



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1002858

12DRB-70199 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS, LLC request(s) the referenced/ above action(s) for Lot 28A, Block 3, **THE MESA AT ANDERSON HILLS, Unit 2** zoned R-2, located on the southwest corner of ANDERSON HILLS AVE SW and MATA ORTIZ DR SW containing approximately .125 acre. (N-9)

At the August 8, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 23, 2012, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: Mark Goodwin & Associates
Marilyn Maldonado
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2012

Project# 1002858

12DRB-70199 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS, LLC request(s) the referenced/ above action(s) for Lot 28A, Block 3, **THE MESA AT ANDERSON HILLS, Unit 2** zoned R-2, located on the southwest corner of ANDERSON HILLS AVE SW and MATA ORTIZ DR SW containing approximately .125 acre. (N-9)

AMAFCA No comments provided.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Letters sent to: : Anderson Hills Neighborhood Association (R) and Anderson Hills HOA
APS No comments provided.
POLICE DEPARTMENT This project is in the Southwest Area Command. - No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments provided.
COMCAST No comments provided.
CenturyLink No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D 1. Previously reviewed 08/17/2010. 2. No Adverse Comments.

OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION Parks and Recreation has no objections to the Request for SIA Extension.
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin and Associates, PA PHONE: 808-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Anderson Hills, LLC PHONE: 899-6768
 ADDRESS: PO Box 9740 FAX: 899-6771
 CITY: Albuquerque STATE nm ZIP 87119 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: 1 year extension of SIA for mesa at Anderson Hills
Unit 2, Lot 28

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 28 Block: 3 Unit: 2
 Subdiv/Addn/TBKA: Anderson Hills
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No _____
 Zone Atlas page(s): N-9 UPC Code: 100905349954011528

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1002858
08-DRB-70314, 10-DRB-70204

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): 0.125
 LOCATION OF PROPERTY BY STREETS: On or Near: Anderson Hills Ave.
 Between: Mata Ortiz and Lost Desert

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

SIGNATURE Diane Hoetzer DATE 7-11-12
 (Print Name) Diane Hoetzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

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

12 DRB-70199

Action

APN
CMF
ESTIA

S.F.

Fees

\$ 75.00
\$ 20.00
\$ 50.00

Total
\$ 145.00

Hearing date August 8, 2012

Valerie B...

7-12-12

Project # 1002858

Staff signature & Date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 7-11-12
 Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 7099

Valerie Batts
 Planner signature / date
 Project # 1002858

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 07/24/12 To 08/08/12

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.

Mark Goodwin & Associates
(Applicant or Agent)

07/12/12
(Date)

I issued 2 signs for this application, 7-12-12 Valley Bette
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002858



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1002858

Wednesday, August 8, 2012

Comments must be received by:

Friday, July 27, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		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)			Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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 Proprietary interest in site: owner List all owners: _____

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 Between: Mata Ortiz and Lost Desert
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Deane Hoetzer DATE 7-11-12
 (Print Name) Deane Hoetzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB-70199</u>	<u>APN</u>		<u>\$ 75.00</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		<u>ESTA</u>		<u>\$ 50.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>August 8, 2012</u>			Total <u>\$ 145.00</u>

Valerie B... 7-12-12 Project # 1002858
 Staff signature & Date

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

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MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

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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.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 7-11-12
 Applicant signature / date

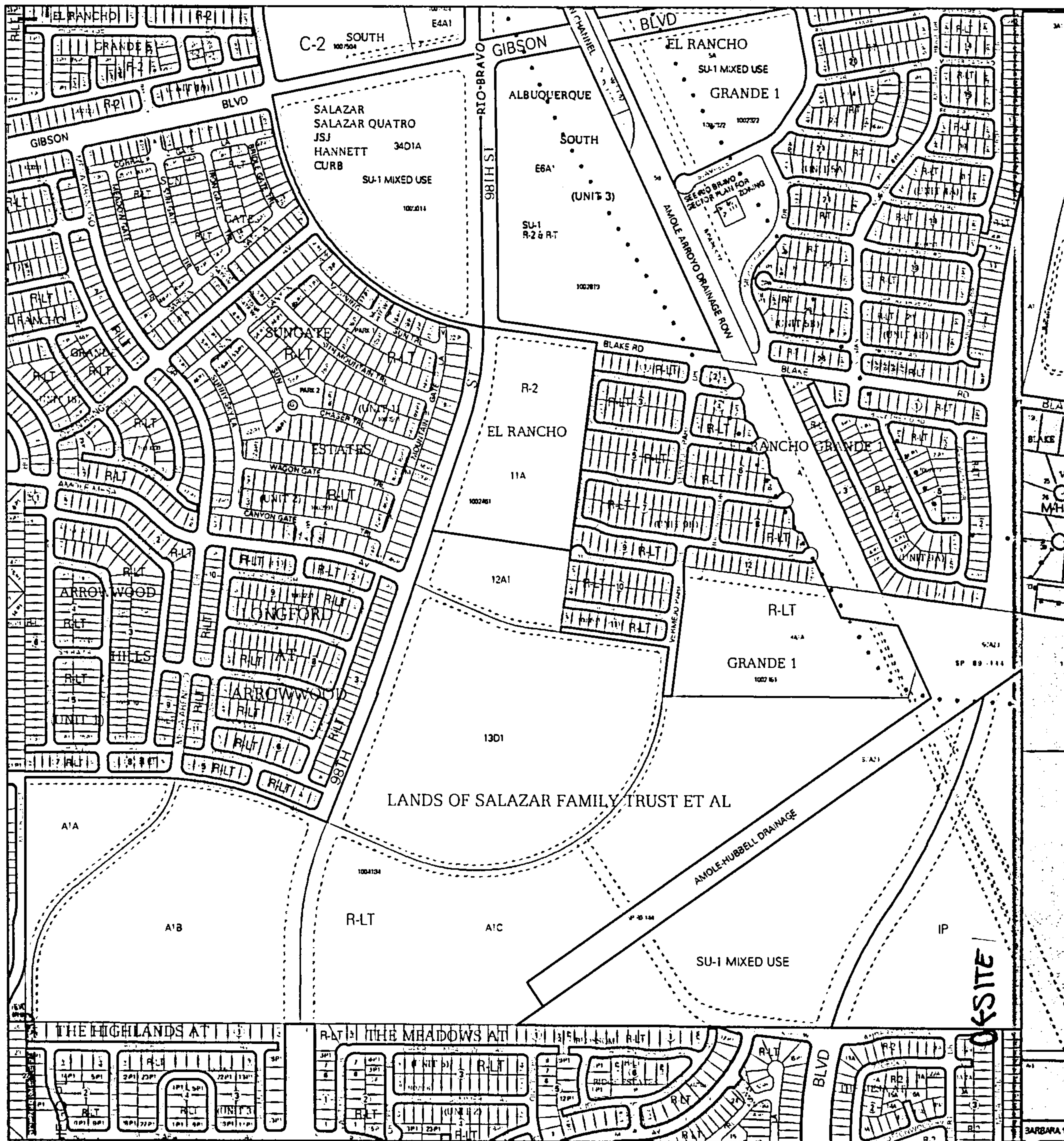


Form revised October 2007

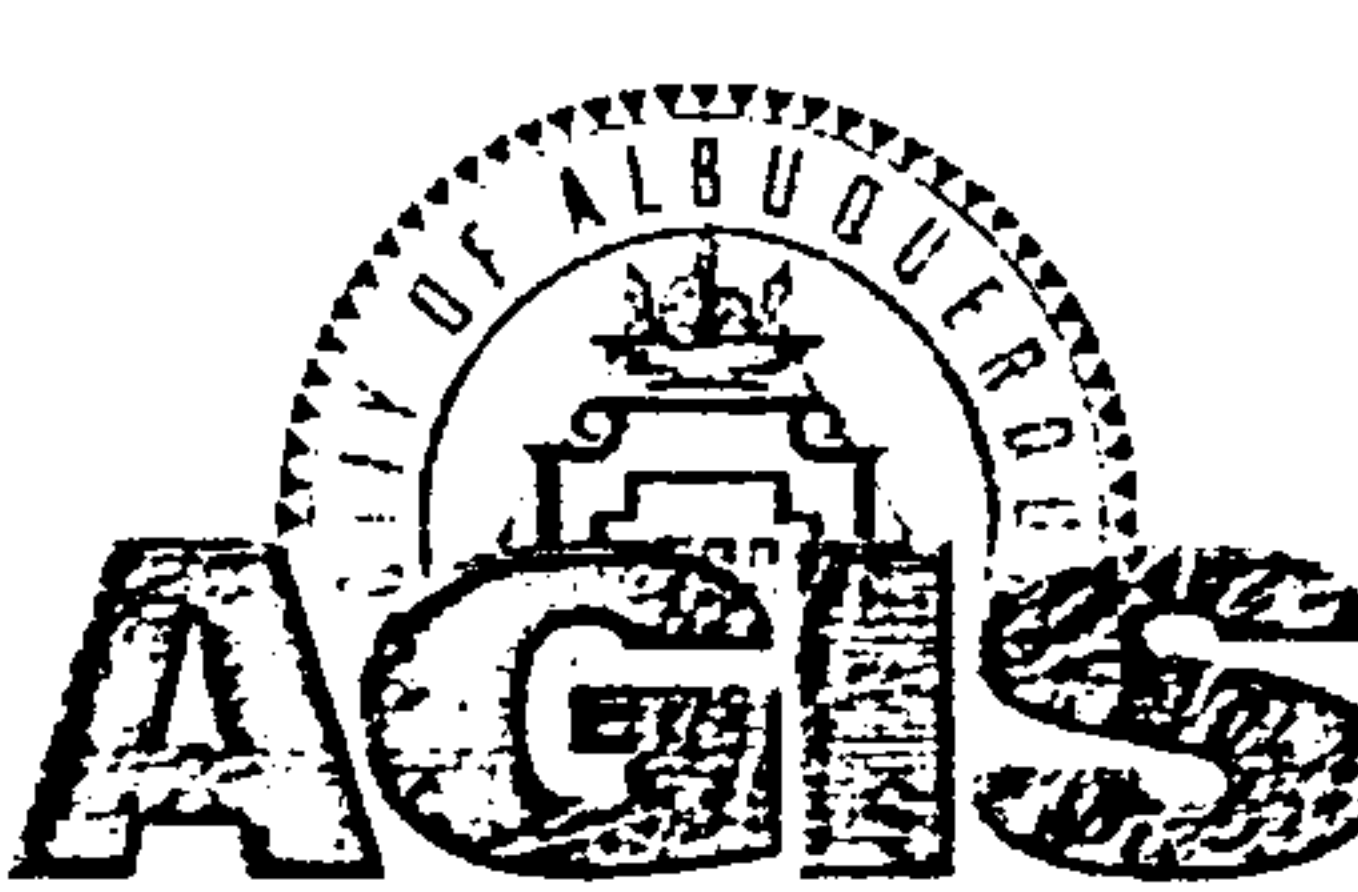
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
12 - DRB - 7099

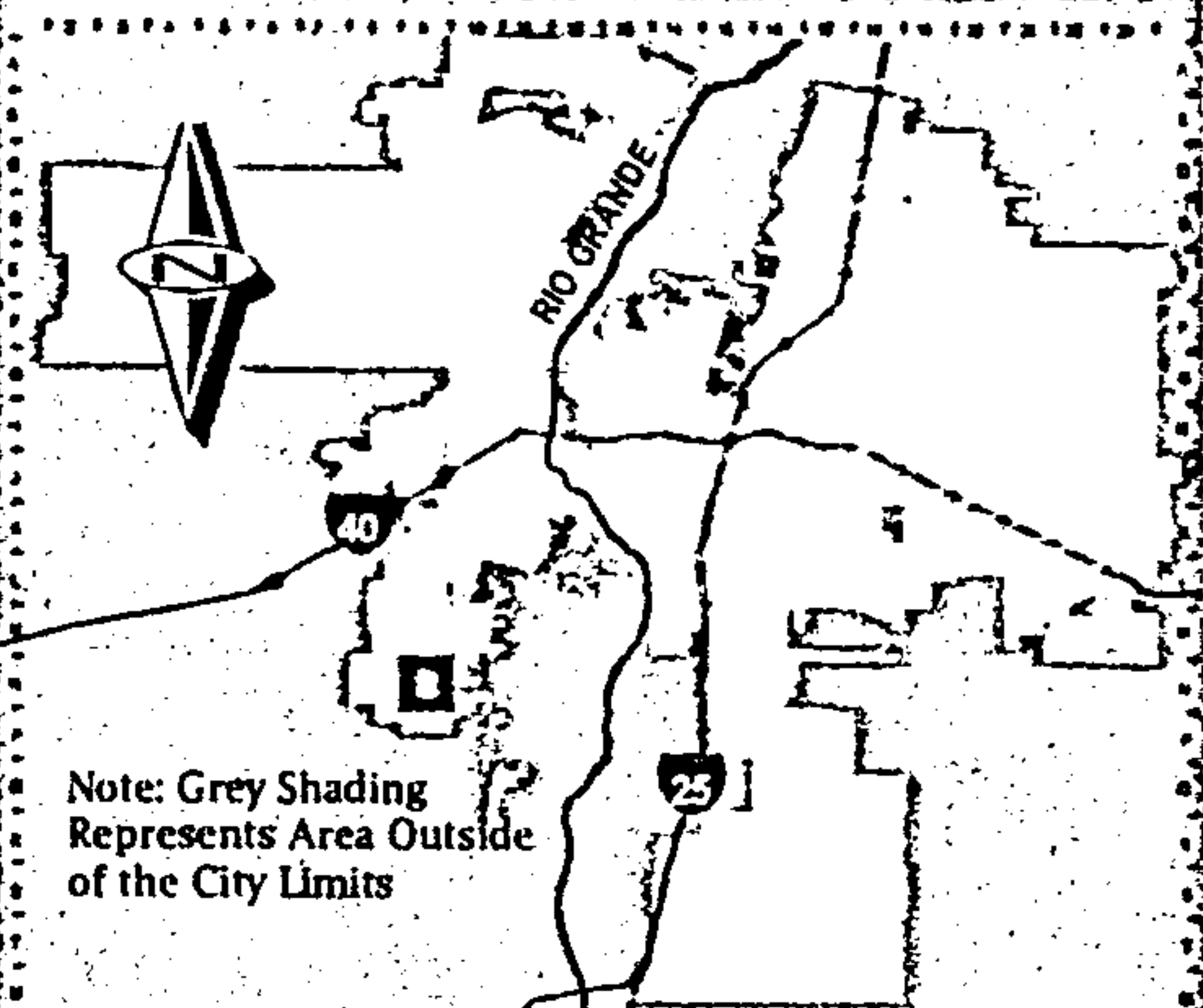
Valerie Bates
 Planner signature / date
 Project # 1002858



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



Map amended through: 2/1/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
N-09-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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

July 12, 2012

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Request 2 Year SIA Extension for Mesa at Anderson Hills Unit 2, Lot 28;
DRB Case No: 1002858 CPN: 708186**

Dear Mr. Cloud:

On behalf of our client, Anderson Hills, LLC, we are requesting a one year extension for the above referenced SIA. Under existing conditions, Lot 28 was sold and developed but a portion of the property remains encumbered by a temporary access easement. This easement was required until the property to the north developed and was to construct their half of the Anderson Hills Avenue road improvements. To date no development has occurred to the north. As a result, DRC plans were prepared and almost approved for the construction of the Anderson Hills Avenue for the ultimate section. Our client is now ready to move forward and build these improvements but will need an extension of the SIA in order to do this.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/kb

Attachments



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 18, 2007

1. Project# 1002858
07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9)

At the July 18, 2007, Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 2, 2007, 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).

Sheran Matson, AICP, DRB Chair

Cc: Anderson Hills, LLC, PO Box 9470, 87119
Mark Goodwin & Associates, PA, PO Box 90606, 87199
Joseph Risbeck, 8523 Old Cottonwood Ave SW, 87121
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC
Project Number. _____

FIGURE 12

Date Submitted: 04/26/2005

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 4/1/04

Date Preliminary Plat Expires: 3/30/06

DRB Project No.: 1002858

DRB Application No.: OS DRB - 00699

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Amended Mesa Unit 2 at Anderson Hills

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts G, H & I, Arrowood Ranch Development

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Mesa Springs Ave	Lot 28, Block 5	Mala Ortiz Dr	/	/	/
		28' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Vista Penasco Ave	Lot 28, Block 4	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Old Caballero Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		32' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	Mata Ortiz Dr	Anderson Hill	Llano Vista	/	/	/
		24' FF 4'	Res Pvmnt, C & G Sidewalk (East Side Only) (1)	Mata Ortiz Dr	Llano Vista	Lot 62, B1	/	/	/
		24' FF	Perm Pvmnt, C & G	Anderson Hills Ave	Mata Ortiz Dr	Lost Desert Dr	/	/	/
		32' FF 4'	Res Pvmnt, C & G Sidewalk (Both Sides) (1)	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		24' FF 4'	Res Pvmnt, C & G Sidewalk (West Side Only) (1)	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/

Project name:

Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
OFF SITE PAVING									
		24' FF	Perm P'vml, C & G (3)	Anderson Hill Ave	Lost Desert Dr	Unscr Blvd	/	/	/
		30' FF	Art P'vml, C & G (2)	Unscr Blvd	Anderson Hill Ave	Dennis Chavez	/	/	/
		Per Design	South Bound Right Turn Lane	Rio Bravo / 2nd Street			/	/	/
		Per Design	Street Lights				/	/	/
WATER									
		12"-14"	Waterline (4)	Unscr Corridor	Dennis Chavez	Blake Rd Ex.30" WL	/	/	/
		12"	Waterline (3)	Anderson Hill Ave	Unscr Blvd Ex 12" WL	Lost Desert Dr	/	/	/
		12"	Waterline	Anderson Hill Ave	Lost Desert Dr	Mata Ortiz Dr	/	/	/
		12"	Waterline	Mata Ortiz Dr	Anderson Hill	Tract C	/	/	/
		12"	Waterline	Tract C	Mata Ortiz Dr	Grace Vigil Rd	/	/	/
		8"	Waterline	Tract A	Grace Vigil Rd	Mata Ortiz Dr	/	/	/
		8"	Waterline	Mata Ortiz Dr	Tract A	Tract C	/	/	/
		6"	Waterline	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		6"	Waterline	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		6"	Waterline	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/
		6"	Waterline	El Caballero Dr	Lot 38, B 1	Llano Vista	/	/	/
		4"	Waterline	El Caballero Dr	Llano Vista	Lot 44, B1	/	/	/
SAS									
		8"	SAS	Mata Ortiz Dr	Tract C	Lot 97, B 1	/	/	/
		8"	SAS (3)	Dennis Chavez ROW	Dennis Chavez	Tract A	/	/	/
		8"	SAS (3)	Tract A	(Existing SAS MH)		/	/	/
		8"	SAS (3)	38' Easmt (Lot 62)	Dennis Chavez ROW	38' Easmt (Lot 62)	/	/	/
		8"	SAS (3)	Mata Ortiz Dr	Tract A	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Llano Vista Ave	38' Easmt (Lot 62)	Lot 80, B 1	/	/	/
		8"	SAS (3)	Llano Vista Ave	El Caballero Dr	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Mesa Springs Ave	Lot 28, B 5	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	Vista Penasco Ave	Lot 28, B 4	Mata Ortiz Dr	/	/	/
		8"	SAS (3)	El Caballero Dr	Lot 38, B 1	Lot 44, B 1	/	/	/
		12"	SAS (3)	Tract C	Barbara Vista Ave	Mata Ortiz Dr	/	/	/
		12"	SAS (3)	Old Caballero Ave	Lot 11, B 4	Mata Ortiz Dr	/	/	/

Project name: Mesa at Anderson Hills, Unit 2

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
SAS				
12"	SAS (3)	Mata Ortiz Dr	Old Caballero Ave	Tract C
12"	SAS (3)	Anderson Hill Ave	Unser Boulevard	Lost Desert Dr
36"	SAS (3)	Barbara Vista Ave	Tract C	East Ex 24" SAS MH
36"	SAS (3)	Barbara Vista Ave	East of Tract C	Barbara Vista N. ROW
STORM DRAIN				
54"	Storm Drain w/ Appurtenances	Dennis Chavez R / W	Tract A	Rio Bravo Channel
54"	Storm Drain w/ Appurtenances	Tract A	Dennis Chavez R/W	38' Easmt (Lot 62)
54"	Storm Drain w/ Appurtenances	38' Easmt (Lot 62)	Tract A	Mata Ortiz Dr
54"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Lot 62, Block 1	Llano Vista
36"-48"	Storm Drain w/ Appurtenances	Mata Ortiz Dr	Llano Vista	Old Caballero Ave

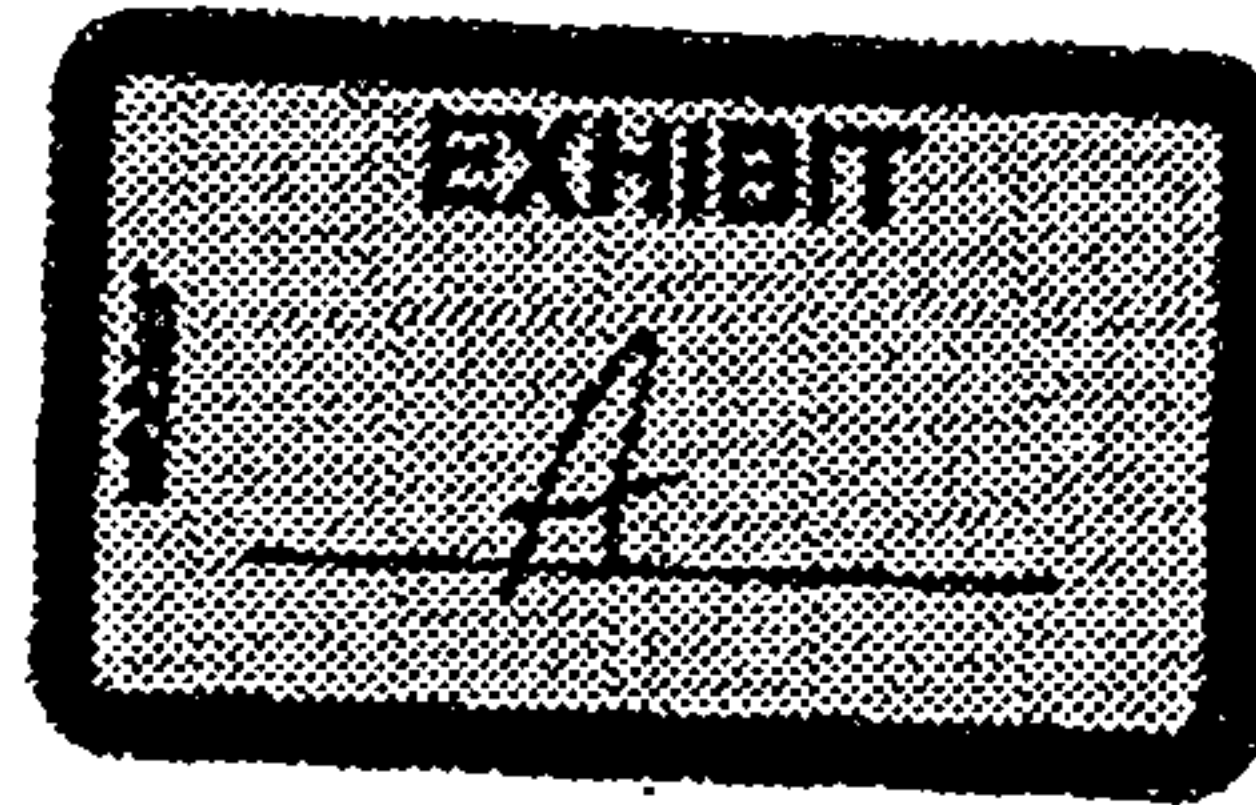
Private Inspector	City Inspector	City Cnst Engineer
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- (1) All internal sidewalks to be deferred
- (2) These items built with project # 679582 (DRB 1002856) Meadows Unit 1
- (3) These items built with project # 708184 (DRB 1002858) Mesa Unit 1 Under Construction
- (4) These items built with project # 679481 Rio Bravo Sector Plan/Unser Blvd.
- (5) GRADING & DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE FO SIA AND FINANCIAL GUARANTY.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Diane Hoelzer, PE NAME (print)	<i>D. Mateon</i> 5/4/05 DRB CHAIR - date	<i>Christina Sandoval</i> 5/4/05 PARKS & GENERAL SERVICES - date	
MARK GOODWIN & ASSOCIATES FIRM	<i>[Signature]</i> 5-4-05 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>Diane Hoelzer</i> 4-26-05 SIGNATURE - date	<i>[Signature]</i> 5/4/05 UTILITY DEVELOPMENT - date		
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:	<i>Bradley L. Bingham</i> 5/4/05 CITY ENGINEER - date		

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



708186

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2010

Project# 1002858

10DRB-70204 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS, LLC request(s) the referenced/ above action(s) for Lot 28A, Block 3, **THE MESA AT ANDERSON HILLS, Unit 2** zoned R-2, located on the southwest corner of ANDERSON HILLS AVE SW and MATA ORTIZ DR SW containing approximately .125 acre. (N-9) [Deferred from 8/18/10]

At the September 1, 2010, Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 16, 2010, in the manner described below.

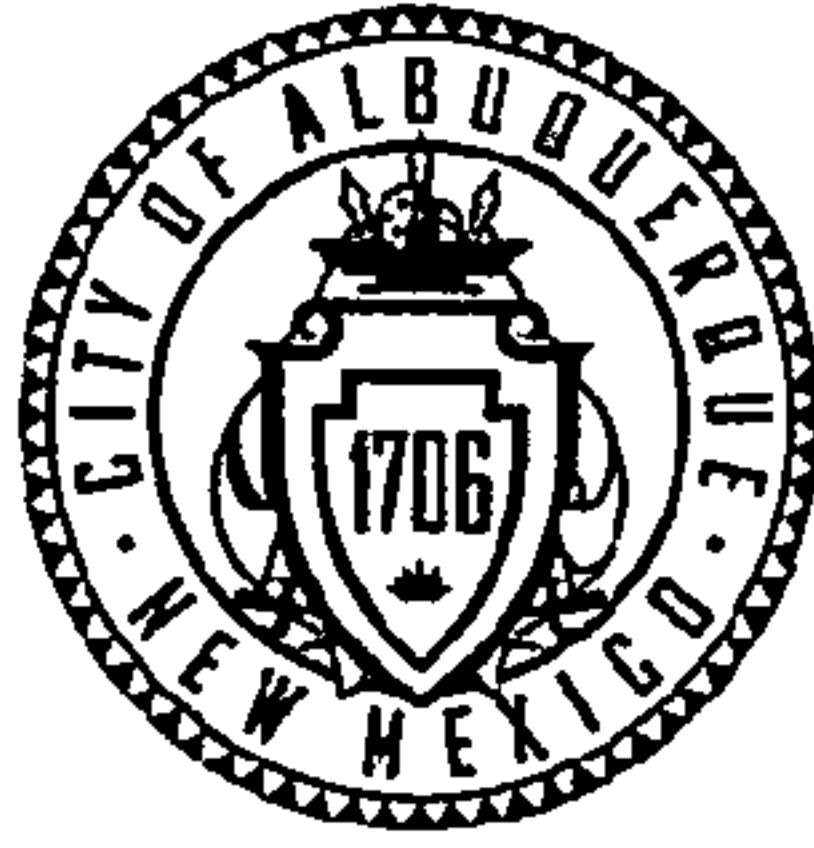
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Anderson Hills, LLC – P.O. Box 9470 – Albuquerque, NM 87119
Marilyn Maldonado
file



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

June 25, 2012

Kay Brasher
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: kbrashear@goodwinengineers.com

Dear Kay:

Thank you for your inquiry of June 25, 2012 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – MESA AT ANDERSON HILLS, UNIT 2, LOT 28, LOCATED ON ANDERSON HILLS AVENUE SW – EAST OF UNSER BOULEVARD SW** zone map **N-9**.

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

ANDERSON HILLS H.O.A. (AHH)

Andres Lazo, P.O. Box 93488/87199

Jerry Parsons, P.O. Box 93488/87199 342-2797 ext. 126 (o)

ANDERSON HILLS N.A. (ANH) "R"

Celeste Wheeler, 3209 Lazy Day Dr. SW/87121 452-0175 (h)

Pat Risbeck, 8523 Old Cottonwood Ave. SW/87121 452-2202 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner Association and Coalition 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.

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

planningrnaform(03/20/12)

!!!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 neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **06/25/12** Time Entered: **8:55 a.m.** ONC Rep. Initials: **siw**



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

July 11, 2012

Ms. Celeste Wheeler
Anderson Hills Neighborhood Association
3209 Lazy Day Dr. SW
Albuquerque, NM 87121

Mr. Pat Risbeck
Anderson Hills Neighborhood Association
8523 Old Cottonwood Ave. SW
Albuquerque, NM 87121

Re: Mesa at Anderson Hills, Unit 2, Lot 28

Dear Ms. Wheeler and Mr. Risbeck:

Enclosed please find a copy of the DRB Application requesting a 1 year extension of the SIA for the referenced project. The anticipated date to be heard is August 8, 2012. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager

/kb

Enclosure

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Celeste Wheeler
3209 Lazy Day Dr. SW/87121

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Albuquerque, NM 87199

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Albuquerque, NM 87199

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Kay Brashear
Office Manager

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Kay Brashear
Office Manager

/kb

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Return Receipt Fee (Endorsement Required)	\$ 2.35	JUL 12 2012
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	Postmark Here
Total Postage & Fees	\$ 5.75	07/12/2012

Sent To
Mr. Jerry Parsons
Street, Apt. No.;
or PO Box No. PO Box 93488
City, State, ZIP+4
Albuquerque nm 87199
PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 6304

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Street, Apt. No.;
or PO Box No. PO Box 93488
City, State, ZIP+4
Albuquerque nm 87199
PS Form 3800, June 2002 See Reverse for Instructions

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U.S. Postal Service™
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ALBUQUERQUE NM 87121

Postage	\$ 0.45	0109
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Restricted Delivery Fee (Endorsement Required)	\$ 0.00	Postmark Here
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