YARD SETBACK OF NOT LESS THAN 20.00 FEET, OTHERWISE NOTED.
B. THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN 10.00 FEET, OTHERWISE NOTED.
C. THERE SHALL BE A SIDE YARD SETBACK OF NOT LESS THAN 5.00 FEET, OTHERWISE NOTED.
5. OFF-STREET PARKING IS PROVIDED ON EACH SITE FOR A MINIMUM OF 2 CARS, IN ADDITION TO 2 PARKING SPACES WITHIN EACH GARAGE FOR A TOTAL OF 4 MINIMUM SPACES PER LOT.
6. WATER AND SEWER:
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT, VIA AN AVAILABILITY STATEMENT.
7. ACCESS:
THE ONLY ACCESS ALLOWED TO THE PROJECT SHALL BE FROM THE ENTRANCE SHOWN ON THE CANDELARIA ROAD NW.
8. CURBS AND GUTTERS:
MOUNTABLE CURB AND GUTTER SHALL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
9. BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES:
BUILDINGS SHALL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR PITCH ROOF. PITCHED ROOFS SHALL BE EITHER TILED OR METAL. BUILDINGS SHALL BE EITHER STUCCO, BRICK, OR ANY COMBINATION.
BUILDING COLORS:
BUILDING COLORS SHALL BE TAN TO LIGHT BROWN, ACCENTS AND EARTHTONE. THE USE OF DARK COLORS FOR THE ROOF IS PROHIBITED.
A MINIMUM OF 1200 SF. OF OPEN SPACE FOR EACH DWELLING SHALL BE FURNISHED EITHER ONSITE OR IN ACCORDANCE WITH SECTION 14-13-3-BA OF THE ZONING CODE IF THERE IS AN ON-LOT DEFICIT.
10. THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
11. THE LANDSCAPING PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
12. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
13. ALL FIXTURES SHALL BE OF A FULL CUT OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 18" HIGH.
14. PROPOSED TRACTS A & B ARE COMMON AREA FOR USE OF ALL THE LOTS AND NO HOUSES SHALL BE CONSTRUCTED ON THESE TWO TRACTS. THE MAINTENANCE OF THESE TRACTS ARE THE RESPONSIBILITY OF ALL THE LOT OWNERS OR HOMEOWNERS ASSOCIATION.
15. EACH LOT SHALL SUBMIT A SITE PLAN FOR BUILDING PERMIT TO CITY OF ALBUQUERQUE DESIGN REVIEW BOARD FOR BUILDING PERMIT APPROVAL.
16. THE MAINTENANCE OF PRIVATE ACCESS EASEMENT IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.
17. THE MAINTENANCE OF THE IRRIGATION DITCH IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.

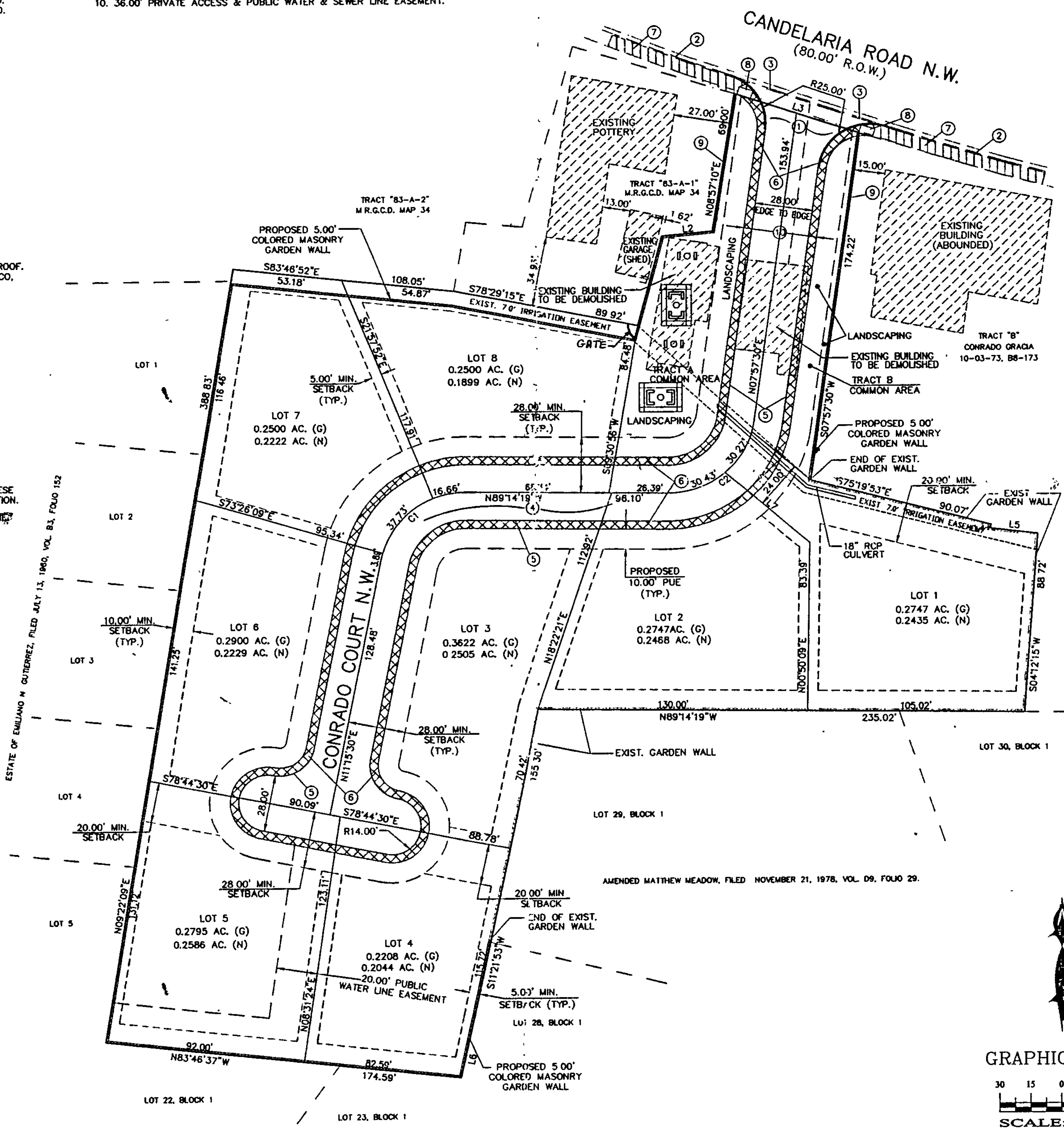
- NOTES:**
1. NEW DRIVE WAY ENTRANCE PER COA STANDARD DRAWING #2426.
 2. EXISTING CURB AND GUTTER.
 3. REMOVE EXISTING CURB
 4. NEW ASPHALT PAVING AREA.
 5. NEW MOUNTABLE CURB ESTATE TYPE PER COA STANDARD DRAWING #2415.
 6. NEW 4' SIDEWALK PER COA STANDARD DRAWING #2430.
 7. EXISTING 6.00' SIDEWALK.
 8. NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
 9. PROPOSED 5.00' ADOBE WALL WITH STUCCO.
 10. 36.00' PRIVATE ACCESS & PUBLIC WATER & SEWER LINE EASEMENT.

LINE TABLE

LINE	LENGTH	BEARING
L1	15.44	N90°00'00"E
L2	45.95	N14°41'28"E
L3	15.44	S90°00'00"E
L4	24.65	N84°27'00"E
L5	63.91	S71°40'55"E
L6	1.97	S11°13'21"W
L7	23.26	S83°10'30"E
L8	30.85	S12°08'30"W
L9	54.32	N49°25'01"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	58.28	42.00	79°30'11"	34.93	53.71	N51°00'36"E
C2	60.70	42.00	82°48'11"	37.03	55.55	N49°21'36"E



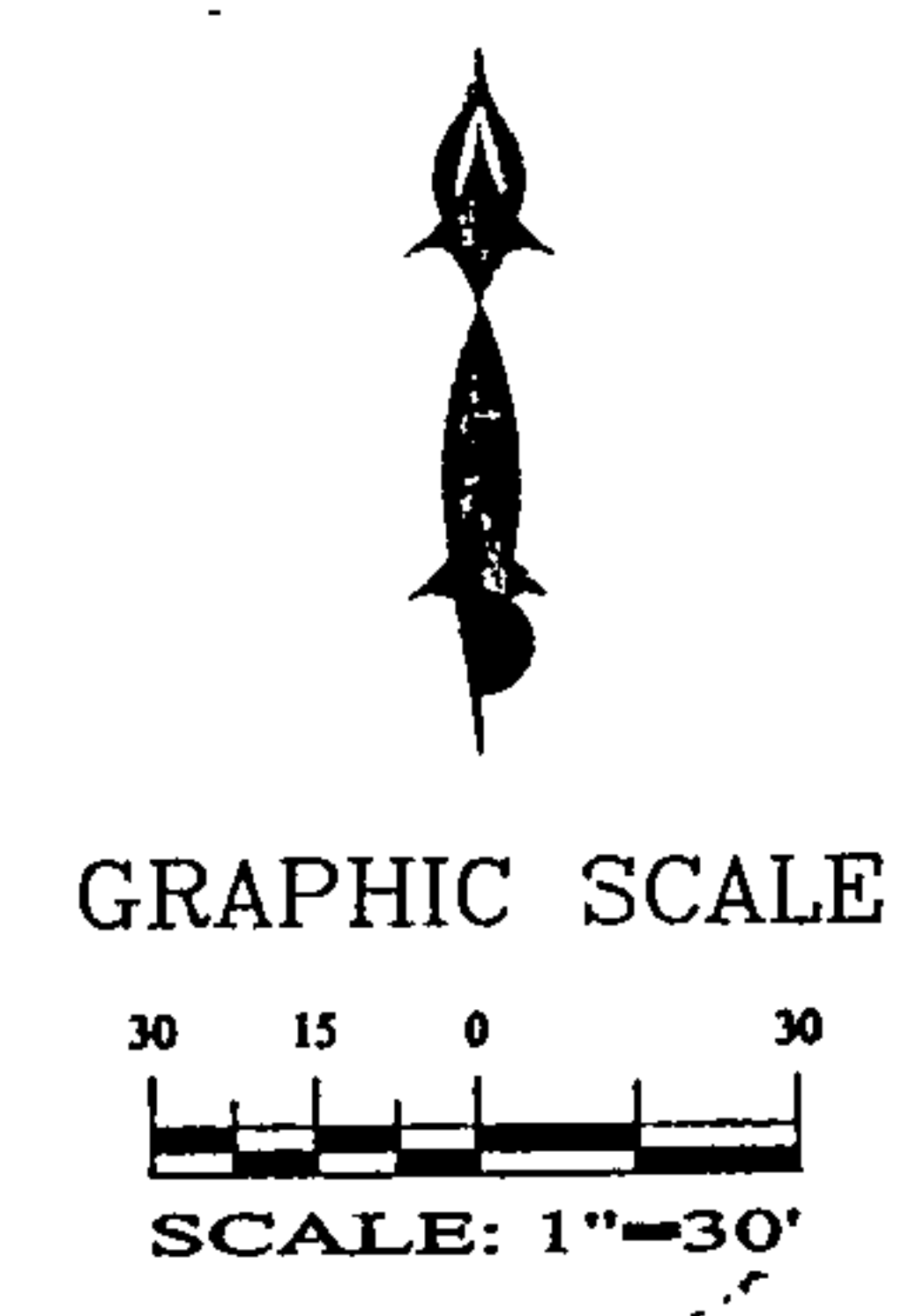
LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- NEW CURB & GUTTER
- NEW SIDEWALK
- NEW BLOCK WALL
- SETBACK LINE
- EXIST. CURB & GUTTER
- EXISTING LOT LINE
- FIXTURE SITTING WITH PLANTER FOR DECIDUOUS TREE

LOT DATA TABLE

LOT NO.	GROSS AREA	BUILDABLE LOT AREA
1	11,966.13 SF	6,883.12 SF
2	11,966.85 SF	7,771.20 SF
3	15,777.83 SF	6,933.87 SF
4	9,619.55 SF	6,016.85 SF
5	12,176.16 SF	7,968.19 SF
6	12,631.00 SF	6,387.32 SF
7	10,890.00 SF	7,158.52 SF
8	10,890.00 SF	6,256.49 SF
TOTAL	95,917.52 SF	55,375.56 SF

TRACT NO.	GROSS AREA	LANDSCAPING AREA
A	9,872.66 SF	5,757.38 SF
B	5,251.27 SF	2,277.05 SF
TOTAL	15,123.93 SF	8,034.43 SF



Minimum 10' Between Buildings

LOT 8 P1
VACANT LAND

Project Number: _____
Application Number: _____

This plan is consistent with the specific Site Development Plan Approved by the Environmental Planning Commission (EPC), Date _____ and the Findings and conditions in the Official Notification of Decision are satisfied.

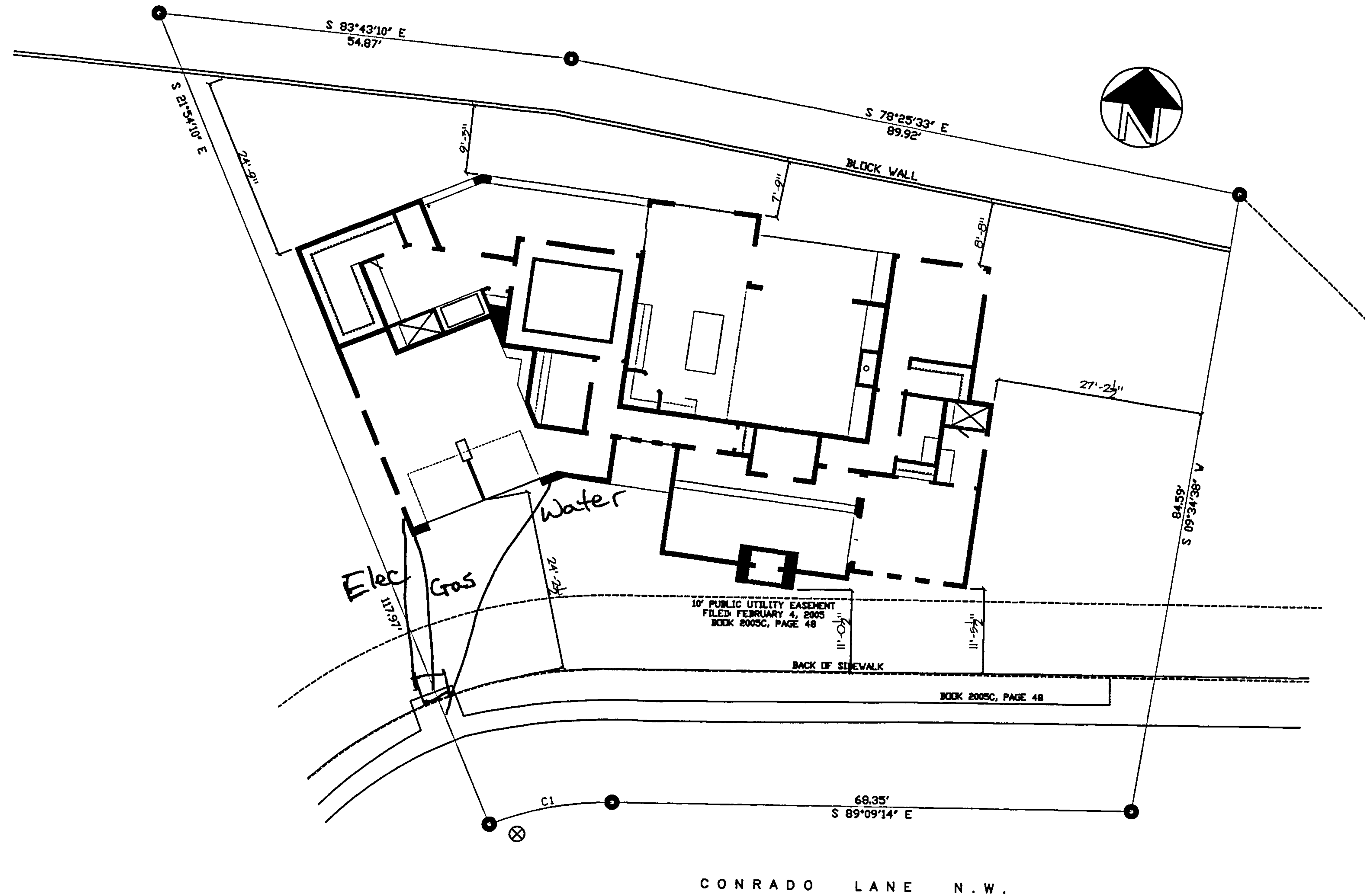
Is An Infrastructure List required? () Yes () No If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Ron Montoya Custom Designs
Residential Design and Drafting Services
8724 Alameda Park Drive N.E., Suite A Albuquerque
(505) 823-6474 Cell: (505) 823-6777
Fax: 823-6487

June 6, 2014
Site Plan
3615 Conrado NW
Albuquerque, New Mexico



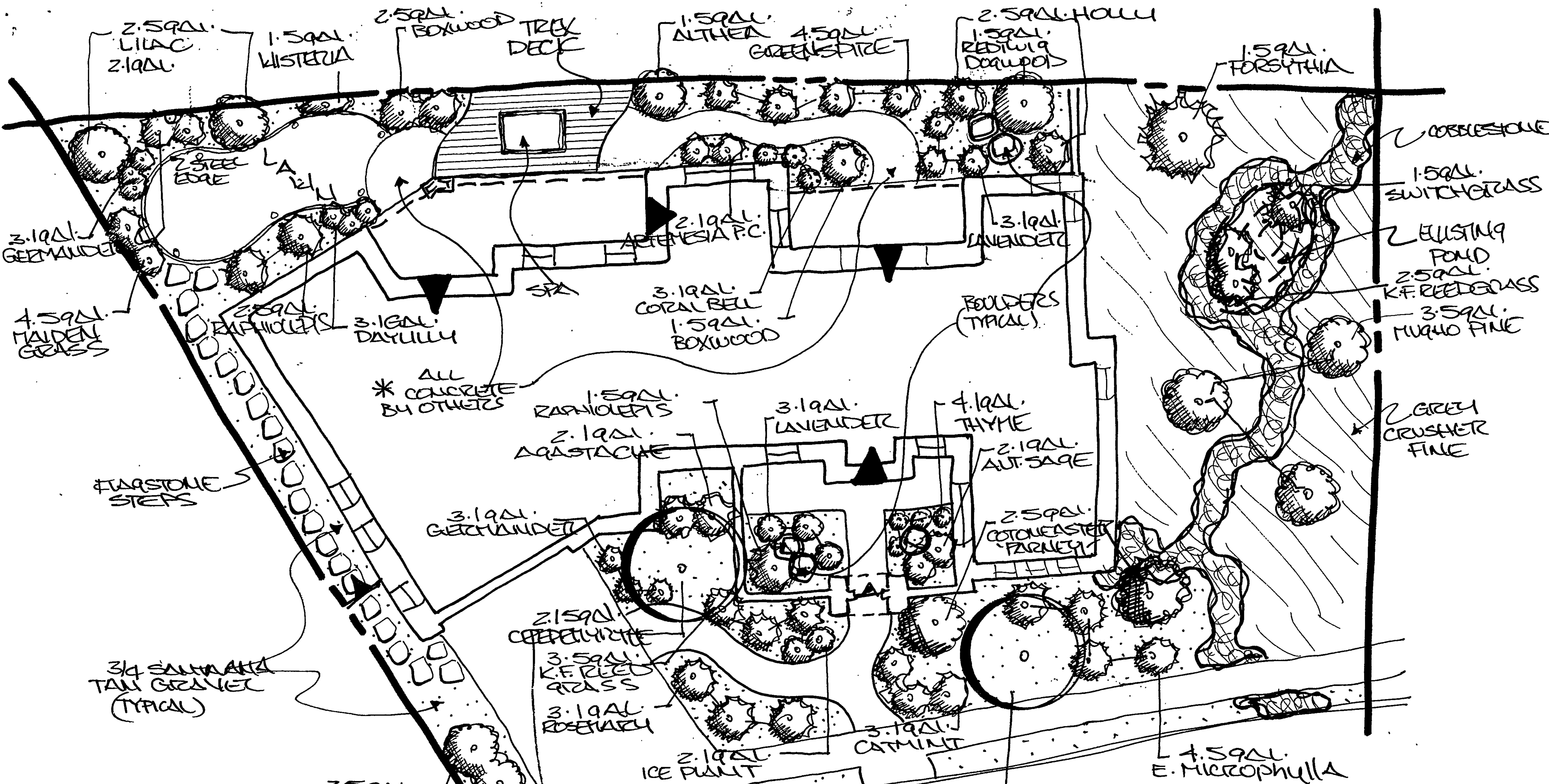
Legal Description	
Lot	8
Block	
Subdivision	Rancho de Candelaria
County	Bernalillo

No Curb Cut Required Estate Curb

Site Plan

Scale 1/8" = 1'

Final Drawing Checked By	Sheet
1. R. Montoya	1
2. B. Grubbs	
3.	Of 10 Sheets



* ALL CONCRETE BY OTHERS

BOULDERS (TYPICAL)

FLAGSTONE STEPS

3/4 SANDWICH TAN GRANITE (TYPICAL)

COBBLESTONE

1.5 GAL. SWITCHGRASS

2 ELUSTING POND

2.5 GAL. K.F. REED GRASS

3.5 GAL. MUHLENBERGIA

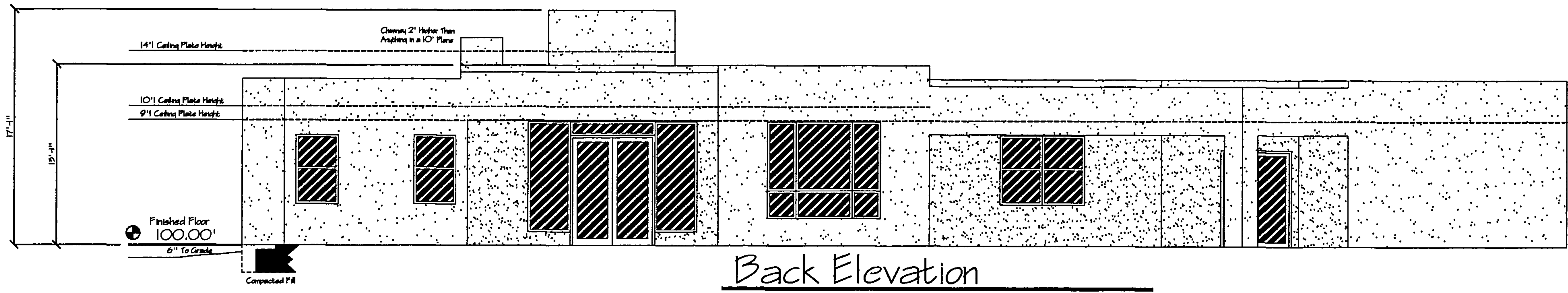
2 GREY CRUSHER FINE

WEBER RESIDENCE
3615 CONRADO LANE N.W.

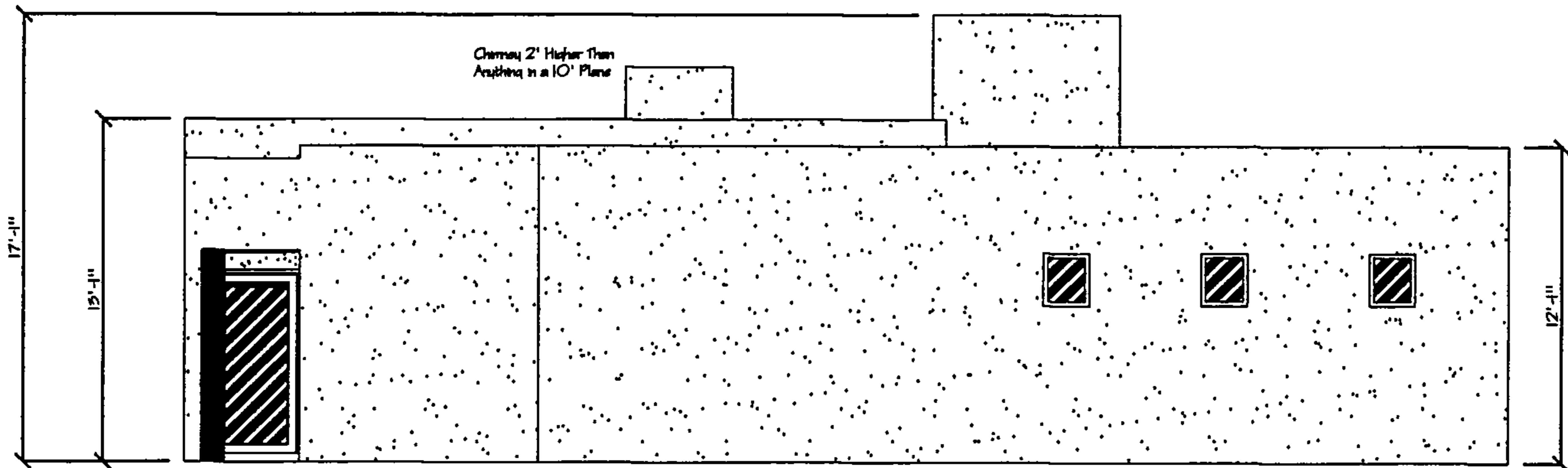
JULY, 2014

Handwritten signature

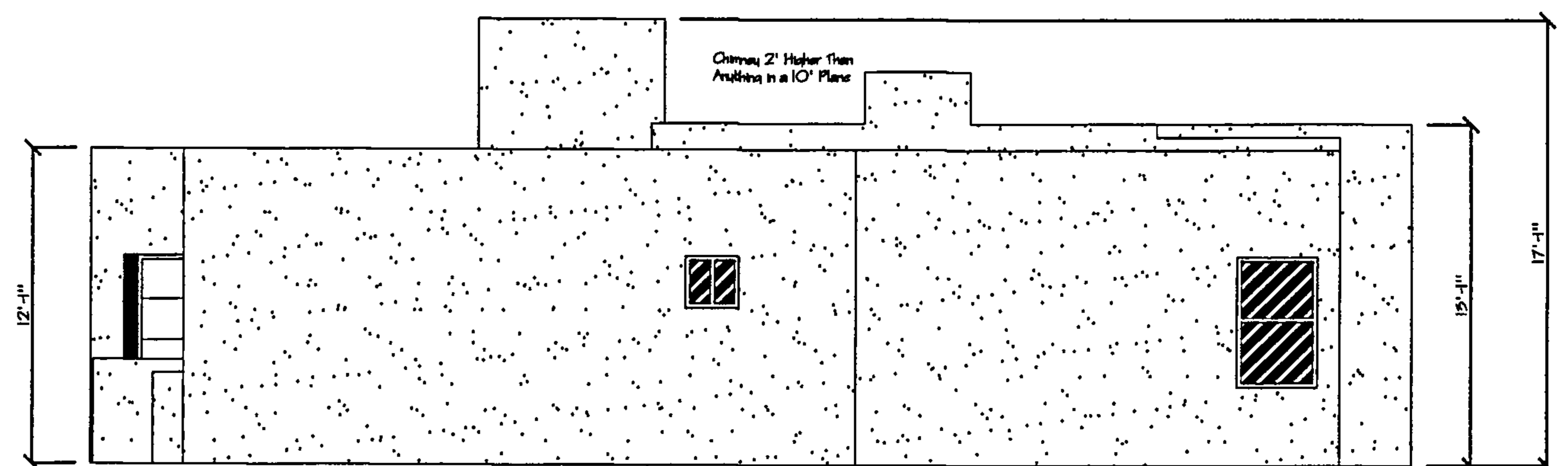
SCALE: 1"=10'



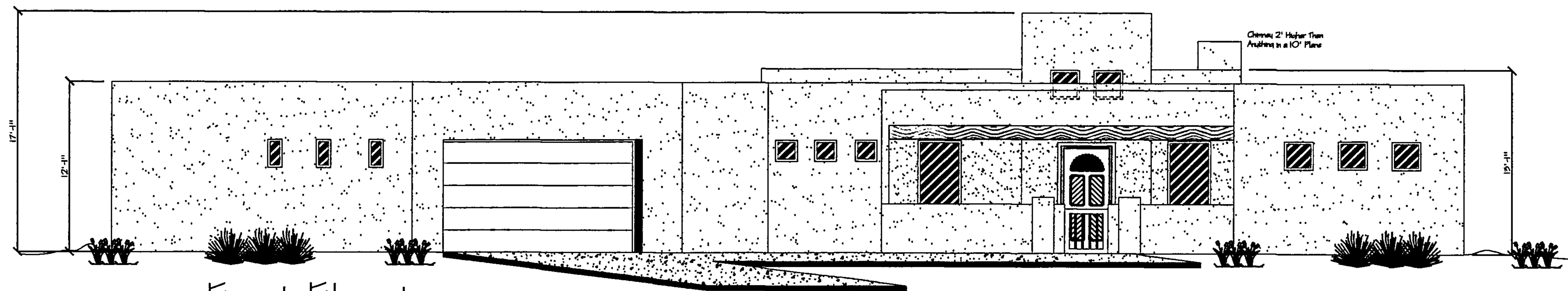
Back Elevation



Left Elevation



Right Elevation



Front Elevation

Elevations

Scale 1/4" = 1'

Ron Montoya Custom Designs
 Residential Design and Drafting Services
 8724 Alameda Park Drive N.E. Suite A Albuquerque
 (505) 825-6474 Cell: (505) 825-6777
 Fax: 825-6487

June 12, 2014

Elevations

3615 Conrado NW
 Albuquerque New Mexico

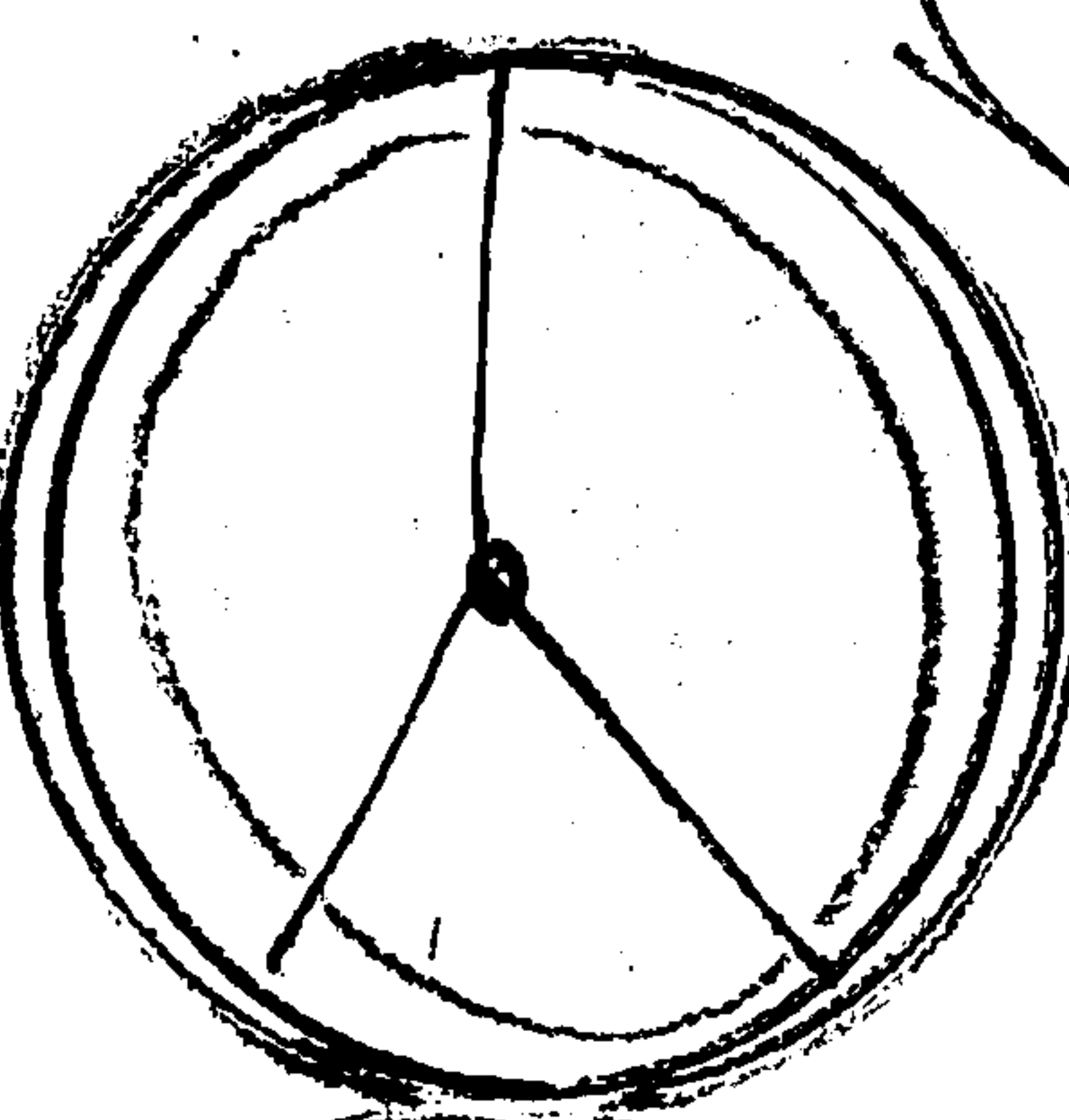
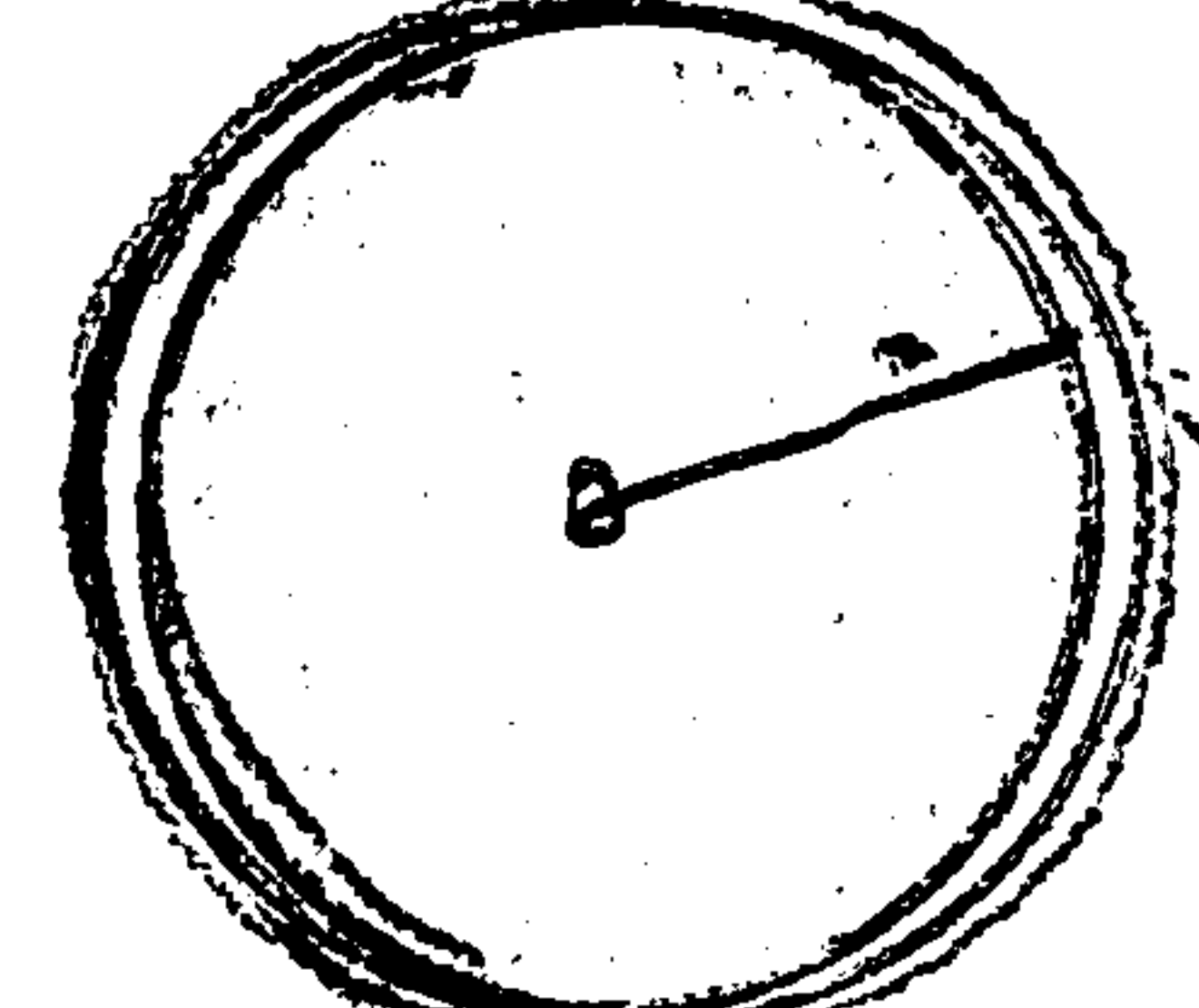
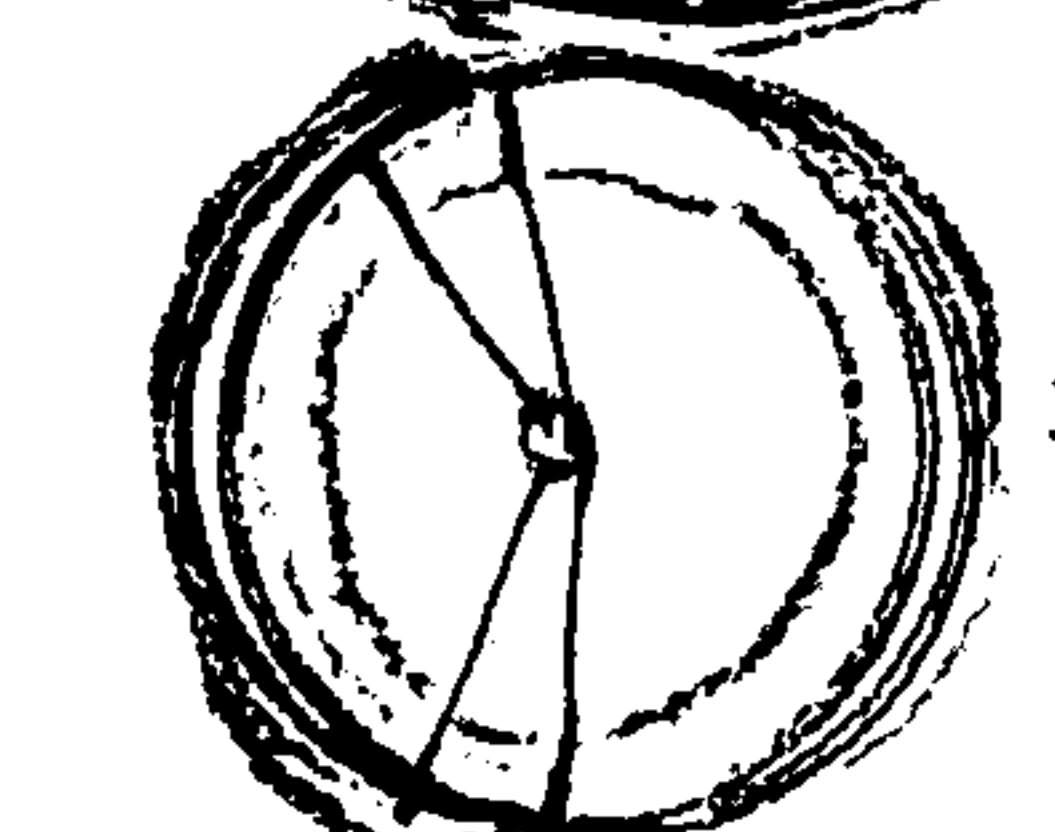


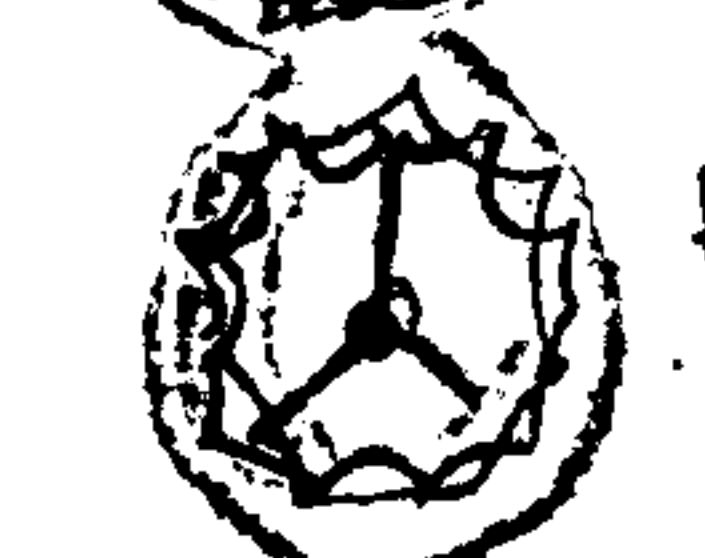







Final Drawing Checked By:
1. R. Montoya
2. B. Grisham
3.

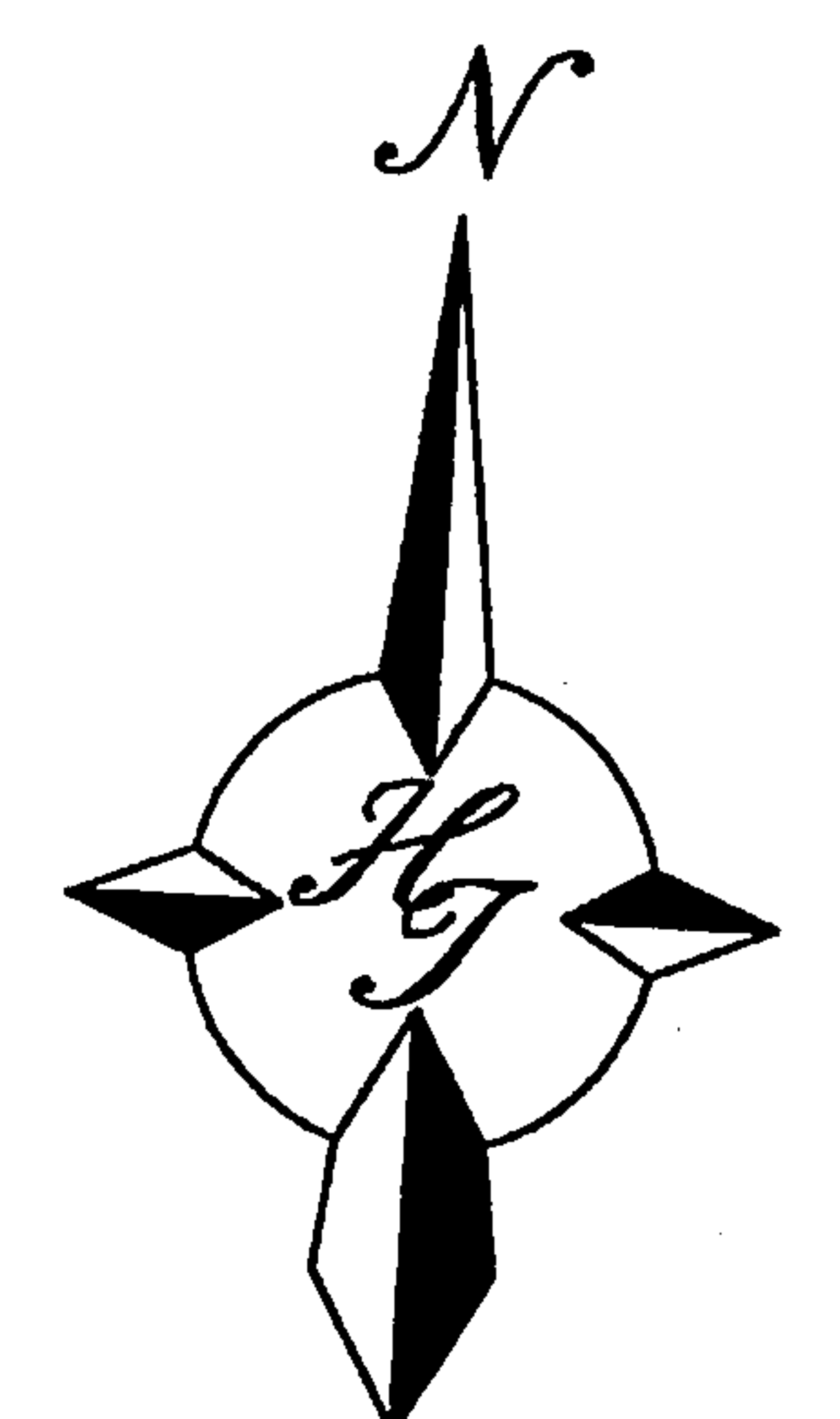
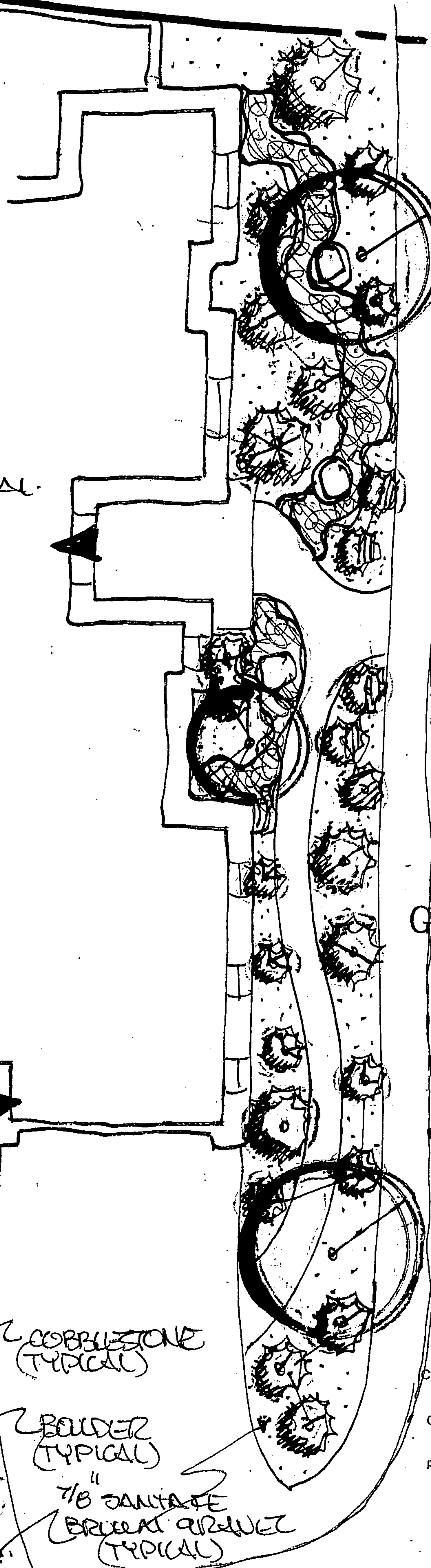
Sheet
 6
 Of 10 Sheets

* IRRIGATION:
ALL PLANTS TO BE WATERED
WITH AUTOMATIC DRIP
SYSTEM!

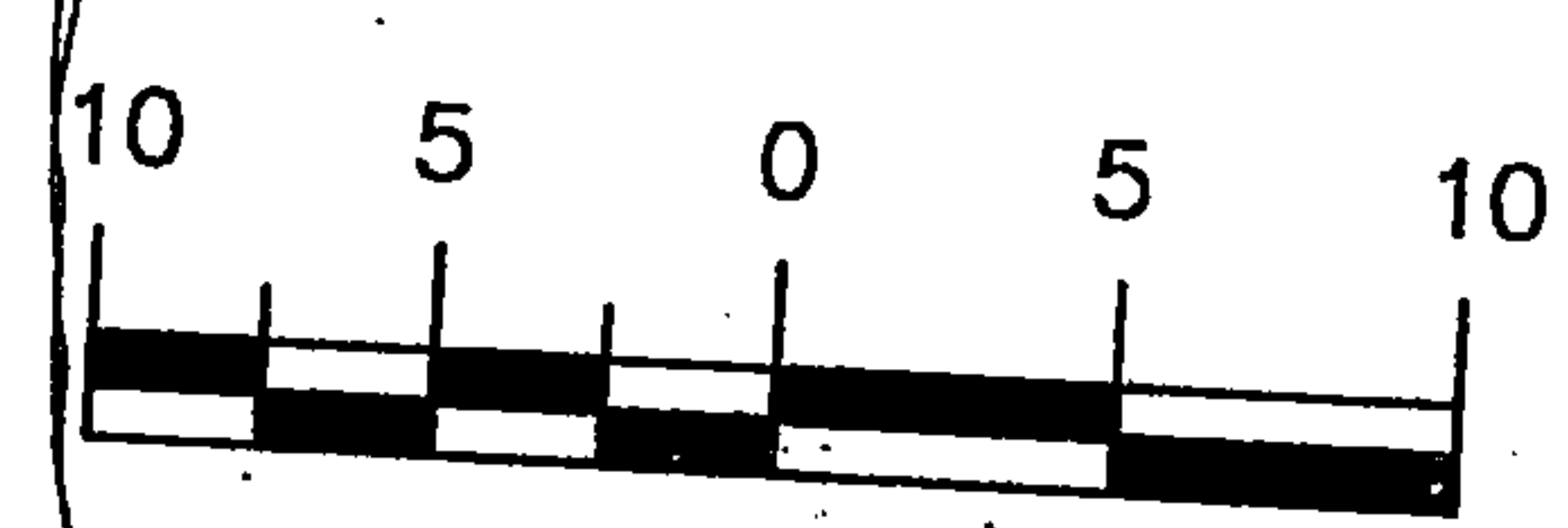
* LANDSCAPE CALCULATIONS:
TOTAL LOT - 12700 sq ft
TOTAL BUILDING - 2850 sq ft
NET LOT - 9850 sq ft
LANDSCAPE REQ. - 15% OR 1478 sq ft
LANDSCAPE PROVIDED - 2769 sq ft

LEGEND:

-  REDBUD - 1.24' BOX
Cercis canadensis
-  VITEX - 2.15 GAL
VITEX agnes-castus
-  NEW MEXICO OLIVE - 1.15 GAL
Forestiera neomexicana
-  BUTTERFLY BUSH - 4.5 GAL
Buddleia davidii
-  MUCHO PINE - 1.5 GAL
Pinus mucho mucho
-  RED YUCCA - 3.5 GAL
Hesperaloe parviflora
-  INDIA HAWTHORN - 5.5 GAL
Raphidepis indica
-  BOXWOOD - 1.5 GAL
Buxus sp.
-  ICE PLANT - 5.1 GAL
Delosperma cooperi
-  AUTUMN SAGE
SALVIA greggii - 2.1 GAL
-  GAIUM - 5.1 GAL
Nepeta faassenii
-  GERMANDER - 3.1 GAL
Teucrium chamaedrys
-  REED GRASS - 3.5 GAL
Calamagrostis arundinacea



GRAPHIC SCALE



SCALE: 1"=10'

The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

All creative ideas contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.

COBBLESTONE (TYPICAL)
BOULDER (TYPICAL)
7/8 SANDSTONE BRICK PAVEMENT (TYPICAL)

LAS VENTANAS HOMES LLC
3605 CONRADO
FRONT YARD LANDSCAPE
LAS VENTANAS LOT 6
APRIL 21, 2014