



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 7, 2009

**Project# 1003094**

09DRB-70307 VACATION OF PRIVATE EASEMENT  
09DRB-70308 AMENDMENT TO PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for ALVARDO-SG, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE ( TO BE KNOWN AS SILVER TOWNHOME)** zoned SU-3 FOR HOUSING FOCUS, located on SILVER AVE SW BETWEEN 2ND ST SW AND 3RD ST SW containing approximately 2.0637 acre(s). (K-14)

At the October 7, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

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

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

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

**CONDITIONS:**

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

The Amendment to the Preliminary Plat was approved with delegation to Planning Department for easement revision note on Tract A, and AGIS DXF file.

If you wish to appeal this decision, you must do so by October 22, 2009 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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

A handwritten signature in black ink, appearing to read "Jack Cloud", is positioned above the printed name.

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman PA – 128 Monroe Street NE – Albuquerque, NM 87108

Cc: Alvarado – SG, LLC – 5021 Indian School Road NE, Ste 300 –  
Albuquerque, NM 87108

Marilyn Maldonado

File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 24, 2012

### **Project# 1003094**

12DRB-70307 VACATION OF PRIVATE EASEMENTS

12DRB-70308 VACATION OF PUBLIC EASEMENTS

12DRB-70329 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON & ARFMAN PA agent(s) for CASITAS DE COLORES, LLC request(s) the referenced/ above action(s) for all or a portion of **SILVER TOWNHOMES** zoned SU-3, located on the south side of SILVER AVE SW between 2ND ST SW and 3RD ST SW containing approximately 1.5145 acre(s). (K-14)

At the October 24, 2012 Development Review Board meeting, the vacations were 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 preliminary/final plat was approved with final sign off delegated to Planning for AGIS DXF and to record.

### Findings

The public welfare is in no way served by retaining the easements; the City of Albuquerque does not anticipate any need to utilize the existing easements.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

### CONDITIONS:

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

If you wish to appeal this decision, you must do so by November 8, 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).

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



Jack Cloud, DRB Chair

Cc: ISAACSON & ARFMAN PA  
Marilyn Maldonado  
File

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.

Project #: 1003094 Application #: 12DRB-70329  
Project Name: Silver Townhomes  
Agent: Isaacson & Aufman PA Phone #:

\*\*Your request was approved on 10-24-12 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): dxp all utilities record after 15 days

**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.





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 24, 2012

**Project# 1003094**

12DRB-70307 VACATION OF PRIVATE EASEMENTS

12DRB-70308 VACATION OF PUBLIC EASEMENTS

12DRB-70329 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON & ARFMAN PA agent(s) for CASITAS DE COLORES, LLC request(s) the referenced/ above action(s) for all or a portion of **SILVER TOWNHOMES** zoned SU-3, located on the south side of SILVER AVE SW between 2ND ST SW and 3RD ST SW containing approximately 1.5145 acre(s). (K-14)

<b>AMAFCA</b>				
No comments.				
<b>COG</b>				
No comments provided.				
<b>TRANSIT</b>				
No comments provided.				
<b>ZONING ENFORCEMENT</b>				
No comments provided.				
<b>NEIGHBORHOOD COORDINATION</b>				
<b>APS</b>				
<p><b>Silver Townhomes</b>, is located on the south side of Silver Ave SW between 2<sup>nd</sup> St SW and 3<sup>rd</sup> St SW. The owner of the above property requests approval of a Vacation of Private Easements and a Vacation of Public Easements for a development that will consist of 71 multi-family units. Any residential development within this area will impact Lew Wallace Elementary School, Washington Middle School, and Albuquerque High School. Lew Wallace Elementary is exceeding capacity, while Washington Middle School and Albuquerque High School have excess capacity.</p>				
		<b>2011-12 40th Day</b>	<b>2011-12 Capacity</b>	<b>Space Available</b>
373	Lew Wallace ES	296	279	-17
465	Washington MS	505	739	234
590	Albuquerque HS	1602	1794	192
<p>To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <ul style="list-style-type: none"> <li>• Provide new capacity (long term solution)             <ul style="list-style-type: none"> <li>○ Construct new schools or additions</li> <li>○ Add portables</li> <li>○ Use of non-classroom spaces for temporary classrooms</li> <li>○ Lease facilities</li> <li>○ Use other public facilities</li> </ul> </li> <li>• Improve facility efficiency (short term solution)             <ul style="list-style-type: none"> <li>○ Schedule Changes                 <ul style="list-style-type: none"> <li>▪ Double sessions</li> <li>▪ Multi-track year-round</li> </ul> </li> </ul> </li> </ul>				

- Other
  - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

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

**POLICE DEPARTMENT**

No comments provided.

**FIRE DEPARTMENT**

No comments provided.

**PNM ELECTRIC & NMGAS Co.**

No comments provided.

**COMCAST**

No comments provided.

**CENTURYLINK**

No comments provided.

**ENVIRONMENTAL HEALTH**

No comments provided.

**M.R.G.C.D**

1. Previously reviewed 05/18/2007.
2. No Adverse Comments.

**OPEN SPACE DIVISION**

No comments provided.

**CITY ENGINEER**

**Vacation of Private Easements, Blanket private landscape, pedestrian and drainage -**

Hydrology has no objection to vacating the pedestrian, landscape and utility easements. The drainage easements on Block D cannot be vacated. They area shown as "X'd" out. The remaining drainage easements can be vacated with the condition that private drainage easements are provide to drain Block C-1-A and A-1-A to the cistern on Block B-1-A and to drain Black F-1-A to the cistern on Black E-1-A. Easements area required to provide ponding of the first 0.5" of rain per agreement 8-9-12.

**Vacation of Public Easements PUE -** Hydrology has no objection.

**TRANSPORTATION DEVELOPMENT**

No objection to vacation requests.

**PARKS AND RECREATION**

**ABCWUA**

**PLANNING DEPARTMENT**

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

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

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

9. **Project# 1008786**  
11DRB-70327 EPC APPROVED SDP  
FOR BUILD PERMIT
- DEKKER/PERICH/SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Lot(s) A PORTION OF LOTS 4, 5, A, & B, **GIBSON TRACTS** zoned SU-1 FOR C-2, located on GIBSON BETWEEN UNIVERSITY AND I-25 containing approximately 1.35 acre(s). (L-15) **DEFERRED TO 12/14/11 AT THE AGENTS REQUEST.**
10. **Project# 1008787**  
11DRB-70170 EPC APPROVED SDP  
FOR BUILD PERMIT
- DEKKER PERICH SABATINI agent(s) for CITY OF ALBUQUERQUE-DMD/CIP request(s) the above action(s) for all or a portion of Tract(s) C8,1 AND 4, **TOWN OF ATRISCO GRANT PIRPORT UNIT (C8) & LAVALAND ADN. (1 & 4)** zoned C-2, located on CENTRAL BETWEEN 57TH AND 58TH containing approximately 2.08 acre(s). (K-11) **INDEFINITELY DEFERRED AT THE AGENTS REQUEST.**

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

11. **Project# 1003094**  
11DRB-70328 AMENDMENT TO  
PRELIMINARY PLAT  
11DRB-70329 SIDEWALK VARIANCE
- ISAACSON AND ARFMAN PA agent(s) for ALVARADO-SG, LLC request(s) the above action(s) for all or a portion of Block(s) A, B, C, E, & F, **SILVER TOWNHOMES (TBKA BLOCKS A-1, B-1, C-1, E-1, F-1 SILVER TOWNHOMES)** zoned SU-3 HOUSING FOCUS, located on LEAD AVE SW BETWEEN 2ND ST SW AND 3RD ST SW containing approximately 1.5145 acre(s). (K-14) **THE AMENDED PRELIMINARY PLAT, WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE PLAT THAT WAS APPROVED OCTOBER 26<sup>TH</sup> 2011 REMAINS VALID. THE SIDEWALK VARIANCE WAS WITHDRAWN.**
12. **Project# 1004428**  
11DRB-70330 EXT OF MAJOR  
PRELIMINARY PLAT
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS, LLC request(s) the above action(s) for all or a portion of Tract(s) TR-RR-3-A-RR-3-E, **WESTLAND SOUTH** zoned SU-1/C-1 R-LT, located on DENNIS CHAVEZ BETWEEN MEADE AND 118TH ST containing approximately 98.907 acre(s). (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**



HEARING DATE: 11-30-11 (AFT, SV)  
(VS AFT)

1003094

**Application # :**

12-70329 (P.F)

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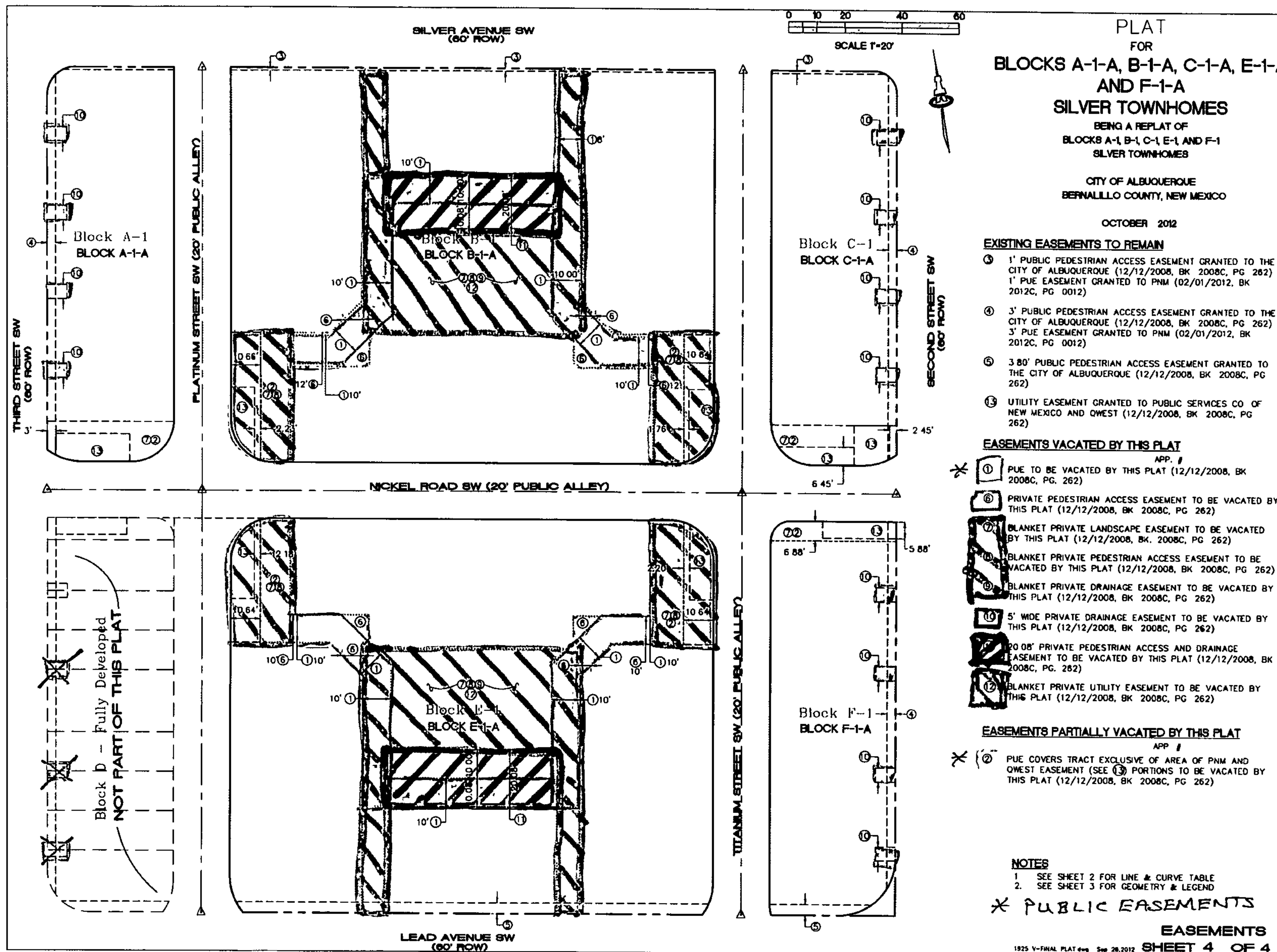
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M:\CAD FILES\1900\_1999\1925\1925\1925 V-FINAL PLAT.dwg 9/26/2012 2:22:00 PM tbr



PLAT  
FOR  
BLOCKS A-1-A, B-1-A, C-1-A, E-1-A  
AND F-1-A  
SILVER TOWNHOMES  
BEING A REPLAT OF  
BLOCKS A-1, B-1, C-1, E-1, AND F-1  
SILVER TOWNHOMES  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2012

EXISTING EASEMENTS TO REMAIN

- ④ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (12/12/2008, BK 2008C, PG 262)
- ① 1' PUE EASEMENT GRANTED TO PNM (02/01/2012, BK 2012C, PG 0012)
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (12/12/2008, BK 2008C, PG 262)
- ③ 3' PUE EASEMENT GRANTED TO PNM (02/01/2012, BK 2012C, PG 0012)
- ⑥ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (12/12/2008, BK 2008C, PG 262)
- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO OF NEW MEXICO AND QWEST (12/12/2008, BK 2008C, PG 262)

EASEMENTS VACATED BY THIS PLAT

- \* ① PUE TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG. 262)
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG 262)
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK. 2008C, PG 262)
- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG 262)
- ⑨ BLANKET PRIVATE DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG 262)
- ⑩ 5' WIDE PRIVATE DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG 262)
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG. 262)
- ⑫ BLANKET PRIVATE UTILITY EASEMENT TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG 262)

EASEMENTS PARTIALLY VACATED BY THIS PLAT

- \* ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM AND QWEST EASEMENT (SEE ⑬ PORTIONS TO BE VACATED BY THIS PLAT (12/12/2008, BK 2008C, PG 262)

NOTES  
1. SEE SHEET 2 FOR LINE & CURVE TABLE  
2. SEE SHEET 3 FOR GEOMETRY & LEGEND

\* PUBLIC EASEMENTS





K-14-Z 1"=750'±

**LEGAL DESCRIPTION**

Lot 1 through Lot 24, inclusive, in Block 30, together with the Alley in Block 30, of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140, and being more particularly described as follows:

BEGINNING at the northeast corner of the land herein described, being also the northeast corner of aforesaid Lot 1 in Block 30, and being the point of intersection of the southerly right-of-way line of Silver Avenue S.W. with the westerly right-of-way line of Second Street S.W., whence the ACS Station '18-K14' (x=381330.57, y=1485990.88, N.M. State Plane Coordinates, Central Zone, NAD27) bears N. 50°54'17"E, 961.03 feet distant, and running thence along said westerly right-of-way line of Second Street S.W.,

S 09°07'42"W, 141.91 feet distant, thence,  
S 09°22'26"W, 16.02 feet distant; thence,  
S 09°10'49"W, 141.88 feet distant to the southeast corner, a point of intersection of said westerly right-of-way line of Second Street S.W. with the northerly right-of-way line of Lead Avenue S.W., thence leaving said westerly right-of-way line of Second Street S.W. and continuing along said northerly right-of-way line of Lead Avenue S.W.,  
N 80°48'36"W, 299.77 feet distant to the southwest corner, a point of intersection of said northerly right-of-way line of Lead Avenue S.W. with the easterly right-of-way line of Third Street S.W., thence, leaving said northerly right-of-way line of Lead Avenue S.W. and continuing along said easterly right-of-way line of Third Street S.W.,  
CONTINUED ON SHEET 7

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The private pedestrian access, landscaping, drainage, and utility easements [Proposed Easements nos. 6,7,8,9,10,11, and 12] shall be maintained by the Owner. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to Lots 1-24 in Block 30, New Mexico Town Company's Original Townsite, and do hereby certify that this subdivision is their free act and deed

**OWNER**

ALVARADO-SG, LLC

*Sean Gilligan*  
Sean Gilligan, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on October 15, 2008 2008, by Sean Gilligan, Managing Member of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company

My Commission Expires: 2/12/2011  
*Sean Gilligan*  
Notary Public

**SUBDIVISION DATA / NOTES (CONT'D.)**

- 17. No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
- 18. At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefiting property owners."

**SUBDIVISION DATA / NOTES**

- 1. Total Number of Existing Lots: 24
- 2. Total Number of Lots created: 72
- 3. Total Number of Tracts created: 10
- 4. Gross Subdivision Acreage: 2.0637 Ac.
- 5. Total Mileage of Full Width Streets Created: 0.1704 mi
- 6. Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West' (N 54°52'23"W, NAD27).
- 7. Distances are ground distances.
- 8. Bearings and distances in parenthesis are record
- 9. Basis of boundary are the following plats of record entitled:

"New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140

all being records of Bernalillo County, New Mexico

- 10. Field Survey performed in January of 2007
- 11. Title Report Fidelity National Title, File #07-1071828-B-VG Dated MAR 27, 2008
- 12. Address of Property: None provided
- 13. City Standard Utility Note II:  
ABCWUA water and sanitary sewer service must be verified and coordinated with the ABCWUA
- 14. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #10466"

- 15. ZONING - SU-3, Housing Fees
- 16. Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.

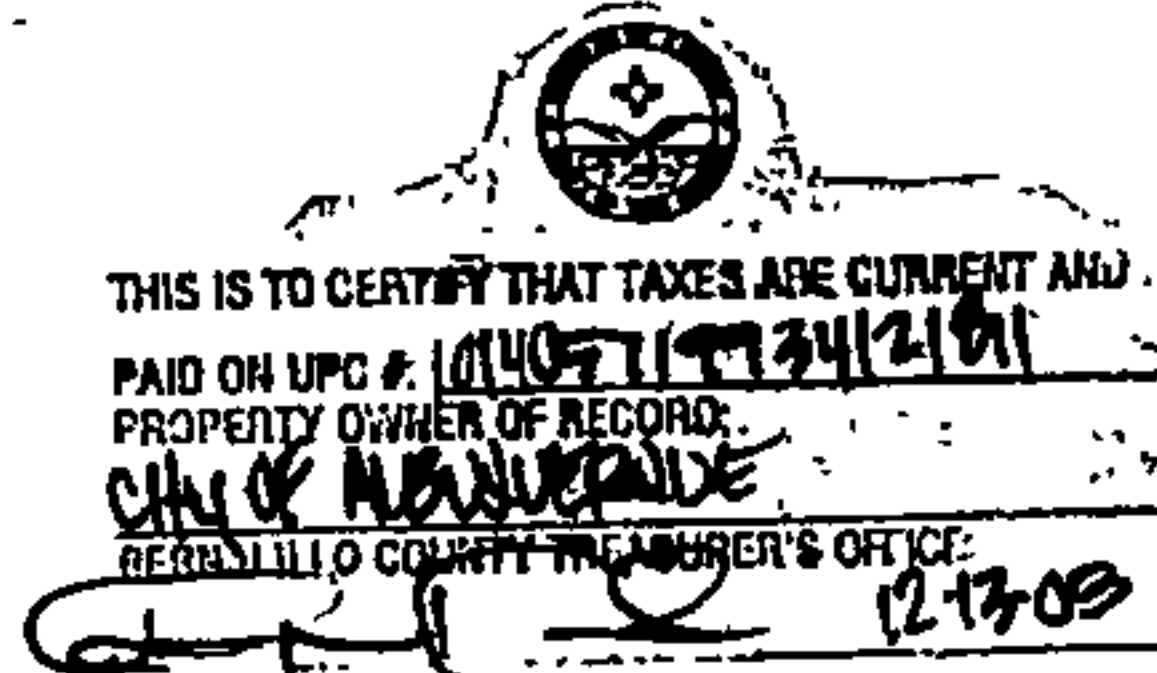
**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject lots into 72 residential lots, 2 commercial lots, and 10 tracts, to dedicate public rights-of-way, to grant easements necessary to serve the residential development, vacate existing lot lines, and to name an existing public alley



**RIO GRANDE SURVEYING CO., PC**

P.O. BOX 7155 ABQ, NM 87194  
PHONE & FAX (505) 764-8891  
email - rgsc@flash.net



**PLAT FOR SILVER TOWNHOMES**  
BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

**APPROVALS**

DRB PROJECT NO. 1003094  
APPLICATION NO. 08DEB-70457  
Utility Approvals

*Charles F. Brown* 12-5-08  
PNM ELECTRIC DATE  
*Charles F. Brown* 12-5-08  
PNM GAS DATE  
*Paul R. DeL...* 10/16/08  
QUEST DATE  
*Terrence Bonbon* 10-16-08  
COMCAST DATE

City Approvals  
*W.B. Holt* 10-22-08  
CITY SURVEYOR DATE  
NA  
REAL PROPERTY DIVISION DATE  
NA  
ENVIRONMENTAL HEALTH DEPARTMENT DATE  
*Roger A. Hean* 11-05-08  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
ABCWUA 11-5-08  
DATE  
*Christine Dandoval* 11/5/08  
PARKS AND RECREATION DEPARTMENT DATE  
*Bradley D. Bingham* 11/5/08  
AMAFCA DATE  
*Bradley D. Bingham* 11/5/08  
CITY ENGINEER DATE  
*Jack Cloud* 12-12-08  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S CERTIFICATION**

"I, Rex Vogler, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest, and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief"

*Rex Vogler* 10/22/08  
Rex Vogler, P.S. No 10466 Date  
**COVER SHEET**  
**SHEET 1 OF 8**



1582-2

# PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

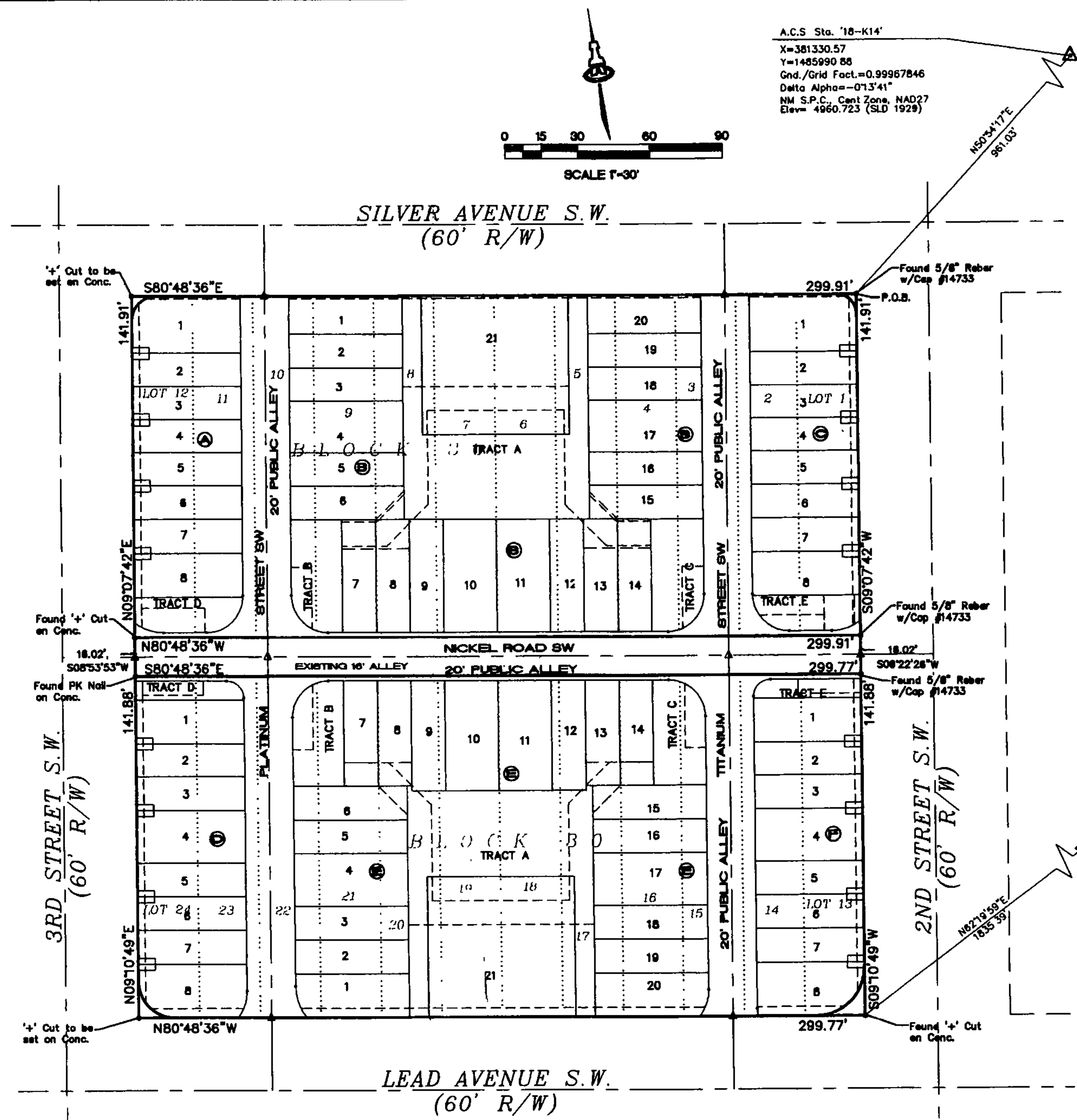
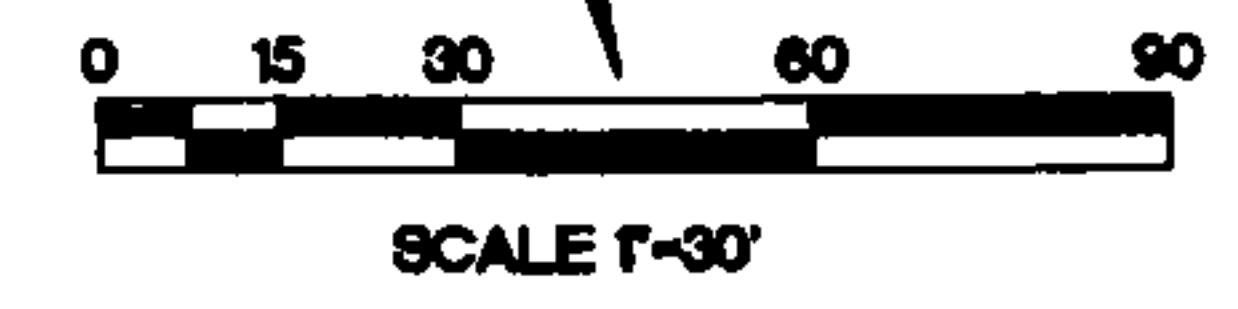
### LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- ..... EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- LOT 22 EXISTING LOT IDENTIFICATION
- BLOCK 30 EXISTING BLOCK IDENTIFICATION

### NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS.
4. SEE SHEET 7 FOR LOT AREA TABLE.

A.C.S. Sta. '18-K14'  
 X=381330.57  
 Y=1485990.88  
 Gnd./Grid Fact.=0.99967846  
 Delta Alpha=-0'13'41"  
 NM S.P.C., Cent Zone, NAD27  
 Elev= 4960.723 (SLD 1929)



A.C.S. Sta. '6-K14R'  
 X=382162.22  
 Y=1485941.10  
 Gnd./Grid Fact.=0.99967824  
 Delta Alpha=-0'13'35"  
 NM S.P.C., Cent Zone, NAD27  
 Elev= 4968.765 (SLD 1929)

DOC# 2008138833  
 12/12/2008 09:08:00 Page 2 of 8  
 (User: J. S. 2008) 2008 J. S. Toulous Olivero, Bernalillo, NM

GENERAL PLAT PLAN  
 SHEET 2 OF 8

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# PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

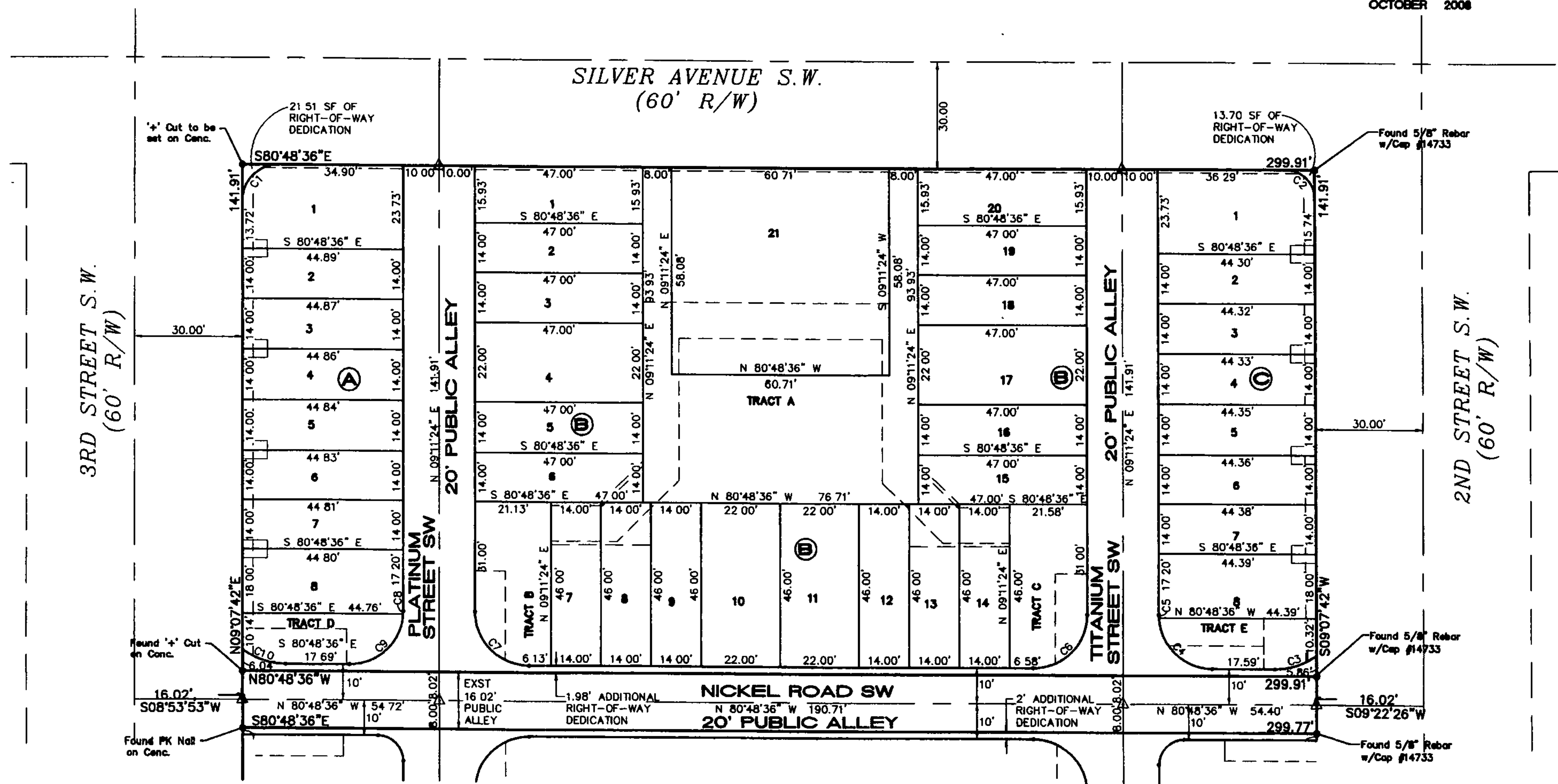
- LEGEND**
- 1 LOT IDENTIFICATION
  - (A) BLOCK IDENTIFICATION
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - ADJOINING PROPERTY LINE
  - ▲ CENTERLINE MONUMENT

- NOTES**
1. SEE SHEET 7 FOR LINE & CURVE TABLE
  2. SEE SHEET 7 FOR EASEMENT LINE TABLE
  3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
  4. SEE SHEET 7 FOR LOT AREA TABLE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

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 PLAT # 542 00 0 2008 P. 0262 R. Toulous Silvers, Bernalillo Cour

GEOMETRY, NORTH 1/2  
 Nov 25, 2008 SHEET 3 OF 8

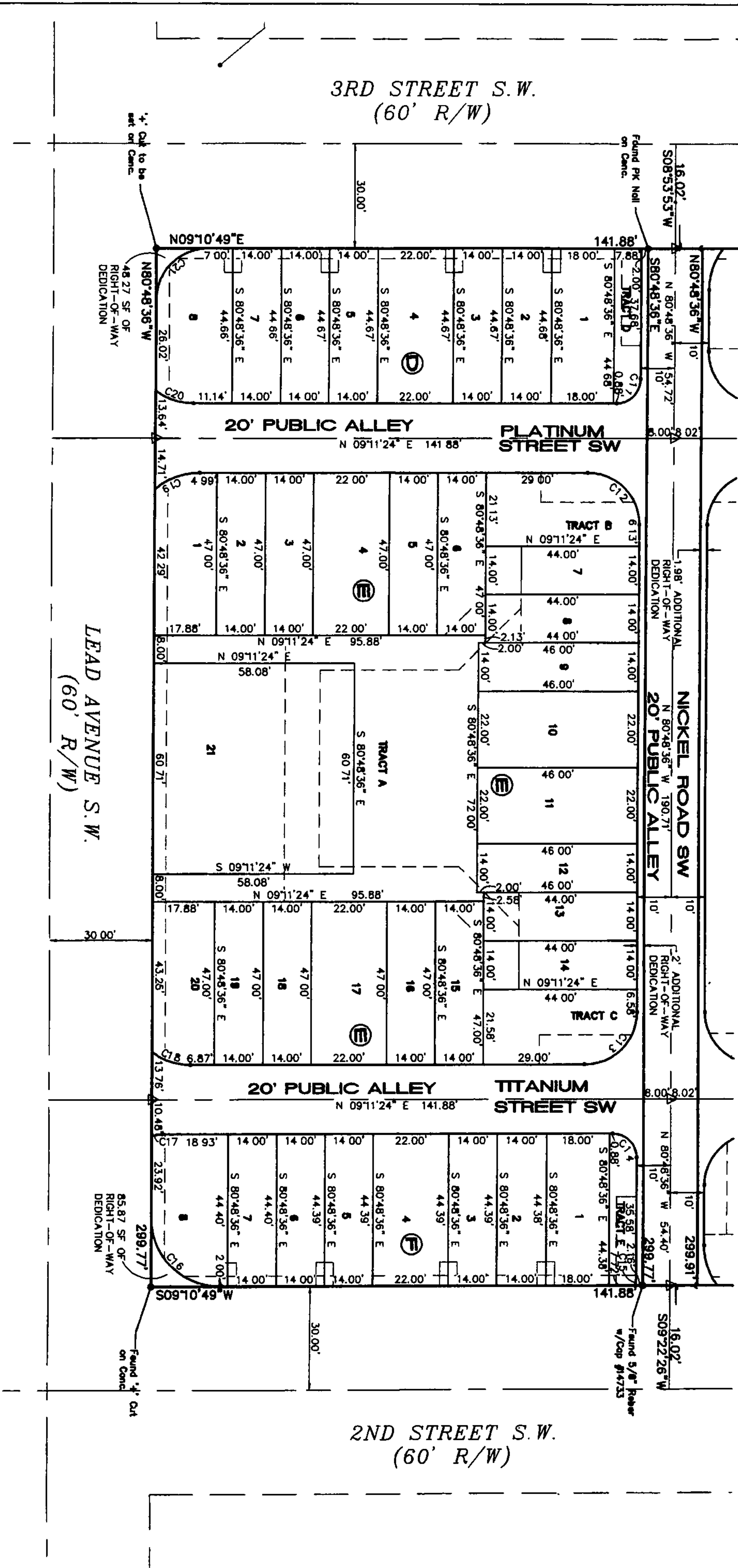
- NOTES**
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  2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
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  4. SEE SHEET 7 FOR LOT AREA TABLE.

- LEGEND**
- 1 LOT IDENTIFICATION
  - ① BLOCK IDENTIFICATION
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - ADJOINING PROPERTY LINE
  - ▲ CENTERLINE MONUMENT

**PLAT**  
FOR  
**SILVER**  
**TOWNHOMES**  
BEING A REPLAT OF  
LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008



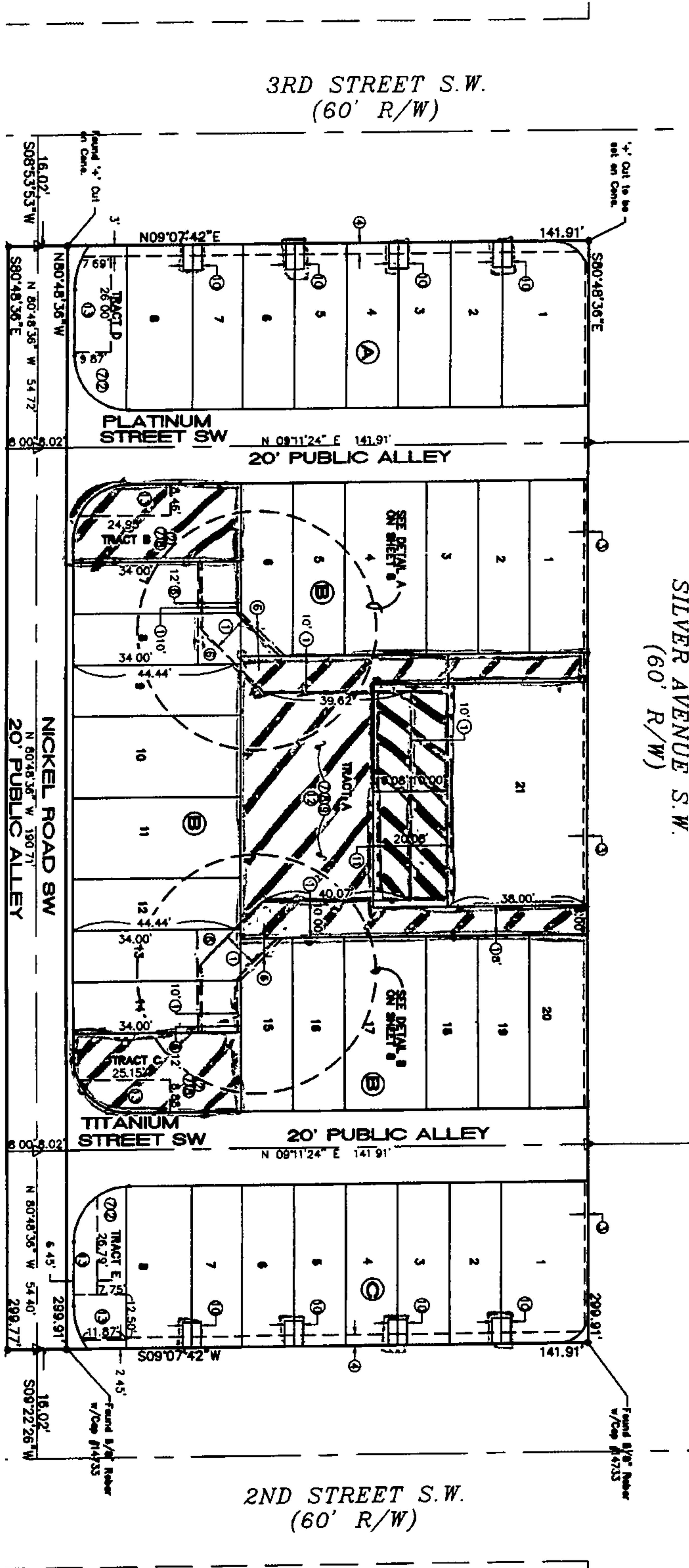
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GEOMETRY, SOUTH 1/2  
SHEET 4 OF 8



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**EXISTING EASEMENTS**  
 NONE

**PROPOSED EASEMENTS**

- 1. PUE TO BE GRANTED BY THIS PLAT
- 2. PUE COVERS TRACT EXCLUSIVE OF AREA OF PUE EASEMENT TO BE GRANTED BY THIS PLAT
- 3. PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 4. PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 5. PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 6. PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- 7. PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
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- 14. PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- 15. PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
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- 21. PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER

**LEGEND**

- 1 LOT IDENTIFICATION
- 2 BLOCK IDENTIFICATION
- 3 PROPERTY LINE
- 4 EASEMENT LINE
- 5 ADJOINING PROPERTY LINE
- 6 CENTERLINE MONUMENT

**NOTES**

1. SEE SHEET 7 FOR LINE & CURVE TABLE
2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

**PLAT FOR SILVER TOWNHOMES**  
 SEND A REPLY OF LOTS 1 THRU 24, BLOCK 30  
 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNHOMES  
 CITY OF ALBUQUERQUE  
 BERNILLO COUNTY, NEW MEXICO  
 OCTOBER 2008

EASEMENTS NORTH 1/2  
 SHEET 5 OF 8



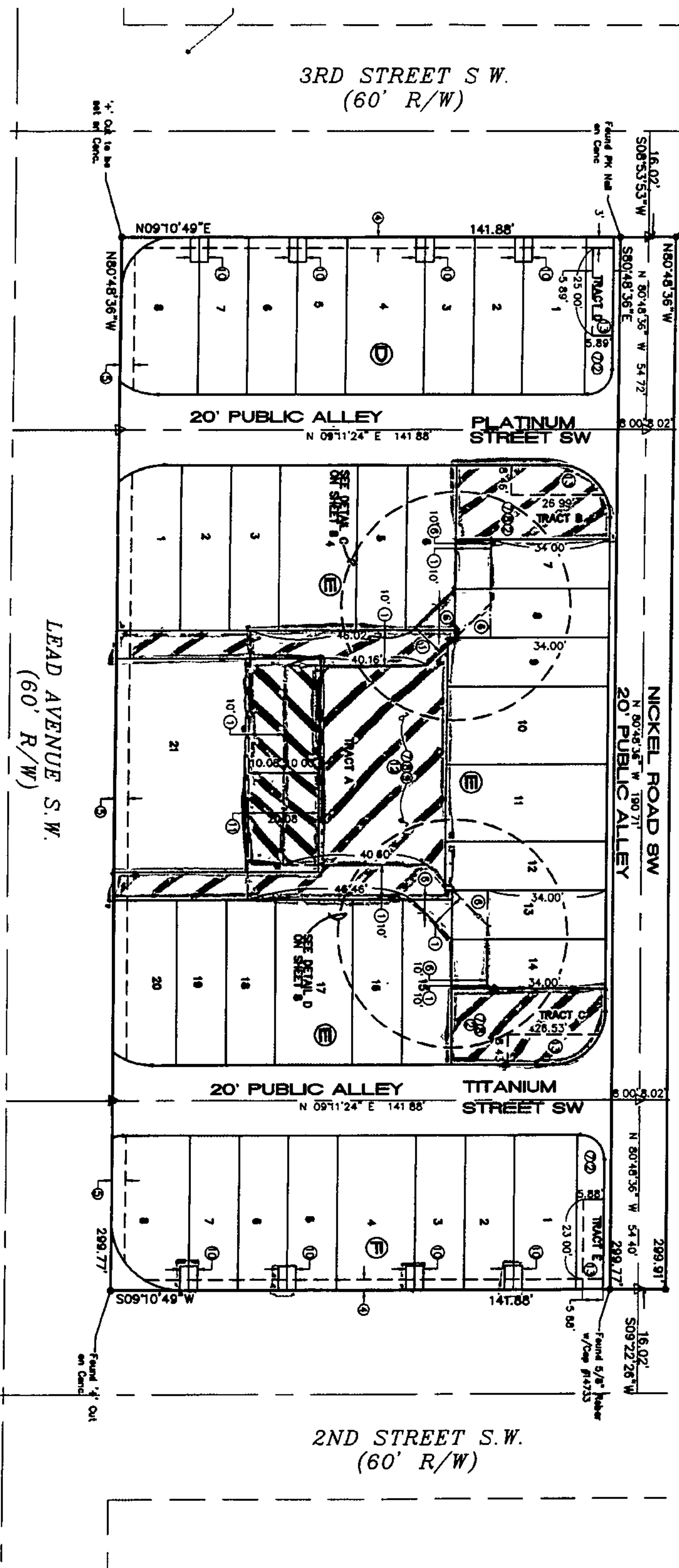
**EXISTING EASEMENTS**

NONE

**PROPOSED EASEMENTS**

- 1. PUE TO BE GRANTED BY THIS PLAT
- 2. PUE COVERS TRACT EXCLUSIVE OF AREA OF PUE EASEMENT TO BE GRANTED BY THIS PLAT
- 3. PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 4. PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- 5. PUBLIC PEDESTRIAN ACCESS AND DRAINAGE EASEMENT TO BE GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- 6. BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
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**\* PUBLIC EASEMENTS**



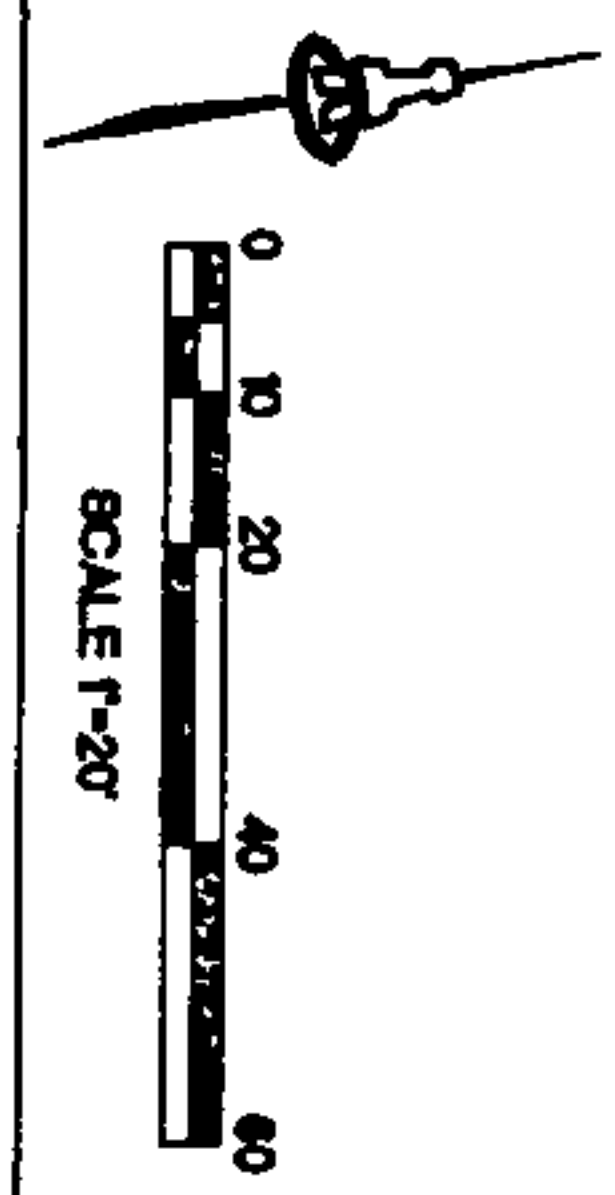
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**NOTES**  
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 3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS  
 4. SEE SHEET 7 FOR LOT AREA TABLE

**PLAT FOR SILVER TOWNHOMES**  
 BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 80, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2008

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EASEMENTS SOUTH 1/2  
 SHEET 6 OF 8

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**PLAT  
FOR  
SILVER  
TOWNHOMES**  
BEING A REPLAT OF  
LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2008

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00	15.72	10.01	14.15	S 54°09'33" W	90°03'42"
C2	8.00	12.56	7.99	11.31	N 35°50'27" W	89°56'18"
C3	20.00	12.67	6.55	12.46	N 81°02'40" E	36°17'26"
C4	15.00	22.76	14.22	20.64	S 37°20'07" E	86°56'58"
C5	15.00	0.80	0.40	0.80	S 07°39'53" W	3°03'02"
C6	15.00	23.56	15.00	21.21	N 54°11'24" E	90°00'00"
C7	15.00	23.56	15.00	21.21	S 35°48'36" E	90°00'00"
C8	15.00	0.80	0.40	0.80	N 10°42'55" E	3°03'02"
C9	15.00	22.76	14.22	20.64	N 55°42'55" E	86°56'58"
C10	20.00	12.97	6.72	12.74	S 62°14'17" E	37°08'40"
C11	7.00	11.00	7.00	9.90	N 35°48'36" W	90°00'00"
C12	15.00	23.56	15.00	21.21	S 54°11'24" W	90°00'00"
C13	15.00	23.56	15.00	21.21	N 35°48'36" W	90°00'00"
C14	7.00	11.00	7.00	9.90	S 54°11'24" W	90°00'00"
C15	10.00	1.81	0.91	1.80	N 75°38'05" W	10°21'03"
C16	20.00	31.42	20.00	28.29	N 54°11'07" E	90°00'35"
C17	10.00	3.12	1.57	3.11	S 00°14'36" W	17°53'34"
C18	18.00	11.84	6.14	11.63	N 28°02'19" E	37°41'51"
C19	20.00	14.00	7.30	13.72	S 10°52'04" E	40°06'56"
C20	18.00	11.65	6.04	11.45	N 27°44'11" E	37°05'36"
C21	15.00	23.56	15.00	21.21	S 35°48'54" E	89°59'27"

LINE TABLE		
LINE	BEARING	DISTANCE
EL2	N 54°10'18" E	16.24
EL6	S 35°48'36" E	15.56
EL9	S 35°48'36" E	23.85
EL13	N 54°11'24" E	24.48
EL16	S 35°48'36" E	25.07
EL20	N 54°11'24" E	24.43
EL23	N 54°11'24" E	16.15
EL27	S 35°48'36" E	16.78
EL31	N 54°11'24" E	16.78
EL33	S 35°48'36" E	16.15

AREA TABLE		
BLOCK	LOT	AREA (sf)
A	1	1044
A	2	628
A	3	628
A	4	628
A	5	628
A	6	628
A	7	627
A	8	806
B	1	749
B	2	658
B	3	658
B	4	1034
B	5	658
B	6	658
B	7	644
B	8	644
B	9	644
B	10	1012
B	11	1012
B	12	644
B	13	644
B	14	644
B	15	658
B	16	658
B	17	1034
B	18	658
B	19	658
B	20	749
B	21	3526
C	1	1037
C	2	620
C	3	621
C	4	621
C	5	621
C	6	621
C	7	621
C	8	799
A	TRACT D	572
B	TRACT A	3678
B	TRACT B	924
B	TRACT C	944
C	TRACT E	568

AREA TABLE CONT'D		
BLOCK	LOT	AREA (sf)
D	1	804
D	2	625
D	3	625
D	4	983
D	5	625
D	6	625
D	7	625
D	8	922
E	1	821
E	2	658
E	3	658
E	4	1034
E	5	658
E	6	658
E	7	616
E	8	616
E	9	644
E	10	1012
E	11	1012
E	12	644
E	13	616
E	14	616
E	15	658
E	16	658
E	17	1034
E	18	658
E	19	658
E	20	827
E	21	3526
F	1	799
F	2	621
F	3	621
F	4	977
F	5	622
F	6	622
F	7	622
F	8	890
D	TRACT D	342
E	TRACT A	3685
E	TRACT B	882
E	TRACT C	901
F	TRACT E	339

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:

- A Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services
- B PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
- C [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
- D [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

**LEGAL DESCRIPTION**

CONTINUED FROM SHEET 1  
 N. 09°10'49"E, 141.88 feet distant, thence,  
 N 08°53'53"E, 16.02 feet distant, thence,  
 N 09°07'42"E, 141.91 feet distant to the northwest corner, a point of intersection of said easterly right-of-way line of Third Street SW with said southerly right-of-way line of Silver Avenue SW, thence, leaving said easterly right-of-way line of Third Street SW, and continuing along said southerly right-of-way line of Silver Avenue SW,  
 S 80°48'36"E, 299.91 feet to the northeast corner and POINT OF BEGINNING.

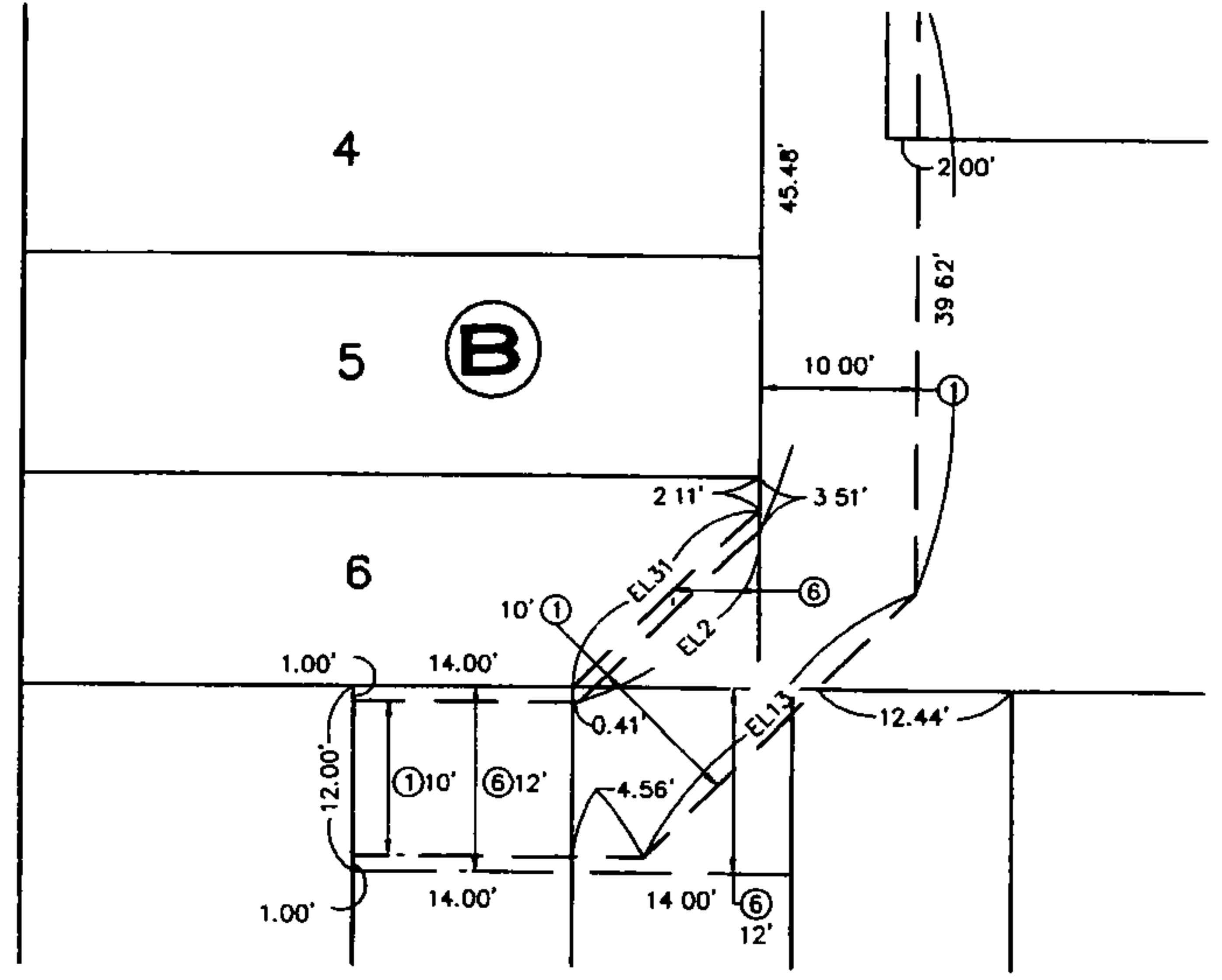
Containing 2.0637 acres, more or less

1582-8

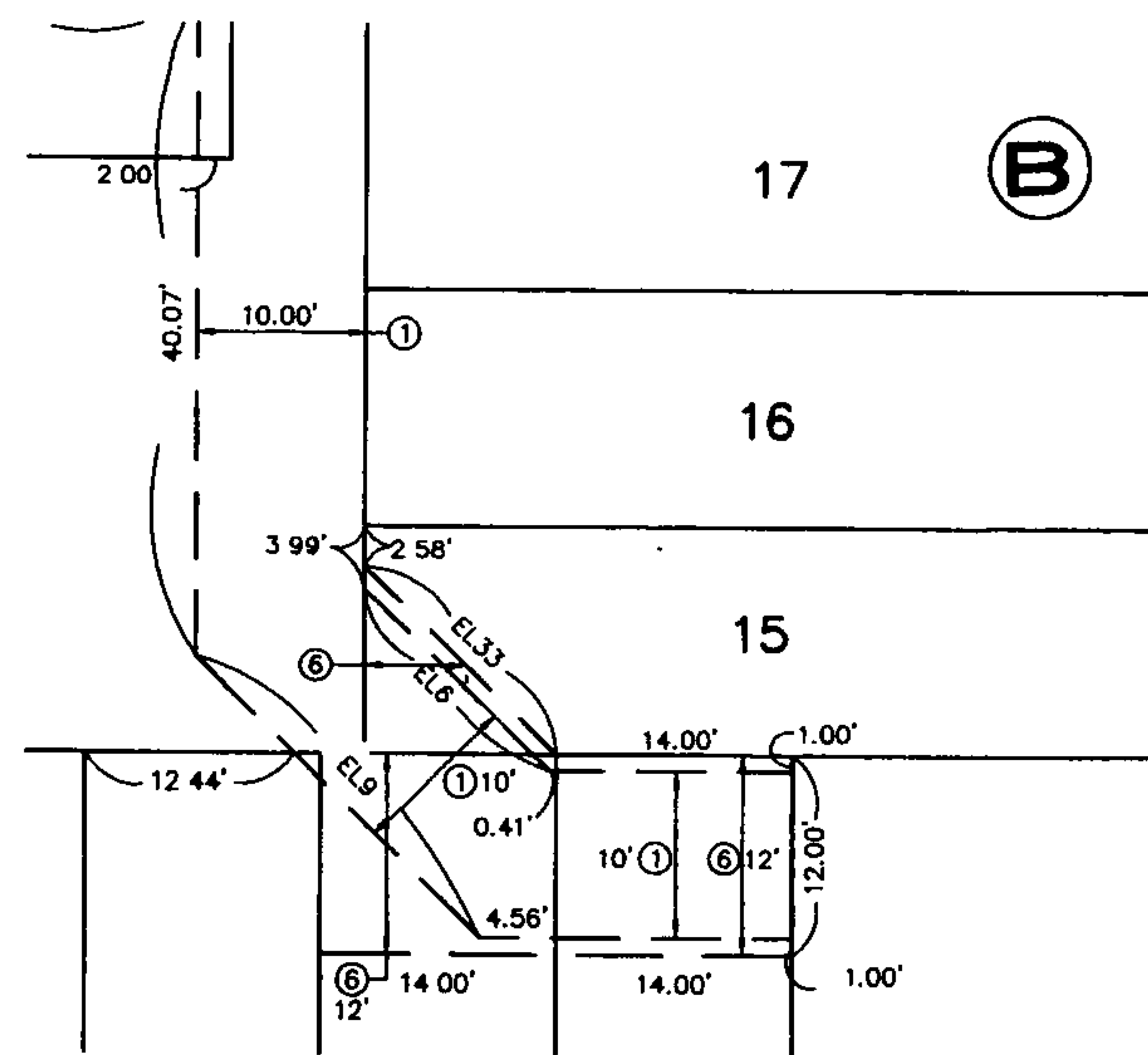
**PLAT  
FOR  
SILVER  
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BEING A REPLAT OF  
LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

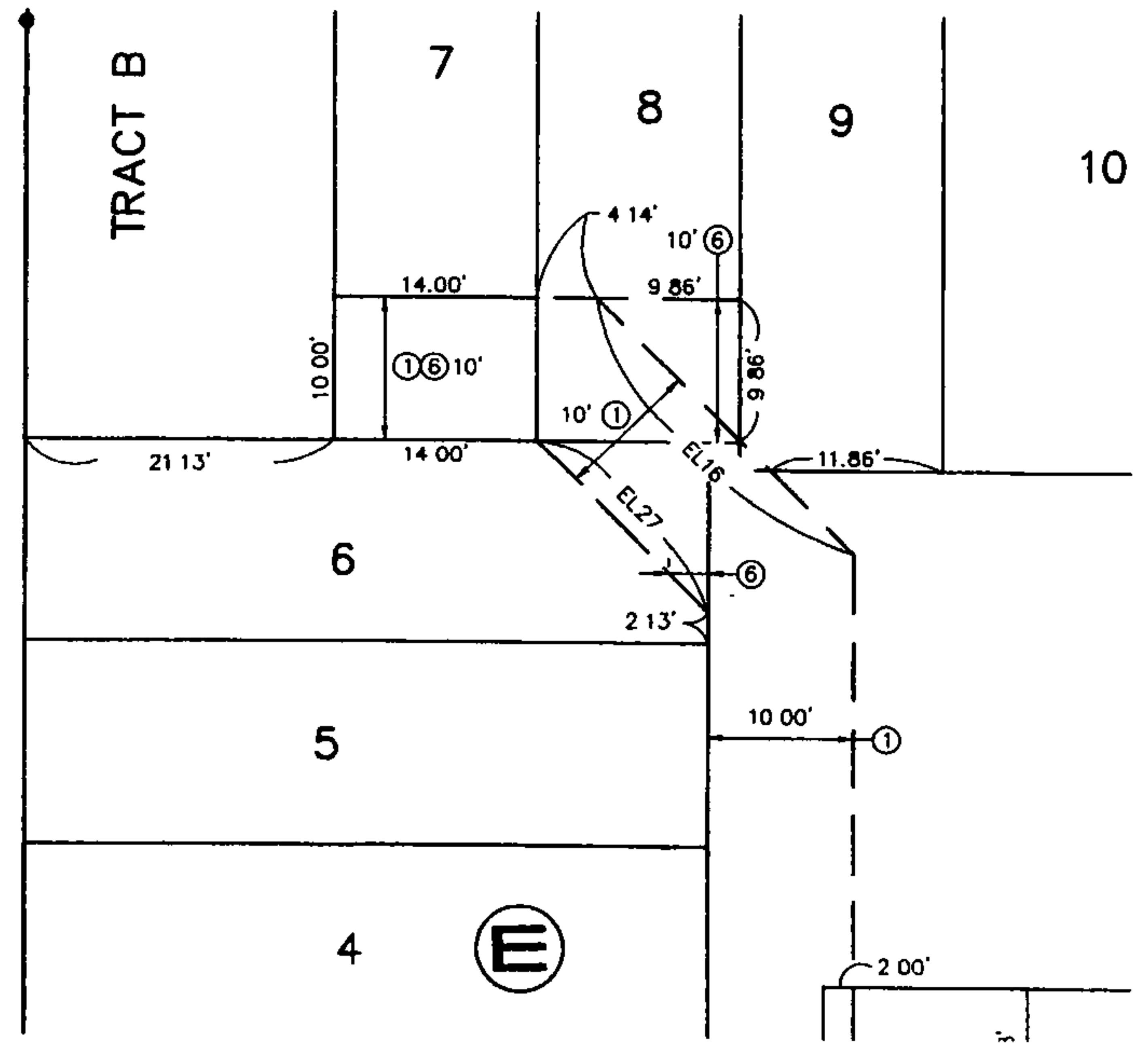
OCTOBER 2008



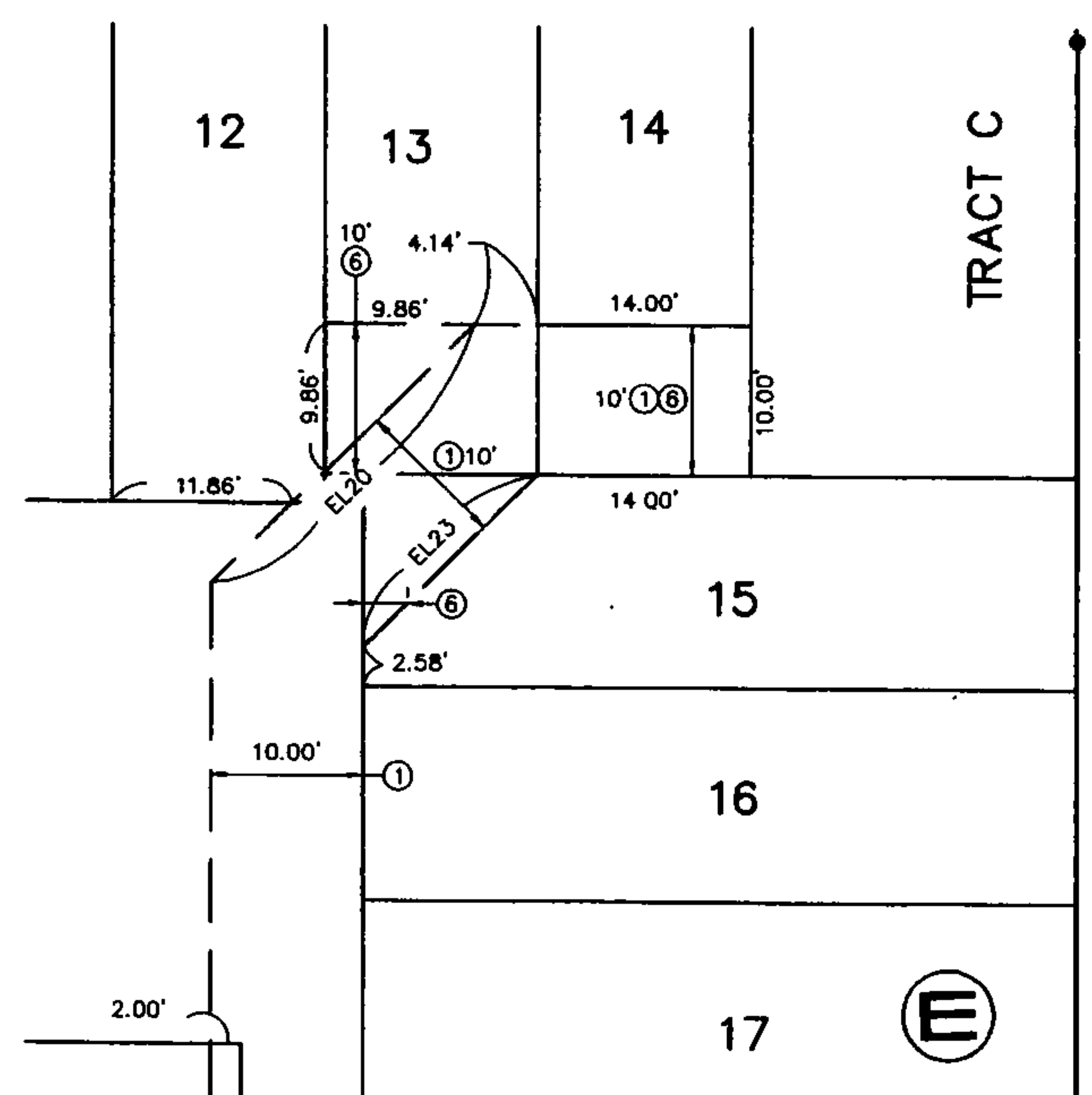
**EASEMENT DETAIL A**  
1"=10'



**EASEMENT DETAIL B**  
1"=10'



**EASEMENT DETAIL C**  
1"=10'



**EASEMENT DETAIL D**  
1"=10'

**PROPOSED EASEMENTS**

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② BLANKET PUE TO BE GRANTED BY THIS PLAT
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- ⑨ BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- ⑩ 5'X7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE
- ⑪ 20'08" PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER

**NOTES**

- 1. SEE SHEET 7 FOR LINE & CURVE TABLE
- 2. SEE SHEET 7 FOR EASEMENT LINE TABLE
- 3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
- 4. SEE SHEET 7 FOR LOT AREA TABLE

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PLAT R 342 00 8 2008C P 8282 N Toulouse Olvera, Bernalillo Cour





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
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  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

**D**  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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Casitas de Colores, LLC PHONE: 764-3094  
 ADDRESS: 5021 Indian School Road NE, Suite 300 FAX: 764-6604  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Developer List all owners: Alvarado-SG, LLC

DESCRIPTION OF REQUEST: Final Plat Approval

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. Blocks A-1, B-1, C-1, E-1, & F-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Silver Townhomes/tbka: Blocks A-1-A, B-1-A, C-1-A, E-1-A, & F-1-A, Silver Townhomes  
 Existing Zoning: SU-3 Proposed zoning: Same MRGCD Map No N/A  
 Zone Atlas page(s): K-14 UPC Code: 101405720935226903; 101405722834621818; 101405723534927002; 101405722532727220; 101405723332727307

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 03DRB-01886; 03DRB-01997; 06DRB-01787; 07DRB-00616; 07DRB-00617; 08DRB-70250; 08DRB-70457; 09DRB-70307;

**CASE INFORMATION: 09DRB-70308; 12DRB-70307; 12DRB-70308**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 5 No. of proposed lots: 5 Total site area (acres): 1.5145  
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Ave. SW  
 Between: 2nd Street SW and 3rd Street SW

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

SIGNATURE Genevieve L. Donart DATE 10/16/12  
 (Print Name) Genevieve L. Donart Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB-70329</u>	<u>PRT</u>	_____	\$ <u>495.00</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 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>Oct. 24, 2012</u>				Total \$ <u>515.00</u>

[Signature]  
 Staff signature & Date 10-16-12

Project # 1003094



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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

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

Genevieve L. Donart

Genevieve L. Donart Applicant name (print)  
Genevieve L. Donart 10/16/12 Applicant signature / date



Form revised October 2007

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

Application case numbers  
12 DRB 70329  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 10-16-12  
 Planner signature / date  
 Project # 1003094



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
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  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
- D**  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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Casitas de Colores, LLC PHONE: 764-3094  
 ADDRESS: 5021 Indian School Road NE, Suite 300 FAX: 764-6604  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Developer List all owners: Alvarado-SG, LLC

DESCRIPTION OF REQUEST: Final Plat Approval

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. Blocks A-1, B-1, C-1, E-1, & F-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Silver Townhomes/tbka: Blocks A-1-A, B-1-A, C-1-A, E-1-A, & F-1-A, Silver Townhomes  
 Existing Zoning: SU-3 Proposed zoning: Same MRGCD Map No N/A  
 Zone Atlas page(s): K-14 UPC Code: 101405720935226903; 101405722834621818; 101405723534927002; 101405722532727220; 101405723332727307

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 03DRB-01886; 03DRB-01997; 06DRB-01787; 07DRB-00616; 07DRB-00617; 08DRB-70250; 08DRB-70457; 09DRB-70307; 09DRB-70308; 12DRB-70307; 12DRB-70308

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 5 No. of proposed lots: 5 Total site area (acres): 1.5145  
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Ave. SW  
 Between: 2nd Street SW and 3rd Street SW

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

SIGNATURE Genevieve L. Donart DATE 10/16/12  
 (Print Name) Genevieve L. Donart Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70329</u>	<u>P&amp;T</u>	_____	\$ <u>495.00</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 type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
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Hearing date <u>Oct. 24, 2012</u>				Total \$ <u>515.00</u>

[Signature] 10-16-12 Project # 1003094  
 Staff signature & Date



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

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Genevieve L. Donart

Genevieve L. Donart Applicant name (print)  
Genevieve L. Donart 10/16/12 Applicant signature / date



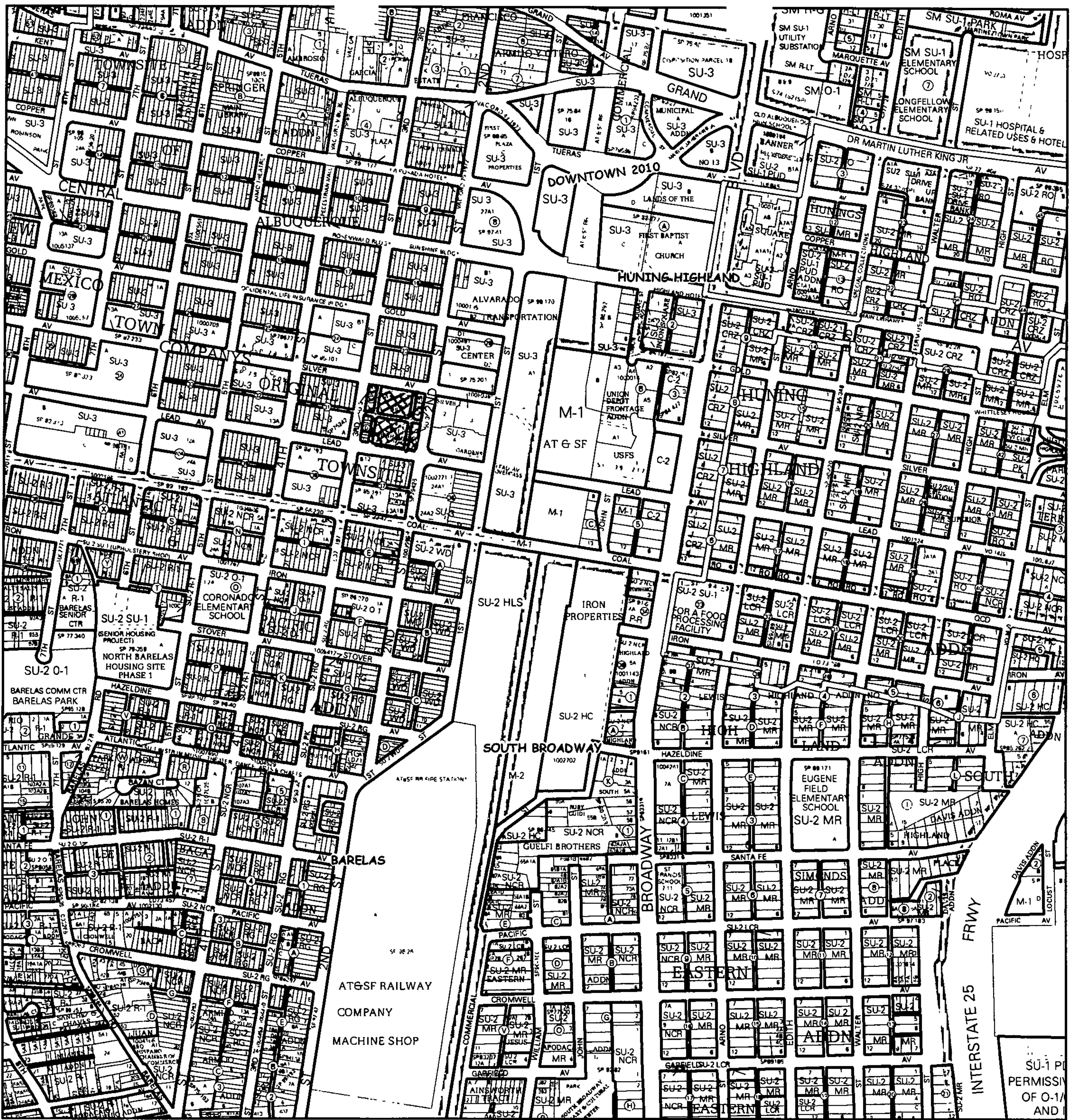
Form revised October 2007

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

Application case numbers  
12 DRB 70329  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 10-16-12  
Planner signature / date  
Project # 1003094





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

**Albuquerque Geographic Information System**

Map amended through: 4/2/2012

Note: Gray Shading Represents Area Outside of the City Limits

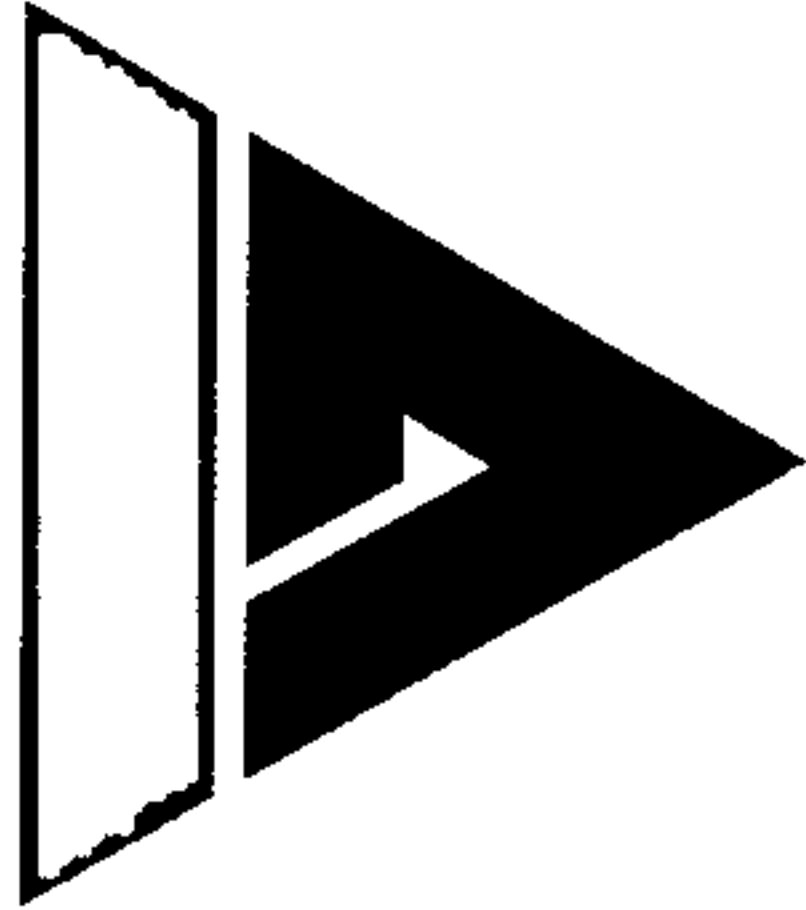
Zone Atlas Page:  
**K-14-Z**

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





# Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) \* Fred C. Arfman, PE \* Åsa Nilsson-Weber, PE*

October 16, 2012

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
600 2<sup>nd</sup> St NE  
Albuquerque, NM 87108

**RE: Application for Minor Plat Action  
Silver Townhomes (aka Casitas de Colores)  
DRB Project #1003094**

Dear Mr. Cloud:

Isaacson & Arfman, PA, as agents for Casitas de Colores, LLC, are submitting the attached application for minor plat action of Blocks A-1, B-1, C-1, E-1, & F-1 of Silver Townhomes Subdivision.

This replat is in support of the public and private easement vacation action that will be heard at DRB on October 24<sup>th</sup>. No lot lines will be modified with this replat. It is strictly for modification of easements.

We would like for this replat to be heard at the same time as the vacation action if possible.

Sincerely,  
**ISAACSON & ARFMAN P.A.**

**Genny Donart, PE**  
**GD/gld**

**Attachments**

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

Alvarado-SG, LLC ("Developer") effective as of this 2nd day of October, 2012, and pertains to the subdivision commonly known as Silver Townhomes, and more particularly described as Blocks A-1, B-1, C-1, E-1, & F-1 (the "Subdivision".) The following individual lots comprise the subdivision:

712  
215 Lead Ave. SE with ~~12~~ Apartments.

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

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

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

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

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

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

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.

Doc# 2012104724

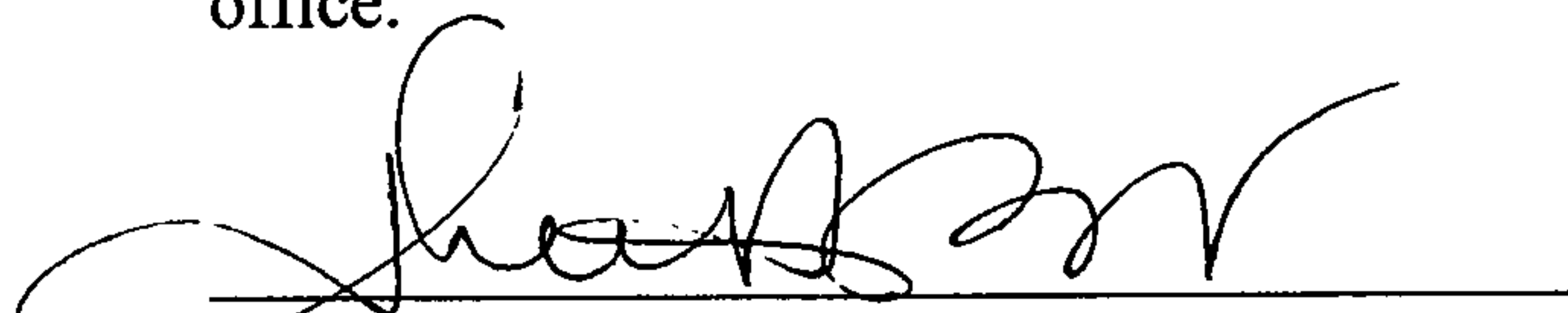
10/08/2012 01:41 PM Page 1 of 3  
AGRE R \$25.00 M. Toulouse Oliver, Bernalillo County



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

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

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

  
\_\_\_\_\_  
Signature

*Manager*  
\_\_\_\_\_  
Name (typed or printed) and title

Alvarado-SG, LLC  
\_\_\_\_\_  
Owner

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10/2/2012, by Theresa A. Bell as Manager of Alvarado SG, LLC, a New Mexico limited liability company.

(Seal)



Rochelle Capone  
Notary Public

My commission expires: 9/24/2014

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

April L. Winters, Facility Fee Planner  
Name (typed or printed) and title

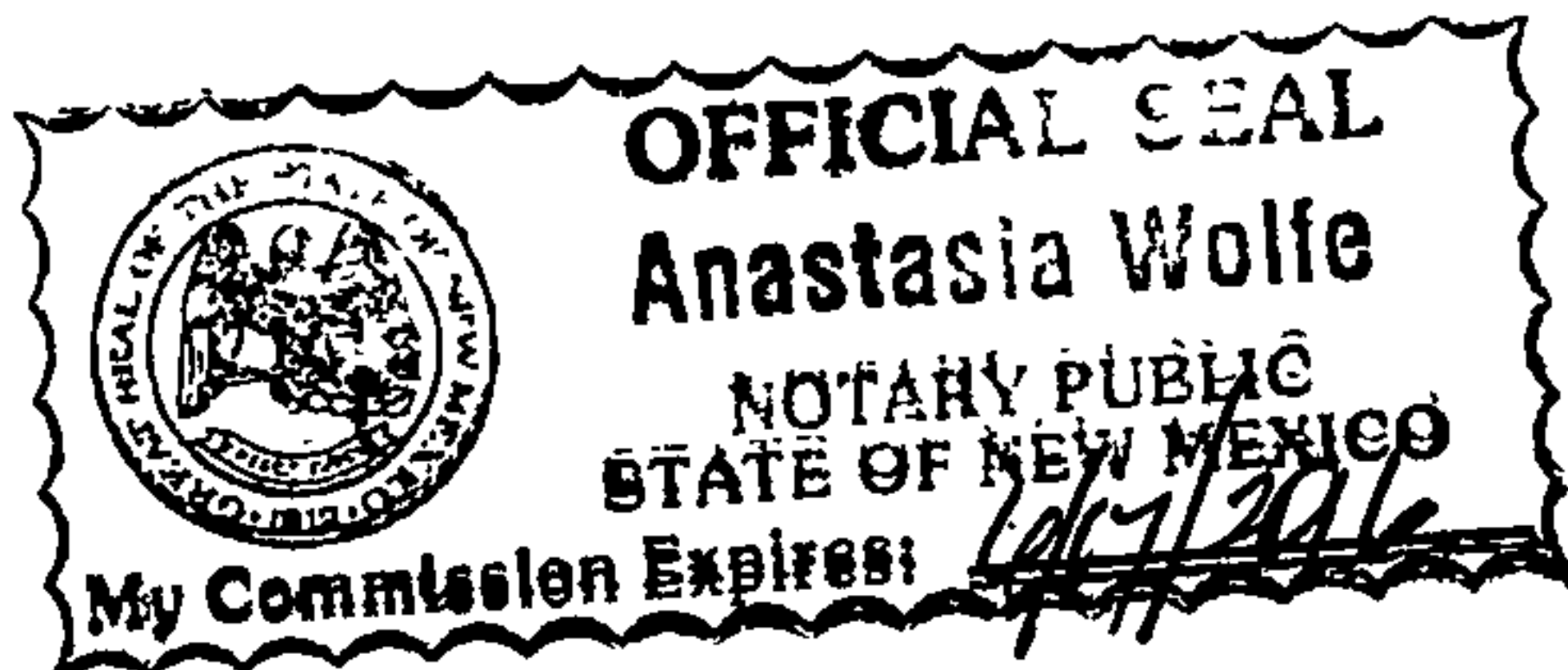
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 3, 2012 by April Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2016







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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Casitas de Colores, LLC PHONE: 764-3094  
 ADDRESS: 5021 Indian School Road NE, Suite 300 FAX: 764-6604  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Developer List all owners: Alvarado-SG, LLC

DESCRIPTION OF REQUEST: Vacation of Public Easement and Vacation of Private Easement Approval

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. Blocks A-1, B-1, C-1, E-1, & F-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Silver Townhomes  
 Existing Zoning: SU-3 Proposed zoning: Same MRGCD Map No N/A  
 Zone Atlas page(s): K-14 UPC Code: 101405720935226903; 101405722834621818; 101405723534927002; 101405722532727220; 101405723332727307

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03DRB-01886; 03DRB-01997; 06DRB-01787; 07DRB-00616; 07DRB-00617; 08DRB-70250; 08DRB-70457; 09DRB-70307; 09DRB-70308

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 5 No. of proposed lots: 5 Total site area (acres): 1.5145  
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Ave. SW  
 Between: 2nd Street SW and 3rd Ave. SW

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

SIGNATURE Genevieve L. Donart DATE 9/27/12  
 (Print Name) Genevieve L. Donart Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70307</u>	<u>YPR</u>		<u>\$ 900.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>12DRB - 70308</u>	<u>YPRE</u>		<u>\$ 315.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADY</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$1310.00</u>

Hearing date October 24, 2012

[Signature] 9-27-12  
 Staff signature & Date

Project # 1003094

**FORM V: SUBDIVISION VARIANCE & VACATIONS**

16  
16  
16  
16

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

**24 copies**

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

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

**VACATION OF PUBLIC EASEMENT (DRB27) 7**

**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) 20**

**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.

Genevieve L. Donart

Applicant name (print)

*Genevieve L. Donart* 9/27/12  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
 2 DRB - \_\_\_\_\_ - 70307  
 12 DRB - \_\_\_\_\_ - 70308

*[Signature]* 9-27-12  
 Planner signature / date  
 Project # 1003094



11  
11  
11  
11

# 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 October 9, 2012 to October 24, 2012

5. REMOVAL

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

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

Ruth Lozano 9/27/12  
 (Applicant or Agent) Isaacson + Artman, P.A. (Date)

I issued 4 signs for this application, 9-27-12 Voj  
 (Date) (Staff Member)

DRB PROJECT NUMBER: 1003094



## 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 # 1003094

**Wednesday, October 24, 2012**

Comments must be received by:

**Friday, October 19, 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](mailto:agomez@cabq.gov)**





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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102  
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS 128 Monroe Street NE FAX: 268-2632  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Casitas de Colores, LLC PHONE: 764-3094  
 ADDRESS: 5021 Indian School Road NE, Suite 300 FAX: 764-6604  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site. Developer List all owners: Alvarado-SG, LLC

DESCRIPTION OF REQUEST: Vacation of Public Easement and Vacation of Private Easement Approval

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. Blocks A-1, B-1, C-1, E-1, & F-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Silver Townhomes  
 Existing Zoning: SU-3 Proposed zoning: Same MRGCD Map No N/A  
 Zone Atlas page(s): K-14 UPC Code: 101405720935226903; 101405722834621818; 101405723534927002; 101405722532727220; 101405723332727307

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 03DRB-01886; 03DRB-01997; 06DRB-01787; 07DRB-00616; 07DRB-00617; 08DRB-70250; 08DRB-70457; 09DRB-70307; 09DRB-70308

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 5 No. of proposed lots: 5 Total site area (acres): 1.5145  
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Ave. SW  
 Between: 2nd Street SW and 3rd Ave. SW

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

SIGNATURE Genevieve L. Donart DATE 9/27/12  
 (Print Name) Genevieve L. Donart 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  
12DRB - 70307  
12DRB - 70308

Action	S.F.	Fees
<input checked="" type="checkbox"/> PR	—	\$ 900.00
<input checked="" type="checkbox"/> PRE	—	\$ 315.00
<input checked="" type="checkbox"/> ADY	—	\$ 75.00
<input checked="" type="checkbox"/> CMF	—	\$ 20.00
		\$
		Total
		\$ 1310.00

Hearing date October 24, 2012

Project # 1003094

[Signature] 9-27-12  
 Staff signature & Date

11/11/12

4  
4  
4  
4

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

- VACATION OF PUBLIC EASEMENT (DRB27) ?**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way )
    - Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8.5" by 11") 24 copies
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)** 6 copies
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14")
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
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    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8 5" by 14")
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    - \_\_\_ Fee (see schedule)
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  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)** 6 copies
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- VACATION OF PRIVATE EASEMENT (DRB26) 20**
  - VACATION OF RECORDED PLAT (DRB29)** 6 copies
    - The complete document which created the private easement/recorded plat (not to exceed 8 5" by 14")
    - Scale drawing showing the easement to be vacated (8.5" by 11")
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter/documents briefly describing, explaining, and justifying the vacation
    - Letter of authorization from the grantors and the beneficiaries (private easement only)
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**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.

Genevieve L. Donart

Genevieve L. Donart 9/27/12  
Applicant name (print) / Applicant signature / date

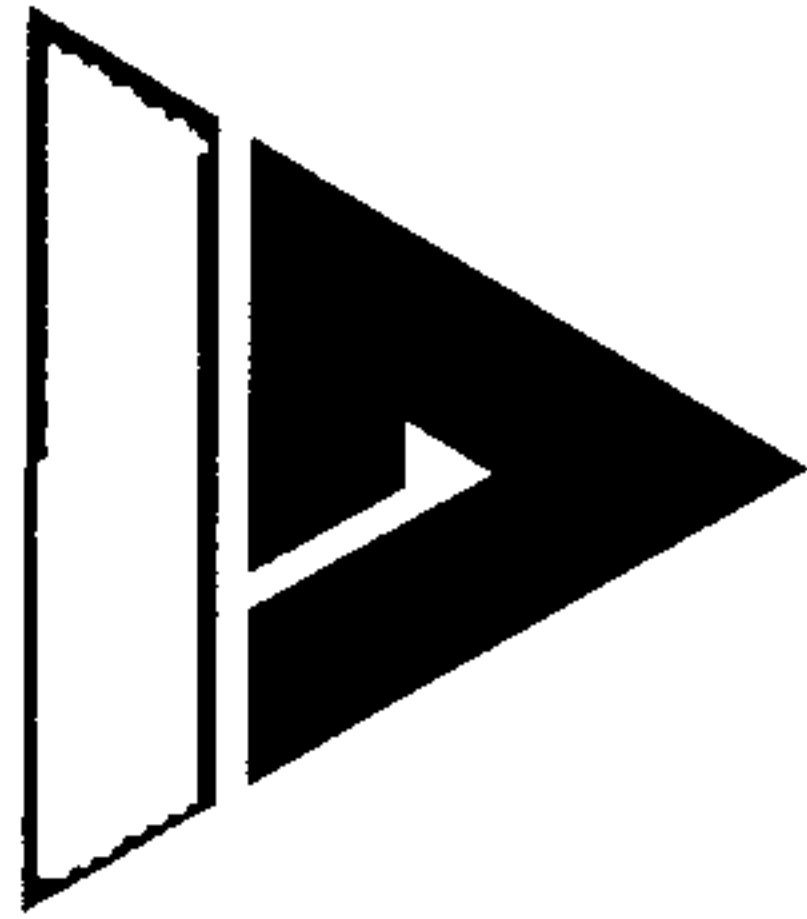


Form revised 4/07

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

Application case numbers  
 2DRB - 70307  
 12DRB - 70308

9-27-12  
 Planner signature / date  
 Project # 1003094



September 26, 2012

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
600 2<sup>nd</sup> St NE  
Albuquerque, NM 87108

**RE: Application for Vacation of Public and Private Easements  
Silver Townhomes (aka Casitas de Colores)  
DRB Project #1003094**

Dear Mr. Cloud:

Isaacson & Arfman, PA, as agents for Casitas de Colores, LLC, are submitting the attached application for vacation of public and private easements on Blocks A-1, B-1, C-1, E-1, & F-1 of Silver Townhomes Subdivision.

In 2008, a plat for Silver Townhomes was filed showing this site as a 72 lot subdivision, with easements needed to support the site. Since that time, it was found that the townhome product wasn't selling, so Casitas de Colores, LLC has decided to turn this site into an apartment complex. The lot lines were vacated for that purpose in 2011. However, we could not vacate the public utility easements because there were active dry utility lines in some of the easements, and the development was not yet ready for a redesign that would allow for those active lines to be moved or removed.

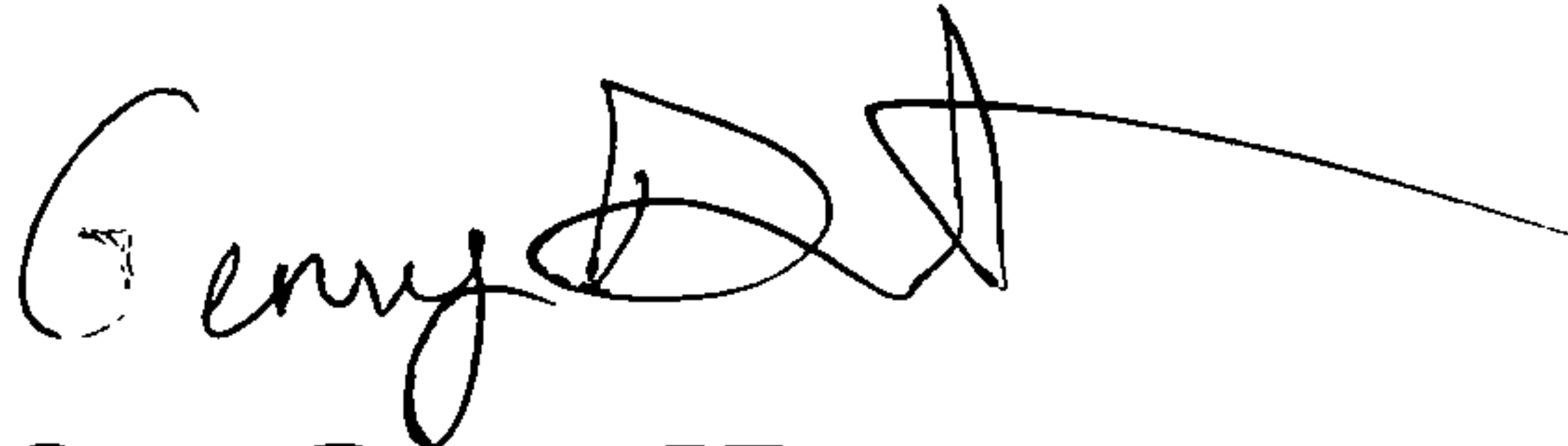
At this time, a building permit has been submitted for the Casitas de Colores project. We are coordinating with the dry utility companies for the redesign of those existing lines. The easements will no longer serve a function, and largely conflict with the building design. If the easements remain, the building will encroach on the easements.

There are also private easements on this site that will be removed. Since each block is now a single piece of property, the private easements previously needed to give the Homeowner Association rights for landscape, pedestrian access, drainage, and private utilities are no longer needed. The apartment complex will own and maintain the whole property.



We feel the easement vacation is justified because the nature of the property and the proposed development has changed since the plat in 2008. The easements intended for the townhome site are no longer necessary, and are a hindrance to the new development.

Sincerely,  
**ISAACSON & ARFMAN P.A.**

A handwritten signature in black ink, appearing to read "Genny Donart", with a long horizontal flourish extending to the right.

**Genny Donart, PE**  
**GD/gld**

**Attachments**



Romero Rose

5021 Indian School Rd NE, Suite 300  
Albuquerque, New Mexico 87110  
Tel 505.764.3094  
Fax 505.764.6604  
www.rosecompanies.com

September 27, 2012

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
3601 2nd Street Southwest  
Albuquerque, NM 87105

RE: Casitas de Colores

Dear Mr. Cloud,

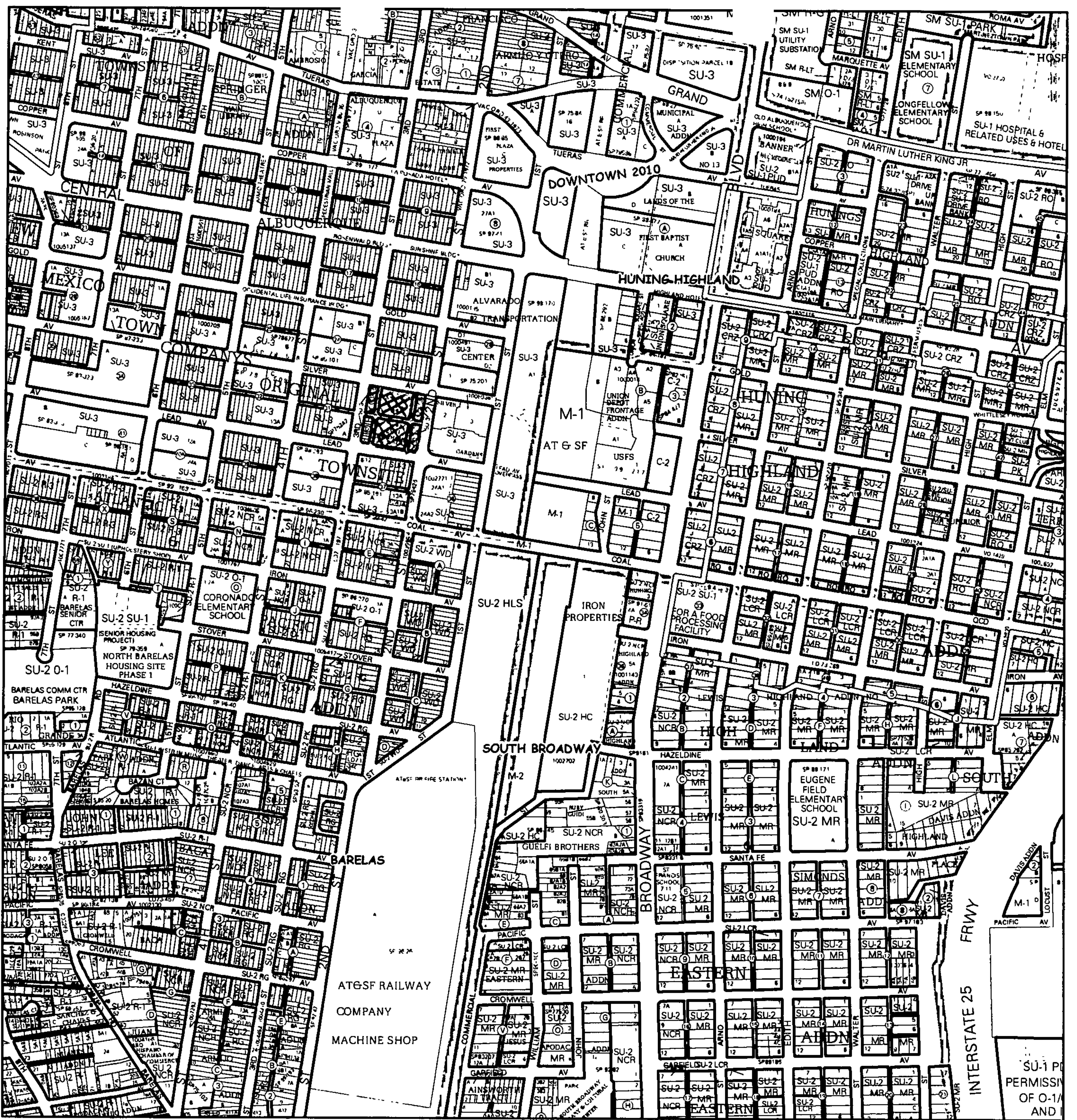
The existing private pedestrian, private landscape, private drainage, and private utility easements on Blocks A-1, B-1, C-1, E-1, and F-1 of Silver Townhomes solely benefit property that is currently owned by Alvarado SG, LLC and, upon transfer to title, will be owned by Casitas de Colores, LLC. Vacating these easements does not negatively impact the site. We approve vacating these easements.

Sincerely,

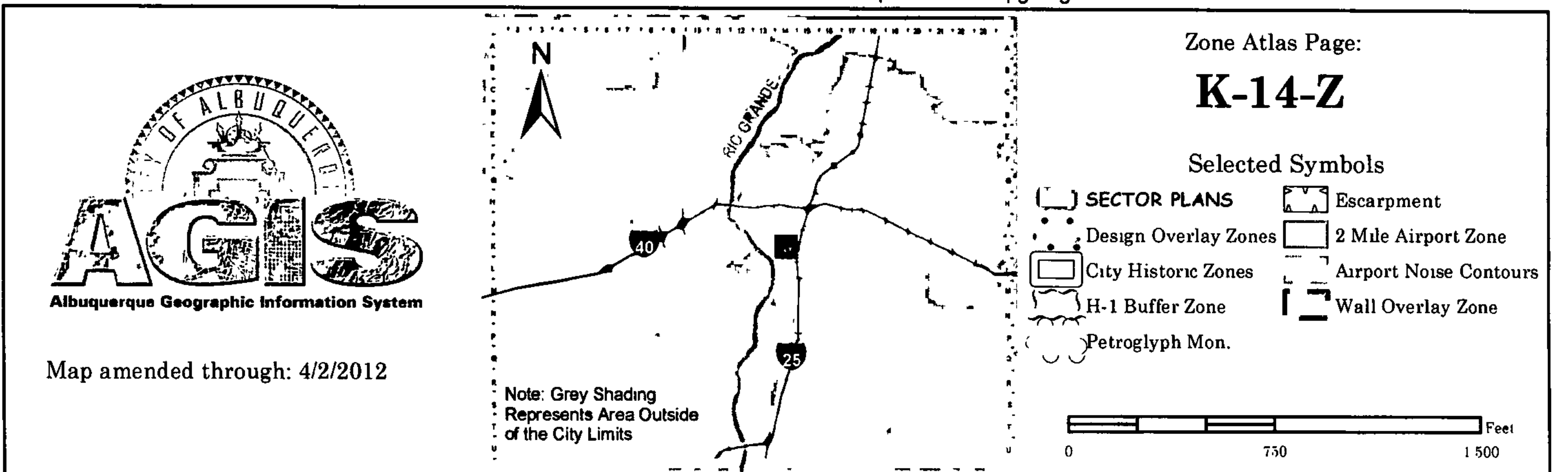
Theresa A. Bell  
Manager  
Alvarado SG, LLC

Theresa A. Bell  
Manager  
Casitas de Colores Manager, LLC





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







**SUBDIVISION DATA / NOTES**

- 1 Total Number of Existing Lots: 24
- 2 Total Number of Lots created: 72
- 3 Total Number of Tracts created: 10
- 4 Gross Subdivision Acreage: 2.0637 Ac.
- 5 Total Mileage of Full Width Streets Created: 0.1704 mi
- 6 Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West' (N 54°52'23"W, NAD27).
- 7 Distances are ground distances.
- 8 Bearings and distances in parenthesis are record
- 9 Basis of boundary are the following plats of record entitled.

"New Mexico Town Company's Original Townsite" filed Dec 29, 1882 in Plat Book 'D', folio 140

- all being records of Bernalillo County, New Mexico
10. Field Survey performed in January of 2007
  11. Title Report, Fidelity National Title, File #07-107182B-B-VG Dated MAR. 27, 2008
  12. Address of Property: None provided
  13. City Standard Utility Note II  
ABCWUA water and sanitary sewer service must be verified and coordinated with the ABCWUA
  14. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #10466"

15. ZONING - SU 3, Housing Focus
16. Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject lots into 72 residential lots, 2 commercial lots, and 10 tracts, to dedicate public rights-of-way, to grant easements necessary to serve the residential development, vacate existing lot lines, and to name an existing public alley

DOCN 2008130833  
12/12/2008 09:00 AM P.0327 0262 R. Yuleva, Bernalillo Co. N.M.  
PLAT N 542 00 0 2008 P. 0262 R. Yuleva, Bernalillo Co. N.M.

**RIO GRANDE SURVEYING CO., PC**  
P.O. BOX 7155 ABQ, NM 87194  
PHONE & FAX (505) 764-8891  
email - rgsc@flash.net

**LEGAL DESCRIPTION**

Lot 1 through Lot 24, inclusive, in Block 30, together with the Alley in Block 30, of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140, and being more particularly described as follows:

BEGINNING at the northeast corner of the land herein described, being also the northeast corner of aforesaid Lot 1 in Block 30, and being the point of intersection of the southerly right-of-way line of Silver Avenue S.W. with the westerly right-of-way line of Second Street S.W., whence the ACS Station '18-K14' (x=381330.57, y=1485990.88, N.M. State Plane Coordinates, Central Zone, NAD27) bears N. 50°54'17"E, 961.03 feet distant, and running thence along said westerly right-of-way line of Second Street S.W.,

S. 09°07'42"W, 141.91 feet distant, thence,  
S. 09°22'26"W, 16.02 feet distant; thence,  
S. 09°10'49"W, 141.88 feet distant to the southeast corner, a point of intersection of said westerly right-of-way line of Second Street S.W. with the northerly right-of-way line of Lead Avenue S.W.; thence leaving said westerly right-of-way line of Second Street S.W. and continuing along said northerly right-of-way line of Lead Avenue S.W.,  
N. 80°48'36"W, 299.77 feet distant to the southwest corner, a point of intersection of said northerly right-of-way line of Lead Avenue S.W. with the easterly right-of-way line of Third Street S.W.; thence, leaving said northerly right-of-way line of Lead Avenue S.W. and continuing along said easterly right-of-way line of Third Street S.W.,  
CONTINUED ON SHEET 7

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The private pedestrian access, landscaping, drainage, and utility easements [Proposed Easements nos 6,7,8,9,10,11, and 12] shall be maintained by the Owner. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to Lots 1-24 in Block 30, New Mexico Town Company's Original Townsite, and do hereby certify that this subdivision is their free act and deed.

**OWNER**

ALVARADO-SG, LLC

*Sean Gilligan*  
Sean Gilligan, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on October 15, 2008, by Sean Gilligan, Managing Member of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company

My Commission Expires 2/12/2011  
*Notary Public*

**SUBDIVISION DATA / NOTES (CONT'D.)**

17. No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
18. At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefitting property owners."

**PLAT FOR SILVER TOWNHOMES**

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

**APPROVALS**

DRB PROJECT NO. 1003094  
APPLICATION NO. 08DRB-70457  
Utility Approvals

*Charles F. Braun* 12-5-08  
PNM ELECTRIC DATE  
*Charles F. Braun* 12-5-08  
PNM GAS DATE  
*Donnell R. Deil* 10/16/08  
QUEST DATE  
*Terrie Bonbon* 10-16-08  
COMCAST DATE

City Approvals  
*M. B. Stal* 10-22-08  
CITY SURVEYOR DATE  
NA  
REAL PROPERTY DIVISION DATE  
NA  
ENVIRONMENTAL HEALTH DEPARTMENT DATE  
*Roger A. Hume* 11-05-08  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
ABCWUA  
*Christine Dandora* 11/5/08  
PARKS AND RECREATION DEPARTMENT DATE  
*Bradley D. Bingham* 11/5/08  
AMAFCA DATE  
*Bradley D. Bingham* 11/5/08  
CITY ENGINEER DATE  
*Jack Clark* 12-12-08  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S CERTIFICATION**

"I, Rex Vogler, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest, and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."

*Rex Vogler* 10/22/08  
Rex Vogler, P.S. No 10466 Date  
**COVER SHEET**  
**SHEET 1 OF 8**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101057193412101  
PROPERTY OWNER OF RECORD  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY TREASURER'S OFFICE  
12-13-08



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1-881

# PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF  
LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

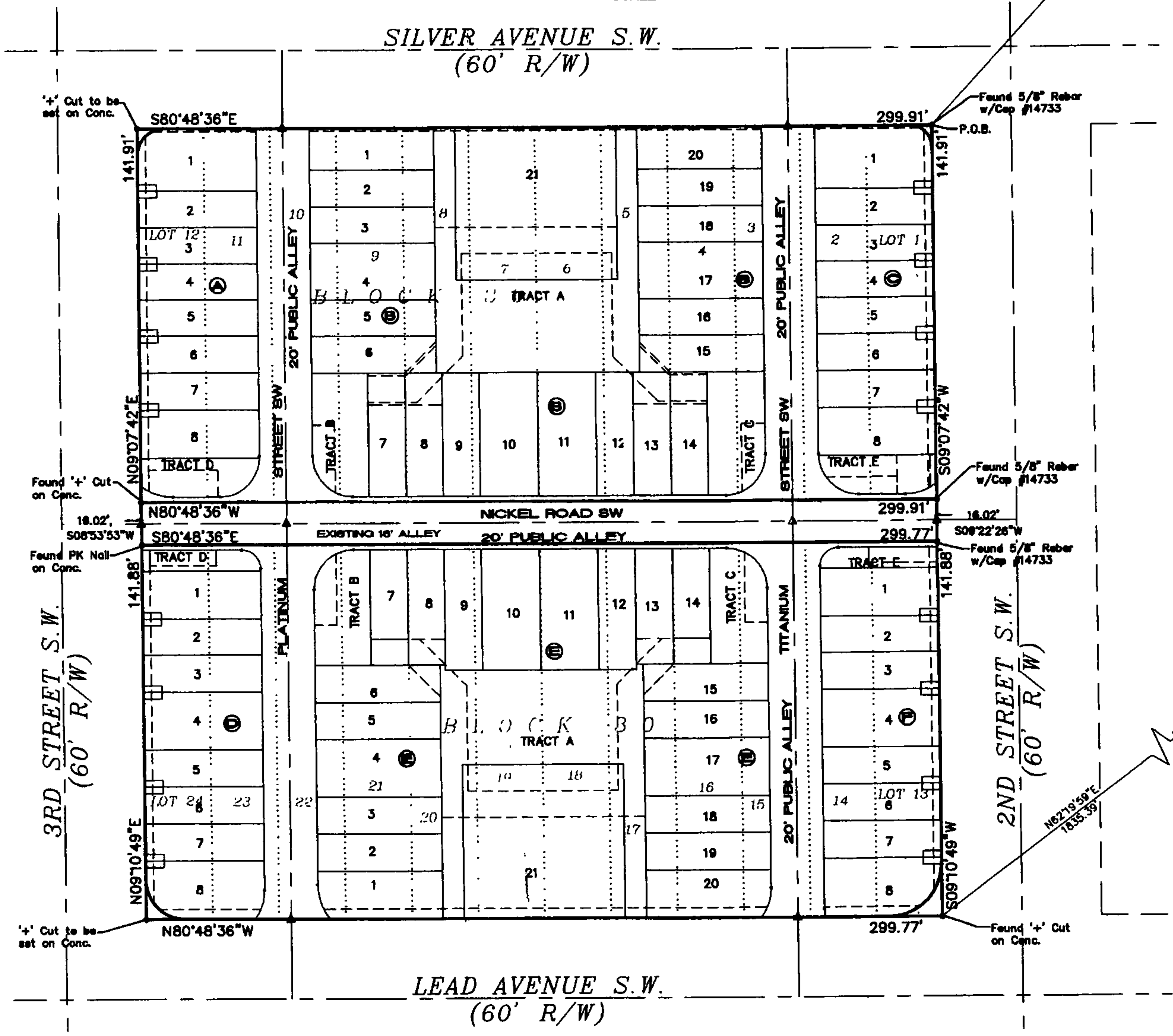
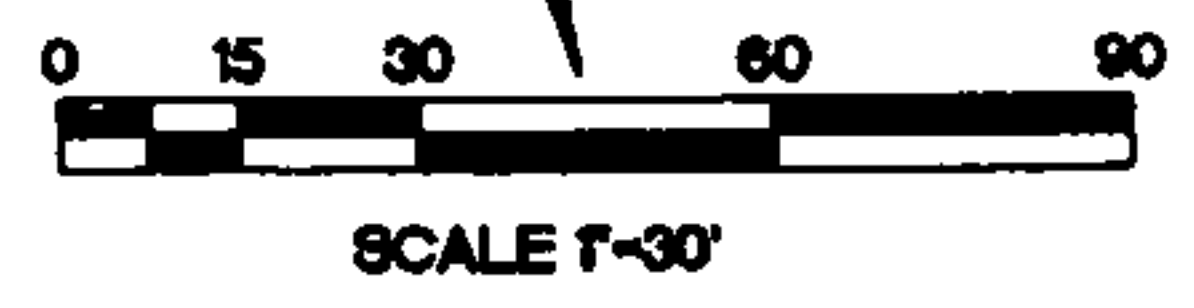
### LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- (A) CENTERLINE MONUMENT
- ..... EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- LOT 22 EXISTING LOT IDENTIFICATION
- BLOCK 30 EXISTING BLOCK IDENTIFICATION

### NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS.
4. SEE SHEET 7 FOR LOT AREA TABLE.

A.C.S. Sta. '18-K14'  
 X=381330.57  
 Y=1485990.88  
 Gnd./Grid Fact.=0.99967846  
 Delta Alpha=-0'13'41"  
 NM S.P.C., Cent.Zone, NAD27  
 Elev= 4960.723 (SLD 1929)



A.C.S. Sta. '6-K14R'  
 X=382182.22  
 Y=1485941.10  
 Gnd./Grid Fact.=0.99967824  
 Delta Alpha=-0'13'35"  
 NM S.P.C., Cent.Zone, NAD27  
 Elev= 4968.765 (SLD 1929)

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DOC# 2008139833  
 12/12/2008 09:09:01 Page 2 of 8  
 TYPED BY: JACOB R. GARCIA, DATE: 12/12/2008  
 CHECKED BY: JACOB R. GARCIA, DATE: 12/12/2008  
 DESIGNED BY: JACOB R. GARCIA, DATE: 12/12/2008  
 DRAWN BY: JACOB R. GARCIA, DATE: 12/12/2008

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Nov 25, 2008

GENERAL PLAT PLAN  
SHEET 2 OF 8



# PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

### LEGEND

- 1 LOT IDENTIFICATION
- ⊙ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ⚠ CENTERLINE MONUMENT

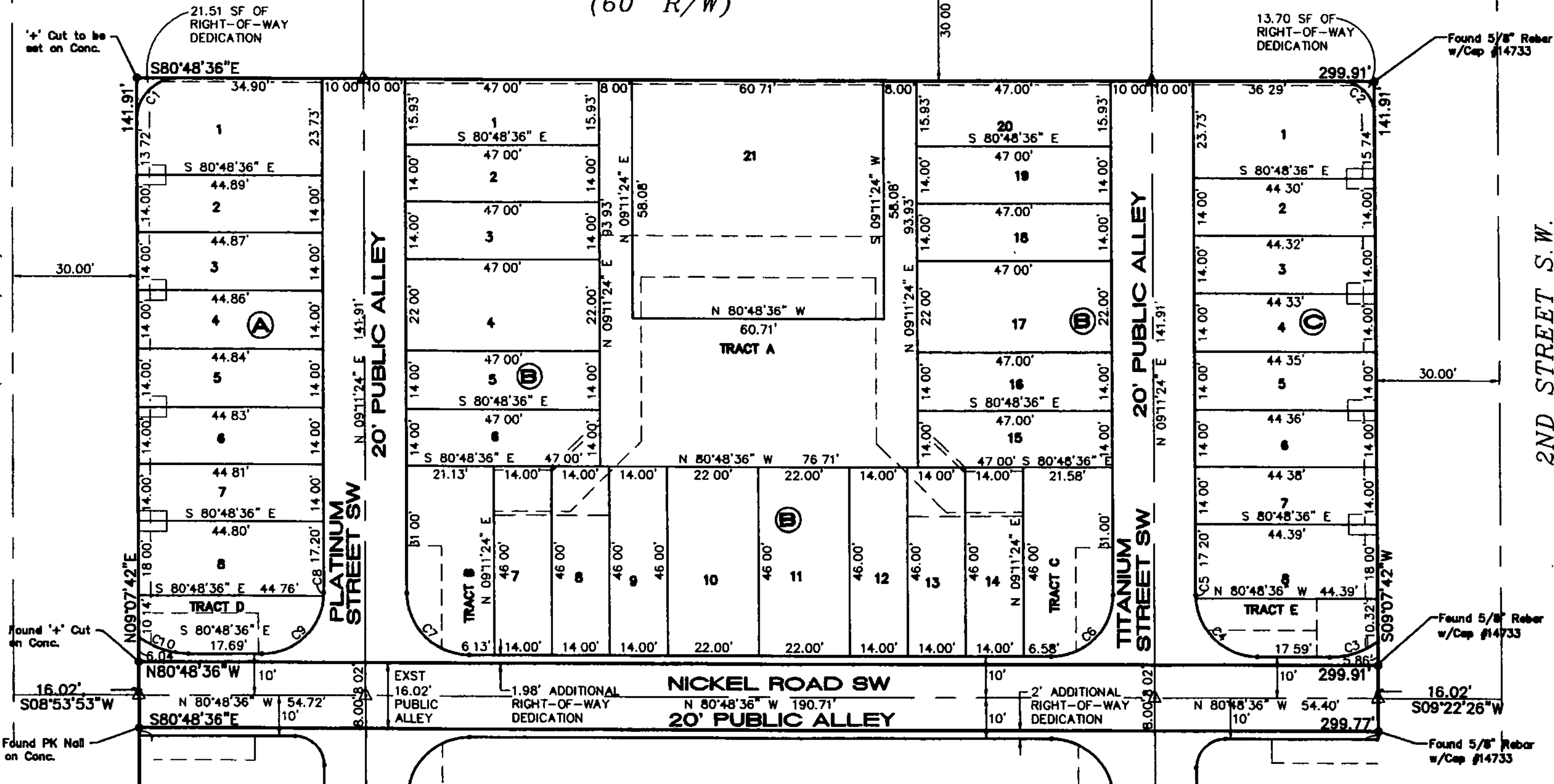
### NOTES

- 1 SEE SHEET 7 FOR LINE & CURVE TABLE
- 2 SEE SHEET 7 FOR EASEMENT LINE TABLE
- 3 SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
- 4 SEE SHEET 7 FOR LOT AREA TABLE

SILVER AVENUE S.W.  
(60' R/W)

3RD STREET S.W.  
(60' R/W)

2ND STREET S.W.  
(60' R/W)



GEOMETRY, NORTH 1/2  
SHEET 3 OF 8

DOCN 2008130833  
 12/12/2008 09:08:00 2 of 8  
 147.91' x 542.00' x 2000' P 2002 R  
 Toluenes Oliveira, Bernalillo Cour

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PLAT FOR SILVER TOWNHOMES

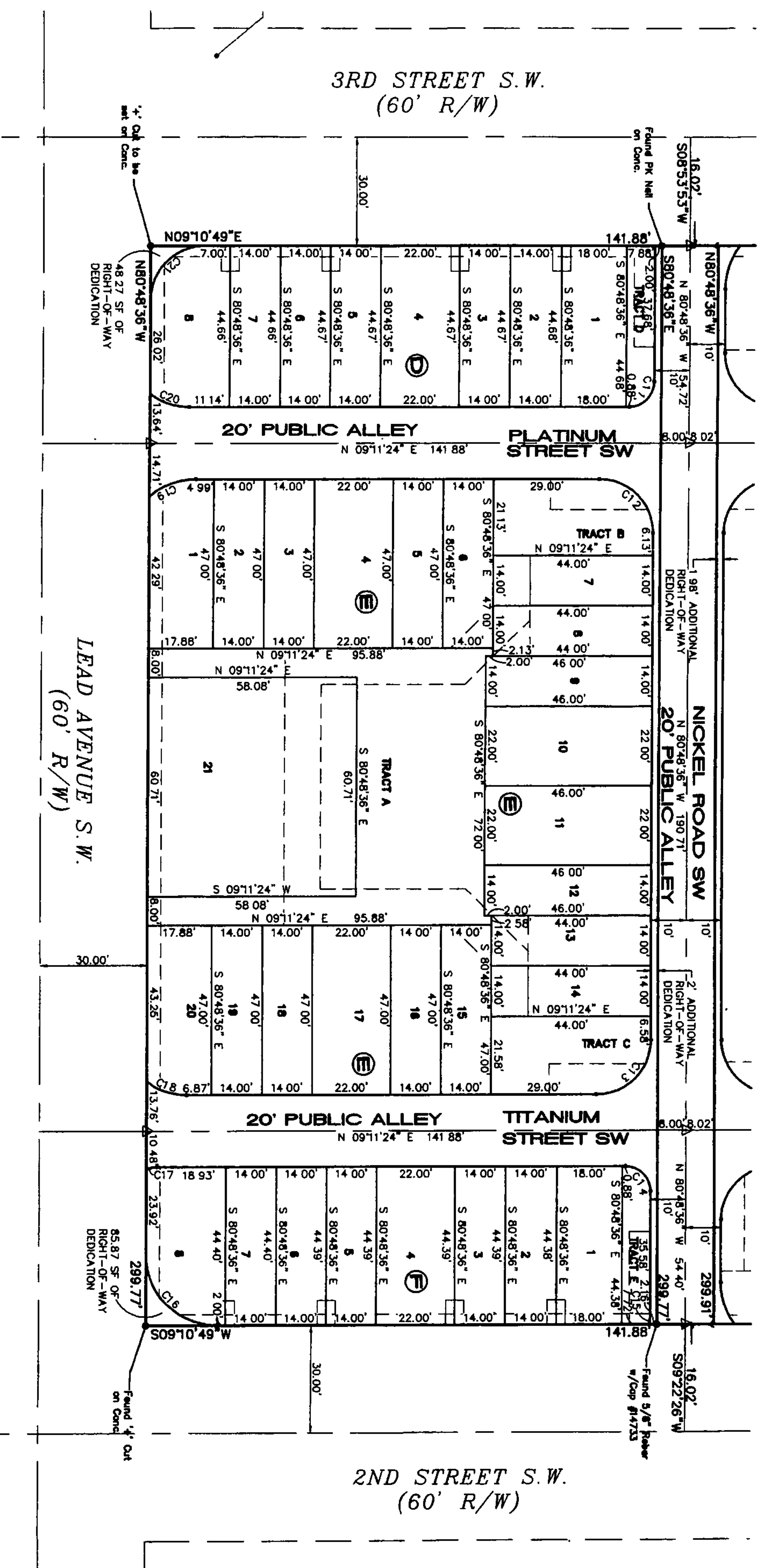
**PLAT**  
FOR  
**SILVER**  
**TOWNHOMES**  
BENSA PERPLAT OF  
LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

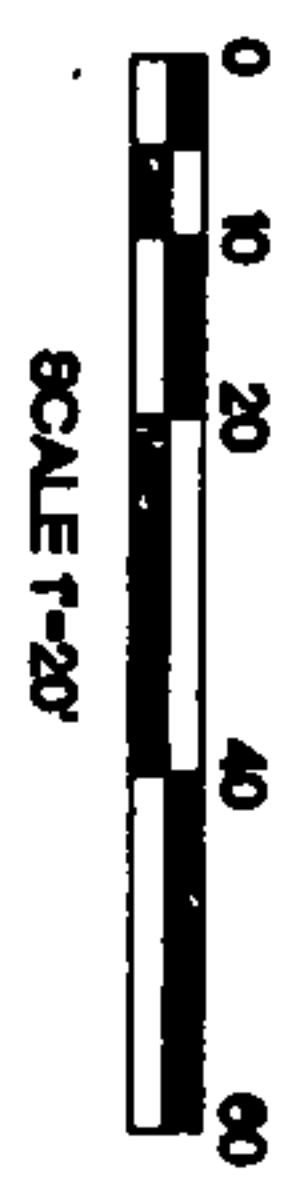
OCTOBER 2008

- NOTES**
1. SEE SHEET 7 FOR LINE & CURVE TABLE
  2. SEE SHEET 7 FOR EASEMENT LINE TABLE
  3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
  4. SEE SHEET 7 FOR LOT AREA TABLE

- LEGEND**
- 1 LOT IDENTIFICATION
  - ⊙ BLOCK IDENTIFICATION
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - ADJOINING PROPERTY LINE
  - ▲ CENTERLINE MONUMENT



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GEOMETRY, SOUTH 1/2  
SHEET 4 OF 8

1582-5

1582-5

**EXISTING EASEMENTS**

NONE

**PROPOSED EASEMENTS**

- \* ① PUE TO BE GRANTED BY THIS PLAT
- \* ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM EASEMENT TO BE GRANTED BY THIS PLAT
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER



BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER



BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.



5'x7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE



20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER



BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.



UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO OF NEW MEXICO BY FINAL PLAT.

**LEGEND**

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

**NOTES**

- 1 SEE SHEET 7 FOR LINE & CURVE TABLE
- 2 SEE SHEET 7 FOR EASEMENT LINE TABLE
- 3 SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
- 4 SEE SHEET 7 FOR LOT AREA TABLE

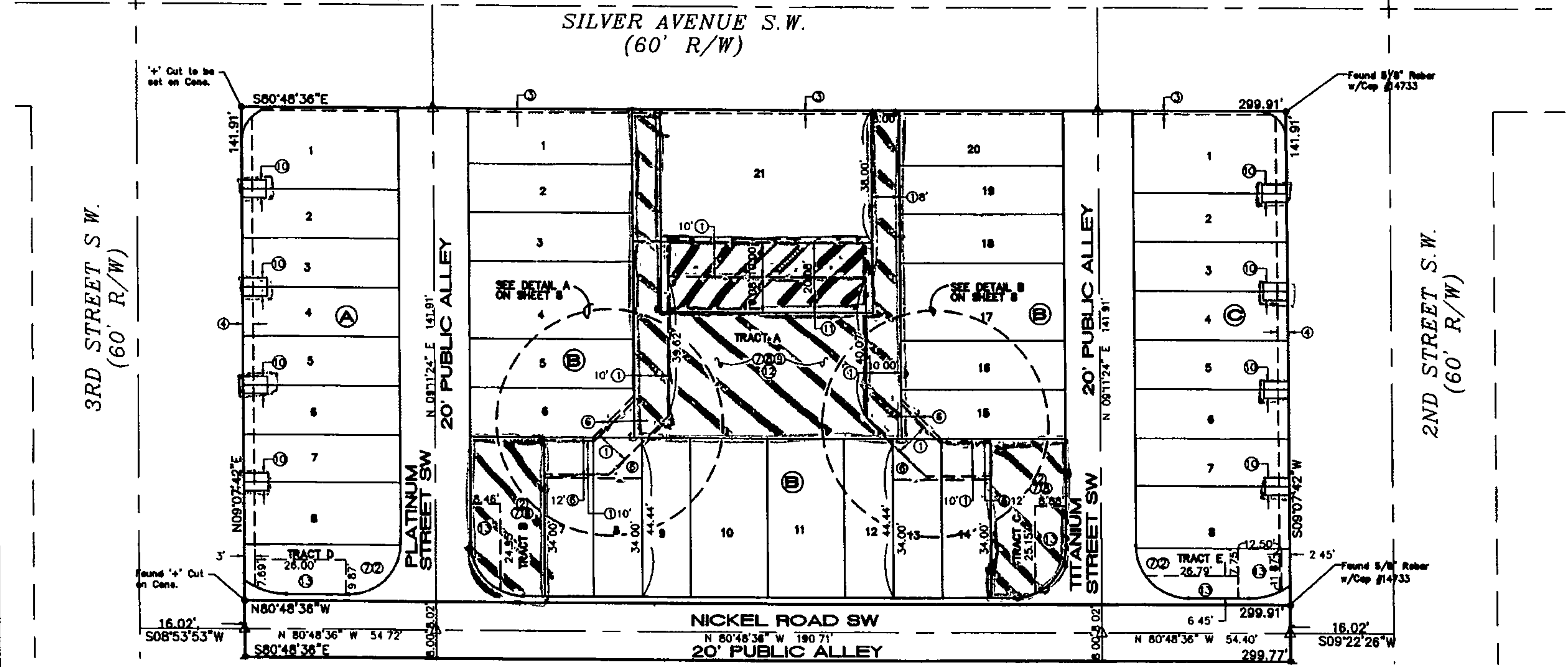
**PLAT FOR SILVER TOWNHOMES**

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

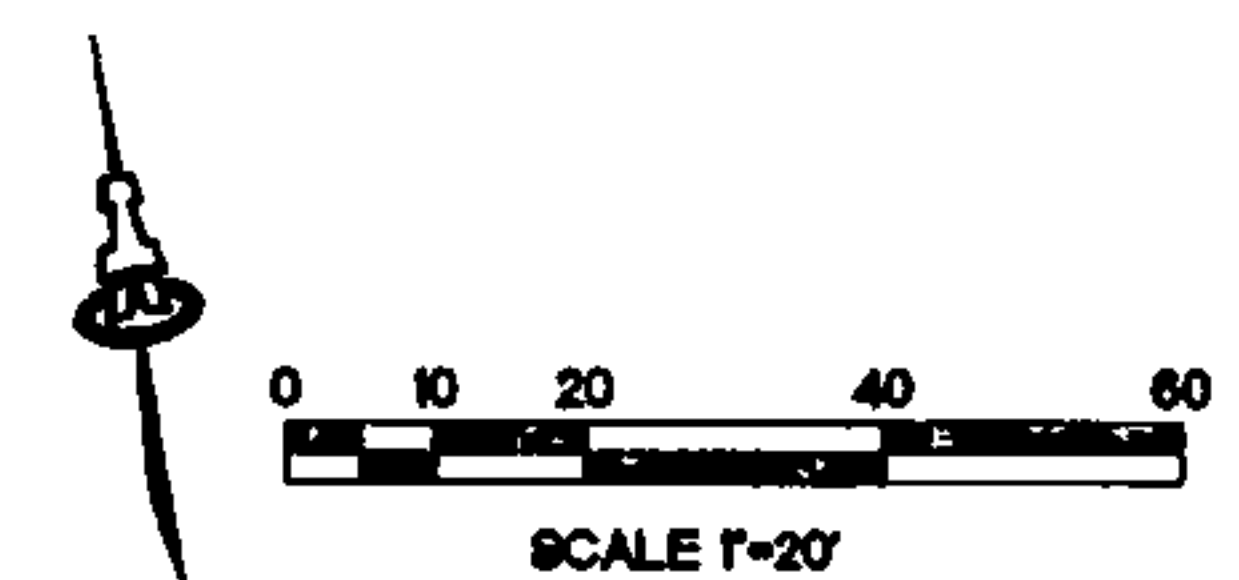
OCTOBER 2008

**\* PUBLIC EASEMENTS**

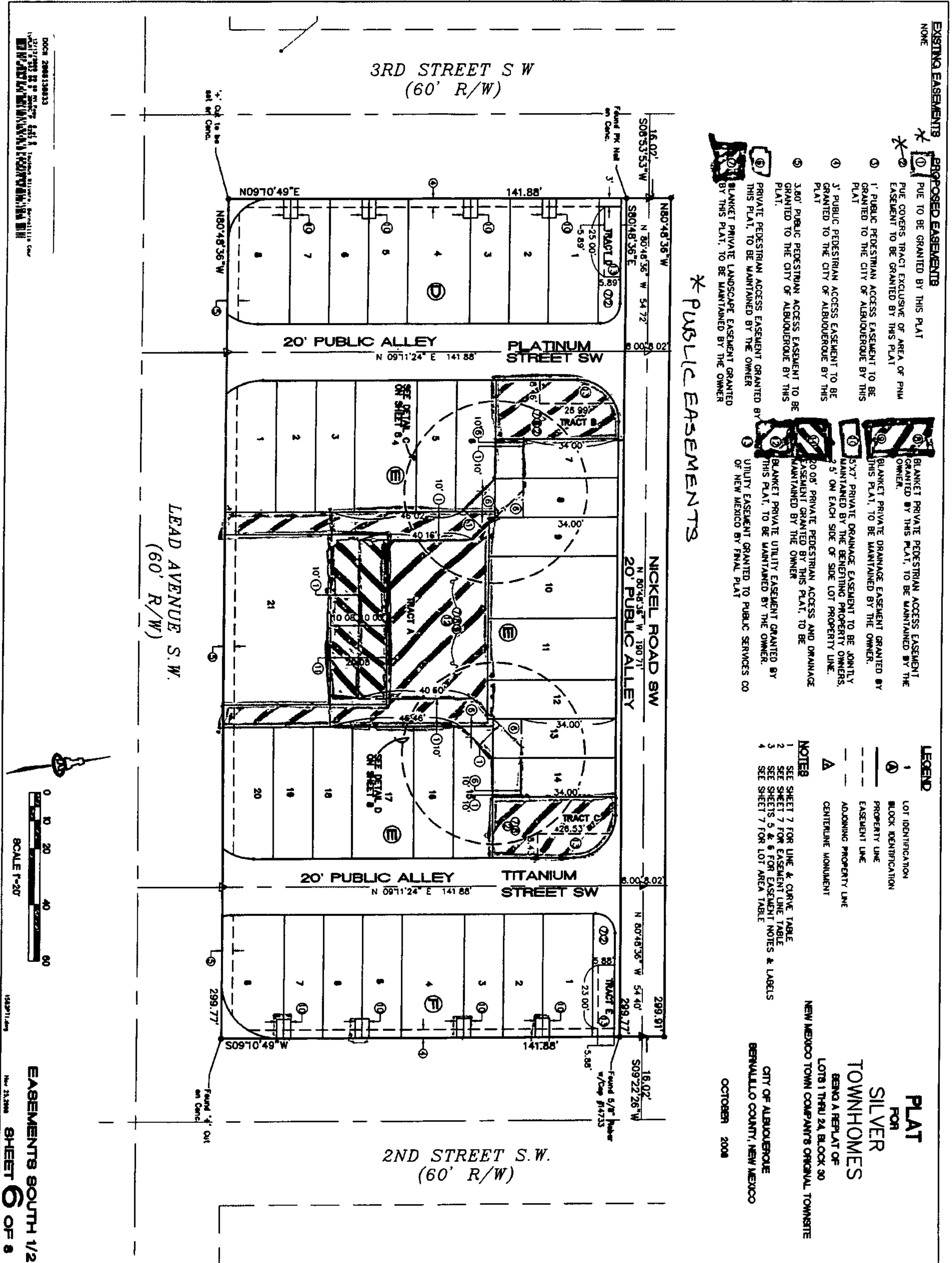


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EASEMENTS NORTH 1/2  
Nov 28, 2008 SHEET 5 OF 8





1582-7

**PLAT  
FOR  
SILVER  
TOWNHOMES**

BEING A REPLAT OF  
LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2008

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00	15.72	10.01	14.15	S 54°09'33" W	90°03'42"
C2	8.00	12.56	7.99	11.31	N 35°50'27" W	89°56'18"
C3	20.00	12.67	6.55	12.46	N 81°02'40" E	36°17'26"
C4	15.00	22.76	14.22	20.64	S 37°20'07" E	86°56'58"
C5	15.00	0.80	0.40	0.80	S 07°39'53" W	3°03'02"
C6	15.00	23.56	15.00	21.21	N 54°11'24" E	90°00'00"
C7	15.00	23.56	15.00	21.21	S 35°48'36" E	90°00'00"
C8	15.00	0.80	0.40	0.80	N 10°42'55" E	3°03'02"
C9	15.00	22.76	14.22	20.64	N 55°42'55" E	86°56'58"
C10	20.00	12.97	6.72	12.74	S 62°14'17" E	37°08'40"
C11	7.00	11.00	7.00	9.90	N 35°48'36" W	90°00'00"
C12	15.00	23.56	15.00	21.21	S 54°11'24" W	90°00'00"
C13	15.00	23.56	15.00	21.21	N 35°48'36" W	90°00'00"
C14	7.00	11.00	7.00	9.90	S 54°11'24" W	90°00'00"
C15	10.00	1.81	0.91	1.80	N 75°38'05" W	10°21'03"
C16	20.00	31.42	20.00	28.29	N 54°11'07" E	90°00'35"
C17	10.00	3.12	1.57	3.11	S 00°14'36" W	17°53'34"
C18	18.00	11.84	6.14	11.63	N 28°02'19" E	37°41'51"
C19	20.00	14.00	7.30	13.72	S 10°52'04" E	40°06'56"
C20	18.00	11.65	6.04	11.45	N 27°44'11" E	37°05'36"
C21	15.00	23.56	15.00	21.21	S 35°48'54" E	89°59'27"

LINE TABLE		
LINE	BEARING	DISTANCE
EL2	N 54°10'18" E	16.24
EL6	S 35°48'36" E	15.56
EL9	S 35°48'36" E	23.85
EL13	N 54°11'24" E	24.48
EL16	S 35°48'36" E	25.07
EL20	N 54°11'24" E	24.43
EL23	N 54°11'24" E	16.15
EL27	S 35°48'36" E	16.78
EL31	N 54°11'24" E	16.78
EL33	S 35°48'36" E	16.15

AREA TABLE		
BLOCK	LOT	AREA (sf)
A	1	1044
A	2	628
A	3	628
A	4	628
A	5	628
A	6	628
A	7	627
A	8	806
B	1	749
B	2	658
B	3	658
B	4	1034
B	5	658
B	6	658
B	7	644
B	8	644
B	9	644
B	10	1012
B	11	1012
B	12	644
B	13	644
B	14	644
B	15	658
B	16	658
B	17	1034
B	18	658
B	19	658
B	20	749
B	21	3526
C	1	1037
C	2	620
C	3	621
C	4	621
C	5	621
C	6	621
C	7	621
C	8	799
A	TRACT D	572
B	TRACT A	3678
B	TRACT B	924
B	TRACT C	944
C	TRACT E	568

AREA TABLE CONT'D		
BLOCK	LOT	AREA (sf)
D	1	804
D	2	625
D	3	625
D	4	983
D	5	625
D	6	625
D	7	625
D	8	922
E	1	821
E	2	658
E	3	658
E	4	1034
E	5	658
E	6	658
E	7	616
E	8	616
E	9	644
E	10	1012
E	11	1012
E	12	644
E	13	616
E	14	616
E	15	658
E	16	658
E	17	1034
E	18	658
E	19	658
E	20	827
E	21	3526
F	1	799
F	2	621
F	3	621
F	4	977
F	5	622
F	6	622
F	7	622
F	8	890
D	TRACT D	342
E	TRACT A	3685
E	TRACT B	882
E	TRACT C	901
F	TRACT E	339

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following

- A Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services
- B PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
- C [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
- D [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side

**Disclaimer**

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat

**LEGAL DESCRIPTION**

CONTINUED FROM SHEET 1

N. 09°10'49"E, 141.88 feet distant, thence,

N 08°53'53"E, 16.02 feet distant, thence,

N 09°07'42"E, 141.91 feet distant to the northwest corner, a point of intersection of said easterly right-of-way line of Third Street SW, with said southerly right-of-way line of Silver Avenue SW, thence, leaving said easterly right-of-way line of Third Street SW and continuing along said southerly right-of-way line of Silver Avenue SW,

S 80°48'36"E, 299.91 feet to the northeast corner and POINT OF BEGINNING

Containing 2.0637 acres, more or less

DOC# 2008130633

12/12/2008 09:00 AM Page 7 of 8  
 PLAT # 542 00 B 2008C P 0282 R Toulous Oliveira, Bernalillo Cour

**DATA TABLES, EASEMENTS NOTES**

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Sep 23, 2008

**SHEET 7 OF 8**

1582-8

**PLAT  
FOR  
SILVER  
TOWNHOMES**  
BEING A REPLAT OF  
LOTS 1 THRU 24, BLOCK 30  
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

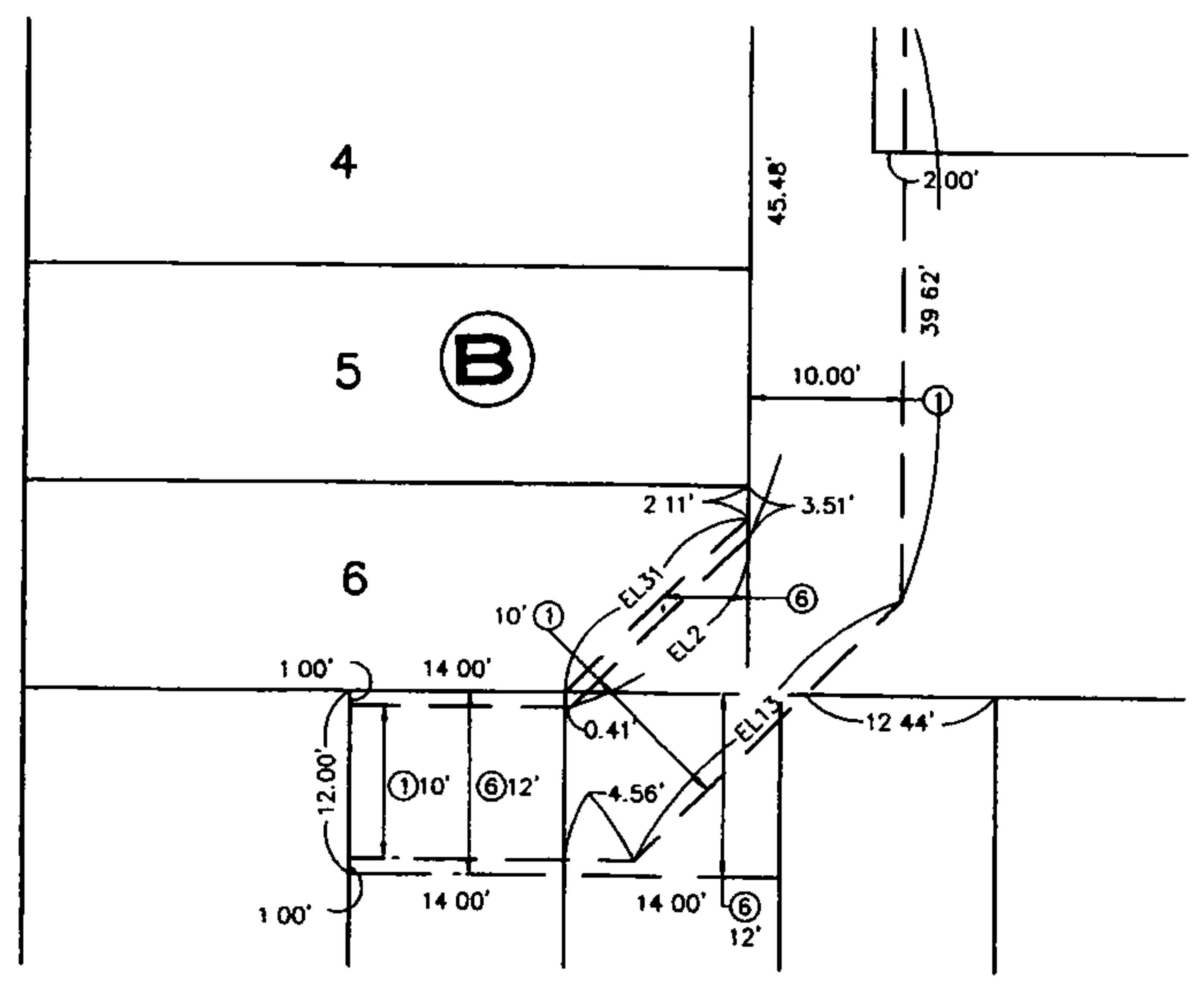
OCTOBER 2008

**PROPOSED EASEMENTS**

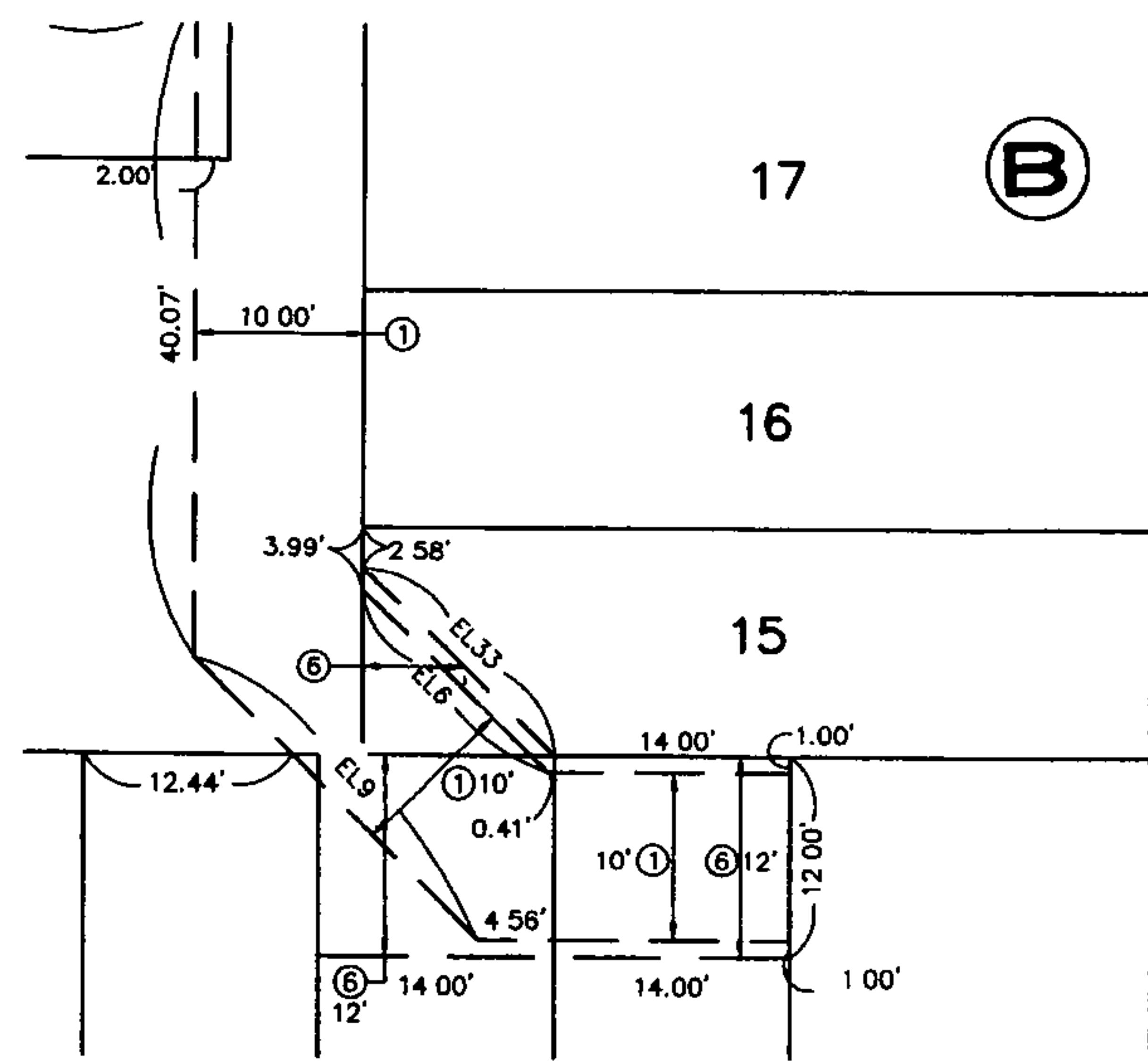
- ① PUE TO BE GRANTED BY THIS PLAT
- ② BLANKET PUE TO BE GRANTED BY THIS PLAT
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
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- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- ⑨ BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑩ 5'x7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER
- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER

**NOTES**

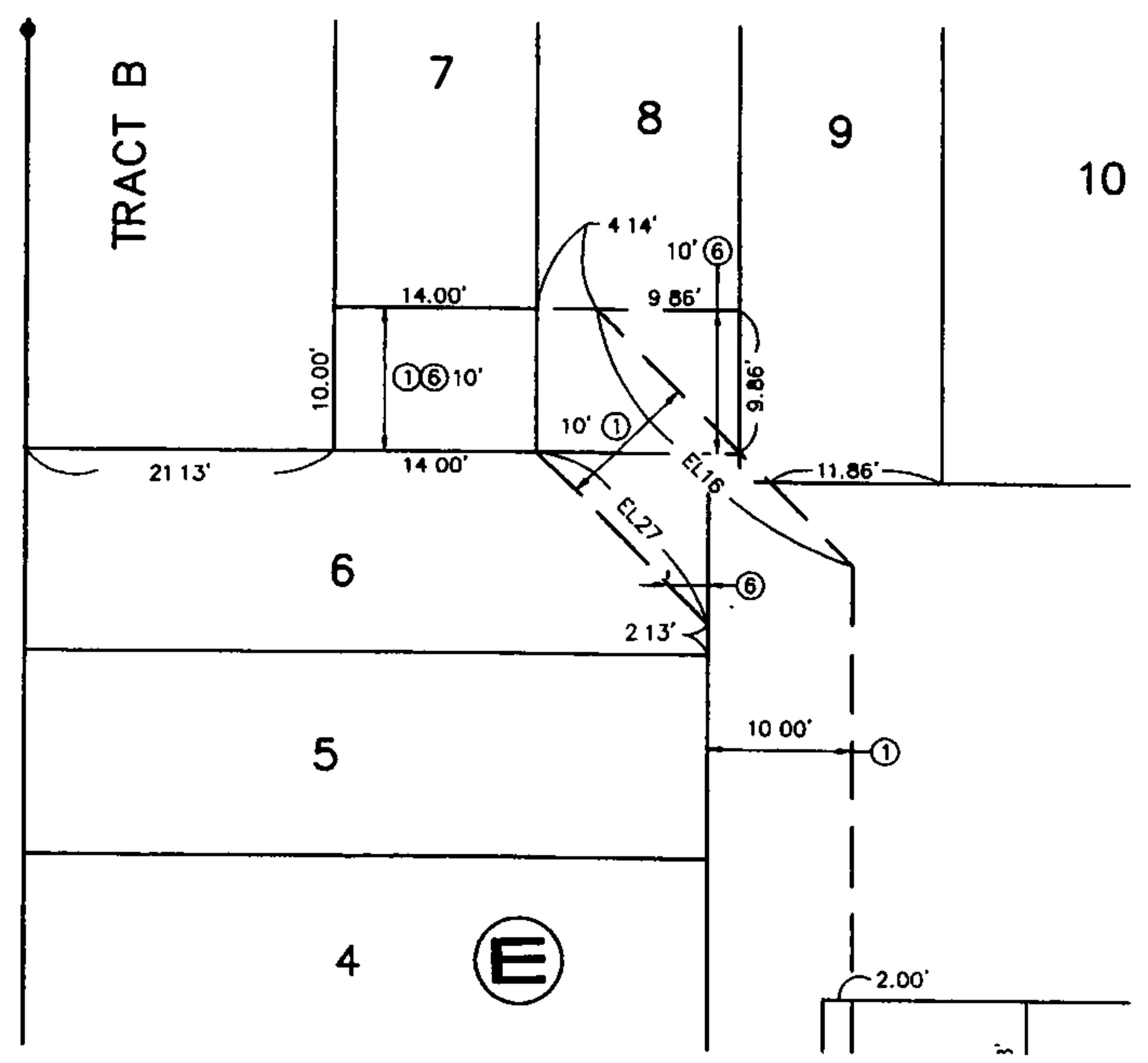
- 1. SEE SHEET 7 FOR LINE & CURVE TABLE
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- 4. SEE SHEET 7 FOR LOT AREA TABLE



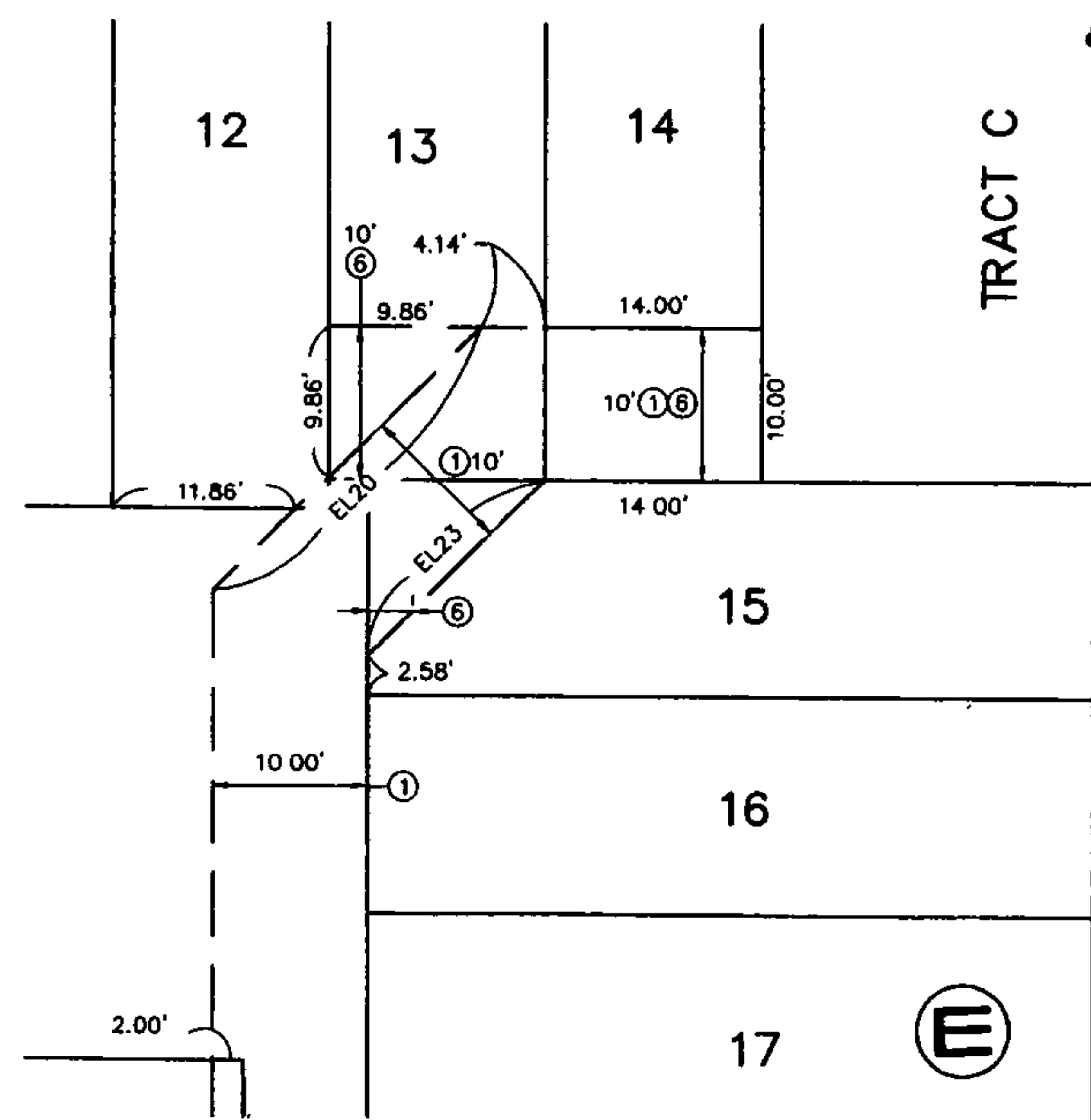
**EASEMENT DETAIL A**  
1"=10'



**EASEMENT DETAIL B**  
1"=10'



**EASEMENT DETAIL C**  
1"=10'

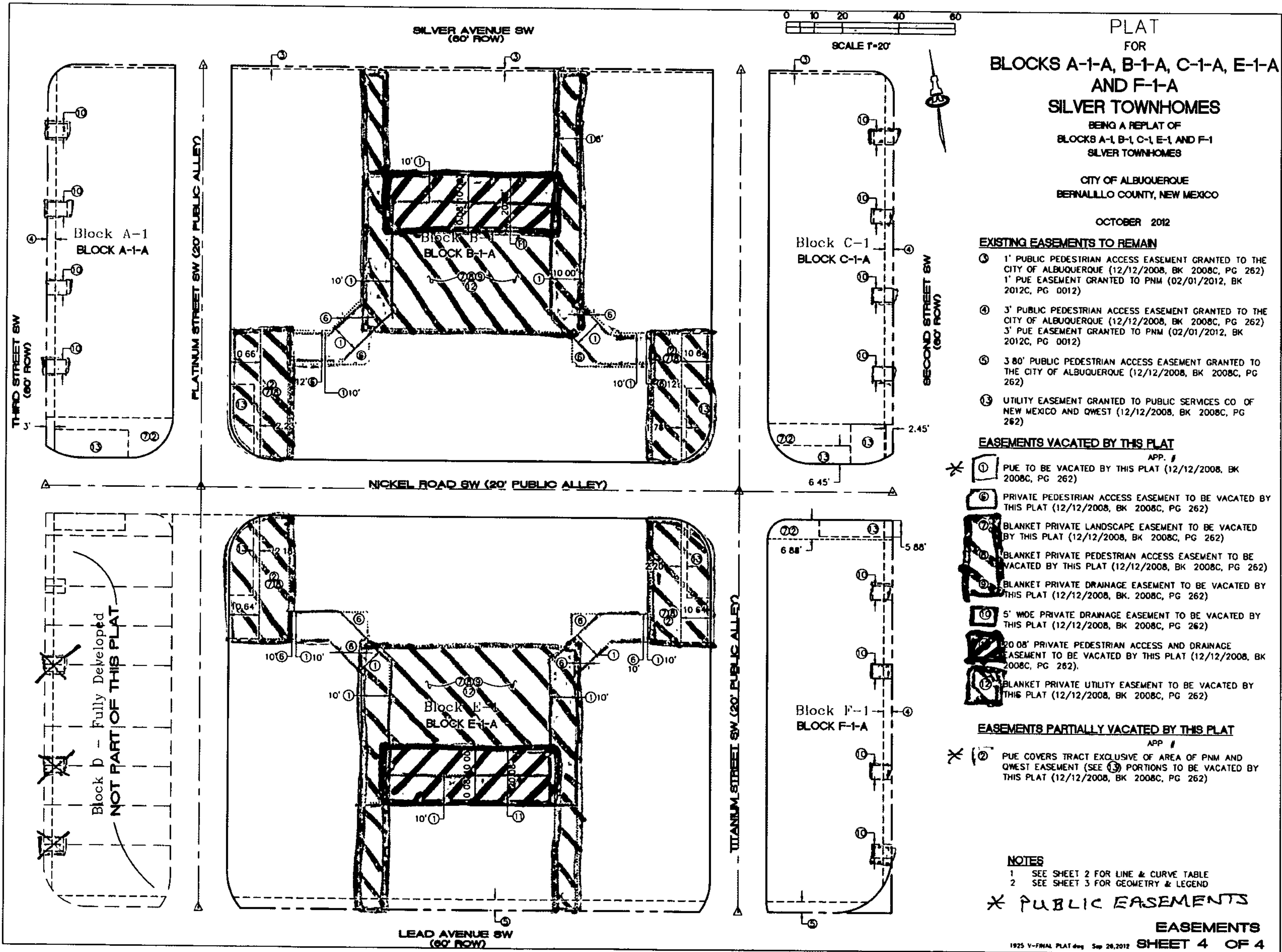


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1"=10'

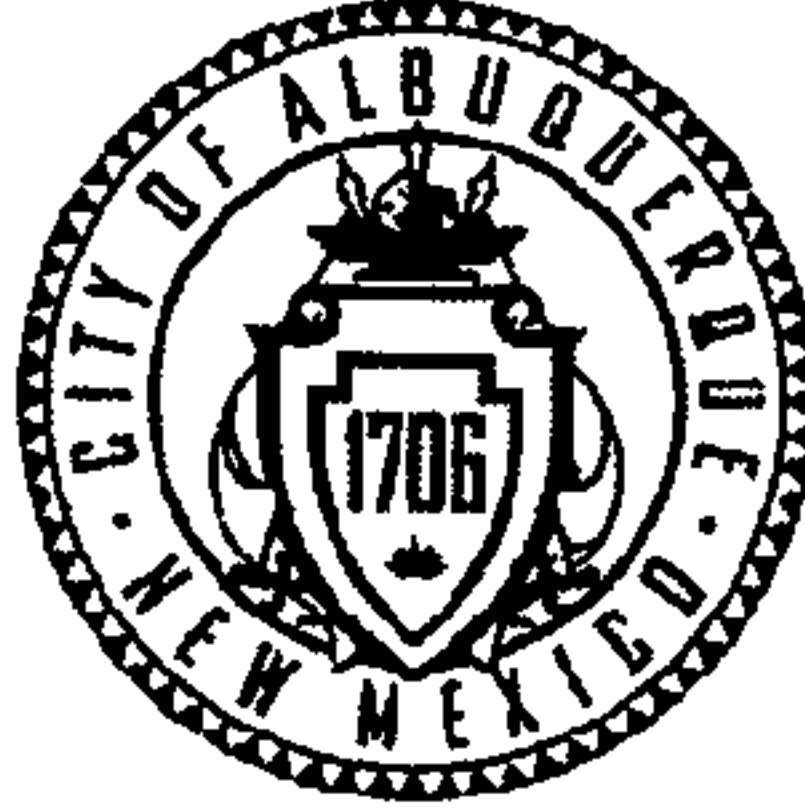
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12/17/2008 08:00 PM PLOT 0.01 H  
PLAT 2 342.00 0' 20000' P 0282 H Toulouse Silver, Bernalillo Cour

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## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The  
Neighborhood and/or  
Homeowner Association  
information listed in this letter is  
valid for one (1) month. If you  
haven't filed your application  
within one (1) month of the date  
of this letter – you will need to  
get an updated letter from our  
office

September 26, 2012

Ruth Lozano  
Isaacson and Arfman, P.A.  
128 Monroe St. NE/87108  
Phone: (505) 268-8828/Fax: (505) 268-2632  
E-Mail: [Ruthl@iacivil.com](mailto:Ruthl@iacivil.com)

Dear Ruth:

Thank you for your inquiry of **September 26, 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) – BLOCKS A-1, B-1, C-1, E-1 AND F-1, SILVER TOWNHOMES, LOCATED ON SECOND STREET SW BETWEEN LEAD AVENUE SW AND SILVER AVENUE SW** zone map **K-14**.

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

**SEE “ATTACHMENT A” FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS DRB SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.**

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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# “ATTACHMENT A”

11  
11  
11  
11

## **BARELAS NEIGHBORHOOD ASSOCIATION (R)**

Dorothy Chavez  
612 10<sup>th</sup> St. SW/87102 918-1611 (c)

Javier Benavidez  
1115 Barelas SW/87102 315-3596 (c)

## **BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (R)**

Randi McGinn  
201 Broadway SE/87102  
843-6161 (h)

Rob Dickson  
401 Central Ave. NE, Ste. D/87102  
247-3935 (h)

## **CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)**

Jess R. Martinez  
501 Edith NE/87102 228-0102 (h)

Frank H. Martinez  
501 Edith NE/87102 243-5267 (h)

## **DOWNTOWN NEIGHBORHOODS ASSOCIATION (R)**

Jacqueline Wright  
509 11<sup>th</sup> St. NW/87102 401-3149 (h)

Susan Brych  
927 11<sup>th</sup> St. NW/87102-1877 350-8853 (h)

## **HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION (R)**

Amberley Pyles  
306 Edith Ave. SE/87102 573-5544 (h)

Ann L. Carson  
416 Walter SE/87102 242-1143 (h)

## **RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)**

Christopher Frechette  
1315 Gold SW/87102 242-1478 (h)

Deborah Foster  
1307 Gold SW/87102 243-4865 (h)

## **SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)**

Carol Carrillo Pimentel  
340 Prospect Ave. NE/87102 604-8420 (h)

Christina Chavez  
517 Marble NE/87102 459-4521 (c)

## **SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION (R)**

Lorraine Smith  
1123 William SE/87102 917-9356 (h)

Grace Gibson  
702 Broadway SE, Condo A-6/87102 255-0431 (h)

## **DOWNTOWN ACTION TEAM**

Rick Rennie  
100 Gold St. SW/87102 450-2182 (w)

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Sent To Dorothy Chavez  
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 Street, Apt. No.; or PO Box No. 612 10th Street SW  
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 City, State, ZIP+4

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Total Postage & Fees	\$ 5.95		09/27/2012

Sent To Javier Benavidez  
Barelas Neighborhood Association  
 Street, Apt. No.; or PO Box No. 1115 Barelas Street SW  
Albuquerque, NM 87102  
 City, State, ZIP+4

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Total Postage & Fees	\$ 5.95		09/27/2012

Sent To Randi McGinn  
Broadway Central Corridors  
 Street, Apt. No.; or PO Box No. Partnership, Inc.  
201 Broadway Blvd. SE  
Albuquerque, NM 87102  
 City, State, ZIP+4

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Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 5.95		09/27/2012

Sent To Rob Dickson  
Broadway Central Corridors  
 Street, Apt. No.; or PO Box No. Partnership, Inc.  
401 Central Ave. NE, Ste. D  
Albuquerque, NM 87102  
 City, State, ZIP+4

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Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 5.95		09/27/2012

Sent To Jess R. Martinez  
Citizens Information Committee  
 Street, Apt. No.; or PO Box No. of Martineztown  
501 Edith Blvd. NE  
Albuquerque, NM 87102  
 City, State, ZIP+4

PS Form 3800 June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 5.95		09/27/2012

Sent To Frank H. Martinez  
Citizens Information Committee  
 Street, Apt. No.; or PO Box No. of Martineztown  
501 Edith Blvd. NE  
Albuquerque, NM 87102  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions



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<b>Total Postage &amp; Fees</b>	<b>\$ 5.95</b>

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Sent To **Jacqueline Wright**  
Downtown Neighborhoods Association  
509 11th Street NW  
Albuquerque, NM 87102

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<b>Total Postage &amp; Fees</b>	<b>\$ 5.95</b>

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Sent To **Susan Brych**  
Downtown Neighborhoods Association  
927 11th Street NW  
Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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<b>Total Postage &amp; Fees</b>	<b>\$ 5.95</b>

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Sent To **Amberley Pyles**  
Huning Highland Historic District Association  
306 Edith Ave. SE  
Albuquerque, NM 87102

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<b>Total Postage &amp; Fees</b>	<b>\$ 5.95</b>

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Sent To **Ann L. Carson**  
Huning Highland Historic District Association  
416 Walter Street SE  
Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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<b>Total Postage &amp; Fees</b>	<b>\$ 5.95</b>

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Sent To **Christopher Frechette**  
Raynolds Addition Neighborhood Association  
1315 Gold Ave. SW  
Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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Sent To **Deborah Foster**  
Raynolds Addition Neighborhood Association  
1307 Gold Ave. SW  
Albuquerque, NM 87102

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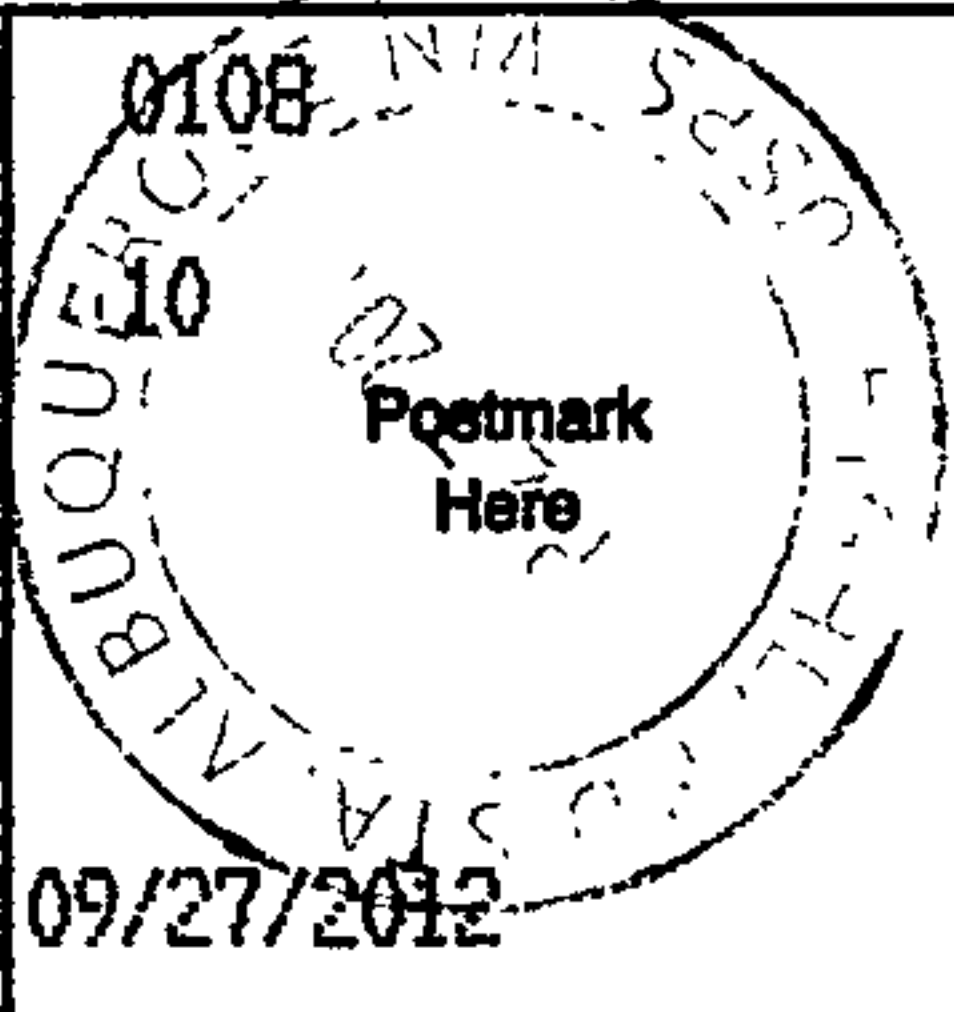
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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.95</b>



Sent To Carol Carrillo Pimentel  
 Street, Apt. No.; or PO Box No. Santa Barbara-Martineztown Association  
 City, State, ZIP+4 340 Prospect Ave. NE Albuquerque, NM 87012

PS Form 3800 June 2002 Instructions

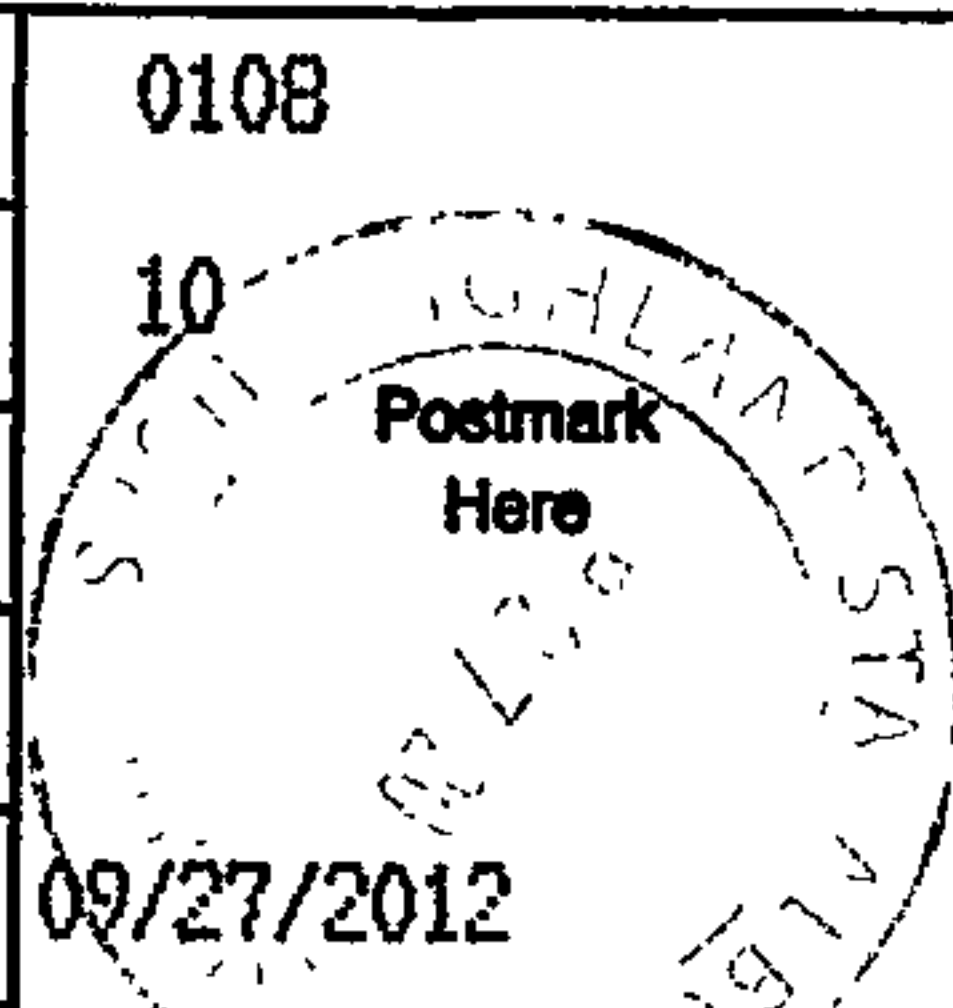
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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.95</b>



Sent To Christina Chavez  
 Street, Apt. No.; or PO Box No. Santa Barbara-Martineztown Association  
 City, State, ZIP+4 517 Marble Ave. NE Albuquerque, NM 87012

PS Form 3800 June 2002 Instructions

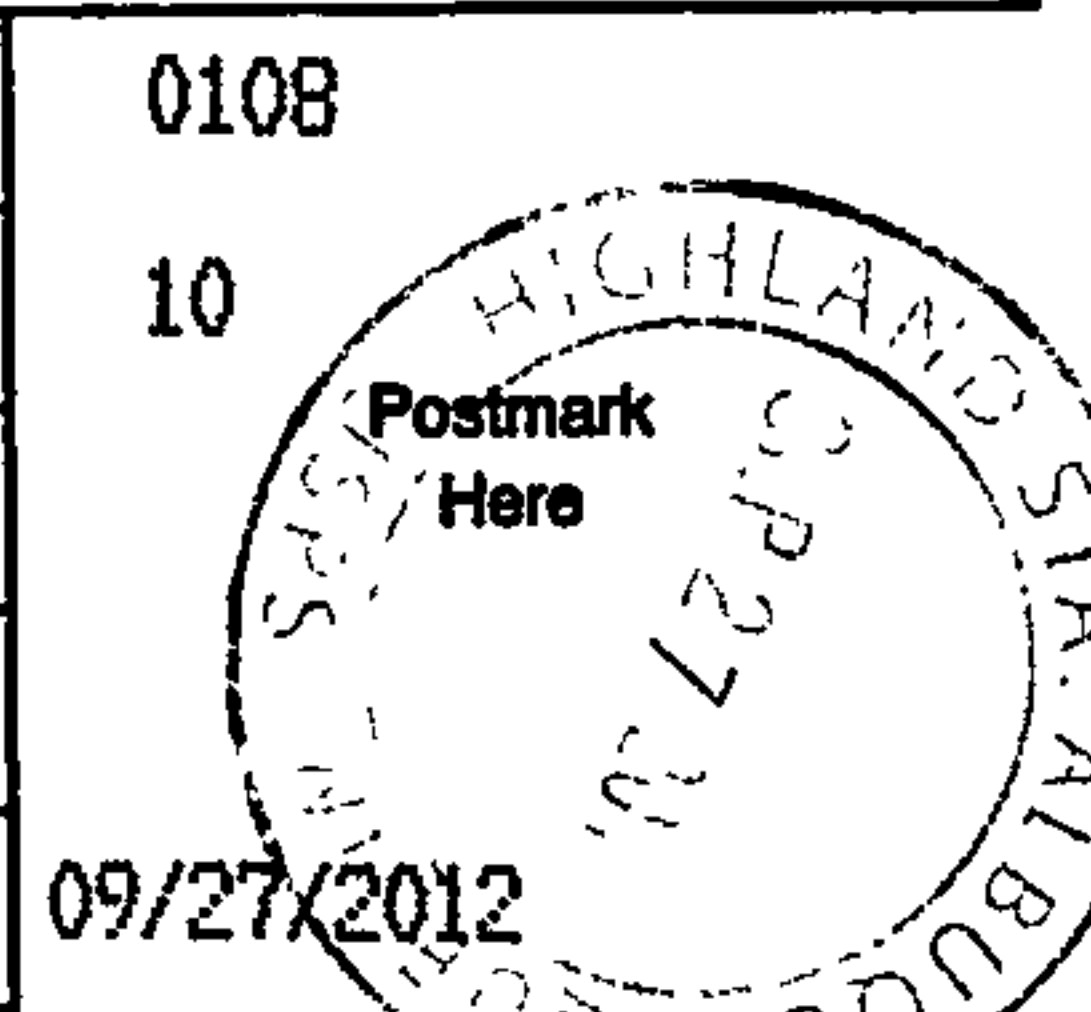
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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.95</b>



Sent To Lorraine Smith  
 Street, Apt. No.; or PO Box No. South Broadway Neighborhood Association  
 City, State, ZIP+4 1123 William Street SE Albuquerque, NM 87102

PS Form 3800, June 2002 Instructions

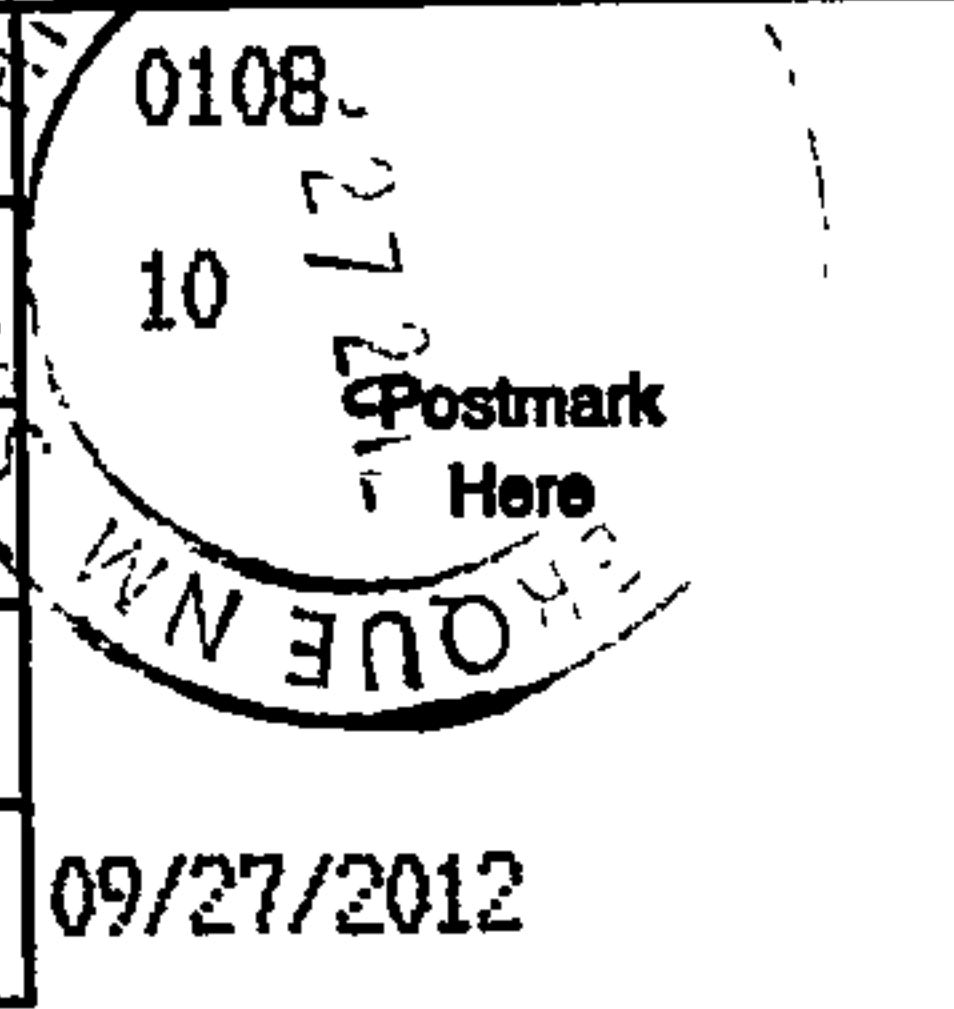
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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.95</b>



Sent To Grace Gibson  
 Street, Apt. No.; or PO Box No. South Broadway Neighborhood Association  
 City, State, ZIP+4 702 Broadway Blvd. SE, Condo A-6 Albuquerque, NM 87102

PS Form 3800, June 2002 Instructions

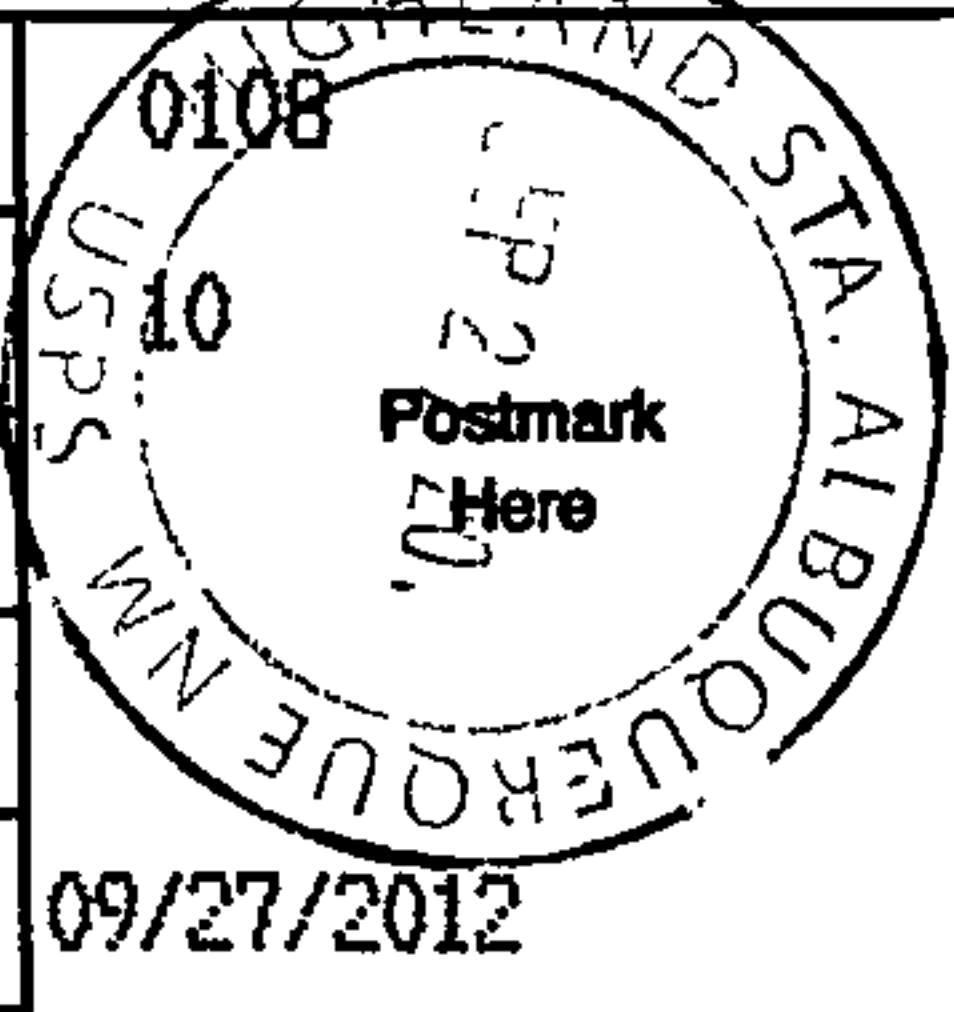
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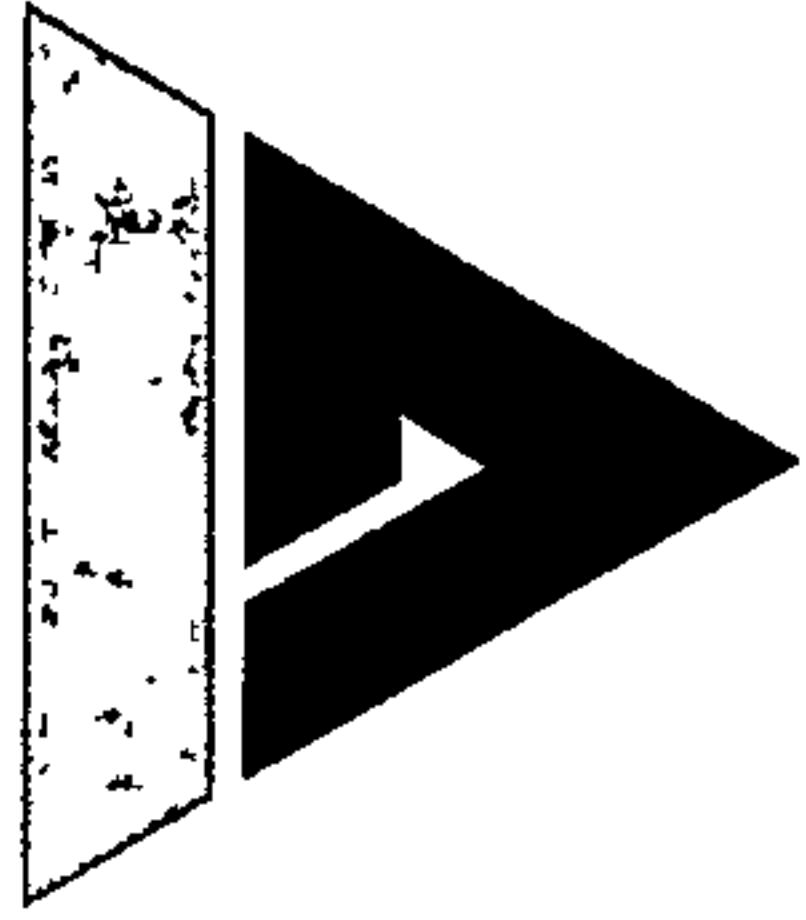
Postage	\$	\$0.65
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.95</b>



Sent To Rick Rennie  
 Street, Apt. No.; or PO Box No. Downtown Action Team  
 City, State, ZIP+4 100 Gold Street SW Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions





**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfinan, PE · Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8679

Frank H. Martinez  
Citizens Information Committee of Martineztown  
501 Edith Blvd. NE  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Mr. Martinez:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Citizens Information Committee of Martineztown that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

Please call me at 268-8828 if you have questions on this action. Thank you.

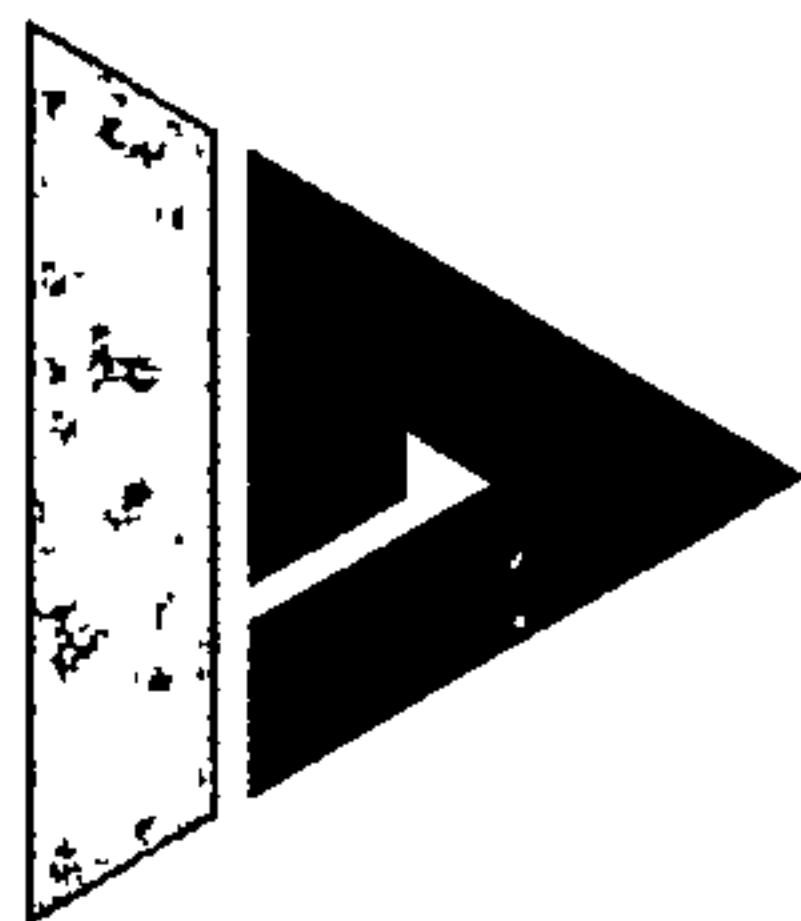
Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE

Attachments





**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8686

Jacqueline Wright  
Downtown Neighborhoods Association  
509 11th Street NW  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Wright:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Downtown Neighborhoods Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

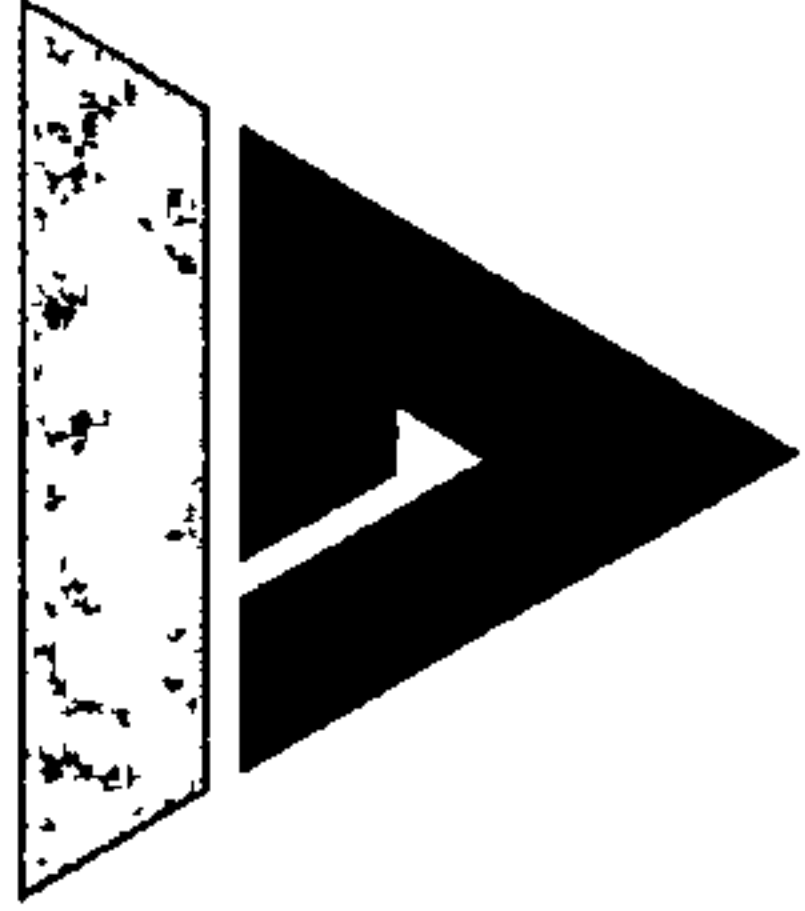
Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE

Attachments



**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8693

Susan Brych  
Downtown Neighborhoods Association  
927 11th Street NW  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Brych:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Downtown Neighborhoods Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

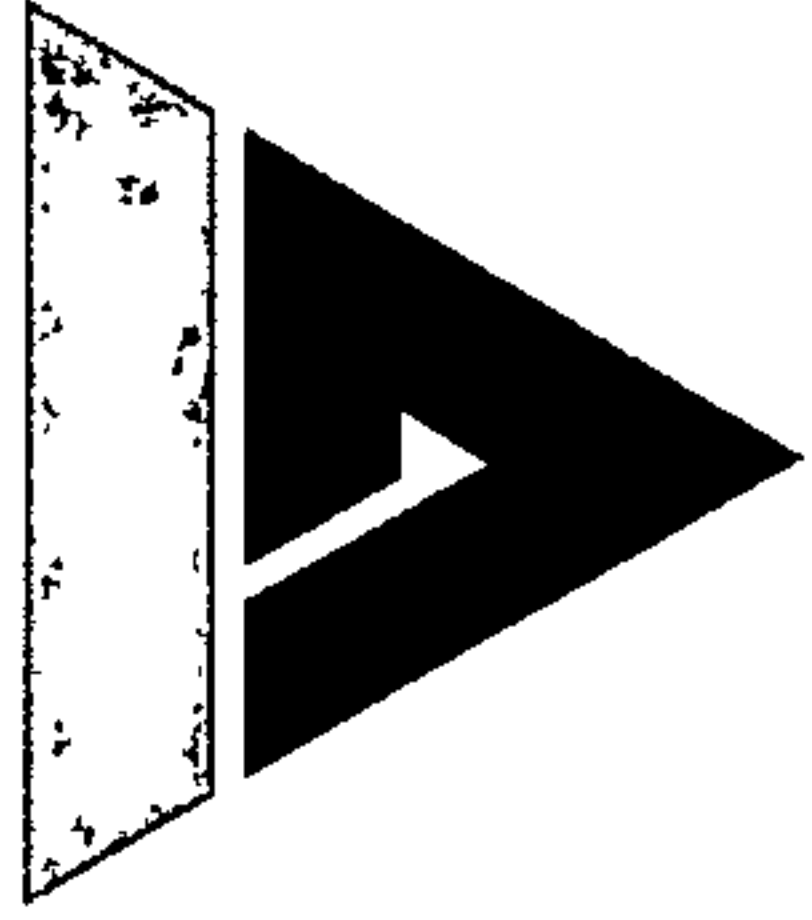
All of the easements we are requesting to vacate serve only the Casitas de Colores property.

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE  
Attachments



**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8709

Amberley Pyles  
Huning Highland Historic District Association  
306 Edith Ave. SE  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Pyles:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Huning Highland Historic District Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

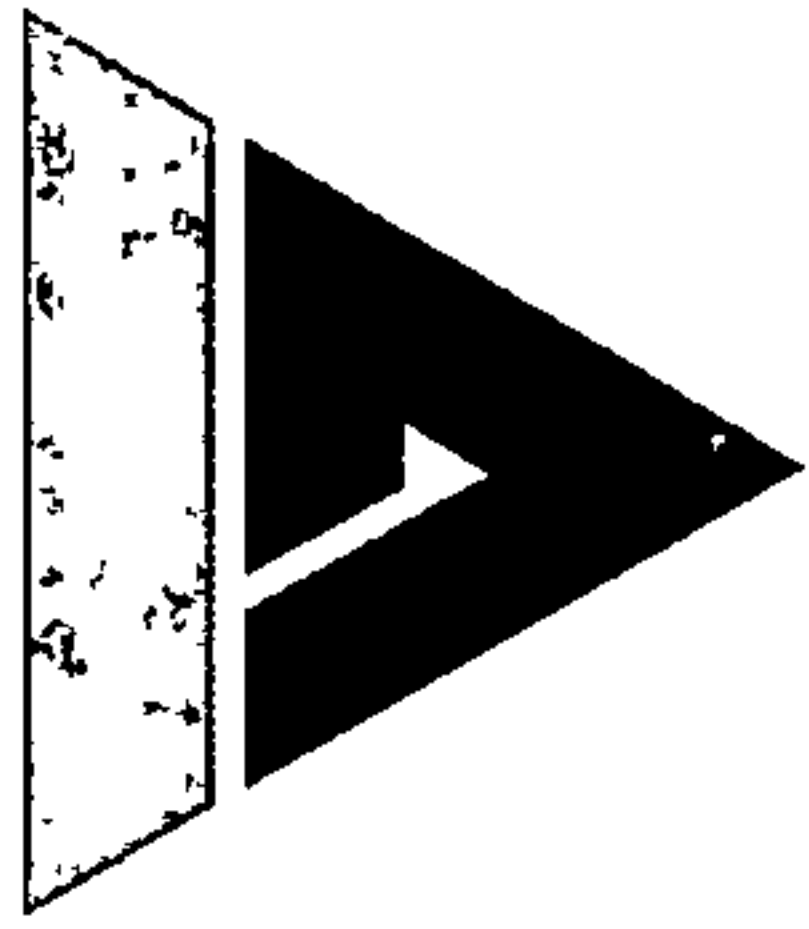
Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE  
Attachments





**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8716

Ann L. Carson  
Huning Highland Historic District Association  
416 Walter Street SE  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Carson:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Huning Highland Historic District Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

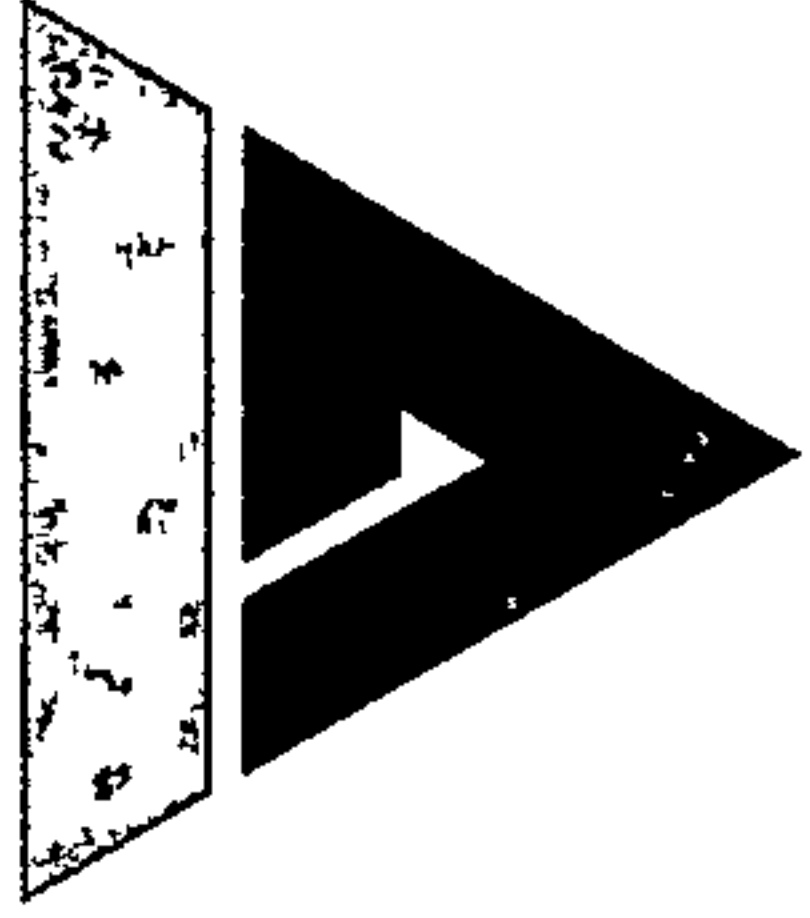
Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE

Attachments



**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8723

Christopher Frechette  
Raynolds Addition Neighborhood Association  
1315 Gold Ave. SW  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Mr. Frechette:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Raynolds Addition Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

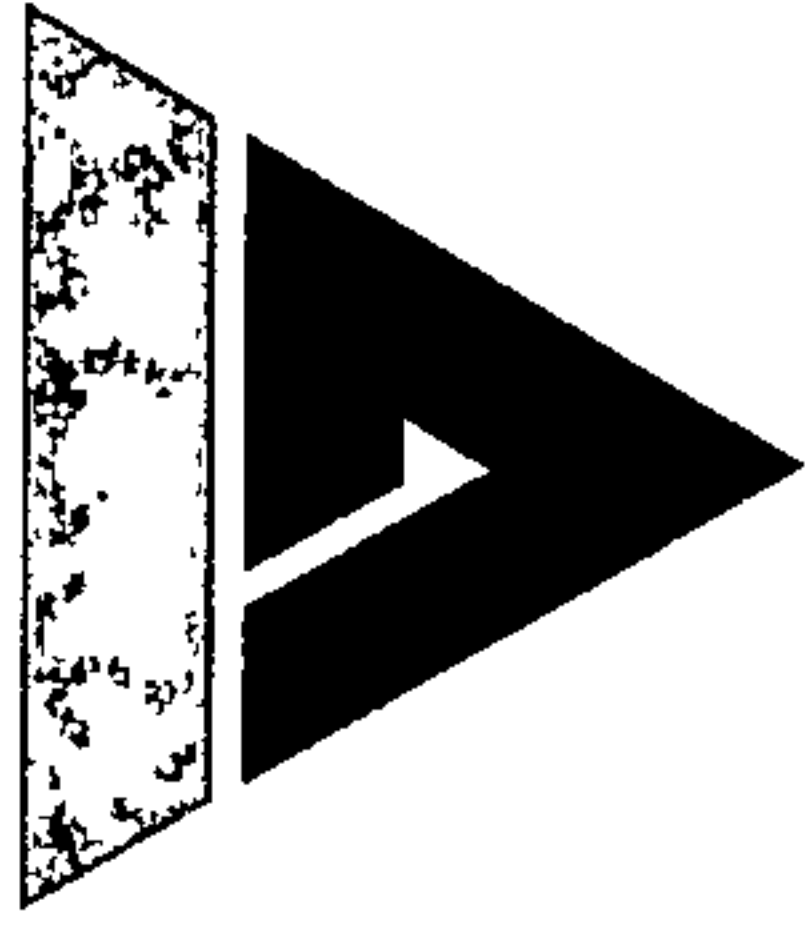
All of the easements we are requesting to vacate serve only the Casitas de Colores property.

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE  
Attachments



**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8730

Deborah Foster  
Raynolds Addition Neighborhood Association  
1307 Gold Ave. SW  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Foster:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Raynolds Addition Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

Please call me at 268-8828 if you have questions on this action. Thank you.

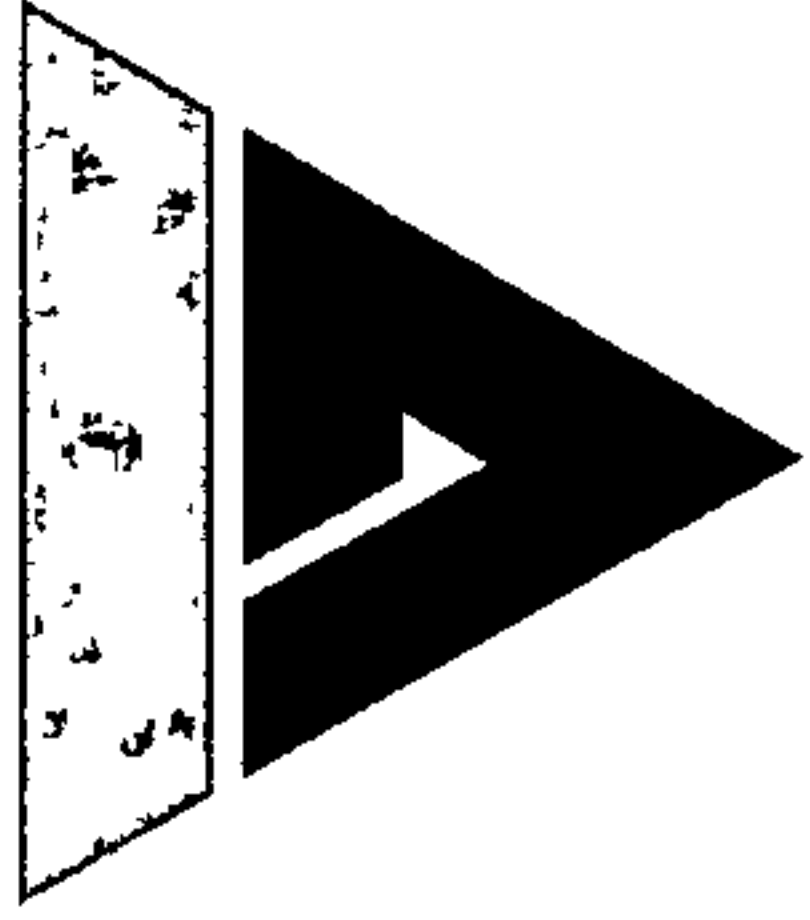
Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE

Attachments





**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8747

Carol Carrillo Pimentel  
Santa Barbara-Martineztown Association  
340 Prospect Ave. NE  
Albuquerque, NM 87012

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Pimentel:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Santa Barbara-Martineztown Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

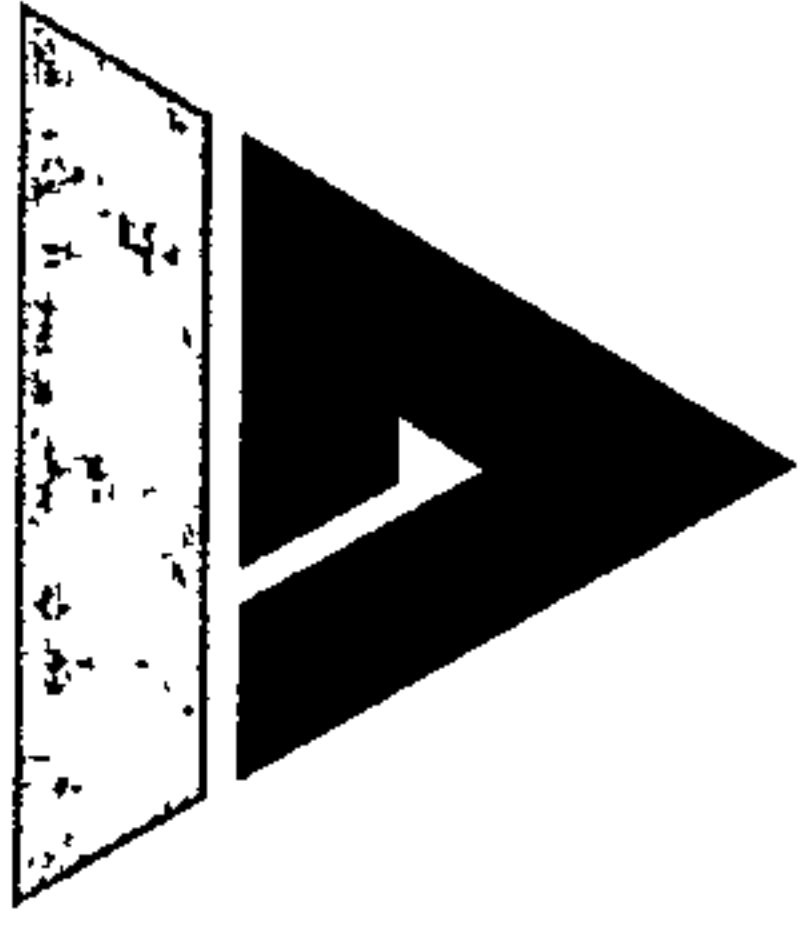
All of the easements we are requesting to vacate serve only the Casitas de Colores property.

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE  
Attachments



**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8754

Christina Chavez  
Santa Barbara-Martineztown Association  
517 Marble Ave. NE  
Albuquerque, NM 87012

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Chavez:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Santa Barbara-Martineztown Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

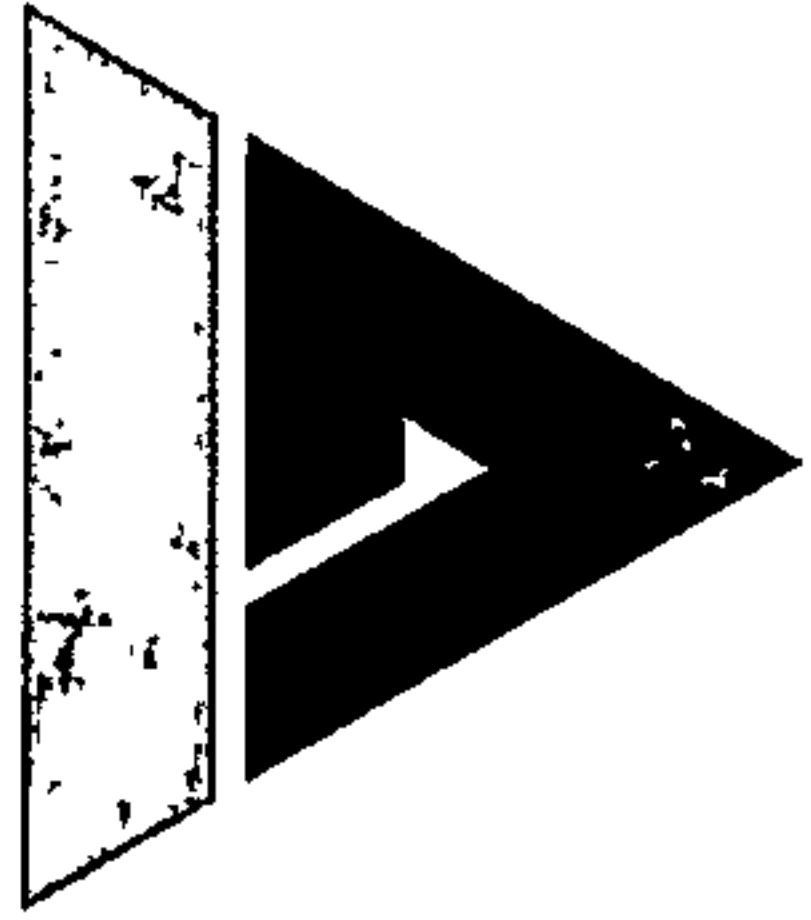
All of the easements we are requesting to vacate serve only the Casitas de Colores property.

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE  
Attachments



**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfinan, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8761

Lorraine Smith  
South Broadway Neighborhood Association  
1123 William Street SE  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Smith:

As the consulting engineers for the above referenced site, we are writing this letter to inform the South Broadway Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

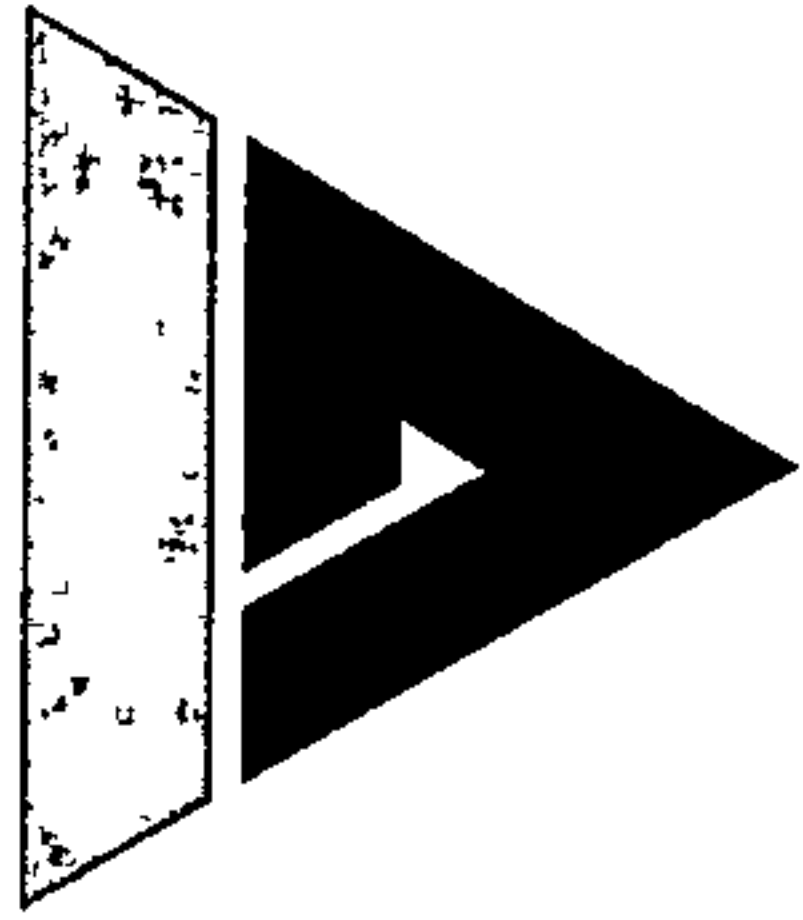
Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE  
Attachments





**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8778

Grace Gibson  
South Broadway Neighborhood Association  
702 Broadway Blvd. SE, Condo A-6  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Ms. Gibson:

As the consulting engineers for the above referenced site, we are writing this letter to inform the South Broadway Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

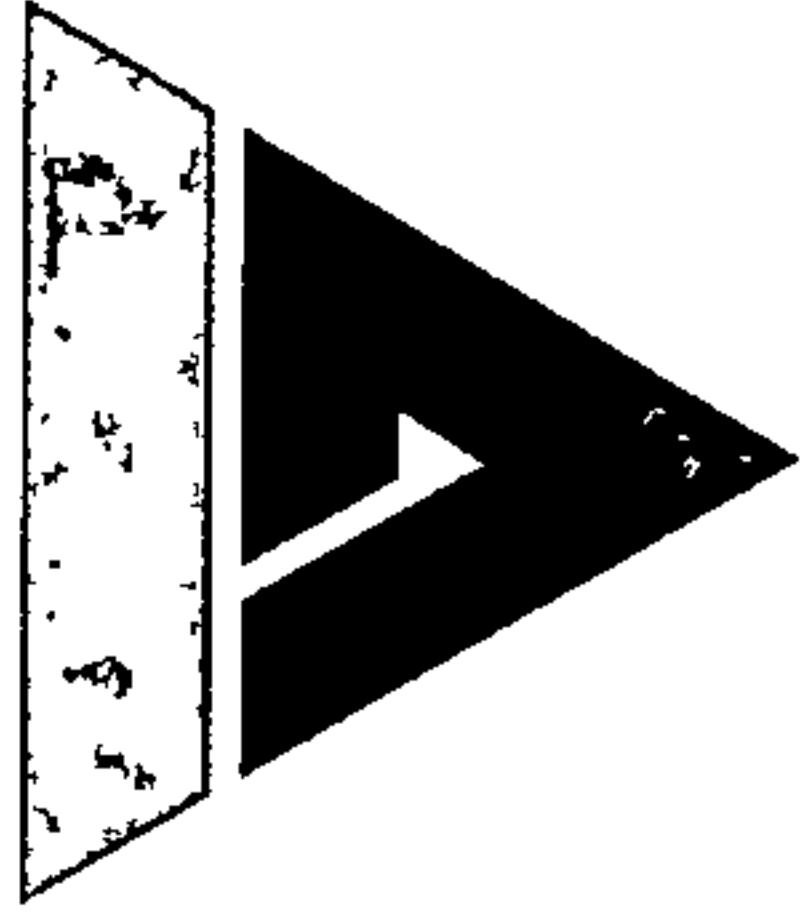
Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE

Attachments



**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Asa Nilsson-Weber, PE*

September 27, 2012

Certified Mailing 7005 1160 0001 1329 8785

Rick Rennie  
Downtown Action Team  
100 Gold Street SW  
Albuquerque, NM 87102

**RE: Casitas de Colores  
COA Project No. 1003094  
(Existing Legal: Blocks A-1, B-1, C-1, E-1, & F-1, Silver Townhomes)**

Dear Mr. Rennie:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Downtown Action Team that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval for vacation of public utility easements and private easements. See attached vicinity map and easement vacation exhibit.

All of the easements we are requesting to vacate serve only the Casitas de Colores property.

Please call me at 268-8828 if you have questions on this action. Thank you.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Genny L. Donart, PE  
Attachments

**AMENDED INFRASTRUCTURE LIST**  
(Rev 9-20-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Blocks A-1, B-1, C-1, E-1, & F-1, SILVER TOWNHOMES**

PROPOSED NAME OF PLAT

**Blocks A, B, C, E, & F, SILVER TOWNHOMES**

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
555482	555482	20' E-E	Alley paving incl. concrete alley gutter	Platinum St	Silver Ave	Lead Ave	/	/	/
555482	555482	20' E-E	Alley paving incl. concrete alley gutter	Titanium St	Silver Ave	Lead Ave	/	/	/
555482	555482	20' E-E	Alley paving incl. concrete alley gutter	Nickel Ave	Second St	Third St	/	/	/
555482	555482	6' wide	Sidewalk (to be deferred)	Third St	Silver Ave	Lead Ave	/	/	/
555482	555482	6' wide	Sidewalk (to be deferred)	Second St	Silver Ave	Lead Ave	/	/	/
555482	555482	6' wide	Sidewalk (to be deferred)	Silver Ave	Second St	Third St	/	/	/
555482	555482	6' wide	Sidewalk (to be deferred)	Lead Ave	Second St	Third St	/	/	/
							/	/	/
							/	/	/



Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
555482	555482	6"	Waterline	Platinum St	Silver Ave	Lead Ave	/	/	/
555482	555482	6"	Waterline	Titanium St	Silver Ave	Lead Ave	/	/	/
555482	555482	6"	Waterline	Nickel Ave	Platinum St	Titanium St	/	/	/
							/	/	/
							/	/	/
555482	555482	8"	Sanitary Sewer	Platinum St	north property line	south property line	/	/	/
555482	555482	8"	Sanitary Sewer	Titanium St	north property line	south property line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

**NOTES**

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

Street lights per City requirements.

- 1 Paving improvements to include removal of existing driveways, which will be replaced with curb and sidewalk

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- 2 All water to include fire hydrants, valves, and appurtenances per DPM.

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- 3 Stormwater retention facility sizes are subject to change per final DRC determination.  
Grading and Drainage Certification required per DPM (prior to Release of Financial Guarantees) to include private retention facilities as defined on the approved grading plan.

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- 4 \_\_\_\_\_

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**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Genevieve Donart, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*Genevieve Donart* 11/9/11  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev 9-20-05)

**EXHIBIT "A"**

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

**SILVER TOWNHOMES**

PROPOSED NAME OF PLAT

**LOTS 1 - 24, BLOCK 30, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**

**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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		20' E-E	Alley paving incl. concrete alley gutter	Platinum St	Silver Ave	Lead Ave	/	/	/
		20' E-E	Alley paving incl. concrete alley gutter	Titanium St	Silver Ave	Lead Ave	/	/	/
		20' E-E	Alley paving incl. concrete alley gutter	Nickel Ave	Second St	Third St	/	/	/
		10' wide	Sidewalk (to be deferred)	Third St	Silver Ave	Lead Ave	/	/	/
		10' wide	Sidewalk (to be deferred)	Second St	Silver Ave	Lead Ave	/	/	/
		10' wide	Sidewalk (to be deferred)	Silver Ave	Second St	Third St	/	/	/
		10' wide	Sidewalk (to be deferred)	Lead Ave	Second St	Third St	/	/	/
							/	/	/
							/	/	/



Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		6"	Waterline	Platinum St	Silver Ave	Lead Ave	/	/	/
		6"	Waterline	Titanium St	Silver Ave	Lead Ave	/	/	/
		6"	Waterline	Nickel Ave	Platinum St	Titanium St	/	/	/
							/	/	/
							/	/	/
		8"	Sanitary Sewer	Platinum St	north property line	south property line	/	/	/
		8"	Sanitary Sewer	Titanium St	north property line	south property line	/	/	/
							/	/	/
							/	/	/
			<del>Private stormwater retention facility</del> 7A	Tract A, Block B			/	/	/
			<del>Private stormwater retention facility</del> 7A	Tract A, Block E			/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification					
							Private Inspector	P.E.	City Cnst Engineer			
<input type="text"/>	<input type="text"/>											
Approval of Creditable Items:							Approval of Creditable Items:					
Impact Fee Administrator Signature							Date	City User Dept. Signature				Date

NOTES

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

- 1 Paving improvements to include removal of existing drivepads, which will be replaced with curb and sidewalk

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- 2 All water to include fire hydrants, valves, and appurtenances per DPM.

---

- 3 Stormwater retention facility sizes are subject to change per final DRC determination.  
Grading and Drainage Certification required per DPM (prior to Release of Financial Guarantees) to include private retention facilities as defined on the approved grading plan.

---

- 4 \_\_\_\_\_

AGENT / OWNER

Fred Arfman  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

Fred C. Arfman 05/11/07  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/6/07  
DRB CHAIR - date

Christina Sandoval 6/6/07  
PARKS & GENERAL RECREATION - date

[Signature] 6-6-07  
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/6/07  
UTILITY DEVELOPMENT - date

Bradley D. Bingham 6/6/07  
CITY ENGINEER - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.  
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Alvarado-SG, LLC PHONE: 764-3094  
 ADDRESS: 5021 Indian School Rd NE, Ste 300 FAX: 764-6604  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: rochelle@rosecompanies.com

Proprietary interest in site: Owner List all owners: ...

DESCRIPTION OF REQUEST: Amendment to Preliminary Plat, Amendment to Infrastructure List, & Sidewalk Variance  
 ...

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: A, B, C, E, & F Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Silver Townhomes (tbka Blocks A-1, B-1, C-1, E-1, F-1 Silver Townhomes)  
 Existing Zoning: SU-3, Housing Focus Proposed zoning: Same MRGCD Map No ...  
 Zone Atlas page(s): K-14 UPC Code: See Attached

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 07DRB-00616;  
07DRB-00617; 03DRB-01886; 03DRB-01997; 06DRB-01787; 08DRB-70250; 08DRB-70457; 09DRB-70307; 09DRB-70308;  
11DRB-70285;

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 75 No. of proposed lots: 5 Total site area (acres): 1.5145 Ac  
 LOCATION OF PROPERTY BY STREETS: On or Near: Lead Ave, SW  
 Between: 2nd St SW and 3rd St SW

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

SIGNATURE  DATE 11/08/11  
 (Print Name) Genevieve Donart Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>11DRB - 70328</u>	<u>APP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	<u>- 70329</u>	<u>SV</u>	_____	<u>\$ 0</u>
<input checked="" type="checkbox"/>	All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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 Nov 30, 2011

11-15-2011  
 Staff signature & Date

Project # 1003094



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

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

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

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

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

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

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Genevieve Donart  
Applicant name (print)  
Genevieve Donart 11/14/11  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
11DRB - 70328

King 11-15-11  
Planner signature / date  
Project # 1003094





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

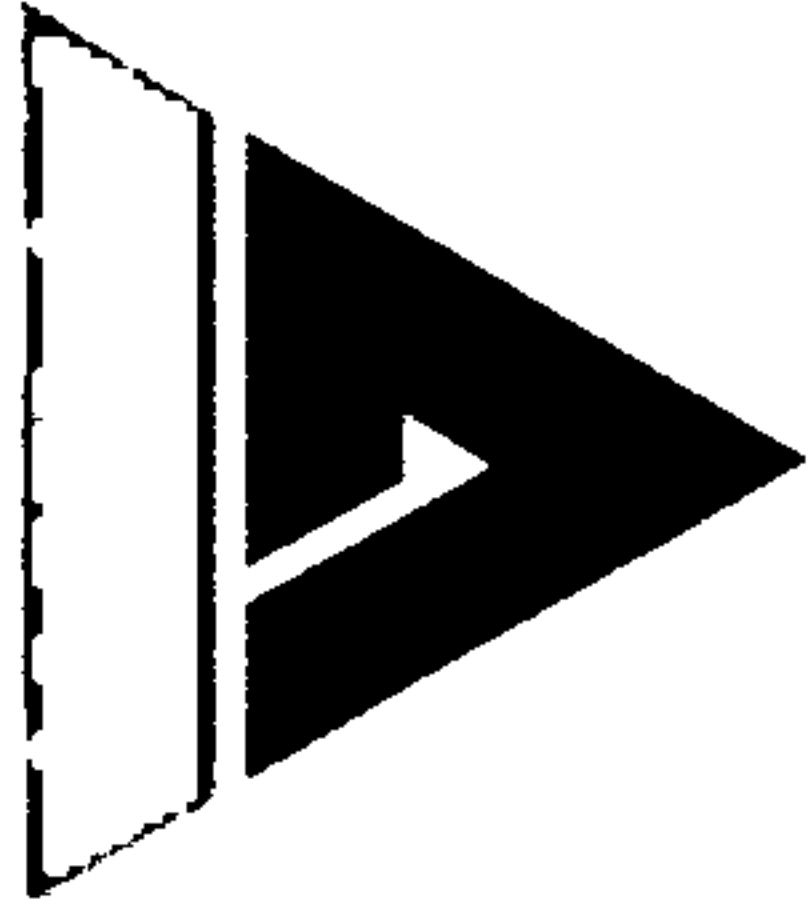
Zone Atlas Page:  
**K-14-Z**

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





# Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE*

November 9, 2011

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
600 2<sup>nd</sup> St NE  
Albuquerque, NM 87102

**RE: Silver Townhomes Amended Preliminary Plat, Amended Infrastructure List, and Sidewalk variance submittal (DRB #1003094)**

Dear Mr. Cloud,

Isaacson & Arfman, P.A., as agents for Alvarado-SG, LLC, is submitting for an amended preliminary plat, amended infrastructure list, and sidewalk variance for the Silver Townhomes project. This submittal is in support of the final plat approved at DRB on October 26<sup>th</sup>, 2011. The intent is to remove the requirement for an ongoing SIA for the remaining 4' width of sidewalk.

When the infrastructure for Silver Townhomes was constructed, 6' out of 10' of the width of the new sidewalks on the surrounding roads was constructed. This left 4' of deferred sidewalk width to be built at the time of townhome construction.

Recently, the owner decided to eliminate the townhome concept of the project. The new plans are far from complete, but the existing sidewalk financial guarantee is expiring. By replatting the site to remove internal lot lines, the owner is creating a requirement that future construction on the site will need to go through either a site development plan review by the Planning Department, or a preliminary plat process. At that time the City can require the widening of the sidewalks to the full 10'.

Thanks for your time. If you need any additional information, please contact me at 268-8828 or [gennyd@iacivil.com](mailto:gennyd@iacivil.com).

Sincerely Yours,  
**Isaacson & Arfman, P.A.**

Genevieve Donart, PE



## Lot # & UPC for existing Silver Townhomes

<u>Lot #</u>	<u>UPC#</u>	<u>Lot #</u>	<u>UPC#</u>
Lot 1, Blk A	101405721035526901	Lot 1, Blk E	101405721232627201
Lot 2, Blk A	101405721035326902	Lot 2, Blk E	101405721232827202
Lot 3, Blk A	101405720935226903	Lot 3, Blk E	101405721233027203
Lot 4, Blk A	101405720935026904	Lot 4, Blk E	101405721333127204
Lot 5, Blk A	101405720934926905	Lot 5, Blk E	101405721333327205
Lot 6, Blk A	101405720934826906	Lot 6, Blk E	101405721333427206
Lot 7, Blk A	101405720934626907	Lot 7, Blk E	101405721433727208
Lot 8, Blk A	101405720834526908	Lot 8, Blk E	101405721633727209
Tract D, Blk A	101405720834326909	Lot 9, Blk E	101405721733727210
Lot 1, Blk B	101405721635421801	Lot 10, Blk E	101405721933627211
Lot 2, Blk B	101405721635321802	Lot 11, Blk E	101405722133627212
Lot 3, Blk B	101405721635221803	Lot 12, Blk E	101405722333627213
Lot 4, Blk B	101405721635021804	Lot 13, Blk E	101405722433627214
Lot 5, Blk B	101405721634821805	Lot 14, Blk E	101405722633527215
Lot 6, Blk B	101405721534721806	Lot 15, Blk E	101405722533227217
Lot 7, Blk B	101405721534421808	Lot 16, Blk E	101405722533127218
Lot 8, Blk B	101405721734421809	Lot 17, Blk E	101405722532927219
Lot 9, Blk B	101405721834321810	Lot 18, Blk E	101405722532727220
Lot 10, Blk B	101405722034321811	Lot 19, Blk E	101405722432627221
Lot 11, Blk B	101405722234321812	Lot 20, Blk E	101405722432527222
Lot 12, Blk B	101405722434221813	Lot 21, Blk E	101405722032827223
Lot 13, Blk B	101405722534221814	Tract A, Blk E	101405722033227224
Lot 14, Blk B	101405722734221815	Tract B, Blk E	101405721333727207
Lot 15, Blk B	101405722834221816	Tract C, Blk E	101405722733527216
Lot 16, Blk B	101405722834621818	Lot 1, Blk F	101405723233527302
Lot 17, Blk B	101405722834821819	Lot 2, Blk F	101405723233327303
Lot 18, Blk B	101405722835021820	Lot 3, Blk F	101405723433227304
Lot 19, Blk B	101405722935121821	Lot 4, Blk F	101405723433027305
Lot 20, Blk B	101405722935221822	Lot 5, Blk F	101405723432827306
Lot 21, Blk B	101405722235121823	Lot 6, Blk F	101405723332727307
Tract A, Blk B	101405722234721824	Lot 7, Blk F	101405723332527308
Tract B, Blk B	101405721434421807	Lot 8, Blk F	101405723332427309
Tract C, Blk B	101405722834221816	Tract E, Blk F	101405723333627301
Lot 1, Blk C	101405723535127001		
Lot 2, Blk C	101405723534927002		
Lot 3, Blk C	101405723534827003		
Lot 4, Blk C	101405723534627004		
Lot 5, Blk C	101405723434527005		
Lot 6, Blk C	101405723434427006		
Lot 7, Blk C	101405723434227007		
Lot 8, Blk C	101405723334127008		
Tract E, Blk C	101405723333927009		

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NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE  
(Plot Ref'd. 12/29/1982 on D-140)  
BLOCK 37

THIRD STREET S.W.  
(60' R/W)



BLOCK A-1  
0.3488 AD.

PLATNMENT LINE OF PUBLIC ALLEY



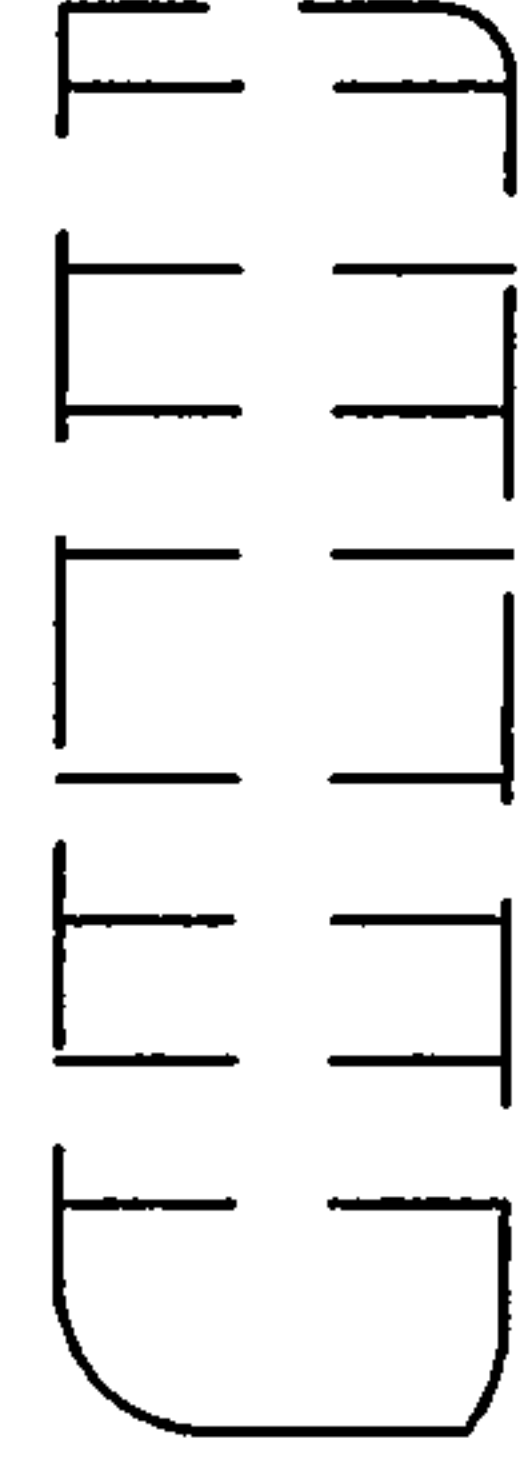
BLOCK B-1  
0.8488 AD.

MOORE ROAD, 100' WIDE PUBLIC ALLEY



BLOCK C-1  
0.3407 AD.

TOTAL STREET OF ONE PUBLIC ALLEY



BLOCK D-1  
0.8488 AD.



BLOCK E-1  
0.3408 AD.

LEAD AVENUE S.W.  
(60' R/W)

NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE  
(Plot Ref'd. 12/29/1982 on D-140)  
BLOCK 37

SECOND STREET S.W.  
(60' R/W)

BLOCK 29 OF TRANSPORTATION CENTER SUBD.  
(Plot Ref'd. 10/02/75 on D-177)

# SIDEWALK VARIANCE EXHIBIT

SCALE:  
1"=80'



## LEGEND

■■■■■■■■ 6' WIDE SIDEWALK



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 1875 C-701-SDWK VARE.dMgv 09,2011