



**AMENDED OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 6, 2014

**Project# 1003095**  
**14DRB-70266 TEMP DEFR SDWK CONST**

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 16-P1, **LA MIRADA TOWN HOMES** zoned O-1/CONDITIONAL USE, located on LA MIRADA BETWEEN WYOMING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19)


At the August 6, 2014 Development Review Board meeting, **the deferral of sidewalks in front of Lots 1-P1 thru 16-P1 along Vida Verde Lane NE was approved**, with sidewalks to be installed at the time of residential construction.

If you wish to appeal this decision, you must do so by August 21, 2014, in the manner described below.

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

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

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



Jack Cloud, DRB Chair



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 6, 2014

**Project# 1003095**

14DRB-70266 EXT OF SIA FOR TEMP DEFR SDWK CONST

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 16-P1, **LA MIRADA TOWN HOMES** zoned O-1/CONDITIONAL USE, located on LA MIRADA BETWEEN WYOMING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19)

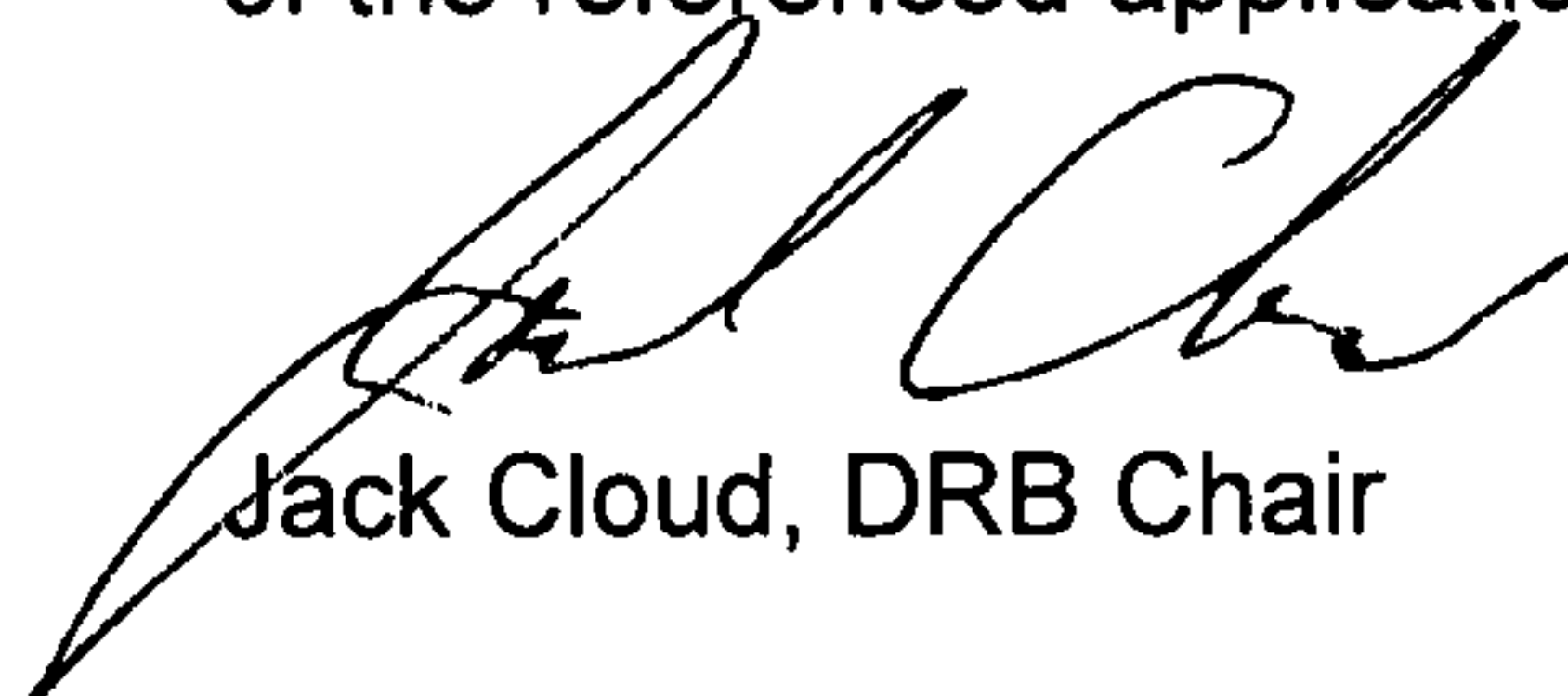
At the August 6, 2014 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by August 21, 2014, in the manner described below.

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

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

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



Jack Cloud, DRB Chair



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 24, 2013

**Project# 1003095**  
**13DRB-70625 EXT OF MAJOR PRELIMINARY PLAT**

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE / JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2-A, LA MIRADA SUBDIVISION zoned O-1, located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)

At the July 24, 2013 Development Review Board meeting, a three month extension of the preliminary plat was approved.

The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by August 8, 2013, in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing. You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

  
Jack Cloud, DRB Chair

**Cc: Wayjohn Surveying Inc.**  
**Marilyn Maldonado**  
**file**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 25, 2012

**Project# 1003095**  
12DRB-70207 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2-A, **LA MIRADA SUBDIVISION (TBKA:LA MIRADA TOWNHOMES)** zoned O-1 (CONDITIONAL USE), located on LA MIRADA BETWEEN WYOMING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19)

At the July 25, 2012 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by August 9, 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).

The conditions of final plat still apply.

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

  
Jack Cloud, DRB Chair

Cc: Wayjohn Surveying Inc.  
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.

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

Project #: 1003095 Application #: 13DRB-70721

Project Name: LA MIRADA

Agent: WAYJOHN SURVEYING INC. Phone #:

**\*\*Your request was approved on 10-30-13 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): revise E' next note

**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.



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

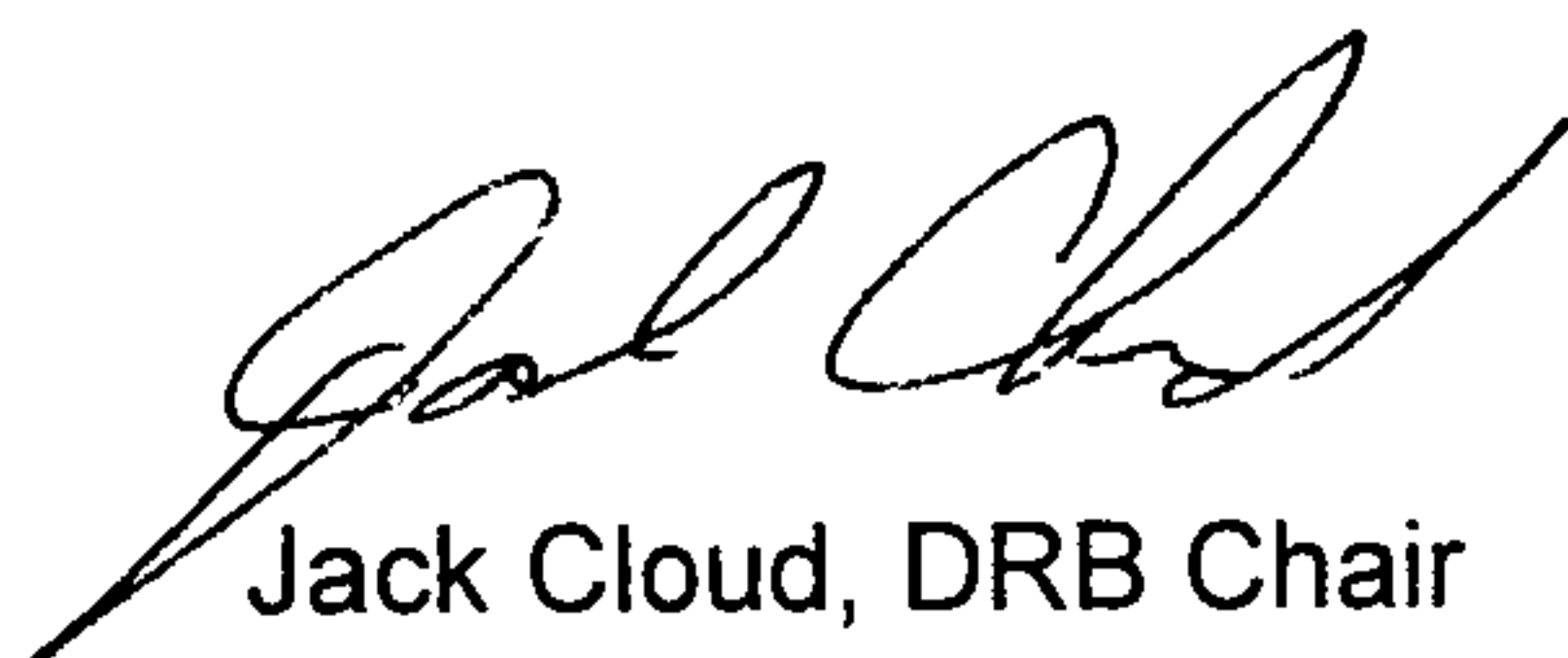
**Project# 1003095**  
11DRB-70196 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK SASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION TBKA LA MIRADA TOWN HOMES** zoned O-1/CONDITIONAL USE, located on LA MIRADA BETWEEN WYMONING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19)

At the July 27, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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



Jack Cloud, DRB Chair

Cc: Wayjohn Surveying Inc. – 330 Louisiana Blvd NE – Albuquerque, NM 87108  
Cc: Frank Casale/James Seligman – P.O. Box 11518 – Albuquerque, NM 87192  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 19, 2009

**Project# 1003095**  
09DRB-70231 VACATION OF PRIVATE EASEMENT

DAC ENTERPRISES ENTERPRISES INC agent(s) for JAMES A SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION** zoned O-1 and P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)

At the August 19, 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) (2)(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)(2) The vacated easement is to accommodate a planned residential development which was approved by the City Council on appeal, AC-07-18/Project No. 1005016, and thus the development made possible by the vacation is more beneficial to the public welfare than any minor detriment resulting from the vacation. It is noted that the beneficiary of the easement, Lot 2-A-1, has been developed since 2004 without construction or use of the existing easement.

(B)(3) The vacated easement will be replaced by a similar or greater easement as shown on Vacation Exhibit B, and thus 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 bulk land variance was approved. The preliminary/final plat was approved with delegation to Planning for clarification that blanket sanitary sewer easement is for the benefit of Tract E-1, to record and for AGIS DXF file.

If you wish to appeal this decision, you must do so by September 3, 2009 in the manner described below.

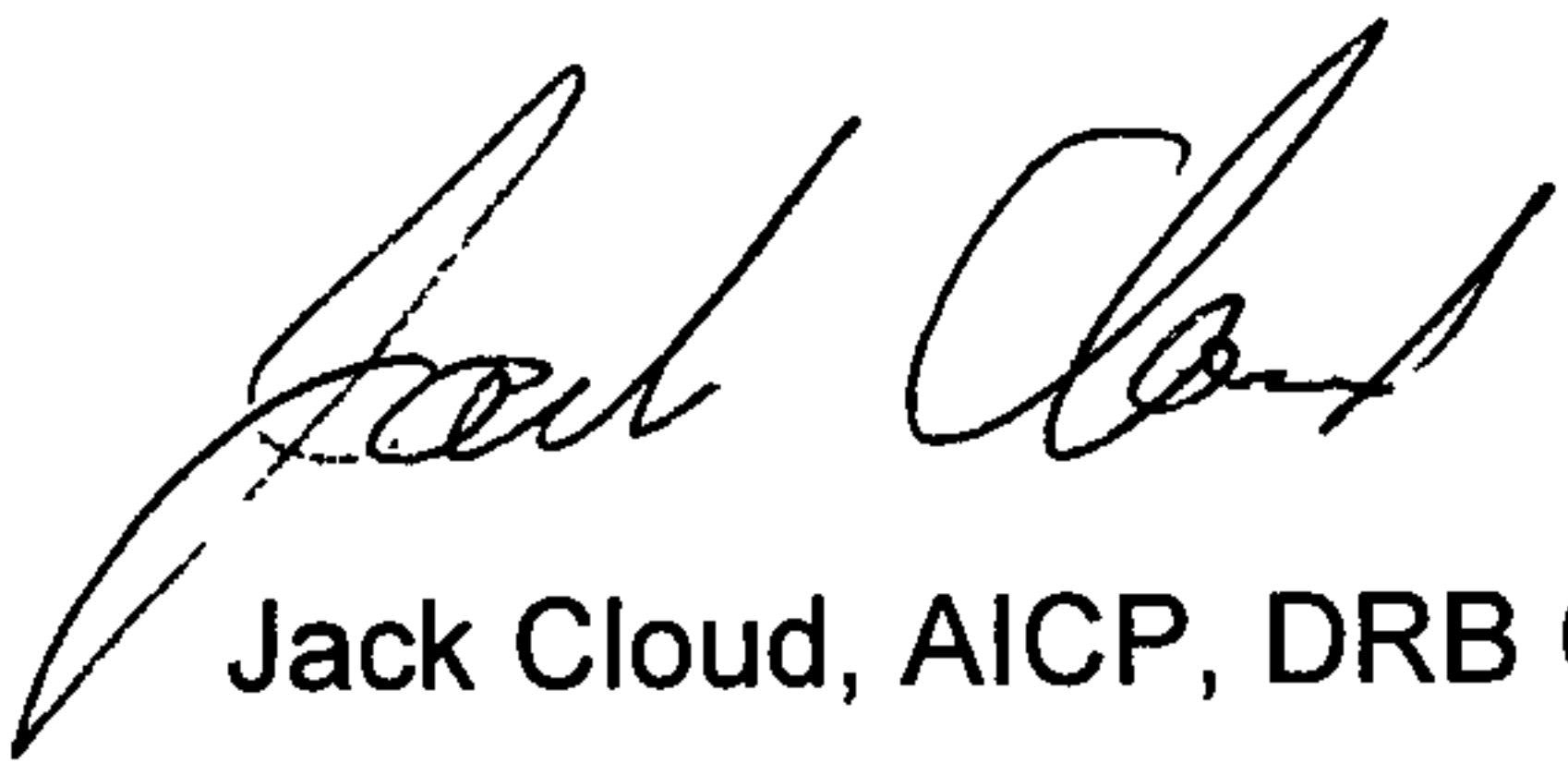
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.)



Jack Cloud, AICP, DRB Chair

Cc: DAC Enterprises Inc – P.O. Box 16658 – Albuquerque, NM 87191  
Cc: James A. Seligman – 1525 32<sup>nd</sup> Circle SE – Albuquerque, NM 87124  
Bob Galligan – 8101 Pickard NE – Albuquerque, NM 87110  
Jim Brown – 11741 Sky Valley Way NE – Albuquerque, NM 87111  
Scott Howell  
Marilyn Maldonado  
File





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

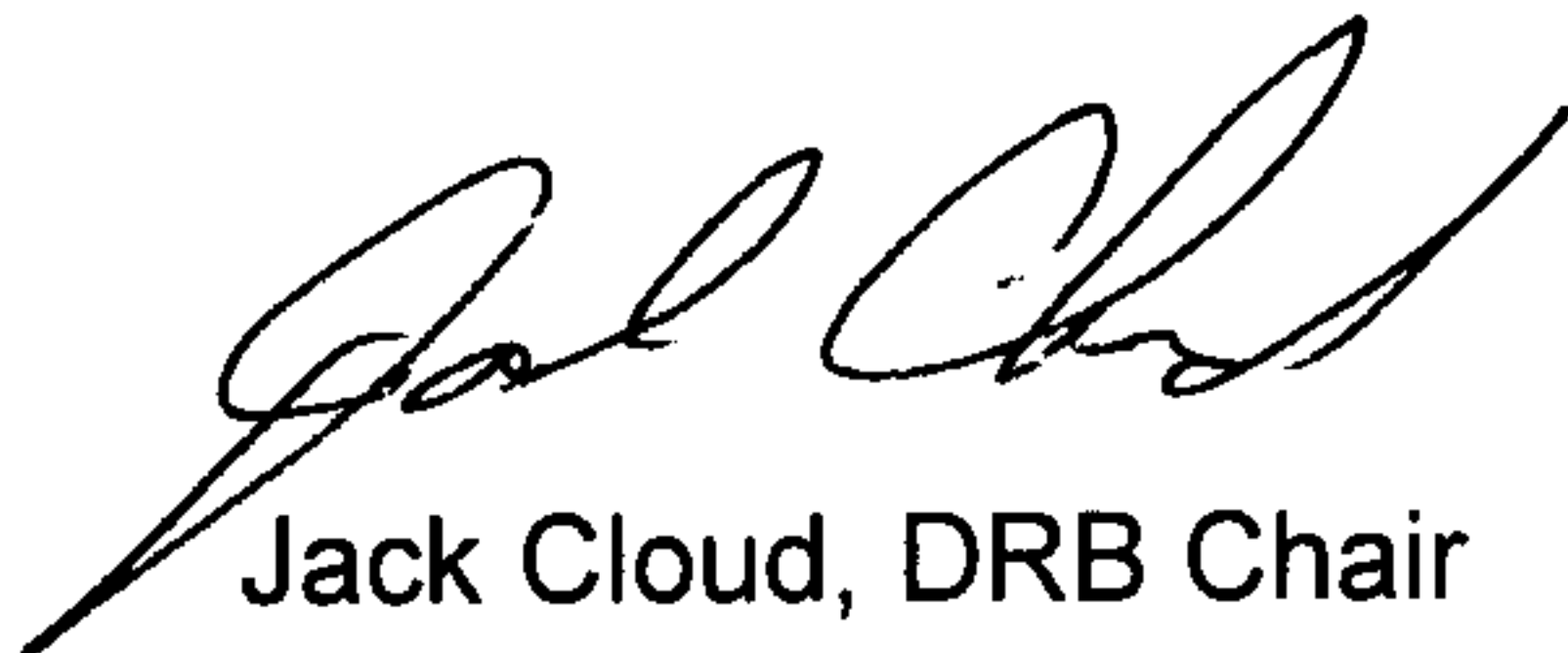
**Project# 1003095**  
11DRB-70196 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK SASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION TBKA LA MIRADA TOWN HOMES** zoned O-1/CONDITIONAL USE, located on LA MIRADA BETWEEN WYMONING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19)

At the July 27, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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



Jack Cloud, DRB Chair

Cc: Wayjohn Surveying Inc. – 330 Louisiana Blvd NE – Albuquerque, NM 87108  
Cc: Frank Casale/James Seligman – P.O. Box 11518 – Albuquerque, NM 87192  
Marilyn Maldonado  
File

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

8. **Project# 1000831**  
11DRB-70187 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
MASTERWORKS ARCHITECTS INC. agent(s) for RICHARD B. SAYLOR request(s) the above action(s) for all or a portion of Tract(s) A & B, **HORIZON ACADEMY** zoned SU-1/IP USES, located on 1800 & 1900 ARTISCO RD NW containing approximately 8.89 acre(s). (H-11) **DEFERRED TO 8/3/11 AT THE AGENT'S REQUEST.**
9. **Project# 1001628**  
11DRB-70193 EXT OF SIA FOR TEMP  
DEFR SDWK CONST  
JUDE L. BACA request(s) the above action(s) for all or a portion of **MESA RIDGE** zoned SU-1, located near COORS AND MONTANO (E-11) **DEFERRED TO 8/3/11 AT THE AGENT'S REQUEST.**
10. **Project# 1003095**  
11DRB-70196 EXT OF MAJOR  
PRELIMINARY PLAT  
WAYJOHN SURVEYING INC agent(s) for FRANK SASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION TBKA LA MIRADA TOWN HOMES** zoned O-1/CONDITIONAL USE, located on LA MIRADA BETWEEN WYMONING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11. **Project# 1003613**  
11DRB-70199 EXT OF SIA FOR TEMP  
DEFR SDWK CONST  
GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 76-P1, **SUNSET VILLA** zoned SU-1/PRD, located on SUNSET GARDENS BETWEEN ATRISCO AND POWELL containing approximately 14.71 acre(s). (K-12) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
12. **Project# 1004906**  
11DRB-70154 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS  
11DRB-70168 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
THOMPSON ENGINEERING CONSULTANTS, INC & CARTESIAN SURVEYS INC agent(s) for THOMAS SLATES request(s) the above action(s) for all or a portion of Tract(s) 118-C, 118-D, & 118-E, **MRGCD MAP 32** zoned R-1, located on GUADALUPE TR NW BETWEEN GRIEGOS RD NW AND MONTANO RD NW containing approximately 2.06 acre(s). (F-14) **DEFERRED TO 8/3/11 AT THE AGENT'S REQUEST.**



**COMPLETED 08/13/10 STH**  
**DRB CASE ACTION LOG (Preliminary / Final)**  
 REVISED 10/08/07

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

DRB Application No.: 09-70075 Project # 1003095  
 Project Name: Mirada Townhomes  
 Agent: Wayjohn Surveying Inc. Phone No.: \_\_\_\_\_

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: - revise easement maintenance

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): to record, dxp

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**



# DRB CASE ACTION LOG (Preliminary / Final)

REVISED 10/08/07

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

DRB Application No.: 09-70075 Project # 1003095  
 Project Name: Mirada Townhomes  
 Agent: Wayjohn Surveying Inc. Phone No.: \_\_\_\_\_

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - revise earned maintenance
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): to record, dxp

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

Created On:

**3095**

### DXF Electronic Approval Form

DRB Project Case #: 1003095

Subdivision Name: LA MIRADA SUBDIVISION 2A2A

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 7/27/2010

Hard Copy Received: 7/27/2010

Coordinate System: NMSP Grid (NAD 27)

  
Approved

07-27-2010  
Date

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

**AGIS Use Only**  
Copied fc 3095 to agiscov on 7/27/2010 Contact person notified on 7/27/2010

3. **Project# 1008415**  
10DRB-70191 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Lot 23, Block 11, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned RD, located on the north side of PALOMAS AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately .8699 acre. (D-18)**DEFERRED TO 8/18/10 AT THE AGENT'S REQUEST.**

4. **Project# 1003095**  
10DRB-70151 SIDEWALK WAIVER  
10DRB-70152 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM STDS  
10DRB-70150 MAJOR - PRELIMINARY  
PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for FRED CASALE/ JAMES SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION (TO BE KNOWN AS LA MIRADA TOWNHOMES)** zoned O-1 ( CONDITIONAL USE) AND P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) [*Deferred from 6/23/10, 7/21/10*]**DEFERRED TO 8/11/10 AT THE AGENT'S REQUEST.**

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

5. ~~Project# 1003095~~  
10DRB-70210 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA** zoned O-1 ( CONDITINAL), located on LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA NE containing approximately 1.443 acre(s). (G-19 **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO REVISE EASEMENT MAINTENANCE AND TO PLANNING TO RECORD AND FOR AGIS DXF FILE.**

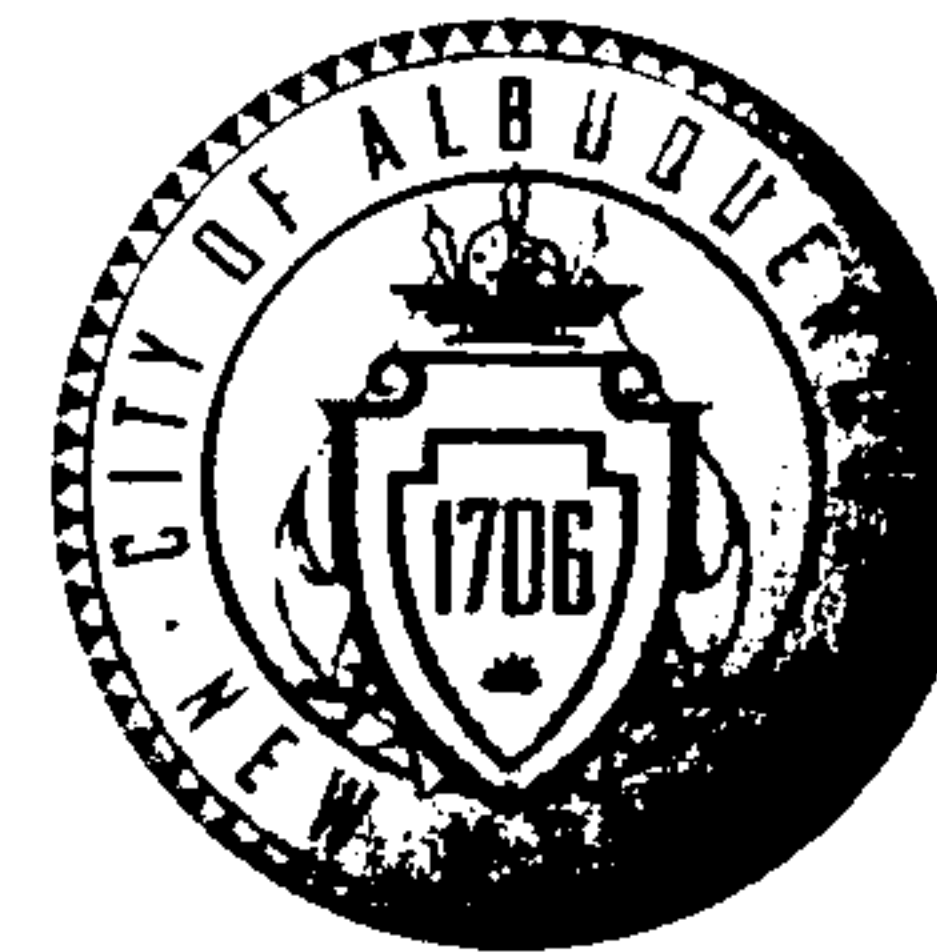
6. **Project# 1000572**  
10DRB-70164 MAJOR - FINAL PLAT  
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) D & J-2A, E-1, H-1 & R-1, **THE PRESIDIO (TO BE KNOWN AS THE PRESIDIO UNIT 2A) Unit(s) 1 & 2**, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 7.482 acre(s). (K-21)[*Deferred from 7/14/10, 7/21/10, 7/28/10*]**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project# 1002123**  
10DRB-70209 SIDEWALK WAIVER

DEL'S HIDE-A-WAY PARK, LTD request(s) the above action(s) for all or a portion of **SAN CLEMENTE (AVE) WAY NW** zoned SU-1 RT, located on SAN CLEMETE (AVE) NW BETWEEN 4TH ST NW AND 2ND ST NW (G-14) **DEFERRED TO 8/11/10 AT THE AGENT'S REQUEST.**

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003095**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Sidewalk Variance  
Preliminary Plat  
DPM Variance

**ACTION REQUESTED:**

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.  
The Hydrology Section has no objection to the subject request.

NM 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** July 21, 2010

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003095 AGENDA# 4 DATE: 8/4/10

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



HEARINGS DATE 8-4-10 (PifF)

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 11003095 AGENDA# 6 DATE: 6/23/10

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003095**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>indf</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** July 15, 2009

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003095

AGENDA ITEM NO: 6

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT  
SIDEWALK WAIVER  
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

The preliminary site plan does not match the cross section provided.

The modified hammerhead turnaround requires written approval of Refuse Division and Fire Department prior to approval.

All criteria for P1 designation must be met (See *Development Process Manual, Table 23.2.1C, Intermittent Park Design – Residential Areas; Public Right-of-Way and Pavement Width Standards* for additional information). In addition, please note that sidewalk cannot conflict with the parking requirements for P1 designation.

No objection to sidewalk waiver.

Infrastructure list comments

Revise pavement items to read:

- 25' F-F Residential pavement with Mountable curb and gutter on Vida Verde Lane NE (Private) from La Mirada Place NE to End of Hammerhead
- 4 foot wide sidewalk on Vida Verde Lane NE (west side) from La Mirada Place to South End of Lot 8-P1
- 4 foot wide sidewalk on Vida Verde Lane NE (east side) from La Mirada Place to South End of Lot 9-P1

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

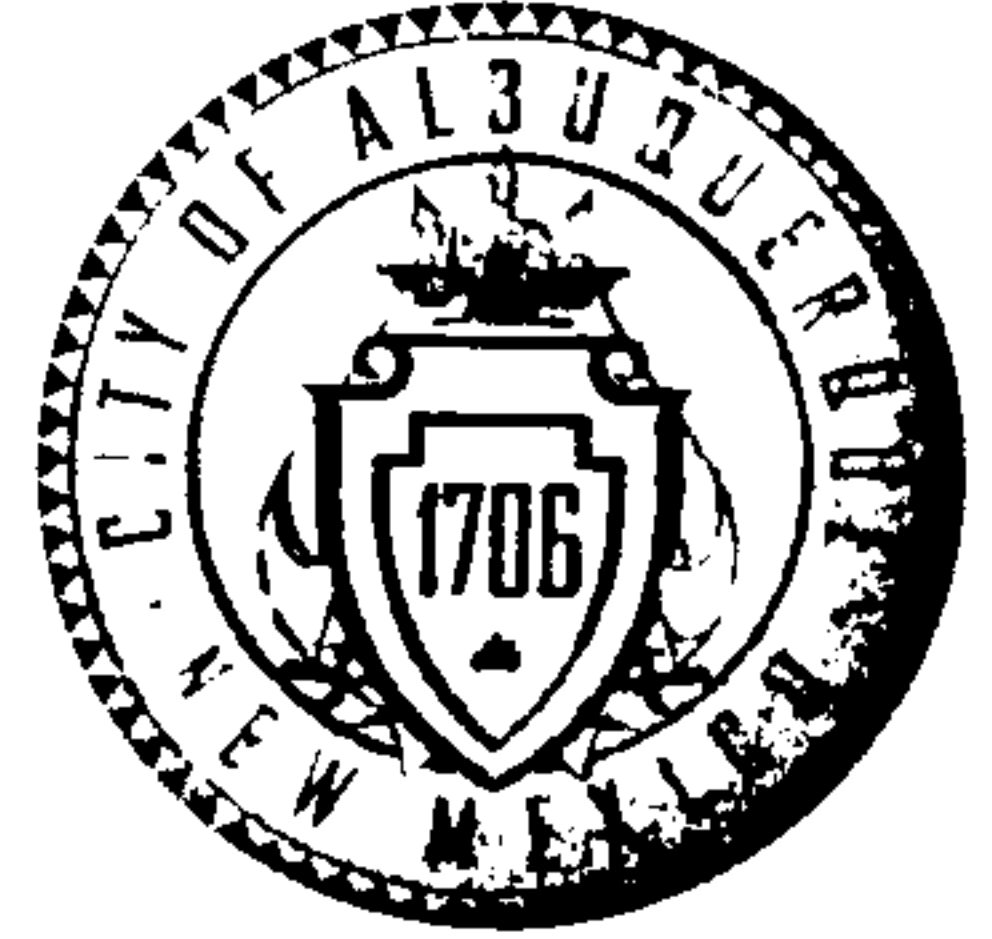
SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: JUNE 23, 2010

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003095**

**AGENDA ITEM NO: 6**

**SUBJECT:**

DPM Variance  
Sidewalk Variance  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.

NM 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** June 23, 2010

## DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1003095 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Pedestrian Traffic volume/Explain:** *Recommended not approving Sidewalk Waiver. Sidewalks help to separate public from private areas, which can determine non-legitimate activity.*
- Traffic control devices/Explain:**
- Burglaries/Explain:**
- Speeding violations/Explain:**
- Lighting issues/Explain:**
- Maintenance of landscaping/Explain:**
- Robbery/Explain:**
- Assault/Explain:**
- Shoplifting/Explain:**
- Accidents in the parking lot/Explain:**
- A higher probability of crimes during evening/weekend hours/Explain:**
- Commercial burglary/Explain:**
- Rape/Explain:**
- Adequate security/Explain:**
- Alarm security/Explain:**
- Alarm response i.e. false alarms, etc/Explain:**
- Transients/Explain:**
- Need for neighborhood association/Explain:**
- Other:** *No Crime prevention or CPTED comments concerning the proposed Design Variance request at this time. No Crime Prevention or CPTED comments concerning the proposed Preliminary Plat Approval due to limited facility information at this time.*

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003095

AGENDA ITEM NO: 13

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

~~Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.~~

~~Note 7. Clarify the extents of the turnaround easement. Will this plat be expanding the extents of this easement?~~

Per the DPM Table 23.2.2, "Construction and right-of-way standards shall be equal to or better than adopted City Standards for streets and sidewalks where there are more than 8 dwellings." Therefore, the private street must be City of Albuquerque standards for a local roadway.

A hammerhead turnaround requires written approval of Refuse Division and Fire Department. Infrastructure will be required for this site.

(Matt Conrad spoke w/ Michael in plan check)  
per Matthew Conrad, the add'l parking at hammerhead can count toward any deficiencies in parking req. for p1 designation  
- add note to plat re: p-zone cannot be sold off separately

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED: Kristal D. Metro  
Transportation Development

DATE: JULY 23, 2008  
505-924-3991

Bill Adams

Bill Adams

Mark





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 23, 2010

**Project# 1003095**

10DRB-70151 SIDEWALK WAIVER

10DRB-70152 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS

10DRB-70150 MAJOR - PRELIMINARY PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for FRED CASALE/ JAMES SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION (TO BE KNOWN AS LA MIRADA TOWNHOMES)** zoned O-1 ( CONDITIONAL USE) AND P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)

**AMAFCA**

No comment.

**COG**

No comment.

**TRANSIT**

**Project # 1003095**

**10DRB-70151**

SIDEWALK WAIVER

**10DRB-70152**

SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS.

**10DRB-70153**

MAJOR- PRELIMINARY PLAT APPROVAL

Adjacent and nearby routes

Route #31, Wyoming route and Route #98, Peak Hour Wyoming route pass the site on Wyoming approximately 500' east from south east corner of the property.

Adjacent bus stops

Nearest bus stop, serving the above routes, is located on Wyoming 570' east of the southeast corner of the property.

Site plan requirements

None

Large site TDM suggestions

None.

Other information

None.

**ZONING ENFORCEMENT**

No comments.

**NEIGHBORHOOD COORDINATION**Letters sent to: **Sandia High School Area NA (R)**

**La Mirada Subdivision (tbka La Mirada Townhomes)**, Lot, 2-A-2, is located on the south side of La Mirada Pl NE between Wyoming Blvd NE and Pennsylvania St NE. The owner of the above property requests approval of a Sidewalk Waiver, Subdivision Design Variance from Minimum DPM Standards, and approval of a Major Preliminary Plat for a development that will consist of 16 townhomes. This will impact Comanche Elementary School, Cleveland Middle School, and Sandia High School. Comanche Elementary School, and Cleveland Middle School have excess capacity, Sandia High School is exceeding capacity.

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
241	Comanche	439	448	9
407	Cleveland	712	966	254
550	Sandia	2,159	2,083	-76

**Residential Units: 16****Est. Elementary School Students: 5****Est. Middle School Students: 2****Est. High School Students: 2****Est. Total # of Students from Project: 9**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

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

<p><b>POLICE DEPARTMENT</b> No comment.</p>
<p><b>FIRE DEPARTMENT</b> No comment.</p>
<p><b>PNM ELECTRIC &amp; GAS</b> No comment.</p>
<p><b>COMCAST</b> No comment.</p>
<p><b>QWEST</b> Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.</p>
<p><b>ENVIRONMENTAL HEALTH</b> No comment.</p>
<p><b>M.R.G.C.D</b> No Adverse Comments</p>
<p><b>OPEN SPACE DIVISION</b> Open Space has no adverse comments</p>
<p><b>CITY ENGINEER</b> An approved grading and drainage plan is on file for Preliminary Plat approval.</p>
<p><b>TRANSPORTATION DEVELOPMENT</b> The preliminary site plan does not match the cross section provided. The modified hammerhead turnaround requires written approval of Refuse Division and Fire Department prior to approval.  No objection to sidewalk waiver.  <u>Infrastructure list comments</u> Revise pavement items to read:</p> <ul style="list-style-type: none"> <li>• 25' F-F Residential pavement with Mountable curb and gutter on Vida Verde Lane NE (Private) from La Mirada Place NE to End of Hammerhead</li> <li>• 4 foot wide sidewalk on Vida Verde Lane NE (west side) from La Mirada Place to South End of Lot 8-P1</li> <li>• 4 foot wide sidewalk on Vida Verde Lane NE (east side) from La Mirada Place to South End of Lot 9-P1</li> </ul>
<p><b>PARKS AND RECREATION</b> No comment.</p>
<p><b>ABCWUA</b> No comment.</p>
<p><b>PLANNING DEPARTMENT</b> The DRB file only contains the decision of the City Council regarding case No. AC-07-18; a copy of the relevant Council packet is needed, specifically the Conditions of Approval from the BOA for CUP Project No. 1005016, and the sketch plat referenced in AC-07-18 decision.  No adverse comment on proposed waiver of sidewalks around the hammerhead turnaround for Vida Verde Lane.</p>

Regarding the proposed design variance, the issue is one of having adequate garage setback (typically 20 feet) to allow for unobstructed sidewalks - the proposed cross section barely allows 20 ft from garage to curb. Justification for the variance is lacking, as the proposal is not in accordance with accepted principals of site planning.

Regarding the proposed plat, property lines need to be extended to the center of the access easement rather than create a separate tract. Criteria for the proposed P-1 lot designation needs to be documented.

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** Wednesday, June 23, 2010  
**Zone Atlas Page:** (G-19)  
**Notification Radius:** 100 Ft.

**Project# 1003095**  
**App# 10DRB-70150, 70151, 70152**

**Cross Reference and Location:** located on LA MIRADA PL NE BETWEEN  
WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Applicant:** FRED CASALE/JAMES SELIGMAN  
PO BOX 11518  
ALBUQUERQUE NM 87192

**Agent:** THOMAS JOHNSTON  
WAYJOHN SURVEYING INC  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

**Special Instructions:**  
**Notice must be mailed from the**  
**City's 15 day's prior to the meeting.**

**Date Mailed:** June 4, 2010  
**SIGNATURE:** Anita Tavasci

OR CURRENT RESIDENT  
101906045738210723  
AŠHBY LAWRENCE E II & JEANETTE  
8105 PICKARD AVE NE  
ALBUQUERQUE NM 87110

OR CURRENT RESIDENT  
101906041448511112  
BRIDGE ALBUQUERQUE VISTA MONT  
ANA LLC  
5295 SOUTH COMMERCE DR SUITE 175  
MURRAY UT 84107

OR CURRENT RESIDENT  
101906044840610933  
CASALE FRANK R & JAMES A SELIGMAN  
4201 CIBOLA VILLAGE NE  
ALBUQUERQUE NM 87111

OR CURRENT RESIDENT  
101906043838410721  
DAVIS MICHAEL L  
8013 PICKARD AVE NE  
ALBUQUERQUE NM 87110

OR CURRENT RESIDENT  
101906044638410722  
GALLIGAN ROBERT & SARA R TRAUB  
8101 PICKARD AVE NE  
ALBUQUERQUE NM 87110

OR CURRENT RESIDENT  
101906043038410720  
GARRITY H THOMAS II & JACKIE H  
8009 PICKARD AVE NE  
ALBUQUERQUE NM 87110

OR CURRENT RESIDENT  
101906047240610930  
K RAM INC  
3738 ARNO NE  
ALBUQUERQUE NM 87107

OR CURRENT RESIDENT  
101906041438410718  
LYONS PATRICIA A CO-  
TRUSTEE LYONS FAM TRUST  
8001 PICKARD NE  
ALBUQUERQUE NM 87110

OR CURRENT RESIDENT  
101906047846711204L1  
M & M CO  
8220 LA MIRADA RD NE 700  
ALBUQUERQUE NM 87109

OR CURRENT RESIDENT  
101906042138410719  
NGUYEN CUONG & MARISOL  
8005 PICKARD AVE NE  
ALBUQUERQUE NM 87110

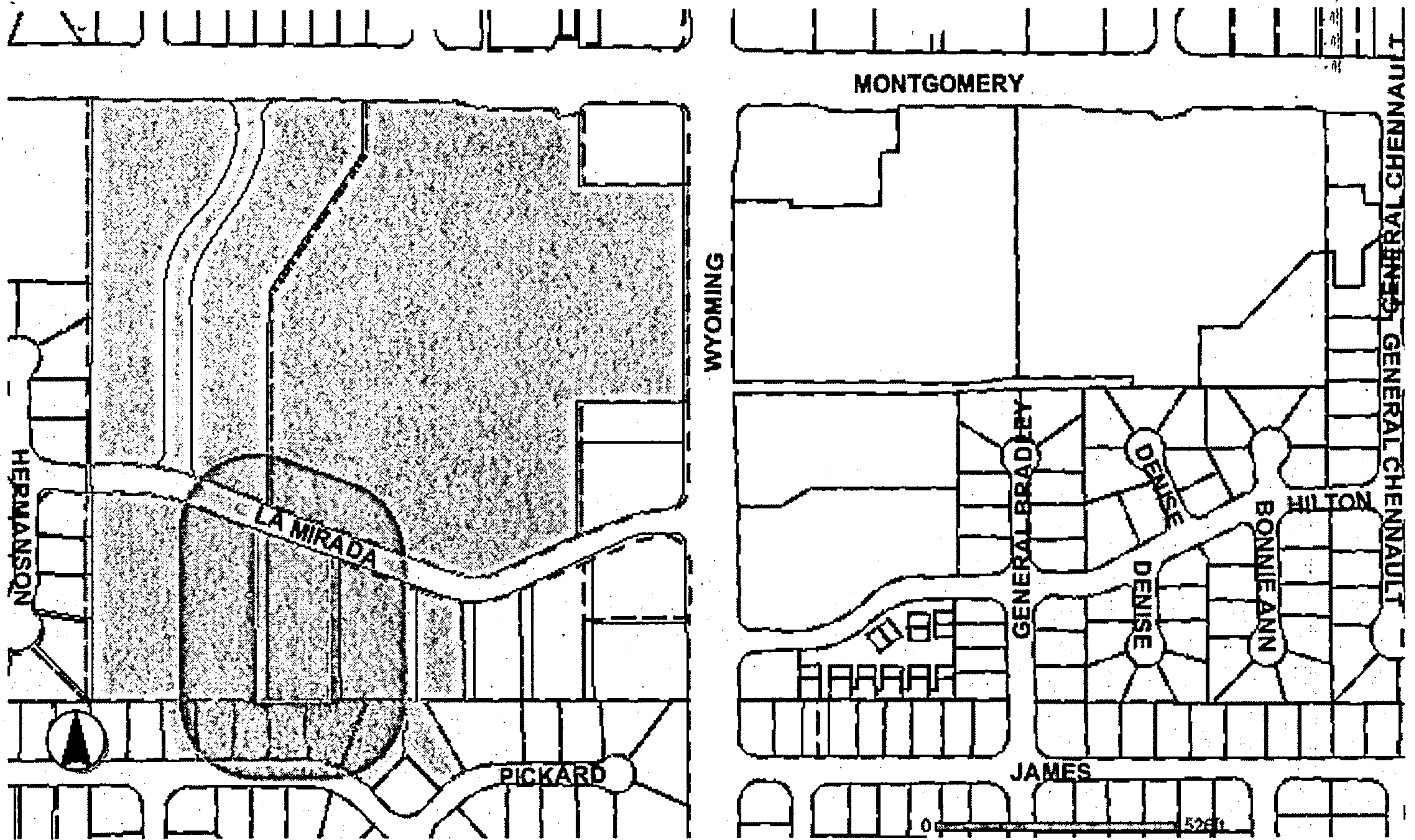
OR CURRENT RESIDENT  
101906046440310934  
SPECIAL "K" INVESTMENTS INC  
11741 SKY VALLEY WAY NE  
ALBUQUERQUE NM 87111

OR CURRENT RESIDENT  
101906046838110725  
USZUKO PATRICK S & BERNICE  
8205 PICKARD CT NE  
ALBUQUERQUE NM 87110

WAYJOHN SURVEYING  
330 LOUISIANA BLVD. NE  
ALBUQUERQUE, NM 87108  
PORJECT #1003095

BETTY ROSENBERG  
3108 TEXAS NE  
ALBUQUERQUE, NM 87110  
PROJECT #1003095

BOB GALLIGAN  
8101 PICKARD NE  
ALBUQUERQUE, NM 87110  
PROJECT #1003095



R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PRO P E R T Y C L A S S	TA X D I S T R I C T	LEGAL
1	10190604 48406109 33	CASALE FRANK R & JAMES A SELIGM AN	4201 CIBOLA VIL LAGE NE	ALBU QUER QUE	NM	871 11	V	A1A	LT 2-A-2 PLAT OF LOTS 2-A-1 AND 2- A- 2 LA MIRADA SUBDIVISIONA REPLAT OF LOT 2- A LA MIRADA SUBDIVISION CONT 1. 1443 AC
2	10190604 57382107 23	ASHBY LAWRENCE E II & JEANETTE	8105 PICKARD A VE NE	ALBU QUER QUE	NM	871 10	R	A1A	* 009 010SIERRA AZUL
3	10190604 64403109 34	SPECIAL "K" INVES TMENTS INC	11741 SKY VALL EY WAY NE	ALBU QUER QUE	NM	871 11	C	A1A	LT 2-A-1 PLAT OF LOTS 2-A-1 AND 2- A- 2 LA MIRADA SUBDIVISIONA REPLAT OF LOT 2- A LA MIRADA SUBDIVISION CONT 1. 0000 AC
4	10190604 14485111 12	BRIDGE ALBUQUE RQUE VISTA MONT ANA LLC	5295 SOUTH CO MMERCE DR SUI TE 175	MURR AY	UT	841 07	R	A1A	LAND DIVISION PLAT OF VISTA MON TANO COMPLEX COMPR LTS 1 & 2LA MIRADA & VA
5	10190604 38384107 21	DAVIS MICHAEL L	8013 PICKARD A VE NE	ALBU QUER QUE	NM	871 10	R	A1A	* 007 010SIERRA AZUL
6	10190604 68381107 25	USZUKO PATRICK S & BERNICE	8205 PICKARD C T NE	ALBU QUER QUE	NM	871 10	R	A1A	* 11A 010SIERRA AZUL SUBD
7	10190604 72406109 30	K RAM INC	3738 ARNO NE	ALBU QUER QUE	NM	871 07	V	A1A	* 2- B SUMMARY PLAT LT 2 OF LA MIRAD A SUB'D CONT 0.6286AC
8	10190604 21384107 19	NGUYEN CUONG & MARISOL	8005 PICKARD A VE NE	ALBU QUER QUE	NM	871 10	R	A1A	* 005 010SIERRA AZUL
9	10190604 46384107 22	GALLIGAN ROBERT & SARA R TRAUB	8101 PICKARD A VE NE	ALBU QUER QUE	NM	871 10	R	A1A	* 008 010SIERRA AZUL
1 0	10190604 14410109 16	BRIDGE ALBUQUE RQUE VISTA MONT ANA LLC	5295 SOUTH CO MMERCE DR SUI TE 175	MURR AY	UT	841 07	R	A1A	LAND DIVISION PLAT OF VISTA MON TANO COMPLEX COMPR LT 12 & PO R LT 14 LA MIR
1 1	10190604 78467112 04L1	M & M CO	8220 LA MIRADA RD NE 700	ALBU QUER QUE	NM	871 09	C	A1A	(LAND ONLY) LOT 1- A REDIVISION OF LT 1 & TR B (NOW COMPRISING LTS 1-A & 1- B) LA MIRADA SUBD CONT 15.1914 A C +-
1 2	10190604 30384107 20	GARRITY H THOMA S II & JACKIE H	8009 PICKARD A VE NE	ALBU QUER QUE	NM	871 10	R	A1A	* 006 010SIERRA AZUL
1 3	10190604 14384107 18	LYONS PATRICIA A CO- TRUSTEE LYONS F AM TRUST	8001 PICKARD N E	ALBU QUER QUE	NM	871 10	R	A1A	* 004 010SIERRA AZUL



Anita

**City of Albuquerque**  **DEVELOPMENT/ PLAN REVIEW APPLICATION**

Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYJOHN SURVEYING, INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURVEAOL.COM

APPLICANT: FRED CASALE / JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: P.O. BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SUBDIVISION TO CREATE 16 RESIDENTIAL TOWNHOME LOTS & ACCESS TRACT

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. 2-A-2 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION / TBKA LA MIRADA TOWNHOMES  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1019 060 498 406 10933


**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003095  
03 DRB - 01900

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 17 Total area of site (acres): 1.443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD. NE and PENNSYLVANIA ST. NE

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

SIGNATURE  DATE 5-25-2010  
 (Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	SF	Fees
<u>10DRB-70150</u>	<u>PP</u>		<u>\$ 35.00</u>
<u>10DRB-70151</u>	<u>SW</u>		<u>\$ 0</u>
<u>10DRB-70152</u>	<u>SDY</u>		<u>\$ 0</u>
			\$
			\$
			\$
			Total
			<u>\$ 35.00</u>

Hearing date 06/23/10

Sandy Handley 05/25/10 Project # 1003095  
 Planner signature / date

607

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

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

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

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

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

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

THOMAS D. JOHNSTON (AGENT)  
 Applicant name (print)  
[Signature] 5-25-10  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
10DRB - 10150  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 05/25/10  
 Planner signature / date  
 Project # 1003095

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
- 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

6 copies

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

THOMAS D. JOHNSTON (AGENT)  
Applicant name (print)  
*[Signature]* 5.25.10  
Applicant signature / date

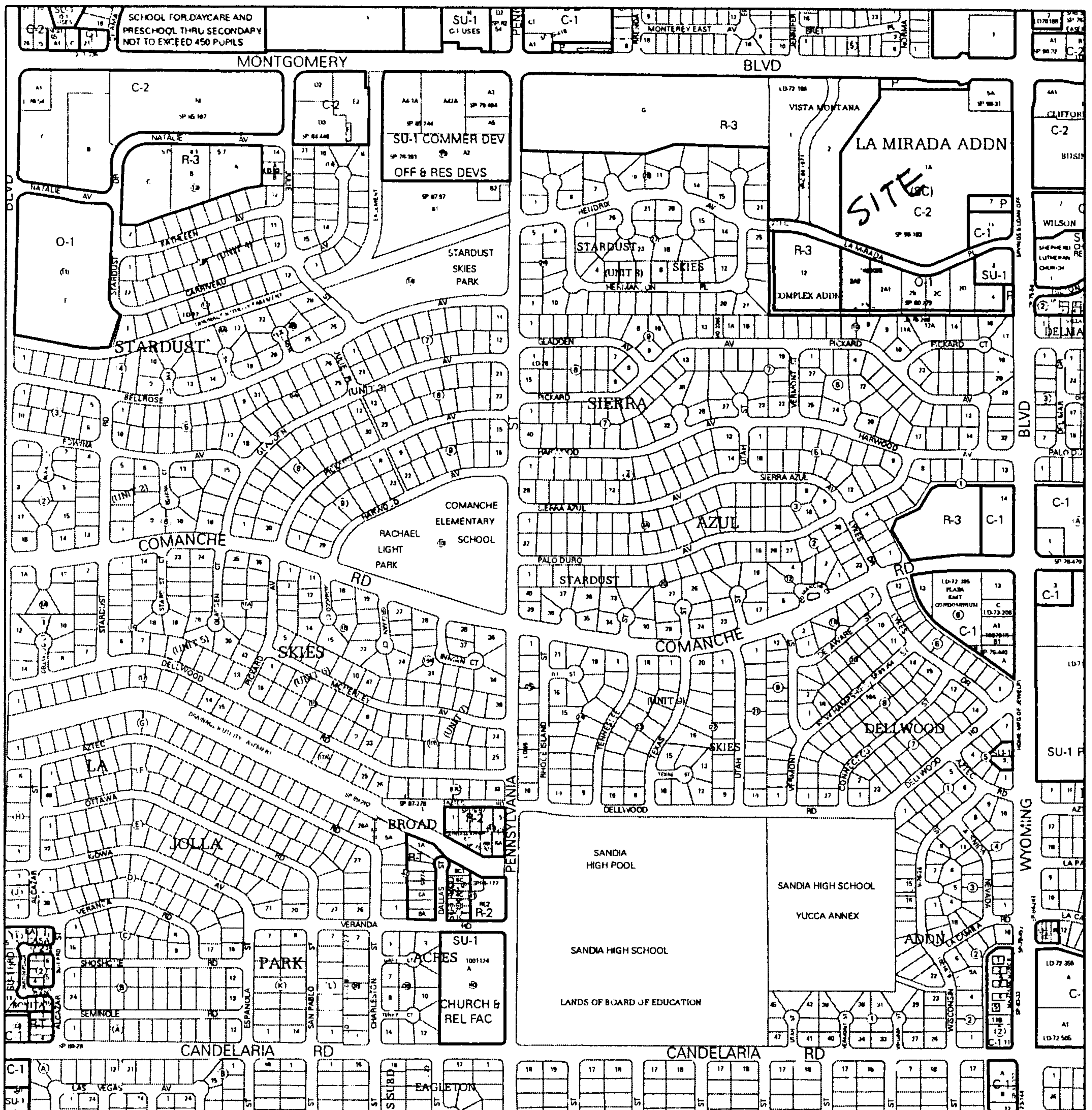


Form revised 4/07


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

Application case numbers  
10DRB- \_\_\_\_\_ - 70151  
10DRB- \_\_\_\_\_ - 70152

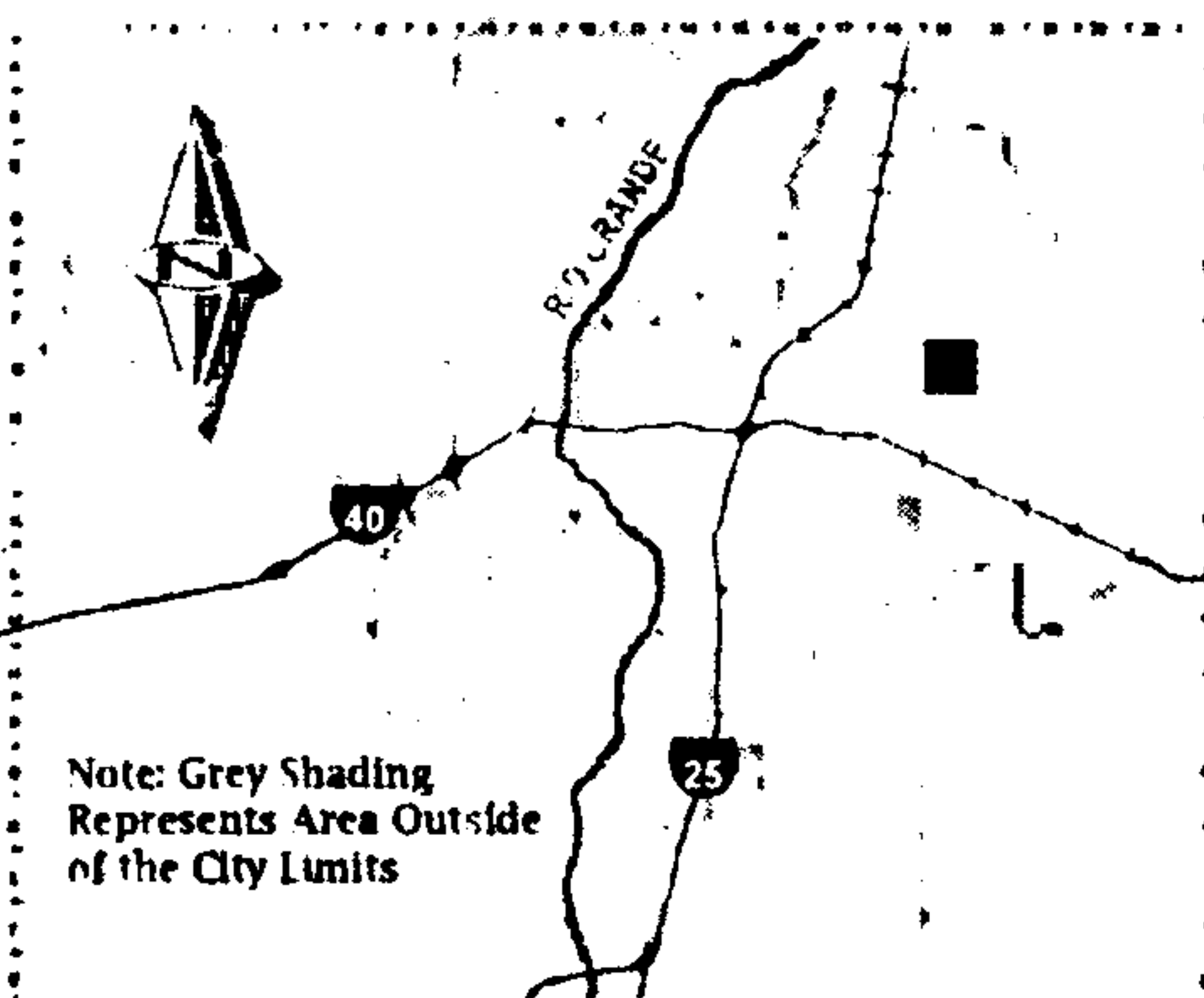
*[Signature]* 05/25/10  
Planner signature / date  
Project # 1003095



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



Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-Z**

Selected Symbols

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

Feet  
0 750 1500



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 25, 2010

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Design Variance from Minimum DPM Standards, Proposed La Mirada Townhomes,  
replat of Lot2A2, La Mirada Subdivision, Project No. 1003095

Dear Mr. Cloud:

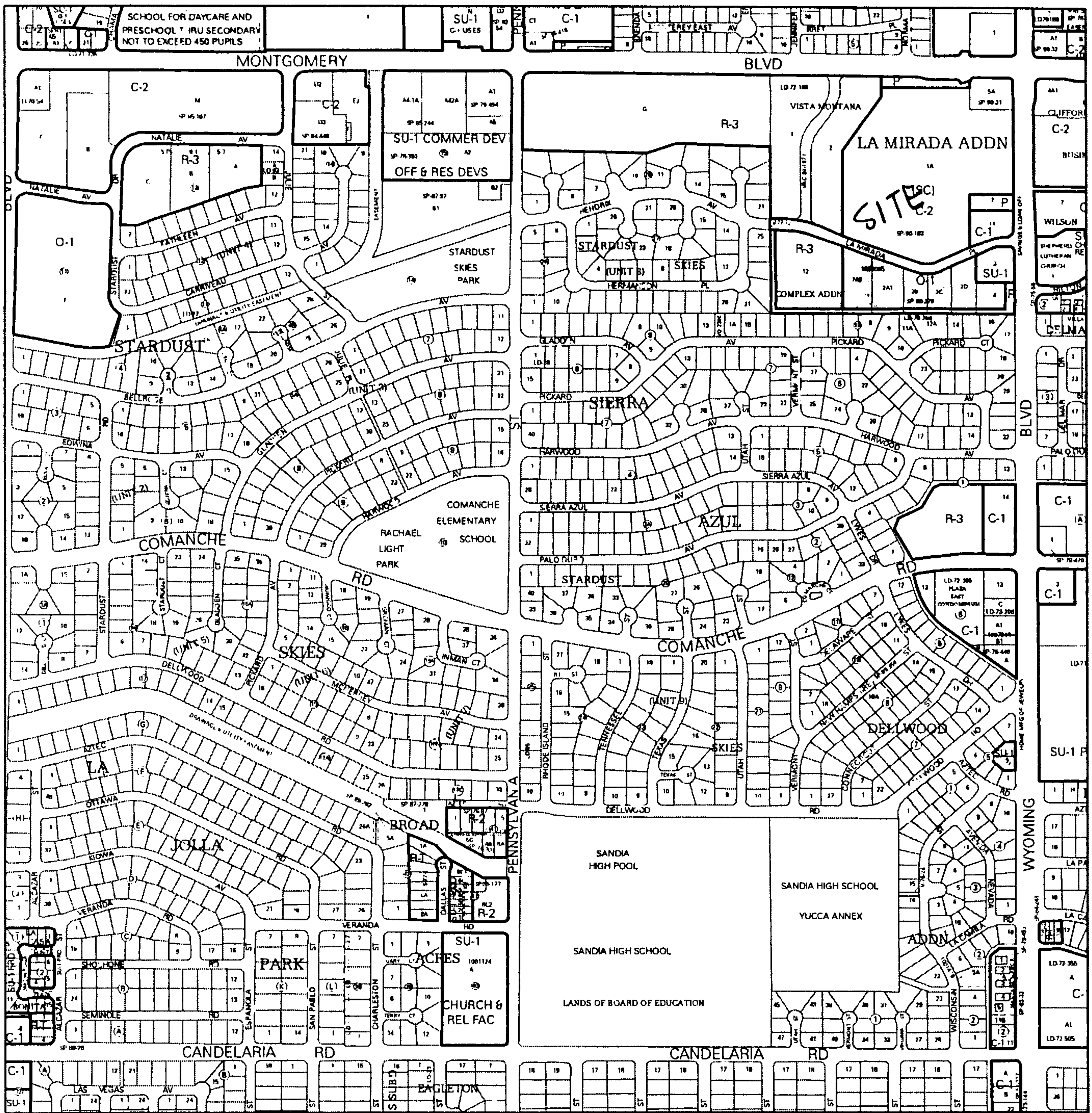
This is a request is a Design Variance which will affect the design distance from the proposed backs of curb to the faces of 4' sidewalks on each side of the proposed Vida Verde Lane, NE. Copies of the proposed street section with dimensions have been attached to this request.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 25, 2010

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sidewalk Waiver, Proposed La Mirada Townhomes, replat of Lot2A2, La Mirada  
Subdivision, Project No. 1003095

Dear Mr. Cloud:

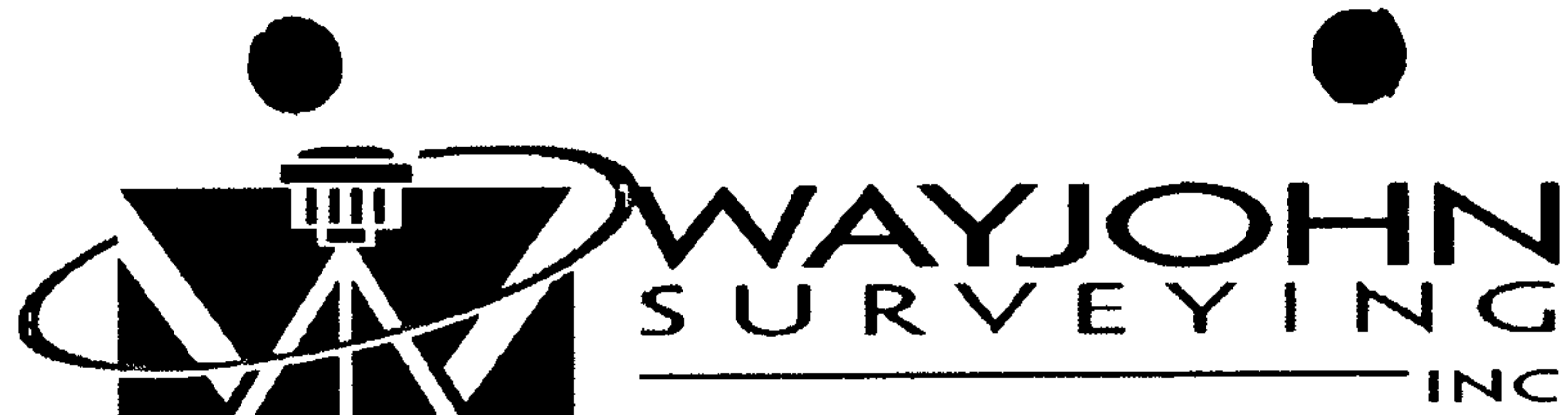
This is a request is a waiver from the requirement for a perimeter sidewalk around the parking lot at the South end of the proposed development. We anticipate little pedestrian traffic in this area of the development. In our meeting with the Traffic Engineer, it was suggested that crosswalks be painted extending from both sidewalks paralleling the Private drive. These have been spelled out and delineated on the proposed Construction Documents.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

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

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 25, 2010

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Proposed La Mirada Townhomes, replat of Lot2A2, La Mirada Subdivision, Project No. 1003095

Dear Mr. Cloud:

This request is for a subdivision which would create sixteen (16) single-family townhome lots and one (1) tract for a Private Access, Public Waterline, Sewer and Surface Drainage Easement. The Tract will also include ten additional parking spaces at the South end of the development.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

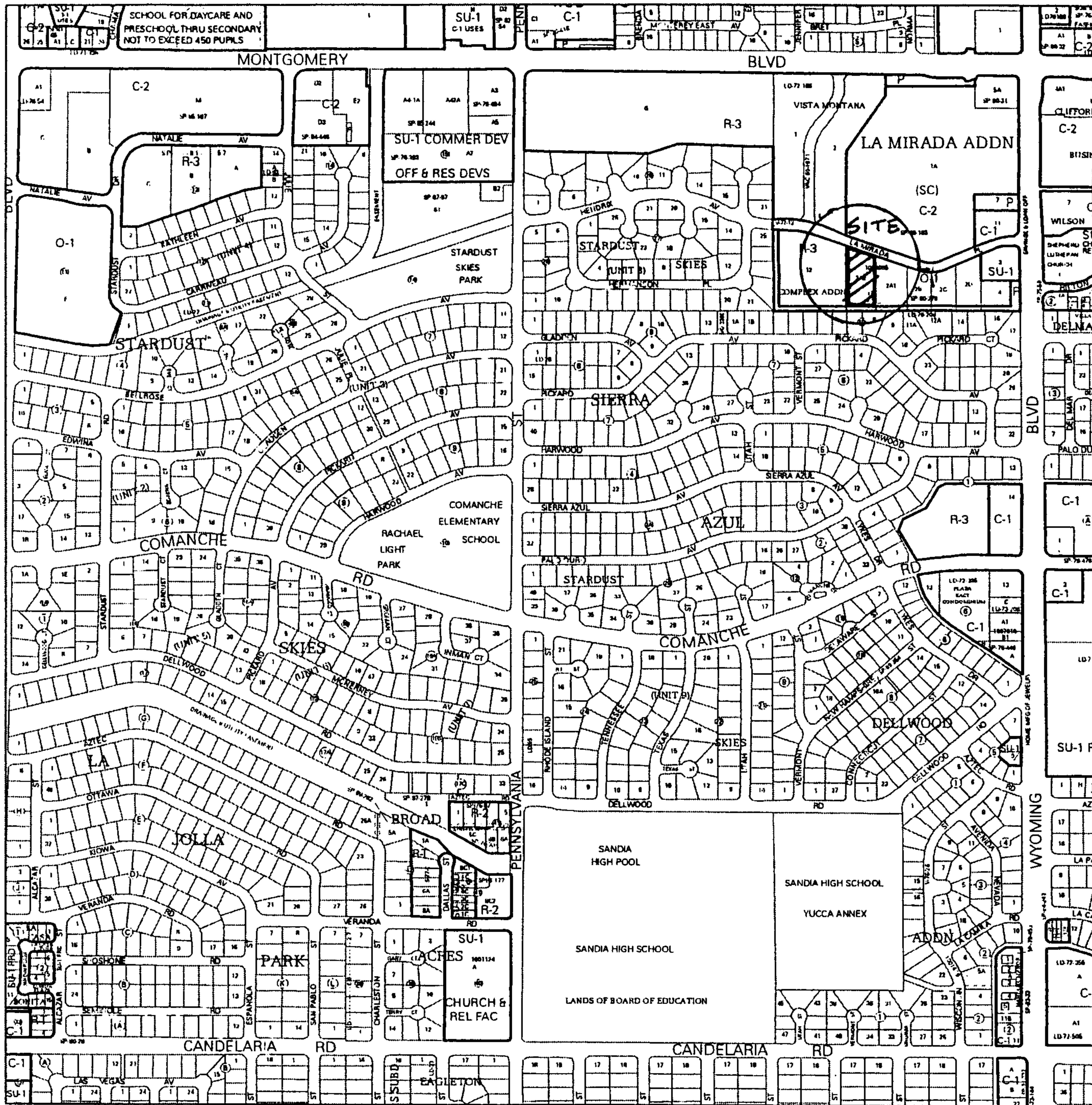
Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



# Sandia



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

**Albuquerque Geographic Information System**

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-Z**

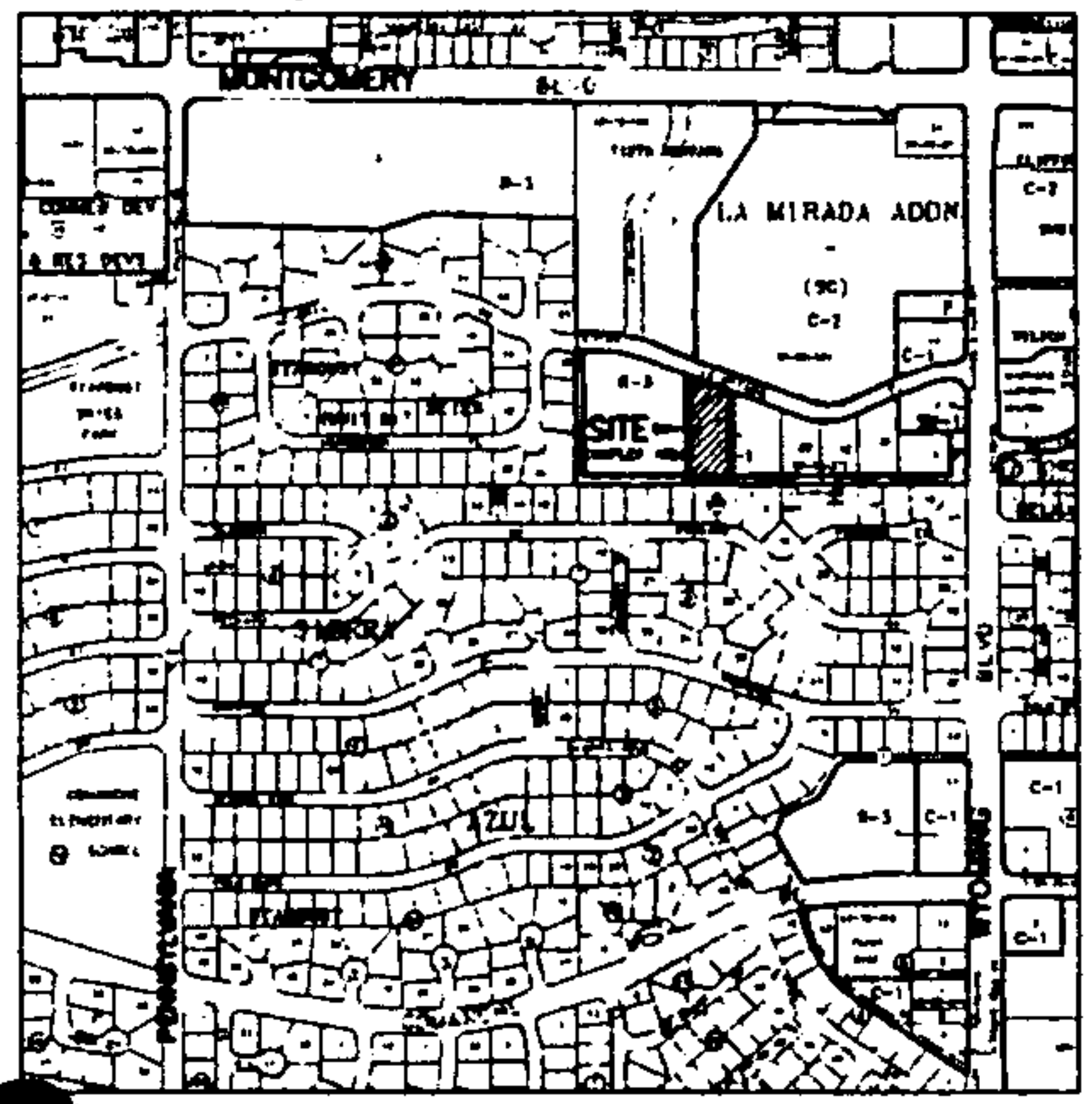
Selected Symbols

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

VKBF 1003095

VICINITY MAP (G-19) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PRELIMINARY PLAT OF LOTS 1-P1 THRU 16-P1 AND TRACT A LA MIRADA TOWNHOMES ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

PROJECT NUMBER: 1003095 Application Number:

City Approvals:

Table with columns for City Surveyor, Traffic Engineering, ABCWUA, Parks and Recreation, AMAFCA, City Engineer, DRB Chairperson, Utility Approvals (PHM Electric, New Mexico Gas, Comcast, Qwest) and Date.

DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "J-F19AB" (x=1,550,358.414, y=1505,484.684, NAD 83) bears N 11° 33' 08" E, 3585.62 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 183.61 feet to the point of beginning and containing 1.1443 acres, more or less.

FREE CONSENT

The plotting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) COUNTY OF BERNALILLO )

On this \_\_\_\_\_ day of February, 2009, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

Notary Public

James A. Seligman, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) COUNTY OF BERNALILLO )

On this \_\_\_\_\_ day of February, 2009, the foregoing instrument was acknowledged before me by James A. Seligman.

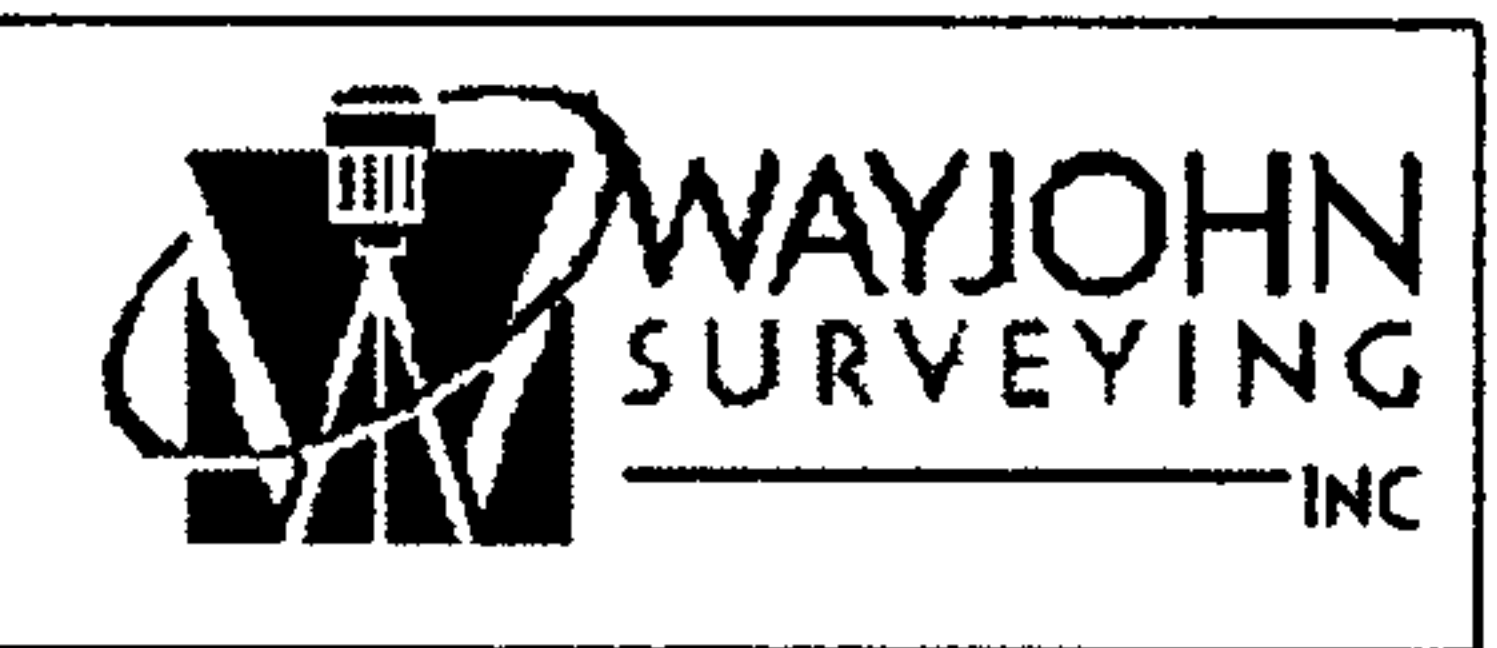
My Commission expires \_\_\_\_\_

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date



330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887

Table with columns for INDEXING INFORMATION FOR COUNTY, DRAWN: T R J, CHECKED: T D J, DRAWING NO: SP70108.DWG, SCALE: 1" = 30', FILE NO: SP-7-01-2008, SHEET 1 OF 2.

ADDITIONAL DATA

- 1. DRB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Gross acreage 1.1443 Ac.
4. Existing number of platted lots 1
Replatted number of lots 18, and 1 Tract

LOG NO. 2008280640

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parentheses are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement granted by plat recorded 12/19/2003 in Plat Book 2003C, Page 318 for the benefit of Lot 2-A-1 is vacated by this plat.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. Tract A is designated as a Home Owners Association Tract. Maintenance of Tract A is the responsibility of the Home Owners Association.
11. A Twelve (12) foot Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
12A. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
12B. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. The property on this plat is subject to a Pre-Development Facilities Fee Agreement

with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 018 080 448 406 10833

PROPERTY OWNER OF RECORD: Frank R. Casale & James A. Seligman BERNALILLO COUNTY TREASURER'S OFFICE

City Project No. XXXX Zone Map G-19 Sheet 2 of 7

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the common and joint use of:

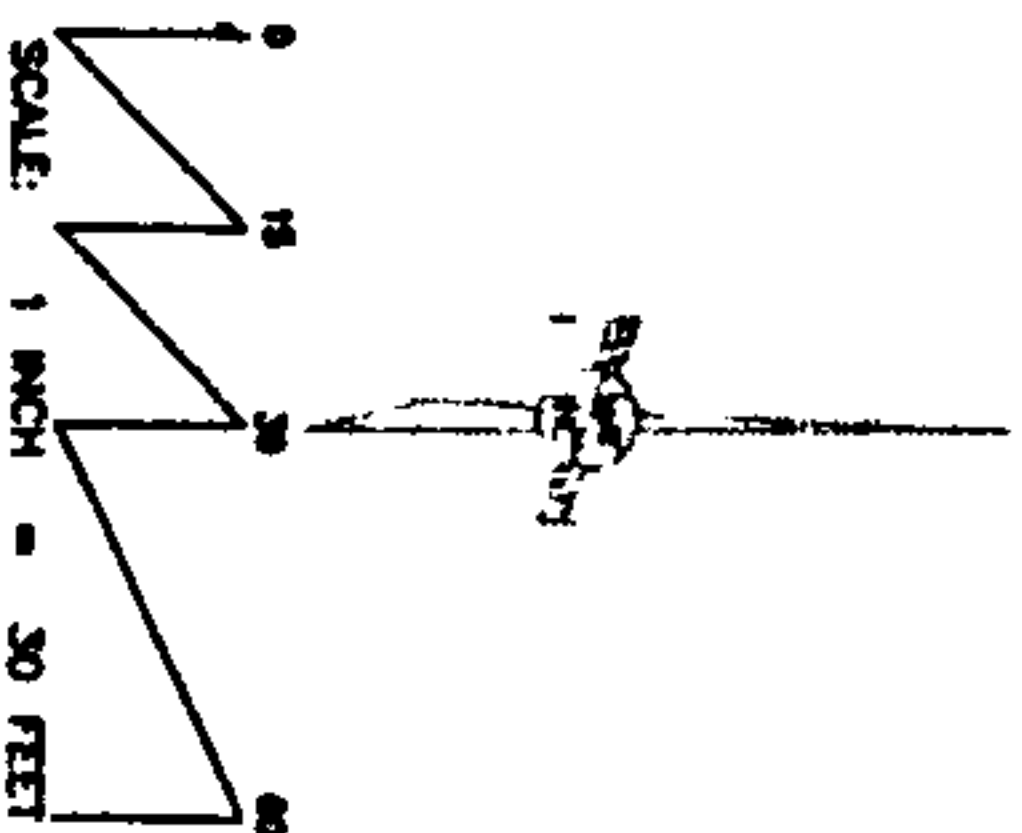
1. The PNM Electric Service Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities.
2. The PNM Gas Service Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Quest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestrian and bicycle.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, repair, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area 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, sign, pool (above ground or subterranean), hot tub, concrete or masonry 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 or National Electrical Safety Code caused by construction of poles, decking or any structures adjacent to either or of easements shown on this plat.

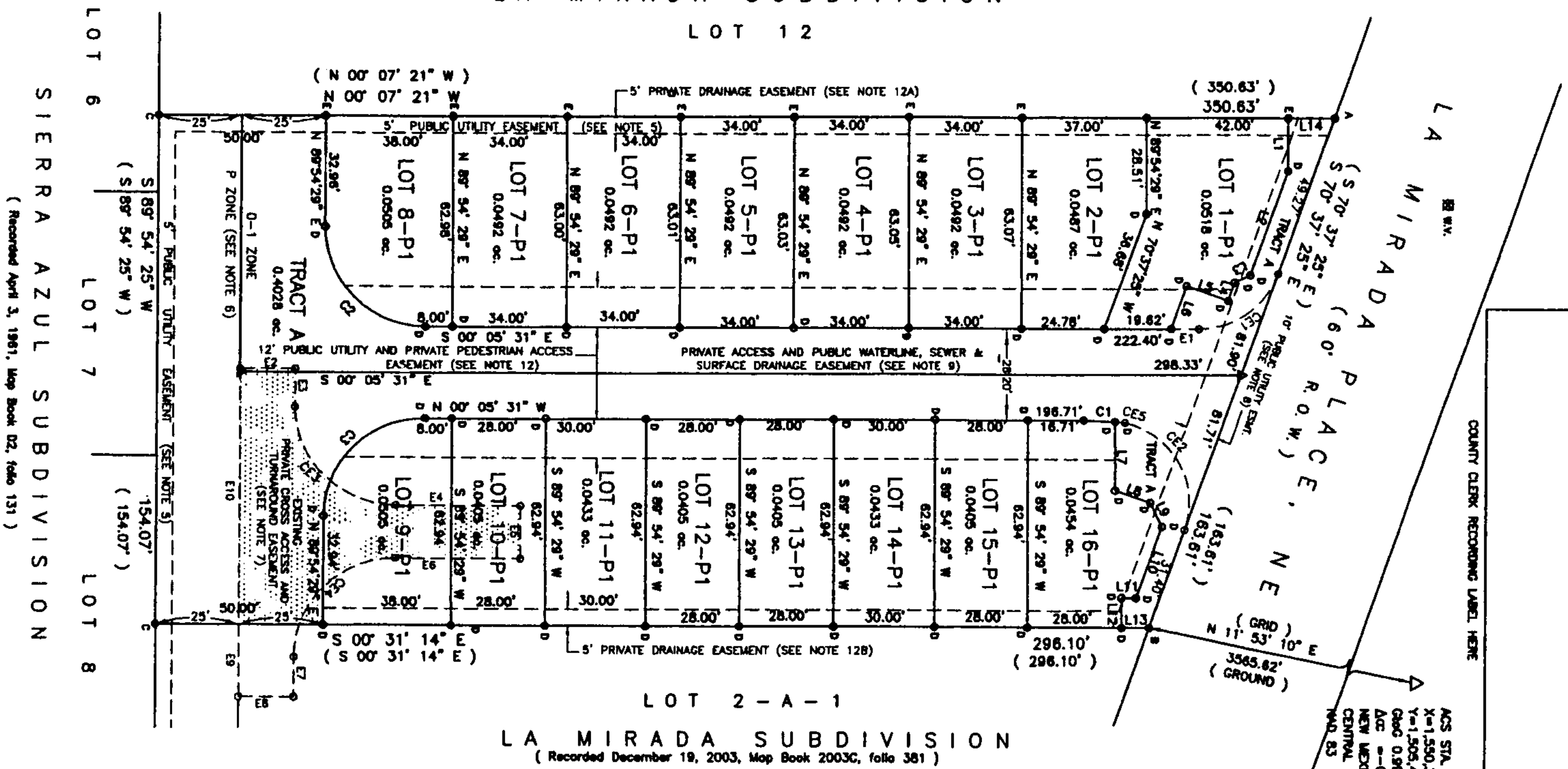
In approving this plat, the utility companies did not conduct a Title Search of the properties shown herein. Consequently, the utility companies do not make or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

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

**FOUND/SET MONUMENT LEGEND:**  
 O A FOUND 1/4 REBAR AND CAP PATRICK LS 12851-  
 B FOUND 1/4 REBAR AND CAP WAYJOHN PS 14289-  
 C FOUND 1/4 REBAR AND CAP WAYJOHN PS 14289-  
 D SET 1/4 REBAR AND CAP WAYJOHN PS 14289-  
 E SET 1/4 REBAR AND CAP PS 14289-



( Recorded March 19, 1974, Map Book C9, folio 165 )  
**LA MIRADA SUBDIVISION**  
 LOT 12



COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F1948  
 X=1550.358414  
 Y=1505.464864  
 GAC 0.999852789  
 AGC = -0.102413"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

PRELIMINARY PLAT OF  
 LOTS 1-P1 THRU 16-P1 AND TRACT A  
 LA MIRADA TOWNHOMES  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM  
 FEBRUARY 2009

**BOUNDARY LINE TANGENT TABLE**

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	8.19'
L4	S 70°37'25" E	5.80'
L5	N 18°22'35" E	13.17'
L6	S 70°37'25" E	13.69'
L7	N 89°54'29" E	21.08'
L8	N 64°22'35" E	8.00'
L9	S 70°37'25" E	22.87'
L10	S 00°05'31" W	4.28'
L11	N 89°54'29" E	8.00'
L12	S 00°05'31" E	8.10'
L13	S 00°31'14" W	8.10'
L14	N 00°07'21" W	13.83'

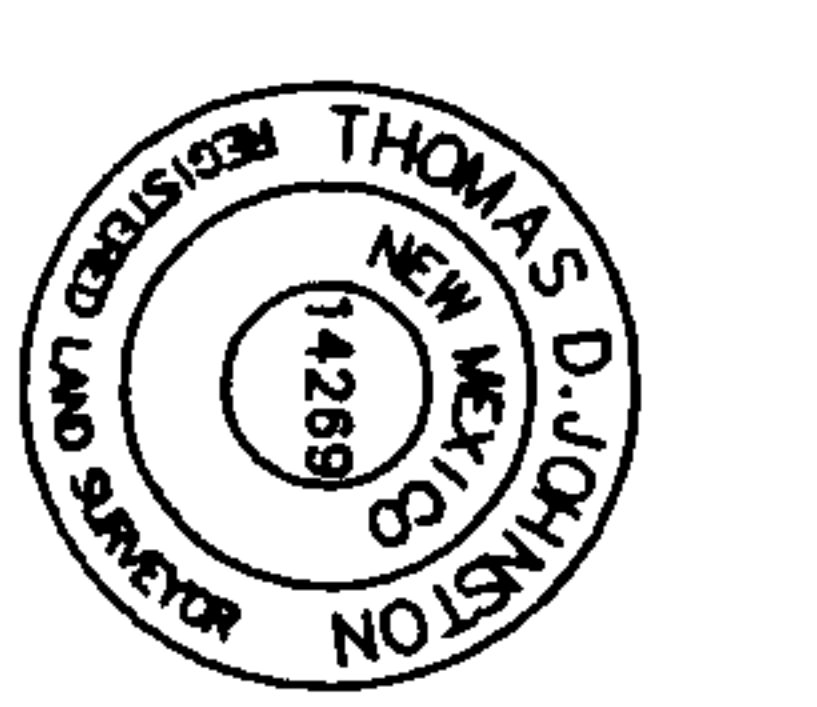
**BOUNDARY LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'39"	N 03°21'39" E	3.01'
C2	30.00'	47.12'	90°00'00"	N 42°54'29" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
CE2	25.00'	41.84'	95°52'50"	N 61°28'10" E	37.12'
CE3	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'
CE5	105.90'	2.88'	01°33'35"	N 05°43'58" E	2.88'

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", DO NOT DISTURB, PLS #14289.



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

RECORDING INFORMATION FOR COUNTY

DRAWN: T R J SCALE: 1" = 30' FILE NO. SP-7-01-2008

CHECKED: T D J DRAWING NO. SP70108.DWG SHEET 2 OF 2

HIGHLAND STATION  
 ALBUQUERQUE, New Mexico  
 871089998  
 3401500108-0097  
 05/19/2010 (505)346-0891 10:22:30 AM

Sales Receipt		
Product Description	Sale Unit Qty Price	Final Price

ALBUQUERQUE NM 87110		\$0.44
Zone-1 First-Class Letter		
1.00 oz.		
Expected Delivery: Thu 05/20/10		
Return Rcpt (Green Card)		\$2.30
Certified Label #:	70040750000181861660	\$2.80

Issue PVI:	\$5.54
ALBUQUERQUE NM 87110	\$0.61
Zone-1 First-Class Letter	
1.20 oz.	
Expected Delivery: Thu 05/20/10	
Return Rcpt (Green Card)	\$2.30
Certified Label #:	70040750000181861677
Issue PVI:	\$5.71

Total: \$11.25

Paid by: VISA \$11.25

Account #: XXXXXXXXXXXX8138  
 Approval #: 02525A  
 Transaction #: 45  
 23902810118

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BOB GALLIGAN  
 SANDIA HIGH SCHOOL  
 AREA NEIGHBORHOOD ASSN  
 8101 PICKARD AVE NE  
 ALBUQUERQUE NM  
 87110

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  *Bob Galligan*  Agent
- B. Received by (Printed Name)  Addressee  
 BOB GALLIGAN
- C. Date of Delivery  
 5/21/10
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Certified Mail
  - Registered
  - Insured Mail
  - Express Mail
  - Return Receipt for Merchandise
  - C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7004 0750 0001 8186 1677

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only. No Insurance Coverage Provided)

ALBUQUERQUE NM 87110 USE

Postage	\$0.44	0108
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.54	



Sent To  
 BETTY ROSENBERG/SANDIA HIGH WAD ASSN  
 Street, Apt. No.:  
 or PO Box No. 3108 TEXAS STREET NE  
 City, State, ZIP+4  
 ALBUQUERQUE NM 87110

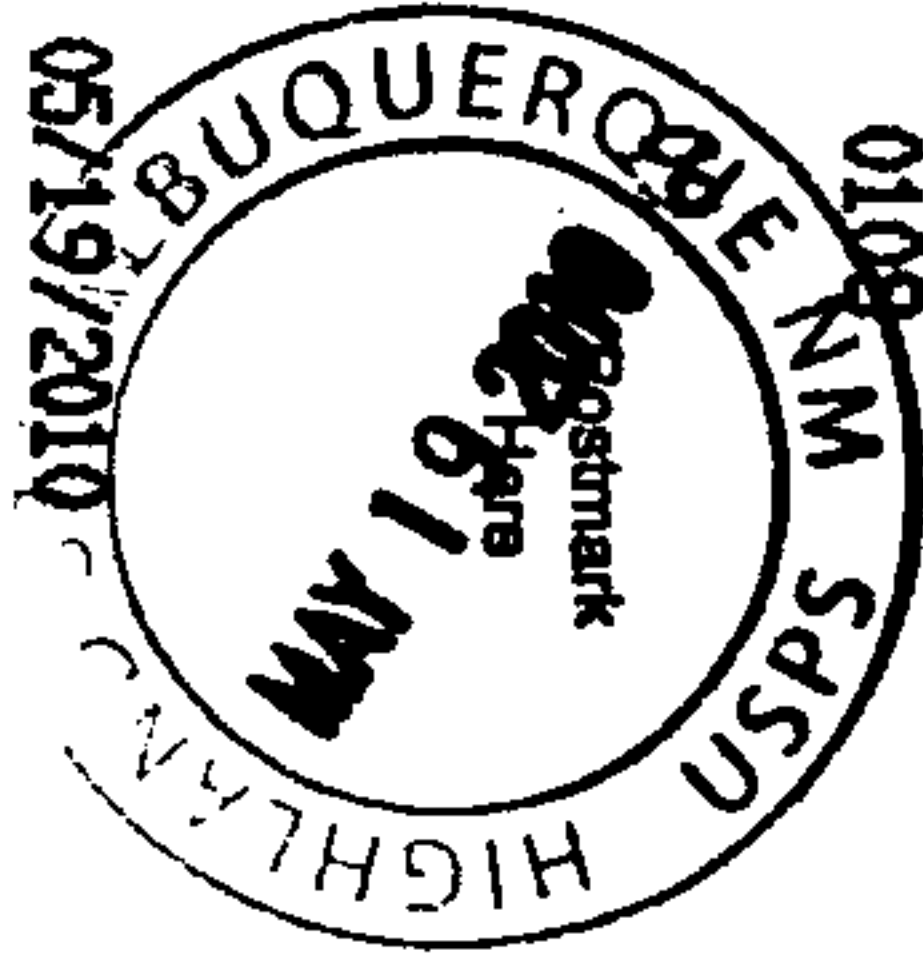
PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0001 8186 1660

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only. No Insurance Coverage Provided)

ALBUQUERQUE NM 87110 USE

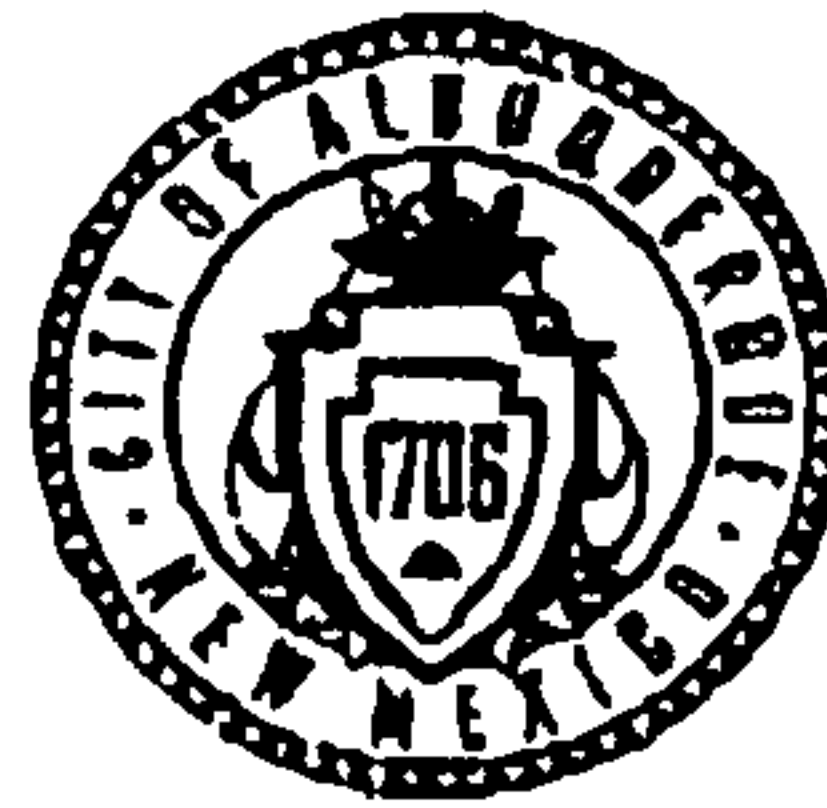
Postage	\$0.61	0108
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.71	



Sent To  
 BOB GALLIGAN/SANDIA HIGH NEIGHOOD ASSN  
 Street, Apt. No.:  
 or PO Box No. 8101 PICKARD AVE NE  
 City, State, ZIP+4  
 ALBUQUERQUE NM 87110

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0001 8186 1677



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: May 18, 2010

TO CONTACT NAME: Tom Johnston  
 COMPANY/AGENCY: TGC Engineering  
 ADDRESS/ZIP: 330 Louisiana Blvd NE  
 PHONE/FAX #: 255-2052 / 255-2887

Thank you for your inquiry of 5-18-10 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at lot 2B1, La Mirada located on La Mirada Pl. NE zone map page(s) 6-19.

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

Sandia High School Area  
 Neighborhood or Homeowner Association  
 Contacts: Betty Rosenberg  
3108 Texas NE 87110  
332-0753 (h)  
Bob Galligan  
8101 Pickard NE 87110  
332-2377 (h)

Neighborhood or Homeowner Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

YES { } NO

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

Sincerely,

Dalana Armenia  
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

# NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

## WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION


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

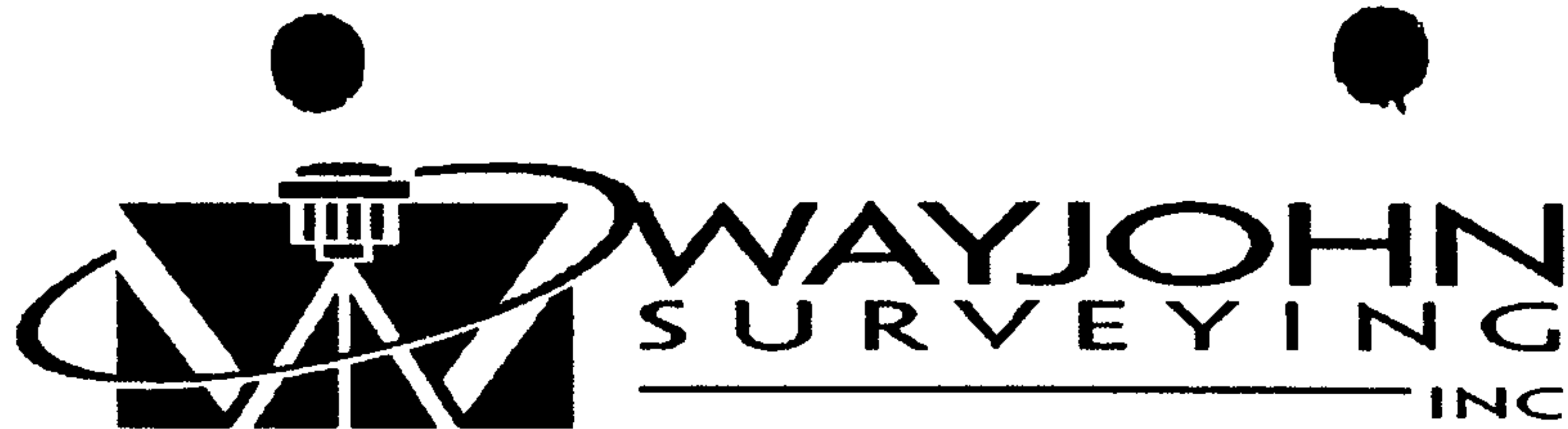
- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 5-18-10 Time Entered: 12:50 pm ONC Rep. Initials: 



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 18, 2010

Betty Rosenberg  
Sandia High School Area Neighborhood Association  
3108 Texas Street, NE  
Albuquerque, NM 87110

RE: Major Subdivision Plat, La Mirada Townhomes

Dear Ms. Rosenberg:

Wayjohn Surveying Inc., in conjunction with TGC Engineering Inc., is in the process of preparing a major subdivision plat for the proposed La Mirada Townhomes. The proposed subdivision is located on La Mirada Place, NE, which is located south of Montgomery Boulevard, NE, between Wyoming Boulevard, NE and Pennsylvania Avenue, NE. The current legal description of the property is: Lot 2-A-2, La Mirada Subdivision. The property is currently zoned O-1, with a conditional use permit for a planned residential development. I have included a copy of the zone atlas page showing the location of the property, a copy of the proposed subdivision plat, and a copy of the official Office of Neighborhood Coordination letter.

If you have any questions or concerns regarding this matter, feel free to contact me at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston". The signature is fluid and cursive, with a long horizontal stroke at the beginning and a large, looped flourish at the end.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 18, 2010

Bob Galligan  
Sandia High School Area Neighborhood Association  
8101 Pickard Avenue, NE  
Albuquerque, NM 87110

RE: Major Subdivision Plat, La Mirada Townhomes

Dear Mr. Galligan:

Wayjohn Surveying Inc., in conjunction with TGC Engineering Inc., is in the process of preparing a major subdivision plat for the proposed La Mirada Townhomes. The proposed subdivision is located on La Mirada Place, NE, which is located south of Montgomery Boulevard, NE, between Wyoming Boulevard, NE and Pennsylvania Avenue, NE. The current legal description of the property is: Lot 2-A-2, La Mirada Subdivision. The property is currently zoned O-1, with a conditional use permit for a planned residential development. I have included a copy of the zone atlas page showing the location of the property, a copy of the proposed subdivision plat, and a copy of the official Office of Neighborhood Coordination letter.

If you have any questions or concerns regarding this matter, feel free to contact me at the above number.

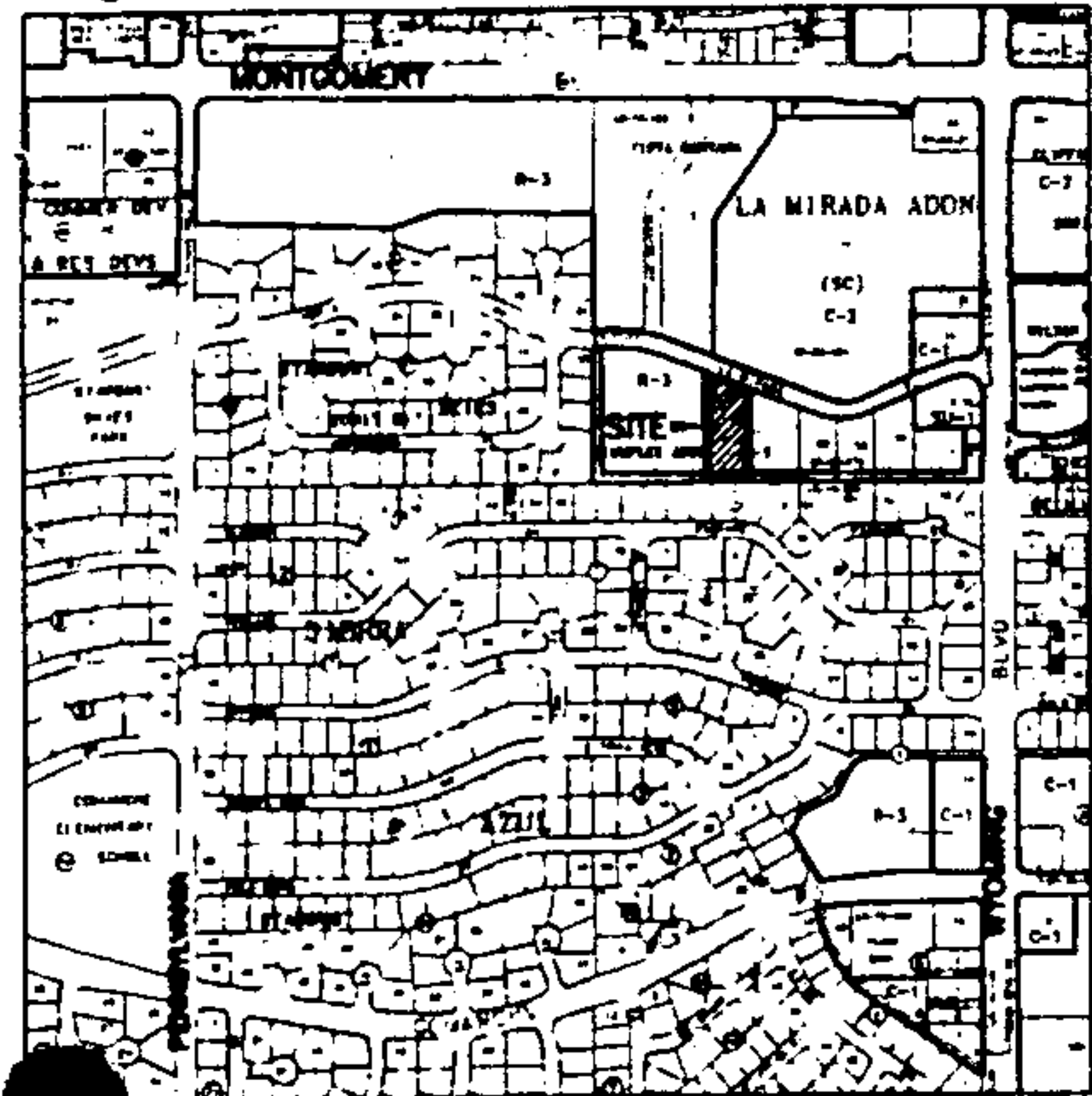
Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



VICINITY MAP (G-19) NO SCALE



**SUBDIVISION DATA**

1. DRB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Gross acreage 1.1443 Ac.
4. Existing number of platted lots 1  
Replatted number of lots 16, and 1 Tract

LOG NO. 2008280640

**NOTES**

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parentheses are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement granted by plat recorded 12/19/2003 in Plat Book 2003C, Page 318 for the benefit of Lot 2-A-1 is vacated by this plat.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. Tract A is designated as a Home Owners Association Tract. Maintenance of Tract A is the responsibility of the Home Owners Association.
11. A Twelve (12) foot Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
- 12A. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
- 12B. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

**PURPOSE OF PLAT**

This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 018 080 448 408 10833

PROPERTY OWNER OF RECORD:  
Frank R. Casale & James A. Seligman  
BERNALILLO COUNTY TREASURER'S OFFICE

City Project No. XXXX

Zone Map G-19

Sheet

2 of 7

COUNTY CLERK RECORDING LABEL HERE

**DESCRIPTION**

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381 and being more particularly described as follows:  
BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F18A8" (x=1,550,358.414, y=1505,484.884, NAD 83) bears N 11° 33' 08" E, 3585.82 feet distant;  
THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner;  
THENCE S 88° 54' 25" W, 154.07 feet to the Southwest corner;  
THENCE N 00° 07' 21" W, 350.83 feet to the Northwest corner, being a point on said Right of Way line;  
THENCE along said Right of Way line, S 70° 57' 25" E, 183.81 feet to the point of beginning and containing 1.1443 acres, more or less.

**FREE CONSENT**

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

\_\_\_\_\_  
Frank R. Casale, Co-Owner Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of February, 2008, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
James A. Seligman, Co-Owner Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of February, 2008, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

PRELIMINARY PLAT OF  
LOTS 1-P1 THRU 16-P1 AND TRACT A  
LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

PROJECT NUMBER: 1003085

Application Number: \_\_\_\_\_

**City Approvals:**

City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ARCWA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

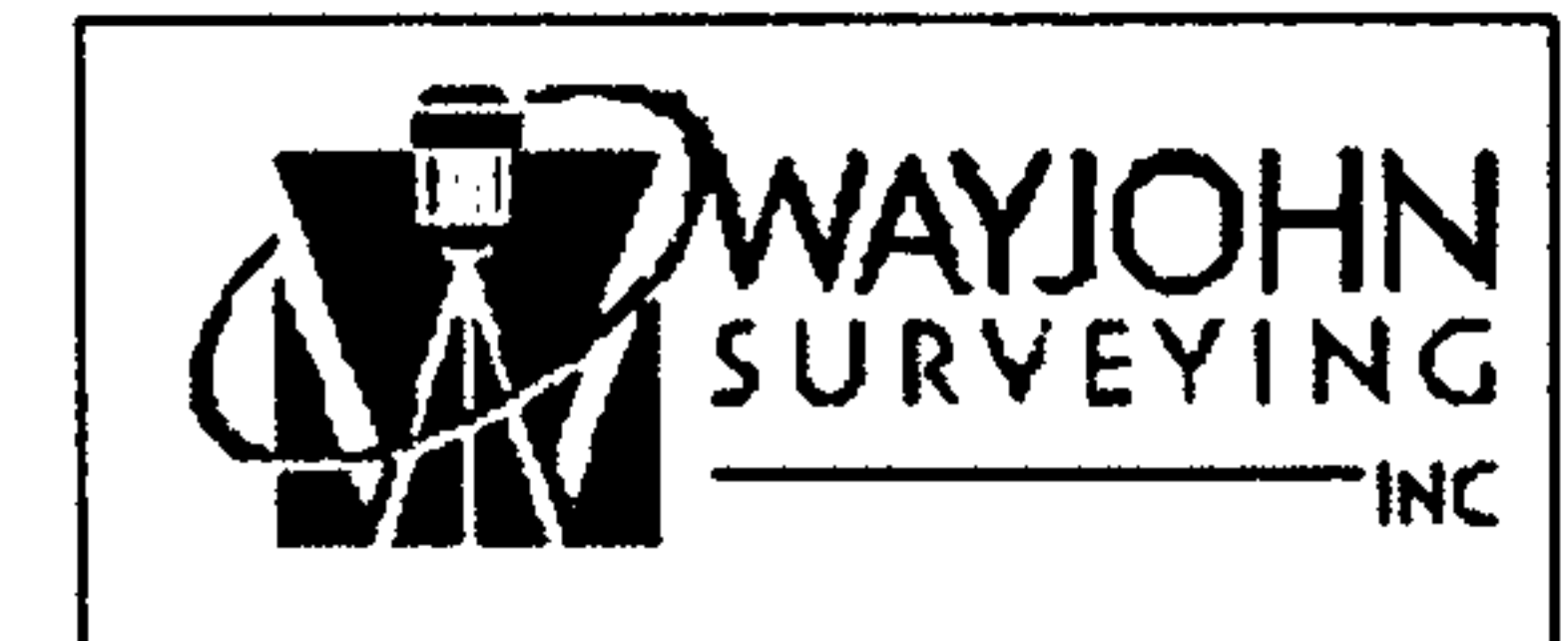
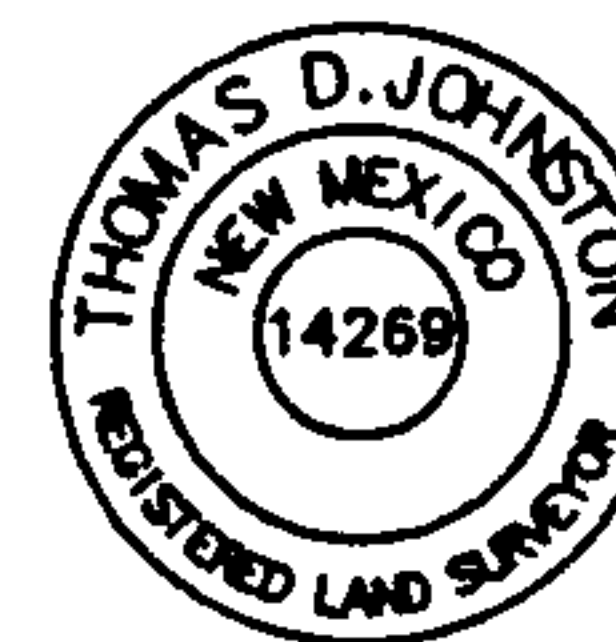
**Utility Approvals:**

PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Comcast	_____	Date	_____
Qwest	_____	Date	_____

**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T. 10 N., R. 4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70108.DWG	7 JUL 2008 SHEET 1 OF 2

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. The Public Electric Service Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The Public Gas Service Division for installation, maintenance and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Overhead for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and crossarms.
4. Conduit Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area spaces 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, sign, pool (above ground or subterranean), 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 the National Electrical Safety Code caused by construction of or maintenance of any structures adjacent to within or on easements shown on this plat.

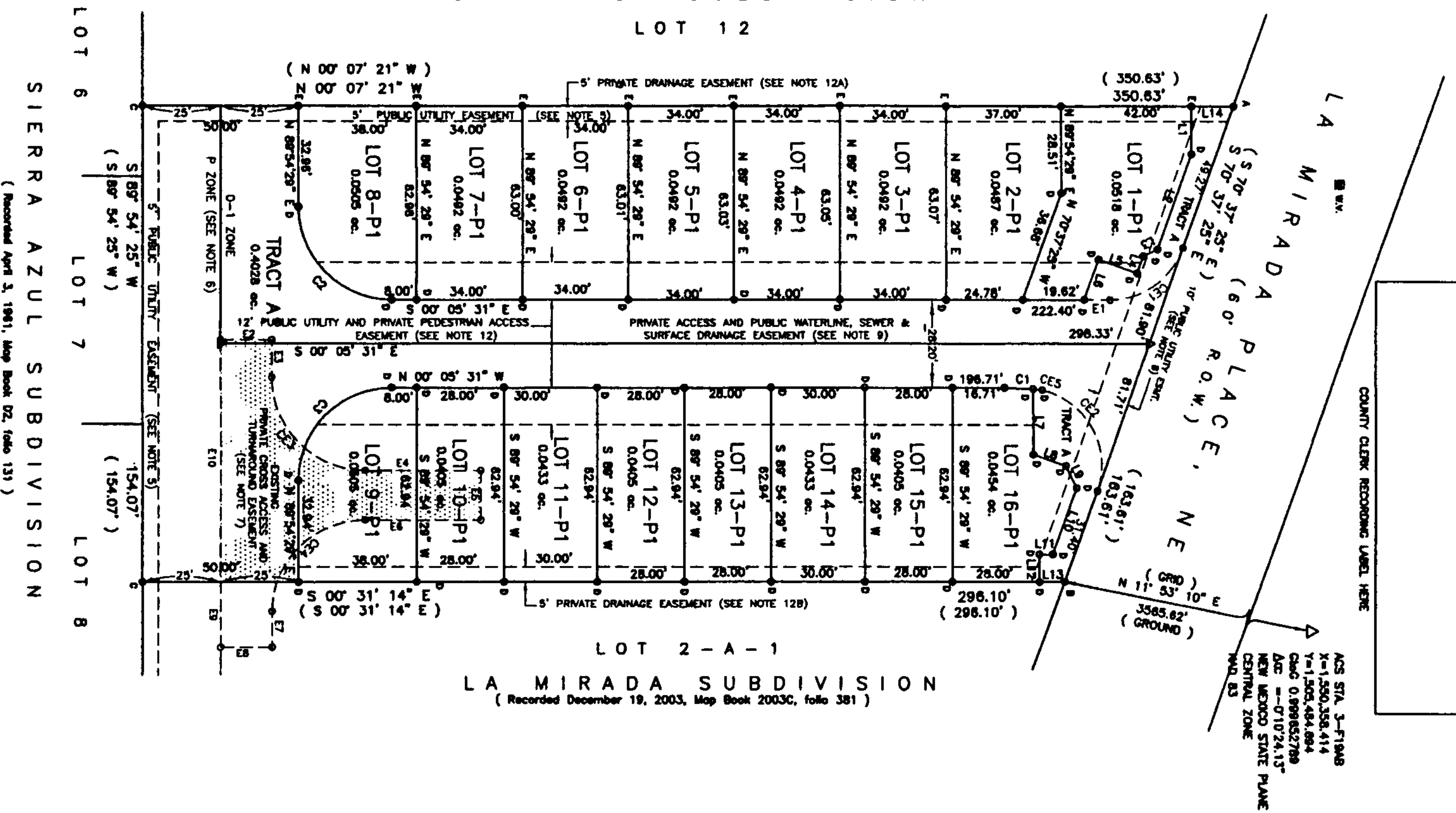
In approving this plat, the utility companies did not conduct a Title Search of the properties shown herein. Consequently, the utility companies do not make or release any easement or easements rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

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

(Recorded March 19, 1974, Map Book C9, folio 165)

**LA MIRADA SUBDIVISION**

**LOT 12**



**LA MIRADA SUBDIVISION**

(Recorded December 19, 2003, Map Book 2003C, folio 381)

COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F19A8  
X=1550.358414  
Y=1505.484884  
CASC 0.999852789  
ASC = -0.0172415  
NEW MEXICO STATE PLANE  
CENTRAL ZONE  
MAD 83

**PRELIMINARY PLAT OF**

**LOTS 1-P1 THRU 16-P1 AND TRACT A  
LA MIRADA TOWNHOMES**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

**BOUNDARY LINE TANGENT TABLE**

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	13.17'
L6	S 89°54'28" E	21.08'
L7	S 70°37'25" E	13.69'
L8	N 19°22'35" E	11.07'
L9	S 89°54'28" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 89°54'28" E	4.28'
L12	N 89°54'28" E	8.00'
L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	13.83'

**EASEMENT TANGENT TABLE**

LINE	BEARING	DISTANCE
E1	N 00°05'31" W	8.24'
E2	N 00°05'31" W	16.50'
E3	N 89°54'28" E	12.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'28" E	16.00'
E6	S 00°05'31" E	37.00'
E7	N 89°54'28" E	12.00'
E8	S 00°05'31" E	16.50'
E9	S 89°54'28" W	21.75'
E10	S 89°54'28" W	78.25'

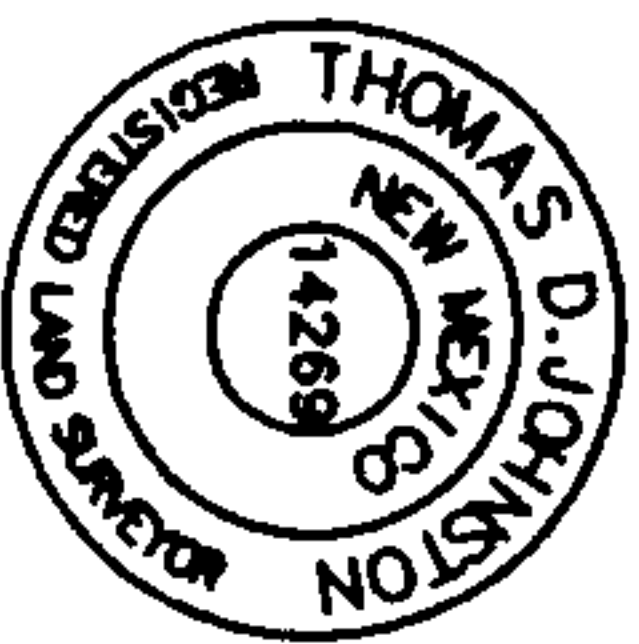
**BOUNDARY LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'30"	N 03°21'39" E	3.01'
C2	30.00'	47.12'	90°00'00"	N 44°54'28" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 49°05'31" E	42.43'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	25.00'	30.78'	70°31'55"	N 35°21'28" W	26.87'
CE2	25.00'	41.84'	95°52'50"	N 81°28'10" E	37.12'
CE3	30.00'	47.12'	90°00'00"	N 44°54'28" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 49°05'31" E	42.43'
CE5	105.90'	2.85'	0°33'35"	N 05°45'58" E	2.88'

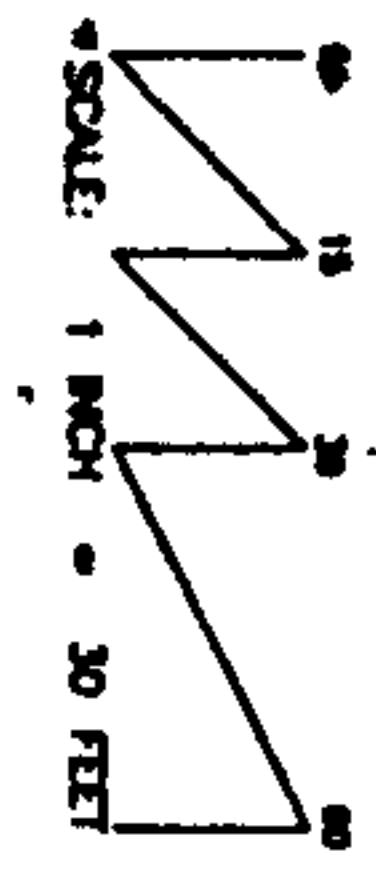
NOTE: CENTERLINE A (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC's, PT's, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", PLS #14269.



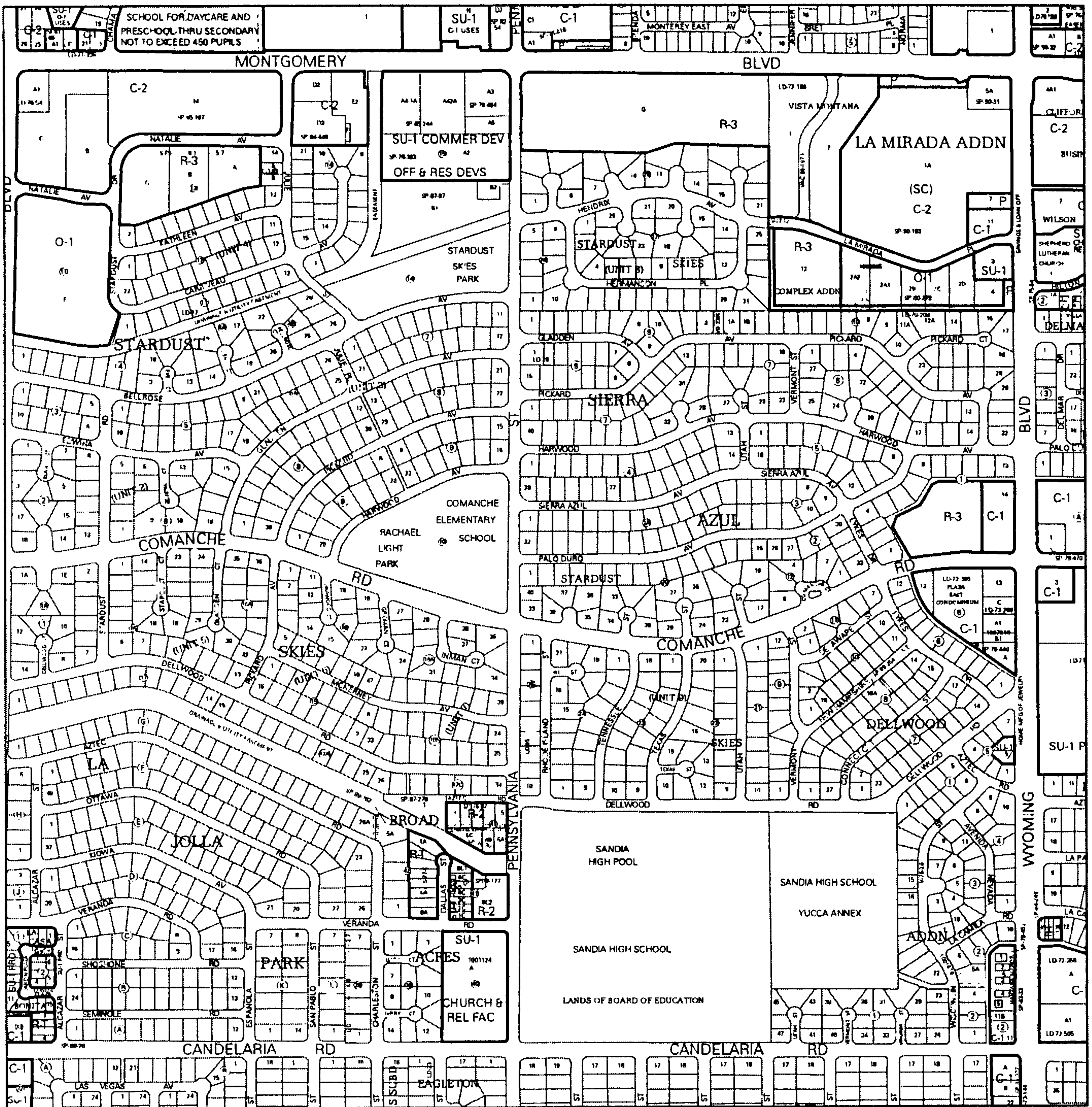
330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2867

OWNER: CHAVEZ/REINHOLD	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
LOCATION: SEC. 9, T. 10 N., R. 4 E., NMPM	CHECKED: T D J		
LA MIRADA TOWNHOMES	DRAWING NO. SP70108.DWG		SHEET 2 OF 2

FOUND/SET MONUMENT LEGEND:  
O R. FOUND IN REAR AND CAP PATRICK L.S. 12931-  
B. FOUND IN REAR AND CAP WATSON P.S. 14289-  
C. FOUND IN REAR AND CAP WATSON P.S. 14289-  
D. SET IN REAR AND CAP WATSON P.S. 14289-  
E. SET IN REAR AND CAP WATSON P.S. 14289-



SIERRA AZUL SUBDIVISION  
(Recorded April 3, 1981, Map Book 02, folio 131)



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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



DEVELOPMENT REVIEW BOARD  
Action Sheet

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

August 19, 2009 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development

Brad Bingham, P.E., Hydrology/ Alternate City Engineer


Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

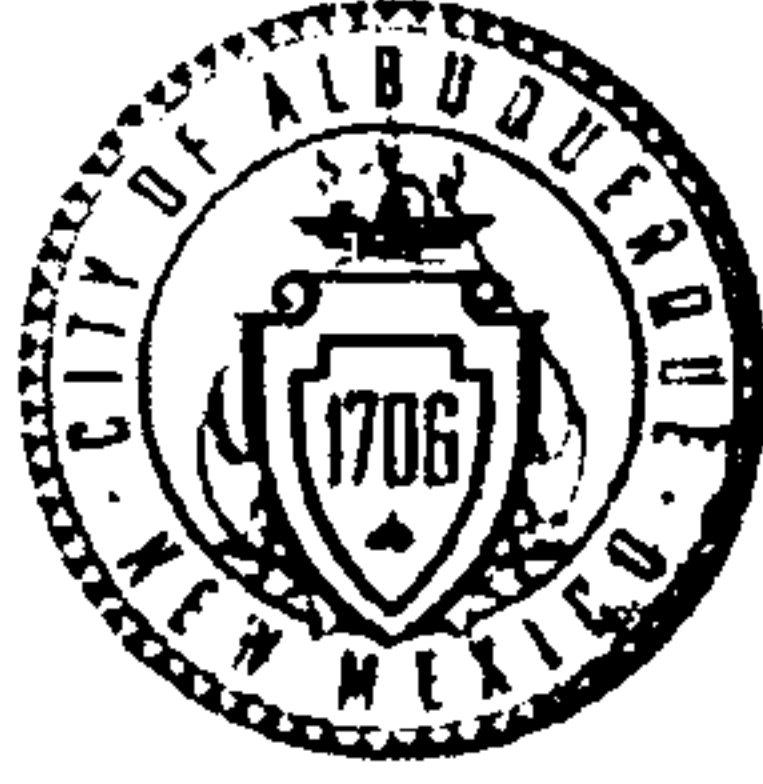
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1007912**  
09DRB-70253 BULK LAND VARIANCE  
09DRB-70254 VACATION OF PUBLIC  
EASEMENT  
09DRB-70255 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for STANLEY L DIAMOND request(s) the above action(s) for all or a portion of Tract(s) E, **THE CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA** zoned R-1, located on KIMMICK DR NW BETWEEN ROSA PARK RD NW AND PETROGLYPH NATIONAL MONUMENT containing approximately 71.2609 acre(s). (C & D-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/ FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR CLARIFICATION THAT BLANKET SANITARY SEWER EASEMENT IS FOR THE BENEFIT OF TRACT E-1, TO RECORD AND FOR AGIS DXF FILE.**
2. **Project# 1003095**   
09DRB-70231 VACATION OF PRIVATE  
EASEMENT

DAC ENTERPRISES ENTERPRISES INC agent(s) for JAMES A SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION** zoned O-1 and P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (2)(3) OF THE SUBDIVISION ORDINANCE.**

HEARING DATE 6-23-10 (P, SW, SV)



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 23, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1000248**

**10DRB-70147 VACATION OF PUBLIC DRAINAGE EASEMENT**

TIERRA WEST LLC agent(s) for WESTERN SECURITY REAL ESTATE request(s) the referenced/ above action(s) for two temporary drainage easements on a portion of Tract(s) A, **WEST RIDGE MOBILE HOME PARK** zoned SU-1 FOR MHP (Mobil Home Park), located on the north side of VOLCANO RD NW between 98TH ST NW and 90TH ST NW containing approximately 27.4898 acre(s). (K-9)

**Project# 1006865**

**10DRB-70146 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (1YR SIA)**

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-1-A, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FWY NE between COMANCHE RD NE and VASSAR DR NE containing approximately 15.6299 acre(s). (G-16)

**Project# 1001164**

**10DRB-70153 VACATION OF PUBLIC UTILITY EASEMENT**

JACKS HIGH COUNTRY INC agent(s) for HUNT UPTOWN IV LLC request(s) the referenced/ above action(s) for a portion of a 10 foot public utility easement on Tract(s) B-1-A-1, **ST PIUS X SUBDIVISION** zoned SU-3 MU-UPT (Mixed Use Uptown) /BUFFER, located on the northeast corner of INDAIN SCHOOL RD NE and UPTOWN LOOP RD containing approximately 1.1490 acre(s). (H-19)

**Project# 1001939**

**10DRB-70156 VACATION OF PUBLIC SANITARY SEWER EASEMENT**

JD HOMEBUILDER CORP agent(s) for MECCI UGENIA request(s) the referenced/ above action(s) for a portion of a 20 foot sanitary sewer easement on Lot(s) 5, **CIELO OESTE SUBDIVISION** zoned RD, located on the north side of CASA FLORIDA PL NW east of CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9)

**Project# 1003095**  
10DRB-70151 SIDEWALK WAIVER  
10DRB-70152 SUBDIVISION DESIGN  
VARIANCE FROM MIN DPM STDS  
10DRB-70150 MAJOR - PRELIMINARY  
PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for FRED CASALE/ JAMES SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION (TO BE KNOWN AS LA MIRADA TOWNHOMES)** zoned O-1 ( CONDITIONAL USE) AND P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)

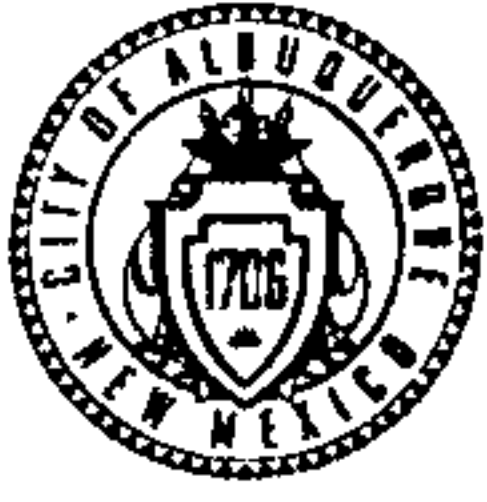
**Project# 1003794**  
10DRB-70155 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT

PAT JOSEPH agent(s) for DOUGLAS PETERSON - PETERSON PROPERTIES request(s) the referenced/ above action(s) for all or a portion of Lot(s) 3, **VOLCANO POINT SHOPPING CENTER** zoned SU-2 FOR PCA (Planned Commercial Area), located on the west side of 98TH ST NW between CENTRAL AVE NW and VOLCANO RD NW containing approximately .7516 acre(s). (K-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 7, 2010.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 19, 2009

**Project# 1003095**  
09DRB-70231 VACATION OF PRIVATE EASEMENT

DAC ENTERPRISES ENTERPRISES INC agent(s) for JAMES A SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION** zoned 0-1 and P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)

At the August 19, 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) (2)(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)(2) The vacated easement is to accommodate a planned residential development which was approved by the City Council on appeal, AC-07-18/Project No. 1005016, and thus the development made possible by the vacation is more beneficial to the public welfare than any minor detriment resulting from the vacation. It is noted that the beneficiary of the easement, Lot 2-A-1, has been developed since 2004 without construction or use of the existing easement.

(B)(3) The vacated easement will be replaced by a similar or greater easement as shown on Vacation Exhibit B, and thus 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 bulk land variance was approved. The preliminary/final plat was approved with delegation to Planning for clarification that blanket sanitary sewer easement is for the benefit of Tract E-1, to record and for AGIS DXF file.



If you wish to appeal this decision, you must do so by September 3, 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.)



Jack Cloud, AICP, DRB Chair

Cc: DAC Enterprises Inc – P.O. Box 16658 – Albuquerque, NM 87191

Cc: James A. Seligman – 1525 32<sup>nd</sup> Circle SE – Albuquerque, NM 87124

Bob Galligan – 8101 Pickard NE – Albuquerque, NM 87110

Jim Brown – 11741 Sky Valley Way NE – Albuquerque, NM 87111

Scott Howell

Marilyn Maldonado

File



**DEVELOPMENT REVIEW BOARD**  
**Action Sheet**

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

August 19, 2009 9:00 AM

MEMBERS:

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**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development**  
**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

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**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

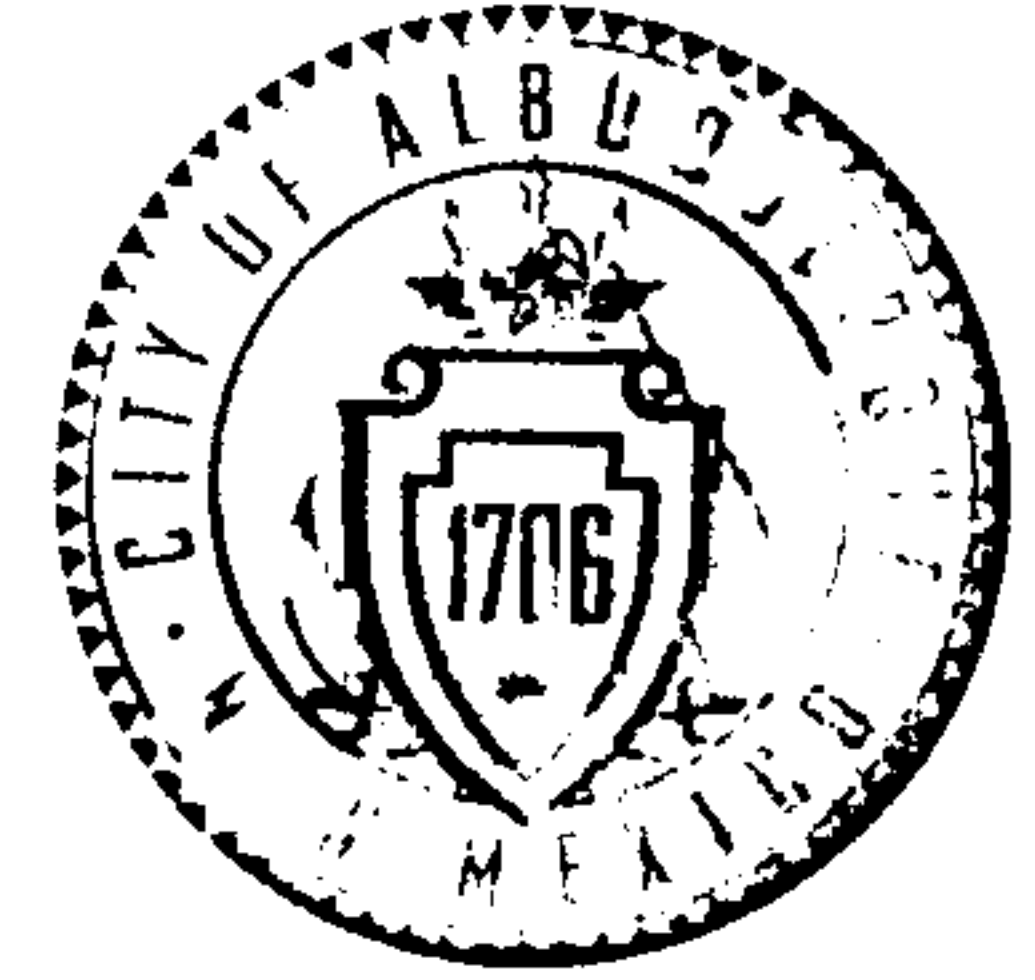
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- 1. Project# 1007912**  
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09DRB-70254 VACATION OF PUBLIC  
EASEMENT  
09DRB-70255 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

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# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003095**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>8-19-09</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** August 12, 2009

# DRB PUBLIC HEARING SIGN IN SHEETS

DRB  
PUBLIC  
HEARING

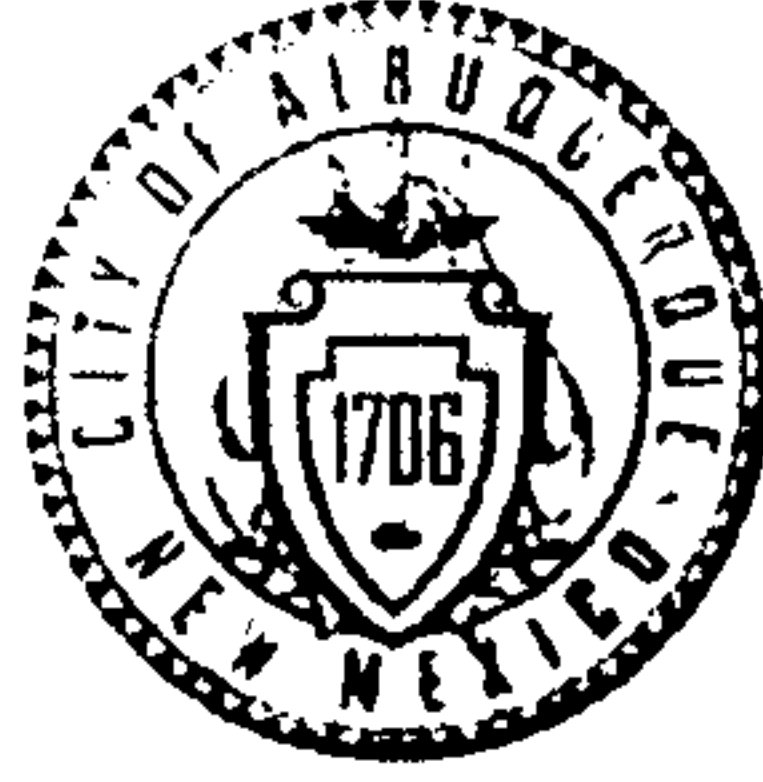
PROJECT #: 1003095 #2 AGENDA# 2 DATE: 8/19/09

1. Name: Bob GALLAGHAN Address: 8101 Richard Zip: 87110
2. Name: JIM BROWN Address: 11741 Sky Valley Way Zip: 87111
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003095 AGENDA# I DATE: 8/12/09

1. Name: Bob GALLIGAN Address: 8101 Pickard Zip: 87110
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



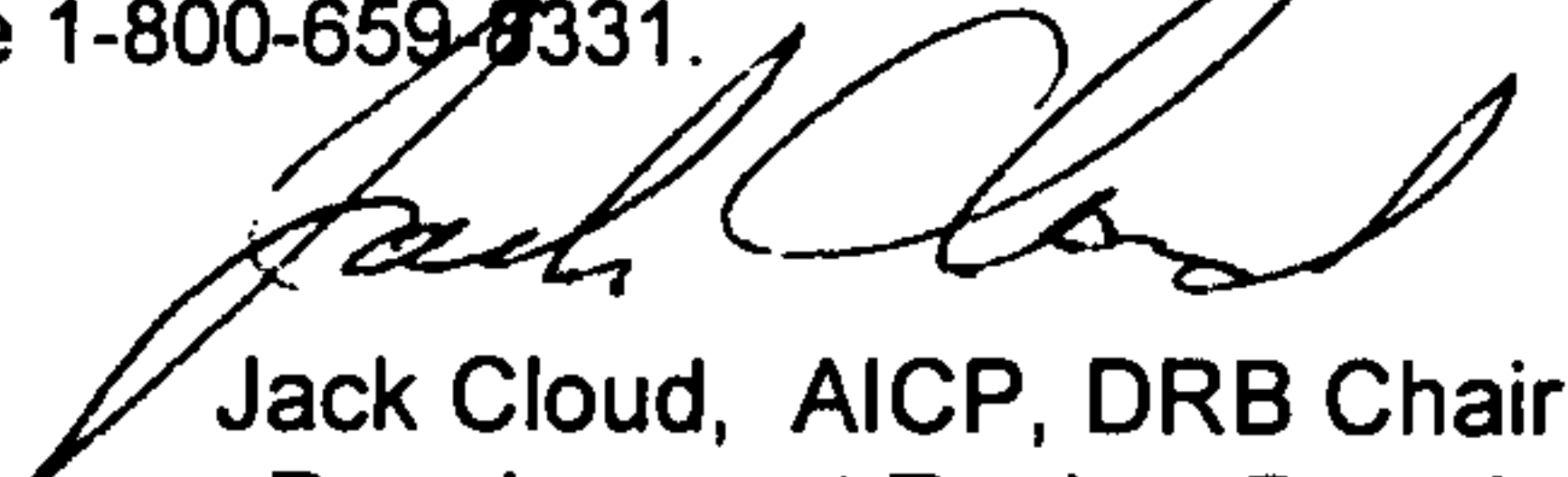
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Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 27, 2009.**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector Area, Faculty 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 Zoning Board of Appeals

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

### APPLICATION INFORMATION:

Professional/Agent (if any) DAC ENTERPRISES, INC PHONE 294-5243  
 ADDRESS P.O. BOX 16658 FAX 297-4530  
 CITY ALBUQUERQUE STATE NM ZIP 87191 E-MAIL \_\_\_\_\_

APPLICANT JAMES A. SELIGMAN PHONE 463-1636  
 ADDRESS 1525 32<sup>nd</sup> CIRCLE SE FAX 898-9317  
 CITY RIO RANCHO STATE NM ZIP 87124 E-MAIL \_\_\_\_\_

Proprietary interest in site OWNER List all owners \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATE & RELOCATE EASEMENT

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

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

Lot or Tract No Lot 2-A-2 Block \_\_\_\_\_ Unit \_\_\_\_\_  
 Subdiv/Addn/TBKA LA MIRADA SUBDIVISION  
 Existing Zoning O-1 Proposed zoning O-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s) G-19 UPC Code \_\_\_\_\_

### CASE HISTORY:

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

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots 1 No. of proposed lots 1 Total area of site (acres) 1.1AC  
 LOCATION OF PROPERTY BY STREETS On or Near LA MIRADA PL NE  
 Between WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE Doug Randall DATE 7/6/09  
 (Print) DOUG RANDALL, DAC ENTERPRISES, INC Applicant: Agent

### FOR OFFICIAL USE ONLY

Form revised 4/07

- 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 C9DRB 70231

Action	SF	Fees
<u>VPE</u>	<u>V</u>	<u>\$ 45.00</u>
<u>CME</u>		<u>\$ 20.00</u>
<u>ADY</u>		<u>\$ 75.00</u>
		<u>\$</u>
		<u>\$</u>
		<u>Total</u>
		<u>\$ 65.00</u>

Hearing date 8-12-09  
7/15/09

Doug Randall 07/06/09  
 ( ) Planner Signature / date

Project # 1003045

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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


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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

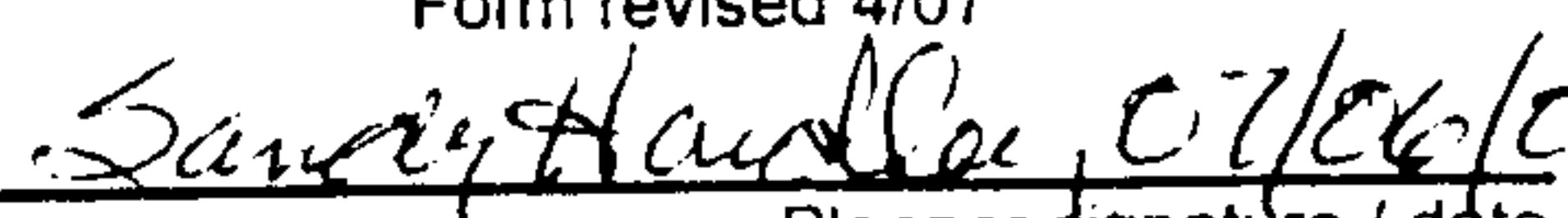
- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_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

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

DOUG CRANDALL, DAC ENTERPRISES, INC.  
 Applicant name (print)  
  
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	
<input checked="" type="checkbox"/> Fees collected	09 DEB - 7023	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # 1003095
<input type="checkbox"/> Related #s listed	_____	



R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	PRO PER TY CLA SS	TA X DIS TR ICT	LEGAL	ACR ES
1	10190604 46384107 22	GALLIGAN ROBER T & SARA R	8101 PICKARD AVE NE	ALBU QUER QUE	N M	871 10	R	A1 A	* 008 010SIERRA AZUL	0.31 1528 45
2	10190604 48406109 33	CASALE FRANK R & JAMES A SELIG MAN	4201 CIBOLA VI LLAGE NE	ALBU QUER QUE	N M	871 11	V	A1 A	LT 2-A-2 PLAT OF LOTS 2-A- 1 AND 2-A- 2 LA MIRADA SUBDIVISIONA REPL AT OF LOT 2- A LA MIRADA SUBDIVISION CONT 1.1443 AC	1.14 4390 32
3	10190604 14410109 16	BRIDGE ALBUQUE RQUE VISTA MON TANA LLC	5295 SOUTH C OMMERCE DR SUITE 175	MURR AY	UT	841 07	R	A1 A	LAND DIVISION PLAT OF VISTA MO NTANO COMPLEX COMPR LT 12 & POR LT 14 LA MIR	3.43 3394
4	10190604 78467112 04L1	M & M CO	8220 LA MIRAD A RD NE 700	ALBU QUER QUE	N M	871 09	C	A1 A	(LAND ONLY) LOT 1- A REDIVISION OF LT 1 & TR B (NO W COMPRISING LTS 1-A & 1- B) LA MIRADA SUBD CONT 15.1914 AC +-	15.1 9098 822
5	10190604 21384107 19	NGUYEN CUONG & MARISOL	8005 PICKARD AVE NE	ALBU QUER QUE	N M	871 10	R	A1 A	* 005 010SIERRA AZUL	0.22 1145 31
6	10190604 14485111 12	BRIDGE ALBUQUE RQUE VISTA MON TANA LLC	5295 SOUTH C OMMERCE DR SUITE 175	MURR AY	UT	841 07	R	A1 A	LAND DIVISION PLAT OF VISTA MO NTANO COMPLEX COMPR LTS 1 & 2LA MIRADA & VA	8.25 3963 35
7	10190604 30384107 20	GARRITY H THOM AS II & JACKIE H	8009 PICKARD AVE NE	ALBU QUER QUE	N M	871 10	R	A1 A	* 006 010SIERRA AZUL	0.21 5225 29
8	10190604 38384107 21	DAVIS MICHAEL L	8013 PICKARD AVE NE	ALBU QUER QUE	N M	871 10	R	A1 A	* 007 010SIERRA AZUL	0.22 9861 44
9	10190604 14384107 18	LYONS PATRICIA A CO- TRUSTEE LYONS FAM TRUST	8001 PICKARD NE	ALBU QUER QUE	N M	871 10	R	A1 A	* 004 010SIERRA AZUL	0.20 8216 93
10	10190604 57382107 23	ASHBY LAWRENC E E II & JEANETTE	8105 PICKARD AVE NE	ALBU QUER QUE	N M	871 10	R	A1 A	* 009 010SIERRA AZUL	0.41 2571 86
11	10190604 64403109 34	SPECIAL "K" INVE STMENTS INC	9100 PAN AME RICAN FWY NE	ALBU QUER QUE	N M	871 13	C	A1 A	LT 2-A-1 PLAT OF LOTS 2-A- 1 AND 2-A- 2 LA MIRADA SUBDIVISIONA REPL AT OF LOT 2- A LA MIRADA SUBDIVISION CONT 1.0000 AC	0.99 9974 16

OR CURRENT RESIDENT  
101906045738210723  
ASHBY LAWRENCE E II & JEANETTE  
8105 PICKARD AVE NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101906044840610933  
CASALE FRANK R & JAMES A  
SELIGMAN  
4201 CIBOLA VILLAGE NE  
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT  
101906043038410720  
GARRITY H THOMAS II & JACKIE H  
8009 PICKARD AVE NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101906042138410719  
NGUYEN CUONG & MARISOL  
8005 PICKARD AVE NE  
ALBUQUERQUE, NM 87110

Project# 1003095  
JAMES A. SELIGMAN  
1525 32<sup>ND</sup> CIRCLE SE  
RIO RANCHO, NM 87124

OR CURRENT RESIDENT  
101906041441010916  
BRIDGE ALBUQUERQUE VISTA  
MONTANA LLC  
5295 SOUTH COMMERCE DR SUITE  
175  
MURRAY, UT 84107

OR CURRENT RESIDENT  
101906043838410721  
DAVIS MICHAEL L  
8013 PICKARD AVE NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101906041438410718  
LYONS PATRICIA A CO-TRUSTEE  
LYONS FAM TRUST  
8001 PICKARD NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101906046440310934  
SPECIAL "K" INVESTMENTS INC  
9100 PAN AMERICAN FWY NE  
ALBUQUERQUE, NM 87113

Project# 1003095  
BETTY ROSENBERG  
Sandia High School Area  
3108 TEXAS NE  
ALBUQUERQUE, NM 87110

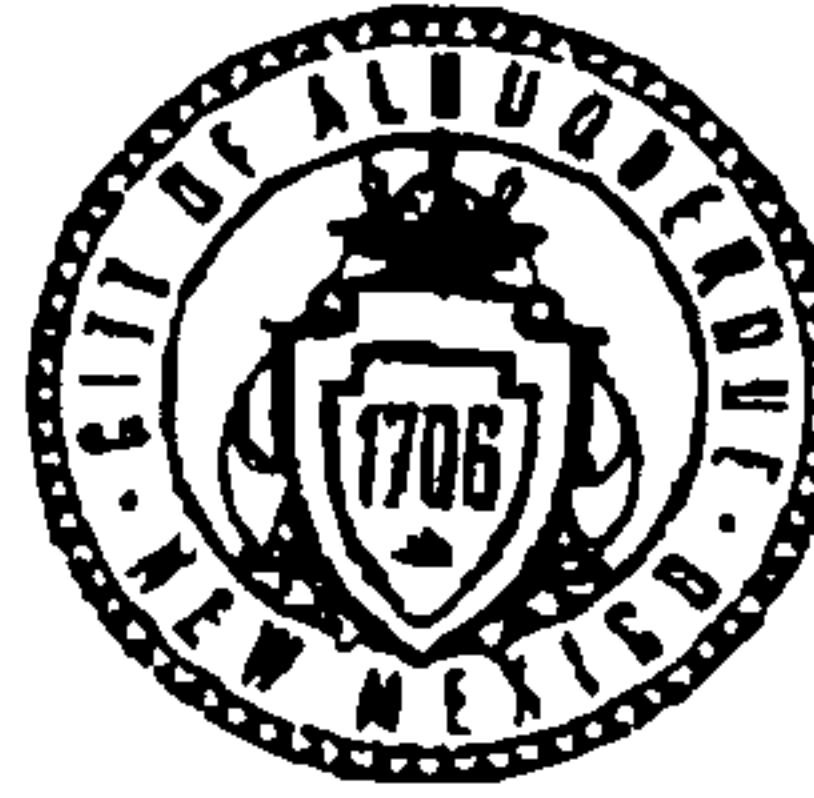
OR CURRENT RESIDENT  
101906041448511112  
BRIDGE ALBUQUERQUE VISTA  
MONTANA LLC  
5295 SOUTH COMMERCE DR SUITE  
175  
MURRAY, UT 84107

OR CURRENT RESIDENT  
101906044638410722  
GALLIGAN ROBERT & SARA R  
8101 PICKARD AVE NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101906047846711204L1  
M & M CO  
8220 LA MIRADA RD NE 700  
ALBUQUERQUE, NM 87109

Project# 1003095  
DAC ENTERPRISES INC  
PO BOX 16658  
ALBUQUERQUE, NM 87191

Project# 1003095  
WALT TECKLENBURG  
Sandia High School Area  
7905 SIERRA AZUL NE  
ALBUQUERQUE, NM 87110



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: July 14, 2009

TO CONTACT NAME: Robert E. Romero  
 COMPANY/AGENCY: DAC Enterprises, LLC  
 ADDRESS/ZIP: PO Box 16658 187191  
 PHONE/FAX #: 242-3232 / 247-4530

Thank you for your inquiry of 7-14-09 (date) requesting the names of ALL Affected

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 2-A-2 La Mirada  
Subdivision located on Lamirada Pl. NE  
 zone map page(s) G-19

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

Sandia High School Area

Neighborhood or Homeowner Association

Contacts: Betty Rosenburg  
3108 Texas NE 87110  
no phone #

Walt Tecklenburg  
7905 Sierra Azul NE  
no phone # 87110

Neighborhood or Homeowner Association

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

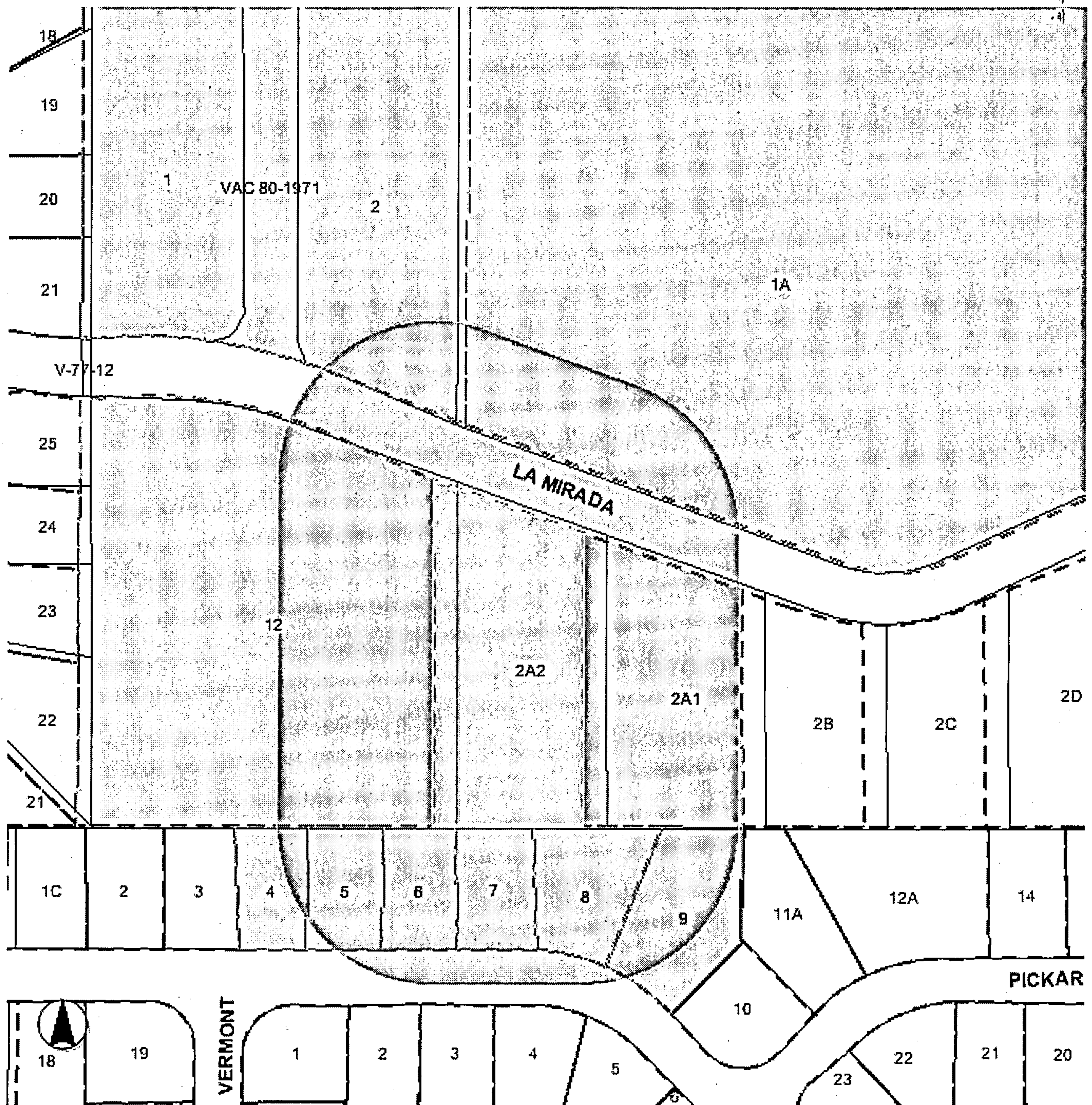
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED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

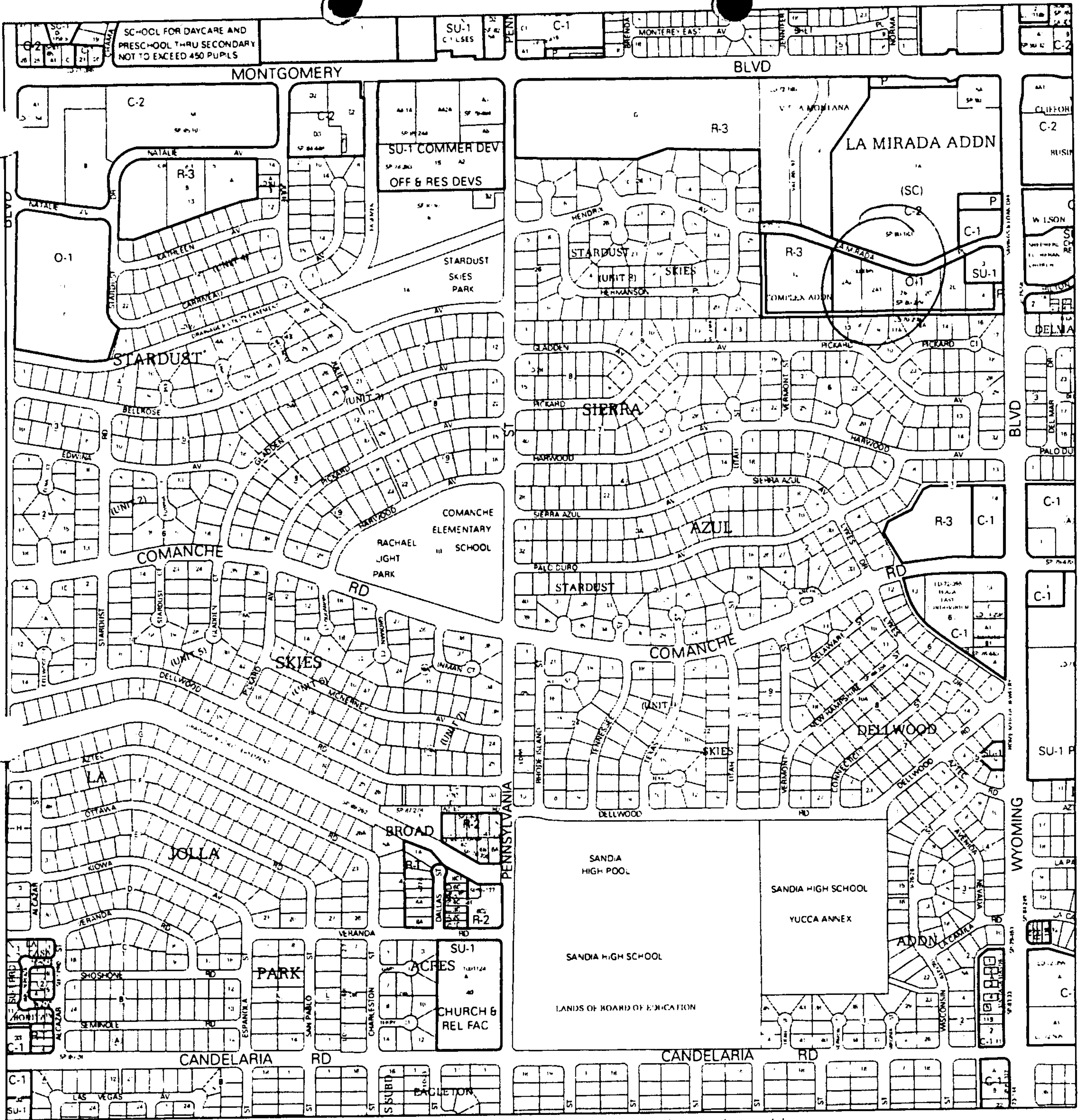
YES { } NO

Sincerely,


Daleana Harmon  
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

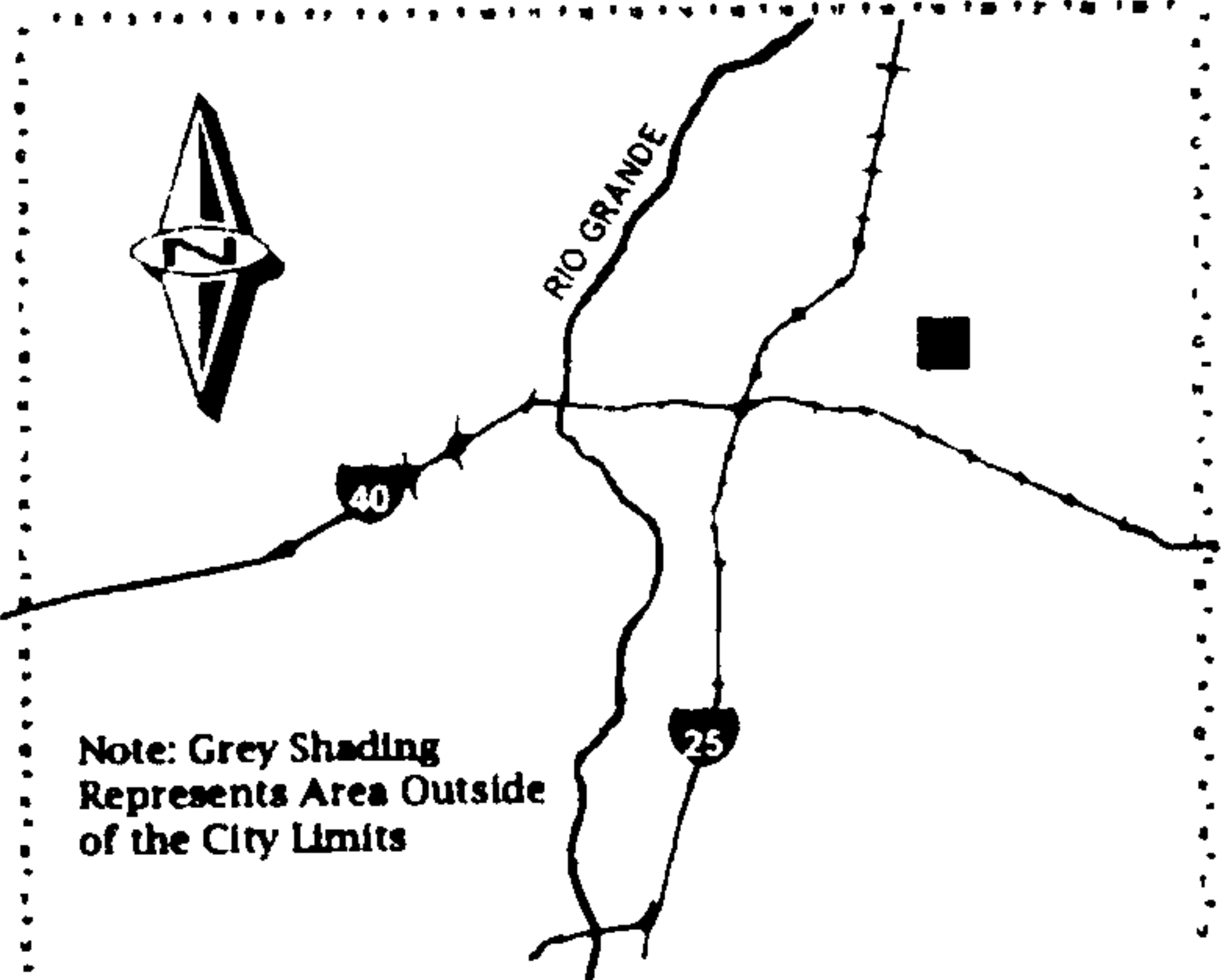




For more current information and more details visit: <http://www.cabq.gov/gis>





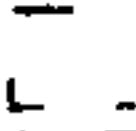


Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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

July 2, 2009

Jack Cloud, Chair  
Development Review Board  
Planning Department  
City of Albuquerque

**Re: Request to Vacate & Relocate Easement, Lot 2-A-2, La Mirada Subdivision/Project #1003095**

Dear Chairman Cloud:

This is a request to vacate an existing access easement and create a new, larger easement that will serve the same purpose. Applicant has previously appeared before the Development Review Board regarding this development for sketch plat review.

The project will be gated and all units will be accessed from a private street. La Mirada Place, the public street abutting this site, dead ends just to the west of the site. There is an existing hammerhead access easement from the parcel to the east (Lot 2-A-1) which was created when the original owner of the site replatted to create two lots.

It is unclear as to the original purpose of this access. The hammerhead allows vehicles to access the site from Lot 2-A-1, turn around, and then exit back to the same lot. The current configuration of the access easement also prevents any development on the southeast portion of applicant's lot. Based upon an approved conditional use for townhouse, this would mean the loss of two dwelling units.

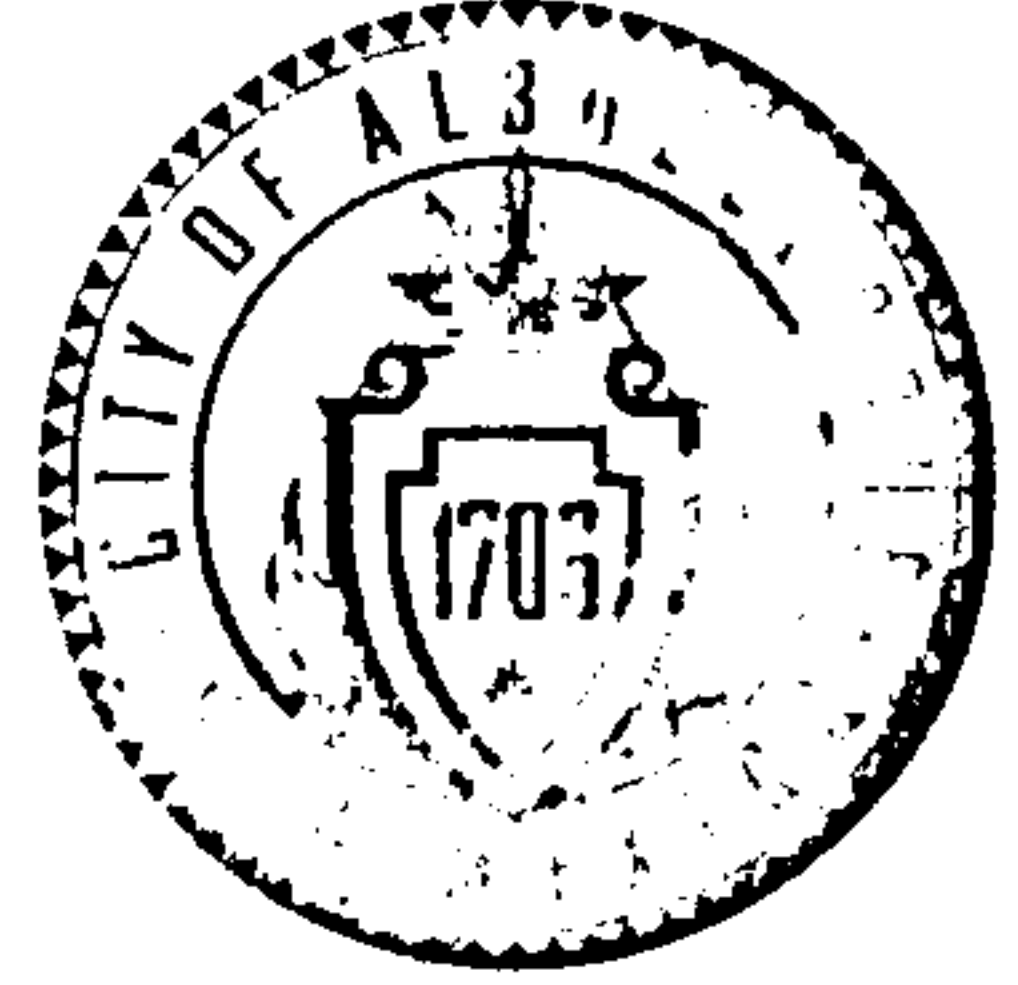
Applicant proposes to establish a new easement that maintains the same access point, but creates a larger hammerhead which will utilize the development's private street. The total area of the current access is 2744.71 square feet, while the proposed access will be 5959.30 square feet. Applicant believes that this change will serve the purpose of the original easement while allowing the site to be developed to its full potential.

Thank you for your consideration of this request.

Doug Crandall

  
DAC Enterprises, Inc.  
Agent for James Seligman, Applicant

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB CASE NO/PROJECT NO: 1003095**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat Review

**ENGINEERING COMMENTS:**

Lot 2-A-1 to the east is currently graded to drain into this lot south of the building and along the western edge. Lot 2-A-1 could be graded to drain to La Mirada, else a cross-lot drainage easement is required.

PO Box 1293

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

Albuquerque

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

NM 87103

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

FOR:

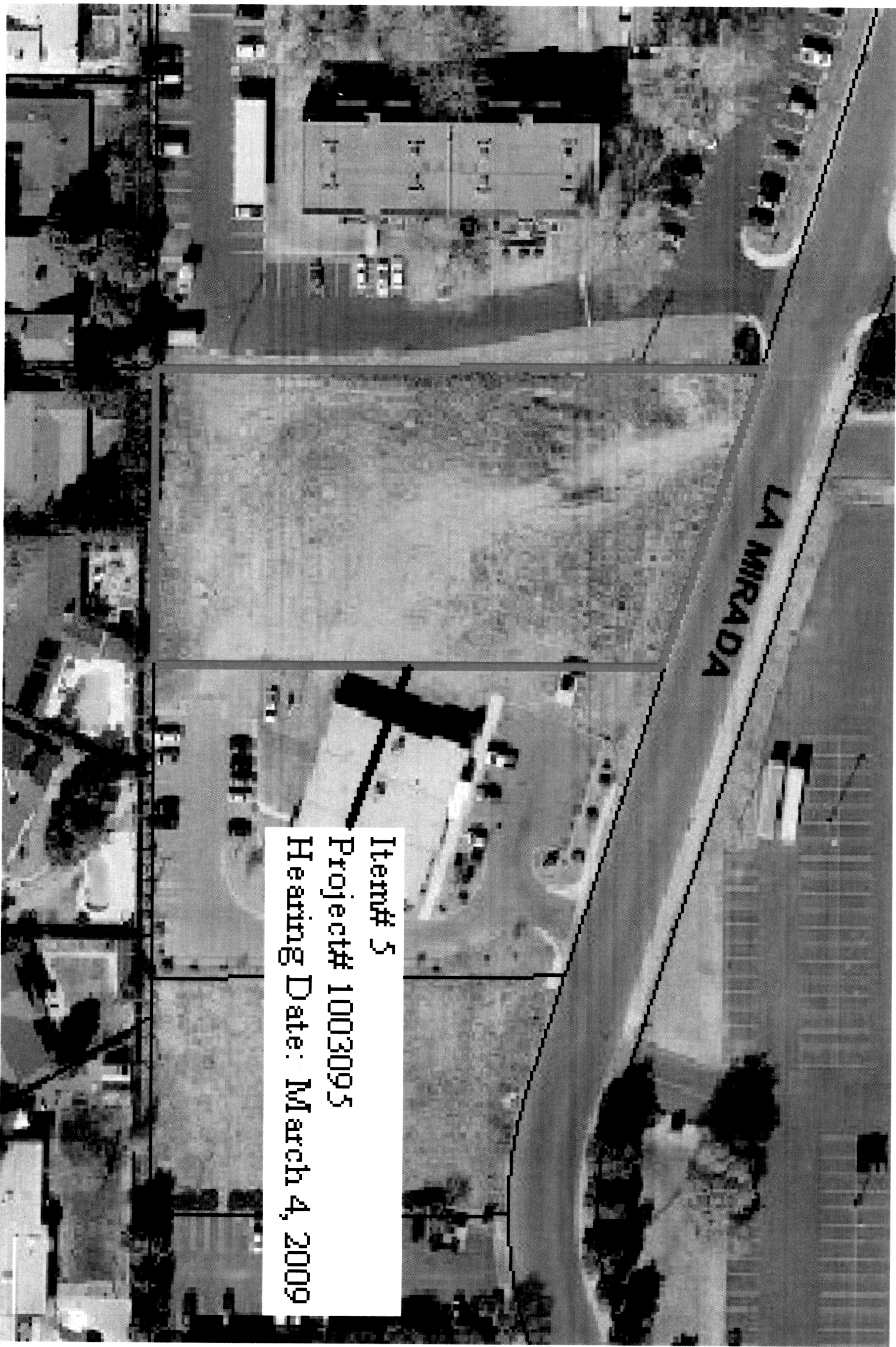
www.cabq.gov

**SIGNED:**

**DATE:** 7-23-08

Curtis Cherne  
City Engineer Designee  
924-3695

*total of 76 lots in all phases*







CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 12, 2009

**Project# 1003095**  
09DRB-70231 VACATION OF PRIVATE EASEMENT

DAC ENTERPRISES ENTERPRISES INC agent(s) for JAMES A SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION** zoned 0-1 and P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)

**AMAFCA**

No comment.

**COG**

MRCOG staff have no comment on the development application.

**TRANSIT**

Adjacent and nearby routes

Route #5, Montgomery-Carlisle route, passes near the site on Montgomery. Routes #31, Local Wyoming route and #98, Wyoming Commuter route, pass near the site on Wyoming.

Adjacent bus stops

Nearest bus stops are approximately 800' from the site on Montgomery as well as on Wyoming.

Site plan requirements

None

Large site TDM suggestions

None.

Other information

None.

**ZONING ENFORCEMENT**

No comment.

**NEIGHBORHOOD COORDINATION**

Letters sent to: **Sandia High School Area NA (R)**

**APS**

**La Mirada**, Lot 2-A-2, is located on the south side of La Mirada Pl NE between Wyoming Blvd NE and Pennsylvania St NE. The owner of the above property requests a Vacation of Private Easement for a development that will consist of 9 single family homes. This will impact Comanche Elementary School, Cleveland Middle School, and Sandia High School. Comanche Elementary School is exceeding capacity, Cleveland Middle School and Sandia High School have excess capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
241	Comanche	469	468	-1
407	Cleveland	687	876	189
550	Sandia	2,015	2,200	185

**Residential Units: 9**

**Est. Elementary School Students: 3**

**Est. Middle School Students: 1**

**Est. High School Students: 1**

**Est. Total # of Students from Project: 5**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

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

On February 23, 2009, Frank Casale and James Seligman entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

No comment.

**FIRE DEPARTMENT**

No comment.

**PNM ELECTRIC & GAS**

No comment.

**COMCAST**

No comment.

<b>QWEST</b> No comment.
<b>ENVIRONMENTAL HEALTH</b> No comment.
<b>M.R.G.C.D</b> No Adverse Comments.
<b>OPEN SPACE DIVISION</b> Open Space has no adverse comments
<b>CITY ENGINEER</b> The Hydrology section has no objection to the vacation request.
<b>TRANSPORTATION DEVELOPMENT</b> No adverse comments.
<b>PARKS AND RECREATION</b> No objection.
<b>ABCWUA</b> No objection to Vacation request.
<b>PLANNING DEPARTMENT</b> Refer to any public hearing comments regarding proposed vacation.  The Subdivision Ordinance requires that in addition to a Finding that no substantial property right is being abridged by the vacation, that there is a net benefit to the public welfare that outweighs any minor detriment resulting from the vacation; an acceptable site plan that meets City development standards is needed to make this Finding.

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

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003095

AGENDA ITEM NO: 5

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT  
SIDEWALK WAIVER

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Per the *Development Process Manual* Table 23.2.2, "Construction and right-of-way standards shall be equal to or better than adopted City Standards for streets and sidewalks where there are more than 8 dwellings." Therefore, the private street must be City of Albuquerque standards for a local roadway.

A hammerhead turnaround requires written approval of Refuse Division and Fire Department.

Infrastructure List:

- Specify roadway width. See the previous note regarding minimum pavement width.
- Specify type of curb and gutter (standard?)
- Specify width of sidewalk (4 foot?)

No justification is provided for the requested sidewalk variance.

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MARCH 4, 2009

03/04/09

3095

### DXF Electronic Approval Form

DRB Project Case #: 1003095

Subdivision Name: LA MIRADA TOWNHOMES UNIT 1 LOTS 1-9 & TRACT A

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 2/24/2009

Hard Copy Received: 2/24/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

02.24.2009  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### AGIS Use Only

Copied fc 3095 to agiscov on 2/24/2009 Contact person notified on 2/24/2009

3. **Project# 1007263**  
 09DRB-70012 MAJOR - PRELIMINARY  
 PLAT APPROVAL  
 09DRB-70013 SIDEWALK WAIVER  
 09DRB-70014 MINOR - TEMP DEFR  
 SWDK CONST

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT**, zoned R-1, located on HIDEWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)[Deferred from 2/11/09] **DEFERRED TO 3/18/09 AT THE AGENT'S REQUEST.**

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

4. **Project# 1001685**  
 09DRB-70073 EPC APPROVED SDP  
 FOR BUILD PERMIT

GI INVESTMENTS LLC agent(s) for PAT JOSEPH DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 185A, **PARCELA PARADISE**, zoned C2 SC, located on 4800 MCMAHON BLVD NW BETWEEN GOLF COURSE RD NE AND MCMAHON BLVD NW containing approximately 0.0667 acre(s). (A-12) **DEFERRED TO 3/11/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1003095**  
 09DRB-70075 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL  
 09DRB-70077 SIDEWALK VARIANCE

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIAMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBD TBKA LA MIRADA TOWNHOMES**, zoned O-1 (CONDITIONAL USE), located on LA MIRADA PLACE NE BETWEEN PENNSYLVANIA ST NE AND WYOMING BLVD NE containing approximately 1.1443 acre(s). (G-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project# 1007680**  
 09DRB-70076 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for MELLOY BROS. ENTERPRISE request(s) the above action(s) for all or a portion of Lot(s) F & M, 17-24, Block(s) H & 4, **MESA DEL NORTE HEIGHTS Unit 2**, zoned C-2, located on LOMAS BLVD NE BETWEEN CHARLESTON ST NE AND DALLAS ST NE containing approximately 1.4891 acre(s). (J-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**March 4, 2009**

**DRB Comments**

**ITEM # 5**

**PROJECT # 1003095**

**APPLICATION # 09-70075**

**RE: Lot 2-A-2, La Mirada Subdivision**

The proposal is a Major Subdivision per the definitions of the Subdivision Ordinance – this request needs to be heard through the public hearing process.

Refer to previous sketch plat comments –

- need copy of CUP Project No. 1005016
- Access Easement does not meet DPM minimum standards
- Existing turnaround easement will need to be addressed

Regarding the proposed variance, sidewalks at back of curb are not appropriate for residential development - standard sidewalk location provides for an even sidewalk surface for standard curbs with driveway curb cuts, and prevents parking on sidewalks when there is a continuous mountable curb.

  
\_\_\_\_\_  
Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

3. **Project# 1007610**  
08DRB-70523 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
SURV-TEK INC agent(s) for ANN STEINMETZ AND BRUCE CAMPBELL request(s) the above action(s) for all or a portion of Lot(s) 11, 12 & 13, **MAJOR ACRES (TO BE KNOWN AS LOTS 12-A & 13-A)** zoned R-1, located on MAJOR AVE NW BETWEEN 10TH ST NW AND FITZGERALD RD NW containing approximately 1.1419 acre(s). (G-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COPIES OF 1971 WARRANTY DEEDS.**
  
4. **Project# 1006003**  
08DRB-70527 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 23, **MESA DEL SOL INNOVATION PARK (TO BE KNOWN AS TRACTS 23-A & 23-B)** zoned PC, located on STYKER RD SE BETWEEN UNIVERSITY BLVD EASR AND UNIVERSITY BLVD WEST containing approximately 3.2628 acre(s). (R-16)**DEFERRED TO 1/7/09 AT THE AGENT'S REQUEST.**
  
5. ~~Project# 1003095~~  
08DRB-70526 SIDEWALK VARIANCE  
DAC ENTERPRISES, INC agent(s) for JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2A1, **LA MIRADA ADDITION** zoned O-1, located on LA MIRIADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
  
6. **Project# 1007489**  
08DRB-70529 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
CITY OF ALBUQUERQUE REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 106-108, Tract(s) C-42, **HUBBELL HEIGHTS/TOWN OF ATRISCO** zoned SU-2 FOR IP, located on CENTRAL AVE NW BETWEEN UNSER NW AND BLUEWATER NW containing approximately 9.95 acre(s). (H-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF ADEQUATE EASEMENT AND TO PLANNING FOR VERIFICATION OF ZONING USE.**
  
7. **Project# 1007566**  
08DRB-70520 SIDEWALK VARIANCE  
MARK GOODWIN & ASSOCIATES, PA agent(s) for SCOTT CLARK request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) 16, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, 3 DU/A, located on GLENDALE NE BETWEEN BENJAMIN PLACE NE AND VENTURA NE containing approximately .8769 acre(s). (B-20) **A MATERIALS VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE INFRASTRUCTURE LIST WAS AMENDED AT THIS 12/31/08 HEARING WITH RESPECT TO THE VARIANCE.**



**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**December 31, 2008**

**DRB Comments**

**ITEM # 5**

**PROJECT # 1003095**

**APPLICATION # 08-70526**

**RE: Lot 2-A-2, La Mirada Subdivision**

A Sidewalk Variance needs to accompany an Application for Subdivision or Site Plan approval – this request needs to be deferred.

Regarding the proposed variance, sidewalks at back of curb are not appropriate for residential development - standard sidewalk location provides for an even sidewalk surface for standard curbs with driveway curb cuts, and prevents parking on sidewalks when there is a continuous mountable curb.

Refer to previous sketch plat comments –

- need copy of CUP Project No. 5016
- Access Easement does not meet DPM minimum standards 23.2.2 v
- Existing turnaround easement will need to be addressed



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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 23, 2008 9:00 AM  
MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**  
**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development**      **Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**  
**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**      **Christina Sandoval, Parks/Municipal Development**

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

- 1. Project# 1002962**  
08DRB-70292 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

WILSON AND COMPANY agent(s) for THE TRAILS request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, , **SANTA FE AT THE TRAILS, TAOS & RESERVE AT THE TRAILS Unit(s) I & 2**, zoned RD, located on RAINBOW RD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVE NW containing approximately 76 acre(s). **(C-9) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
- 2. Project# 1003688**  
08DRB-70290 VACATION OF PUBLIC  
EASEMENT  
08DRB-70291 VACATION OF PRIVATE  
EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). **(C-9100906413032322306)DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**

3. **Project # 1005070**  
06DRB-01154 MAJOR-PRELIMINARY  
PLAT APPROVAL  
06DRB-01156 MINOR-SIDEWALK  
WAIVER  
06DRB-01155 MINOR-TEMP DEFER  
SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 , 4/16/08, 5/14/08 & 7/16/08]. **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

4. **Project# 1003794**  
08DRB-70238 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) *Deferred from 6/25/08 & 7-/9/08.* **DEFERRED TO 8/13/08 AT THE AGENT'S REQUEST.**

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

5. **Project# 1000650**  
08DRB-70237 EPC APPROVED SDP  
FOR BUILD PERMIT

GEORGE RAINHART & ASSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) [Deferred from 5/28/08, 6/4/08, 6/11/08 , 6/25/08, 7/9/08 & 7/23/08] **DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**

6. **Project# 1007266**  
08DRB-70322 EPC APPROVED SDP  
FOR BUILD PERMIT

R. JARROD CLINE agent(s) for JAMES TWOHIG DDS AND MARY ROSE TWOHIG DDS request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR containing approximately .866 acre(s). (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project# 1005280**  
08DRB-70317 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for JLF, LLC request(s) the above action(s) for all or a portion of Tract(s) E-1-A-1, **CREST VIEW SUBDIVISION** zoned SU-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 2.3774 acre(s). (A-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT AND TO PLANNING FOR AMAFCA SIGNATURE. PLANNING MUST RECORD THIS PLAT.**
8. **Project# 1000901**  
08DRB-70315 MINOR FINAL PLAT  
APPROVAL
- PRECISION SURVEYS INC agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE PREPARATORY SCHOOL & LOT 9 ANDALUCIA @ LA LUZ** located on LEARNING RD NW BETWEEN COORS BLVD NW AND MIRANDELA ST NW containing approximately 31.3093 acre(s). (E-12/F-12) [*Deferred from 7/16/08*]. **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SPECIFIC EASEMENTS THAT FIT WITH THE DESIGN AND TO PLANNING FOR 3 COPIES OF SITE PLAN AND TO RECORD.**
9. **Project# 1003612**  
08DRB-70321 EXT OF MAJOR  
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, **TOWN OF ATRISCO GRANT** zoned SU-2 / R-LT, located on ERDEE RD NW BETWEEN 98TH ST NW AND 94TH ST NW containing approximately 6.4 acre(s). (J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO REAPPLICATION AND RE-APPROVAL OF 94<sup>TH</sup> STREET VACATION.**

10. **Project# 1004989**  
08DRB-70324 EXT OF MAJOR  
PRELIMINARY PLAT  
08DRB-70325 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS AT HIGH DESERT (TO BE KNOWN AS WILDERNESS CANON AT HIGH DESERT)** Unit(s) 2, zoned SU-2/HD R-R, located on TRAMWAY BLVD NE BETWEEN HIGH DESERT PLACE NE AND FOREST SERVICE LAND (F-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND FOR EXHIBIT SUBMITTED TO TRANSPORTATION DEVELOPMENT. PLANNING MUST RECORD THIS PLAT. DELEGATION TO ABCWUA: PAPER EASMENT FOR WATERLINE MUST BE SUBMITTED AND ROUTED FOR APPROVAL.**

11. **Project# 1005474**  
08DRB-70323 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION (TO BE KNOWN AS LOT 8A)** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately .1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF AND A COPY OF THE RECORDED PLAT.**

12. **Project# 1007383**  
08DRB-70318 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Lot(s) 1-9 INCLUSIVE, Block(s) 4, **UNITY ADDITION** zoned C-2, located on CENTRAL AVE SE BETWEEN TEXAS ST SE AND UTAH ST SE containing approximately 1.6538 acre(s). (K-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RADIUS AT CURVE C2 AND EXHIBIT AND TO CITY ENGINEER FOR INFORMATION ON FLOOD ZONE ON NORTH WEST CORNER. A NOTE MUST BE ADDED TO PLAT SHOWING FLOOD ZONE CHANGE, AND FOR AMAFCA SIGNATURE.**

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

13. ~~Project#-1003095~~  
08DRB-70320 SKETCH PLAT REVIEW  
AND COMMENT

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION TBKA LA MIRADA TOWNHOMES UNIT 1** zoned O-1 (CONDITIONAL USE), located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: None

ADJOURNED: 10:15

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 23, 2008  
DRB Comments**

**ITEM # 13**

**PROJECT # 1003095**

**APPLICATION # 08-70320**

**RE: Lot 2-A-2, Mirada Subdivision**

Please provide a copy of the approved Conditional Use Permit (Project No. 1005016). The proposed 26 foot Access Easement does not appear to meet DPM requirements – refer to comments from Transportation Development. It appears the existing turnaround easement (Note 7 – actually granted by previous plat) could be vacated, with Lot 2-A-1 to beneficiary of new Access Easement.



---

Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

#16



Closeout,  
Please.  
Sheran

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-01900 (P&amp;F)</u>	Project # <u>1003095</u>
Project Name: <u>LA MIRADA ADDITION</u>	EPC Application No.:
Agent: <u>Wayjohn Addition</u>	Phone No.: <u>355-2052</u>

Project Number 1003095

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/12/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- PLANNING (Last to sign): AMAFCA's signature
- 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.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- Copy of final plat AND a DXF File for AGIS is required.
- Copy of recorded plat for Planning. Appended



AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1003095 Subdivision Name Lg Mirada  
Surveyor Thomas Johnston Company Way John  
Contact person \_\_\_\_\_ Phone # 255-2052 email \_\_\_\_\_

Barbara A. Romero \_\_\_\_\_ 11-04-03  
Approved \*Not Approved Date

DXF RECEIVED 11-4-03 DATE  
 HARD-COPY RECEIVED 11-4-03 DATE  
 DISCLOSURE STATEMENT

NAD 27 Ground

**\*Not Approved for one or more of the following reasons:**

**File Format and naming**

- 1) \_\_\_ Format is not DXF file in ASCII format
- 2) \_\_\_ No hard copy of the final plat submitted
- 3) \_\_\_ <DRB Project #>.dxf not used as a standard naming convention

**Coordinate System**

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

**Content**

- 8) \_\_\_ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) \_\_\_ Digital submittal does not match final plat
- 10) \_\_\_ Parcel lines are not in one separate layer
- 11) \_\_\_ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) \_\_\_ All other easement lines are not in a third separate layer

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only: Copied cov 3095 to agiscov on 11-4-03 Client Notified by Phone

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

18. **Project # 1003096**  
03DRB-01901 Minor-Sketch Plat or Plan
- EILEEN DEVEREOX request(s) the above action(s) for all or a portion of Lot(s) 53 - 58, **J. M. MOORE REALTY CO., NO. 1**, zoned SU-2 special neighborhood zone, SMRN / SR, located on the northwest corner of Mountain Rd NW and 8<sup>th</sup> ST NW containing approximately .2662 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for October 29, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:10 P.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 12, 2003

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 12:10 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000029**

03DRB-01785 Major-Preliminary Plat Approval

03DRB-01786 Major-Vacation of Public Easements

03DRB-01787 Minor-Sidewalk Waiver

03DRB-01788 Minor-Temp Defer

SDWK

BOHANNAN HUSTON, INC. agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1, Duke City Lumber Company Addition and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19<sup>th</sup> ST NW and 18<sup>th</sup> ST NW containing approximately 26 acre(s). [Deferred from 11/12/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

2. **Project # 1000650**  
03DRB-01782 Major-Bulk Land  
Variance  
03DRB-01783 Minor-Prelim&Final Plat  
Approval  
03DRB-01906 Minor-SiteDev Plan  
Subd/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] **[Carmen Marrone, EPC Case Planner] [Deferred from 11/12/03] (P-10) DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

3. **Project # 1001765**  
03DRB-01781 Major-Bulk Land  
Variance

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED LAND WITHIN SEC 8, T9N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, (to be known as **ANDERSON HEIGHTS**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between COORS BLVD SW and 118<sup>th</sup> ST SW containing approximately 98 acre(s). [REF: 03DRB-01695, 02EPC-00315, 02EPC-00314] (P-8) **THE BULK LAND VARIANCE WAS APPROVED.**

- Project # 1001765**  
03DRB-01695 Minor-Prelim & Final  
Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED, TOWN OF ATRISCO GRANT, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between DENNIS CHAVEZ BLVD SW and 118TH ST SW containing approximately 98 acre(s). [Project # changed from 1003017 now void] *[Deferred from 10/15/03]* (P-8) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MODIFICATION OF EASEMENT LANGUAGE AND PLANNING FOR AGIS DXF FILE.**

4. **Project # 1002194**  
03DRB-01778 Major-Preliminary Plat  
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2 residential zone, located on WELLESLEY DR SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 2 acre(s). [REF: 03DRB-00537] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A 20-FOOT PUBLIC DRAINAGE EASEMENT SHALL BE INCORPORATED INTO LOT 7.**

5. **Project # 1002792**  
03DRB-01780 Major-Vacation of  
Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] [*Deferred from 11/12/03*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

6. **Project # 1002957**  
03DRB-01784 Major-Vacation of  
Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (D-11) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: PRIOR TO FINAL PLAT APPROVAL A REPLACEMENT TEMPORARY CONSTRUCTION EASEMENT ACCEPTABLE TO THE CITY'S WATER UTILITY DIVISION AND APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED TO BE RECORDED WITH THE COUNTY CLERK BY THE CITY WITH THE FINAL PLAT.**

7. **Project # 1000875**  
03DRB-01747 Major-Preliminary Plat  
Approval  
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] [*Deferred from 11/5/03*] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/12/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**Project # 1001816**  
03DRB-01640 Major-Vacation of Pub  
Right-of-Way

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 and 12, **NM TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on the southside of TIJERAS AVE NW, between 9<sup>th</sup> ST NW AND 10<sup>TH</sup> St NW containing approximately 1 acre(s). [REF: 02LUC-00952, 02CC-00446 & 00950 AP, Z-94-1, LUC92-3] [Deferred from 10/22/03 & 10/29/03] (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: AN INFRASTRUCTURE LIST WILL BE REQUIRED TO REMOVE AND REPLACE THE SIDEWALK.**

9. **Project # 1000922**  
03DRB-01725 Major-Bulk Land Variance  
03DRB-01726 Major-Vacation of Pub  
Right-of-Way  
03DRB-01727 Major-Vacation of Public  
Easements  
03DRB-01728 Minor-Prelim&Final Plat  
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

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

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

10. **Project # 1000694**  
03DRB-01897 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-01898 Minor-Prelim&Final Plat  
Approval
- JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Lot(s) 226-230, **TOWN OF ATRISCO GRANT-AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72<sup>nd</sup> ST NW containing approximately 8 acre(s). [REF: DRB-96-415, DRB-96-313] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 11/12/03]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**
11. **Project # 1003057**  
03DRB-01902 Minor-Amnd SiteDev Plan  
Subd  
03DRB-01903 Minor-Prelim&Final Plat  
Approval  
03DRB-01904 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND, INC. request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1 IP, located on UNSER BLVD NW, between LOS VOLCANES RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: 1000918, AA-98-54, Z-97-11, DRB-97-138, S-98-54] *[Deferred from 11/12/03]* (K-9/K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**



MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1002565**  
03DRB-01905 Minor- Minor-Subd Design  
(DPM) Variance

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC. request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, **VILLA DE LA CAPILLA**, zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). (F-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
  
13. **Project # 1000933**  
03DRB-01895 Minor-Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B-5, **MANZANO MESA, TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and SHIRLEY ST SE containing approximately 13 acre(s). [REF: 03DRB-00515, 00516, 00517 & 00518] *[Deferred from 11/12/03]* (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**
  
14. **Project # 1002455**  
03DRB-01899 Minor-Prelim&Final Plat  
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (E-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

15. **Project # 1002638**  
03DRB-01896 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for KIET & NGA NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA**, zoned R-1 residential zone, located on ALTEZ ST NE, between COPPER AVE. NE and ERBBE ST. NE containing approximately 1 acre(s). [REF: 03DRB-00714] (K-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY AND AMAFCA SIGNATURES.**

16. **Project # 1003095**  
03DRB-01900 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC., agent(s) for PREFERRED BUILDINGS SYSTEMS request(s) the above action(s) for all or a portion of Tract(s) 2-A, **LA MIRADA ADDITION.**, zoned O-1/P, office and institution zone, parking, located on LA MIRADA PL NE, between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 3 acre(s). (G-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

17. **Project # 101655**  
03DRB-01887 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROSS VANWASSENHOVE request(s) the above action(s) for all or a portion of Lot(s) 23A-1-A-1, Block(s) 14, **PALISADES ADDITION**, zoned R-1, located on GRANDE VISTA NW N, between VISTA GRANDE NW and WARD DR NW containing approximately 2 acre(s). [REF: 01DRB-01840, 02DRB00250, 03-00940] [*Deferred from 11/2/03*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

#16



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01900 (P&F)  
Project Name: LA MIRADA ADDITION  
Agent: Wayjohn Addition

Project # 1003095  
EPC Application No.: \_\_\_\_\_  
Phone No.: 355-9052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/12/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): AMAFCA's signature

- 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.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

*Amey*

Project Number 1003095



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003095                      Item No. E 16                      Zone Atlas G-19

DATE ON AGENDA      11-12-03

INFRASTRUCTURE REQUIRED ( ) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
  \_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF ALUBQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
November 12, 2003 Comments**

**ITEM # 16**

**PROJECT # 1003095      APPLICATION # 03DRB-01900**

**RE: La Mirada Addition, Tract 2A/prelim & final**

A handwritten signature in cursive script that reads "Sheran Matson". The signature is written in black ink and is positioned above the printed name and contact information.

Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003095**

**AGENDA ITEM NO: 16**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** November 12, 2003

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/29/2014 Issued By: BLDAVM 248026

Category Code **910**  
**2014 070 266**

**Application Number:** 14DRB-70266, Ext Of Sia For Temp Defr Sdwk Const

**Address:**

**Location Description:** LA MIRADA BETWEEN WYOMING AND PENNSYLVANIA

**Project Number:** 1003095

#### Applicant

FRANK CASALE/JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

#### Application Fees

APN Fee

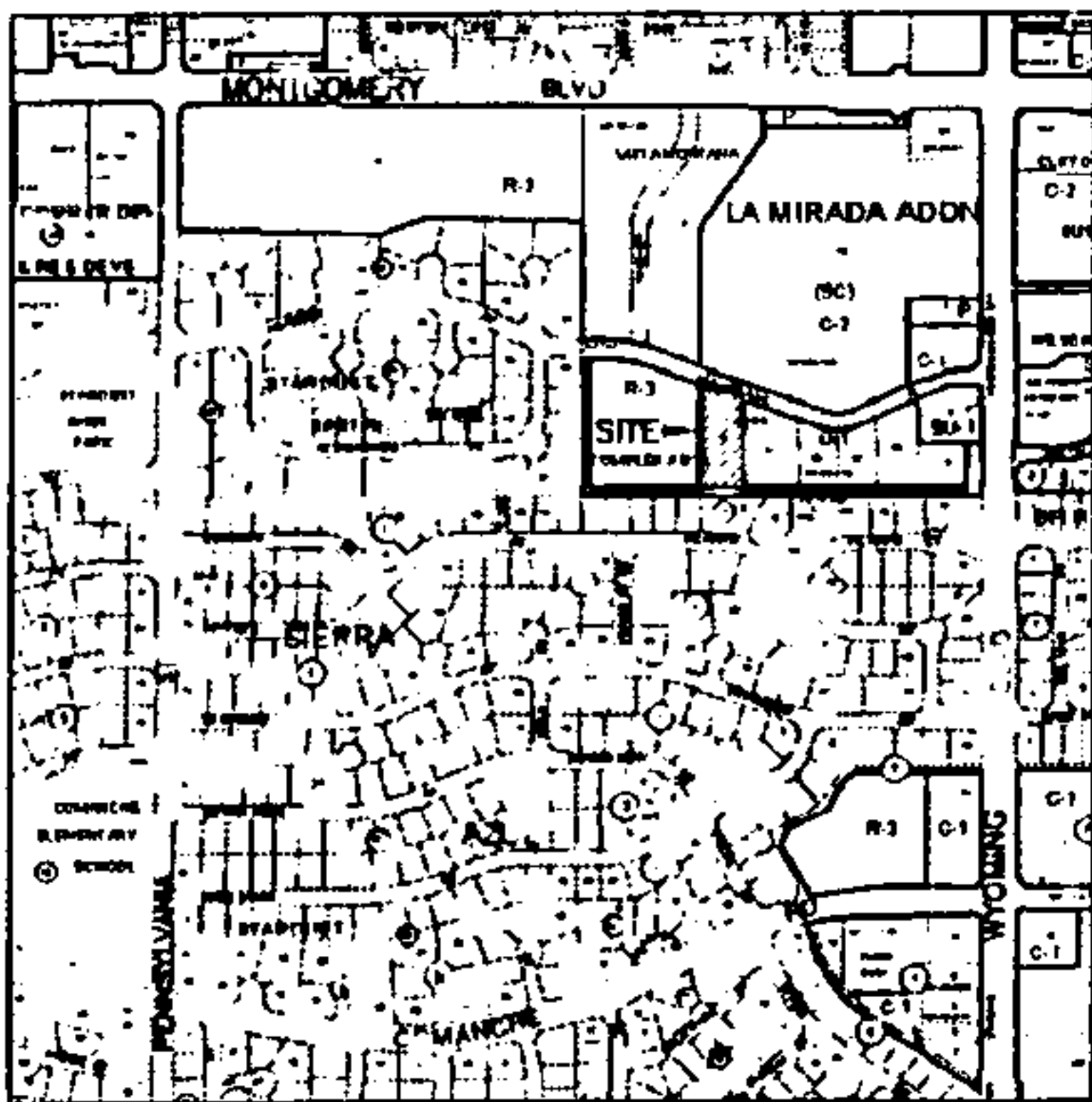
Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

**TOTAL: \$70.00**

City of Albuquerque Treasury  
Date: 7/29/2014 Office: ANNEX  
Stat ID: W5000007 Cashier: TRSBLC  
Batch: 3999 Trans #: 5  
Permit: 2014070266  
Receipt Num: 00214938  
Payment Total: \$70.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered : \$70.00

VICINITY MAP (G-19) NO SCALE



SUBDIVISION DATA

1. DRB Proj. No. 1003095
  2. Zone Atlas Index No. G-19
  3. Gross acreage 1.1443 Ac.
  4. Existing number of platted lots 1  
Replatted number of lots 16
- LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 as shown on the Plat of Lot 2-A-2-A, La Mirada Subdivision, filed xx/xx/2010 in Book 2010C, page xxx. Maintenance of this easement is the responsibility of the members of the Home Owners Association.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. A Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
11. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
12. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. 5' X 5' Water Meter Easements are granted by this plat as graphically noted.
14. 10' Public Sidewalk Easement is granted by this plat.
15. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 16 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:  
Frank R. Casale & James A. Seligman  
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, page 100 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "J-F19AB" (x=1,350,358.414, y=1505,484.694, NAD 83) bears N 11° 53' 10" E, 3585.62 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 298.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

LOTS 1-P1 THRU 16-P1  
LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

SEPTEMBER 2013

PROJECT NUMBER: 1003095

Application Number: \_\_\_\_\_

City Approvals:

City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Utility Approvals:

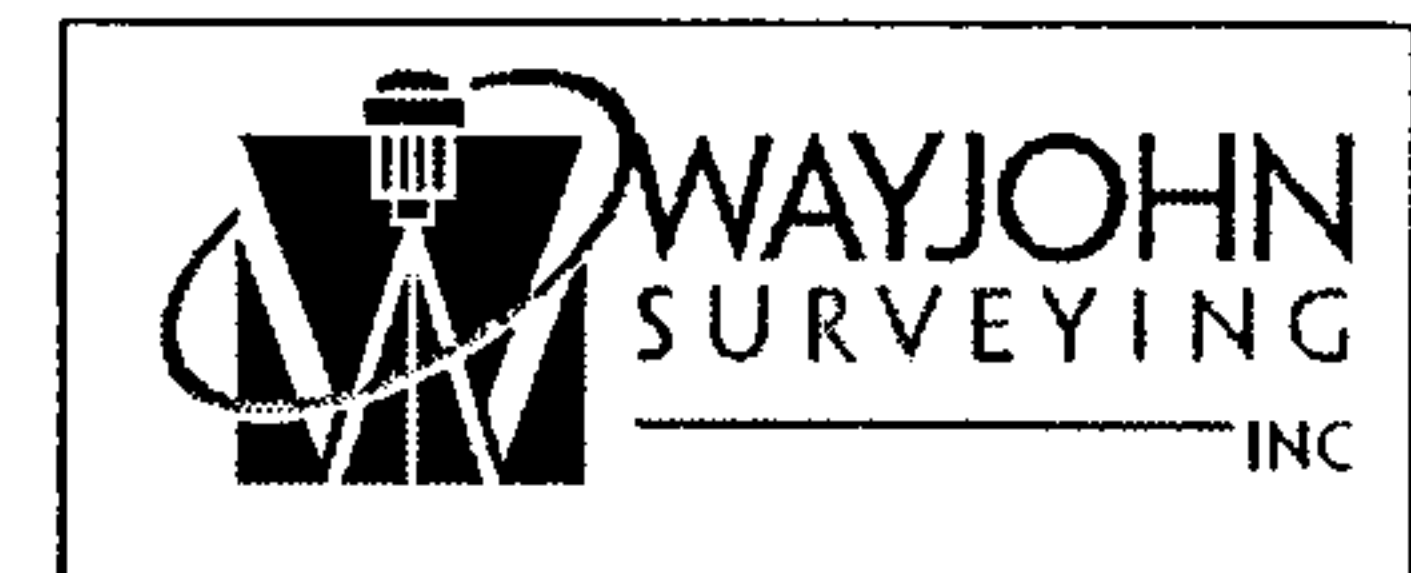
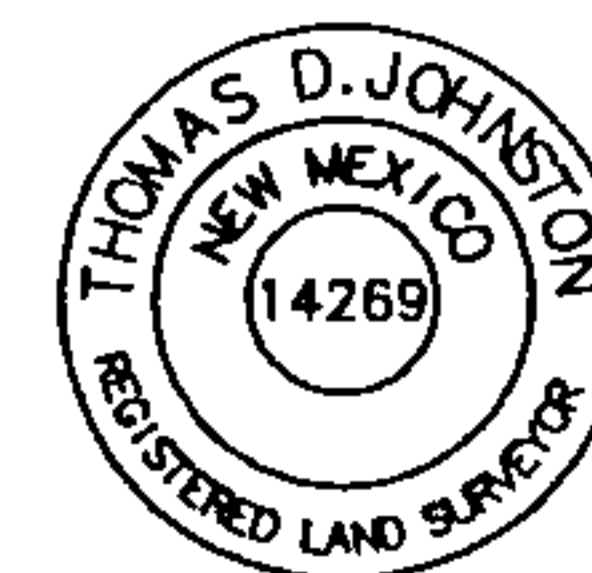
PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Comcast	_____	Date	_____
CenturyLink	_____	Date	_____

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date \_\_\_\_\_



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M., LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	15 APR 2011	SHEET 1 OF 2
	DRAWING NO. SP70108.DWG		



**PUBLIC UTILITY EASEMENTS**

**PUBLIC UTILITY EASEMENTS**  
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, (PSC 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. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cables, 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, repair, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, 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, sign, pool (aboveground or subsurface), hot tub, concrete or wood post-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, or installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PSC), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) do not conduct a Title Search of the properties shown herein. Consequently, PSC, NMGC and QWEST do not verify or release any easement or easement rights which may have been granted by prior plat, deed or other document and which are not shown on this plat.

Transformer

Transformer

Transformer

Transformer

Transformer

Transformer

Transformer

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Transformer

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Transformer

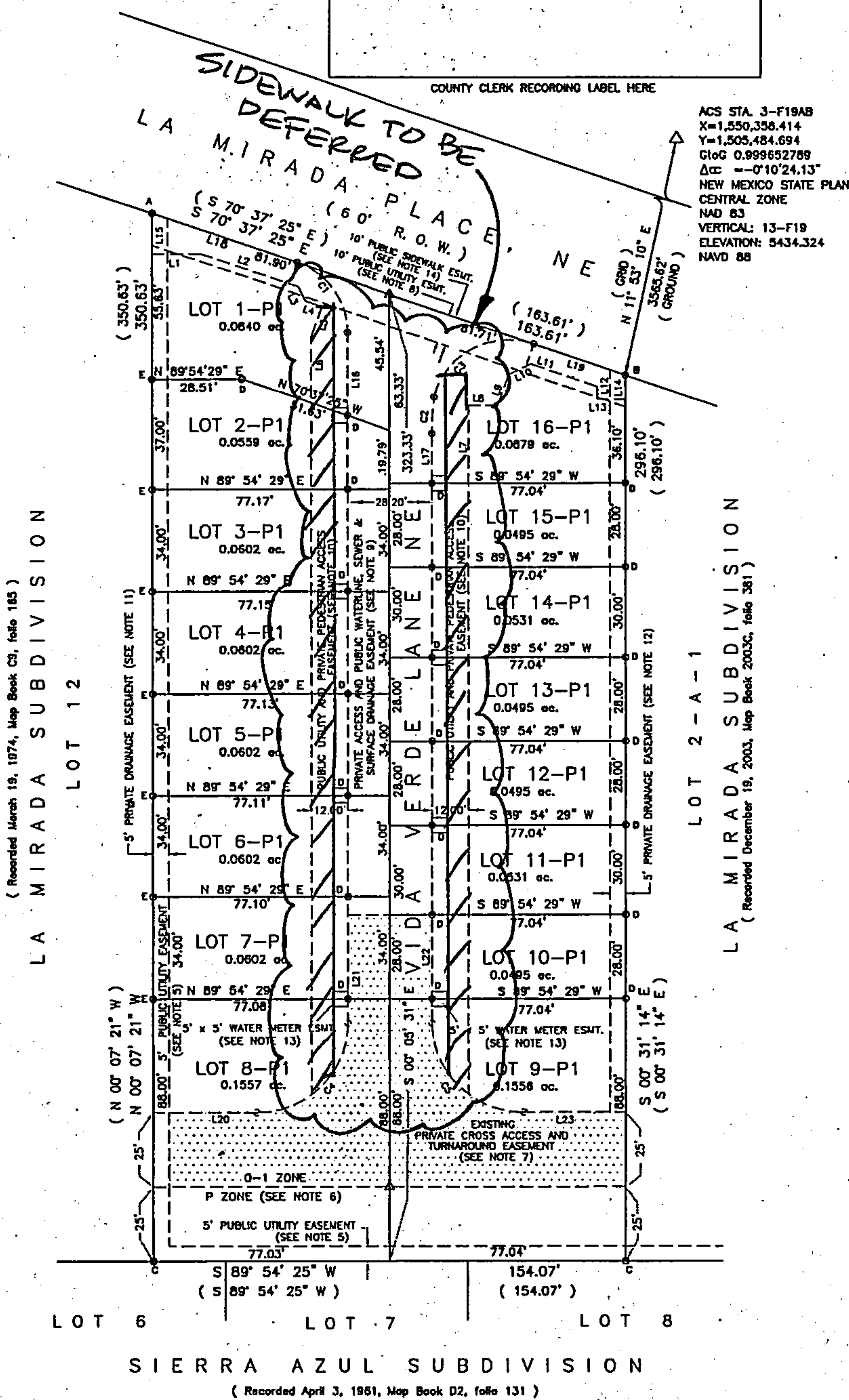
Transformer

Transformer

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Transformer



LOTS 1-P1 THRU 16-P1  
**LA MIRADA TOWNHOMES**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM  
SEPTEMBER 2013

ACS STA. 3-F19AB  
X=1,550,356.414  
Y=1,505,484.694  
GloG 0.899652789  
Δc = -0'10"24.13"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE  
NAD 83  
VERTICAL: 13-F19  
ELEVATION: 5434.324  
NAVD 88

**EASEMENT TANGENT TABLE**

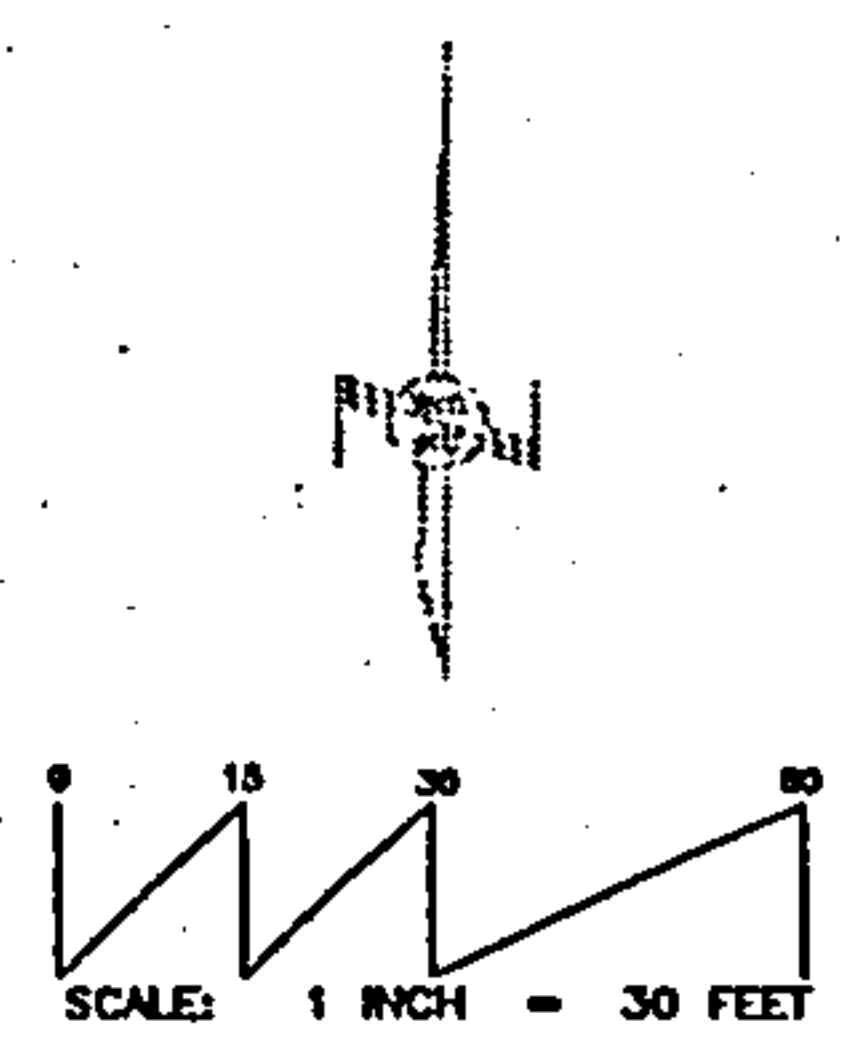
LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.18'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	10.46'
L6	S 00°05'31" E	22.50'
L7	N 00°05'31" W	26.00'
L8	S 89°54'29" E	9.47'
L9	N 18°22'35" E	11.07'
L10	N 64°22'35" E	8.00'
L11	S 70°37'25" E	22.87'
L12	S 00°05'44" E	4.26'
L13	N 89°54'29" E	9.00'
L14	N 00°31'14" W	8.10'
L15	N 00°07'21" W	13.63'
L16	S 00°05'31" E	27.88'
L17	N 00°05'31" W	16.71'
L18	S 70°37'25" E	49.27'
L19	S 70°37'25" E	31.40'
L20	N 89°54'29" E	32.86'
L21	N 00°05'31" W	36.00'
L22	S 00°05'31" E	36.00'
L23	N 89°54'29" E	32.94'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
C2	105.90'	12.19'	06°35'42"	N 03°12'13" E	12.18'
C3	25.00'	41.84'	95°52'50"	N 81°28'10" E	37.12'
C4	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C5	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

**FOUND/SET MONUMENT LEGEND:**  
 ○ A: FOUND #4 REBAR AND CAP "PATRICK LS 12551"  
 ○ B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"  
 ○ C: FOUND PK NAIL AND DISK "PS 14269"  
 ○ D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
 ○ E: SET PK NAIL AND DISK "PS 14269"



**WAYJOHN SURVEYING**  
INC

330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
OWNER: CASALE/SELIGMAN LOCATION: SEC 6 T10 N., R4 E., N.M.P.M. LA MIRADA TOWNHOMES	CHECKED: T D J	DRAWING NO. SP70108.DWG	15 APR 2011 SHEET 2 OF 2

LOT 6      LOT 7      LOT 8

**SIERRA AZUL SUBDIVISION**  
(Recorded April 3, 1961, Map Book D2, folio 131)



Supplemental Form (SF)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYJOHN SURVEYING INC. PHONE: 505-255-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 505-255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: INFO@WAYJOHN.COM

APPLICANT: FRANK CASALE/ JAMES SELIGMAN PHONE: 328 2201  
 ADDRESS: PO BOX 11518 FAX: 255-2777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: TINMAN1636@GMAIL.COM  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SIDEWALK DEFERRAL FOR LOTS 1-16

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. 1-P1 THROUGH 16-P1 Block: NA Unit: N/A  
 Subdiv/Addn/TBKA: LA MIRADA TOWNHOMES  
 Existing Zoning: O-1/CONDITIONAL USE Proposed zoning: SAME MRGCD Map No N/A  
 Zone Atlas page(s): G-19 UPC Code: NA SEE ATTACHED SHEET

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003095  
13DRB-70721

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 16 No. of proposed lots: 16 Total site area (acres): 1.1443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA STREET NE

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

SIGNATURE [Signature] DATE 7/29/14  
 (Print Name) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70266</u>	<u>ESIA</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CONF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Aug. 6, 2014</u>			Total \$ <u>70.00</u>

[Signature] 7-29-14 Staff signature & Date Project # 1003095

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ List any original and/or related file numbers on the cover application

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

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

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

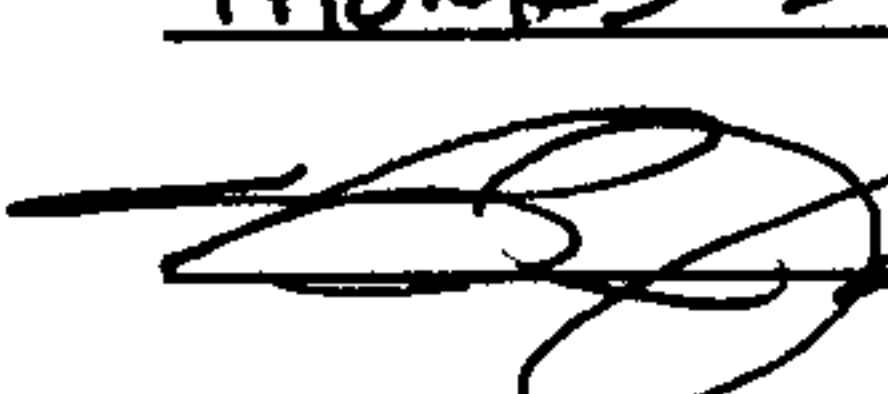
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - ✓ Zone Atlas map with the entire property(ies) clearly outlined
  - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
  - ✓ List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application


Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

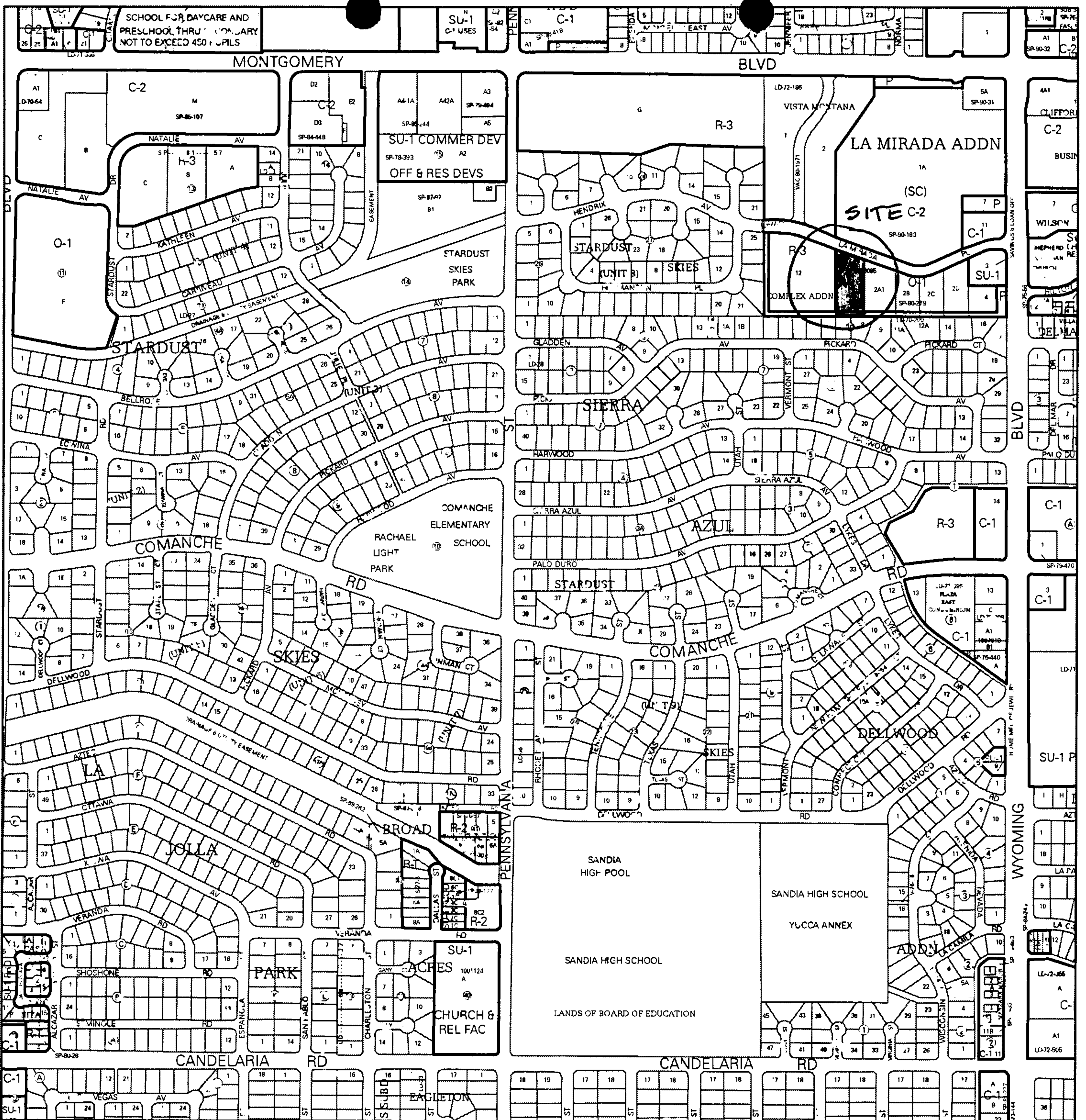
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

THOMAS D. JOHNSTON (AGENT)  
 \_\_\_\_\_ Applicant name (print)  
 Applicant signature / date  
 7/29/14



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers		7-29-14
<input checked="" type="checkbox"/> Fees collected	14 - DRB - 70264	_____	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project #	1003095
<input checked="" type="checkbox"/> Related #s listed	_____		



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**G-19-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

UPC Numbers:

1019 060 453 416 10935

1019 060 453 413 10936

1019 060 453 410 10937

1019 060 453 407 10938

1019 060 453 404 10939

1019 060 453 401 10940

1019 060 453 398 10941

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1019 060 445 393 10943

1019 060 445 398 10944

1019 060 445 402 10945

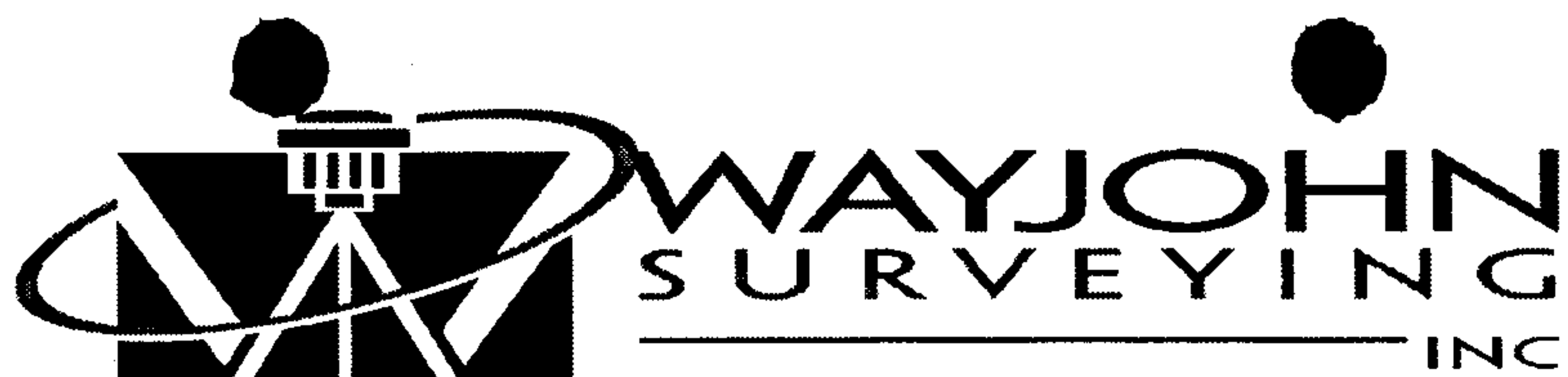
1019 060 445 405 10946

1019 060 445 409 10947

1019 060 445 412 10948

1019 060 445 415 10949

1019 060 445 419 10950



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 29, 2014

City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sidewalk Deferral, La Mirada Townhomes, Project No. 1003095, DRC Project No. 719882

To Whom It May Concern:

I am requesting approval of sidewalk deferral for Lots 1-P1 through 16-P1 of La Mirada Townhomes. The client would like to request a two year extension of the Subdivision Improvements Agreement for installation of the sidewalks at the time of residential construction.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

PROJECT #

1003095

August 6, 2014

ESIA

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

10/21/2013 Issued By: BLDAVM 211920

Category Code **910**  
**2013 070 721**

**Application Number:** 13DRB-70721, Major - Final Plat Approval

**Address:**

**Location Description:** LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003095

#### Applicant

FRANK CASALE / JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192  
328-2201

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 10/21/2013 Office: ARJ/EX  
Stat ID: W5000006 Carrier: IRSUXG  
Batch: 2756 Tran #: 21  
Permit: 2013070721  
Receipt Num 01158242  
Payment total: \$20.00  
0501 Conflict Mgmt Fee  
Check tendered: \$20.00





### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.  
Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1003095

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

**Project Information**

Subdivision Name LA MIRADA TOWNHOMES

Location of Project (address or major cross streets) 8100 LA MIRADA PLACE NE

Proposed # of Units: 16 Single-Family \_\_\_\_\_ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Doc# 2013115003

**Contact Information**

Name THOMAS D. JOHNSTON

Company WAYJOHN SURVEYING INC.

Phone 505-255-2052

E-mail INFO@WAYJOHN.COM

10/17/2013 02:36 PM Page: 1 of 8  
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICIAL USE ONLY**

APS Cluster Sandia  
Preliminary PDFF Date Submitted \_\_\_\_\_  
Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_  
Final PDFF Date Completed \_\_\_\_\_

DRB Project # \_\_\_\_\_

APS Cluster \_\_\_\_\_

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

JAMES A. SELGMON & FRANK R. CASALE ("Developer") effective as of this  day of \_\_\_\_\_, 2013 and pertains to the subdivision commonly known as LA MIRADA TOWNHOMES and more particularly described as PLAT OF LOTS 1-16 LA MIRADA TOWNHOMES,

(the "Subdivision".) The following individual lots comprise the subdivision:

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

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

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

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

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

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

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

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

2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
3. 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.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

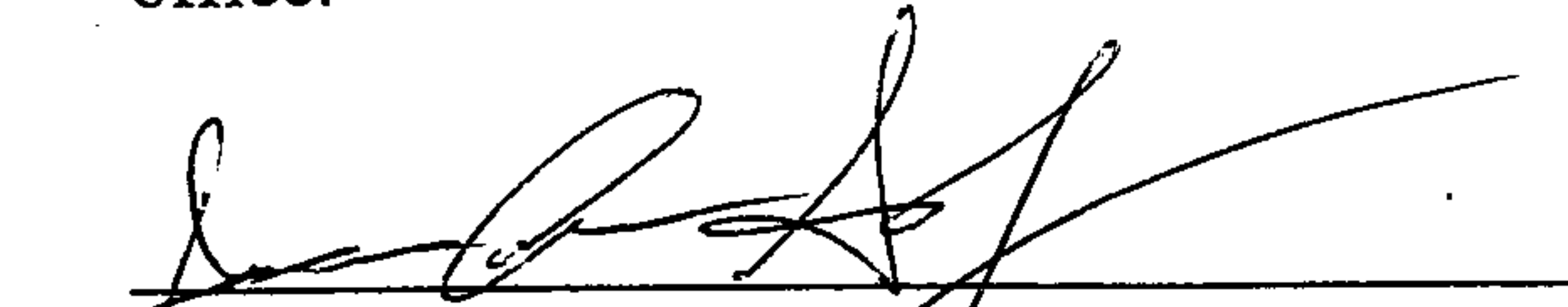
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

4. 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.


5. 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.

6. 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]."

7. 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  
JAMES A. SELIGMAN, OWNER  
Name (typed or printed) and title

\_\_\_\_\_  
Developer

  
\_\_\_\_\_  
Signature  
FRANK R. CASALE, OWNER  
Name (typed or printed) and title

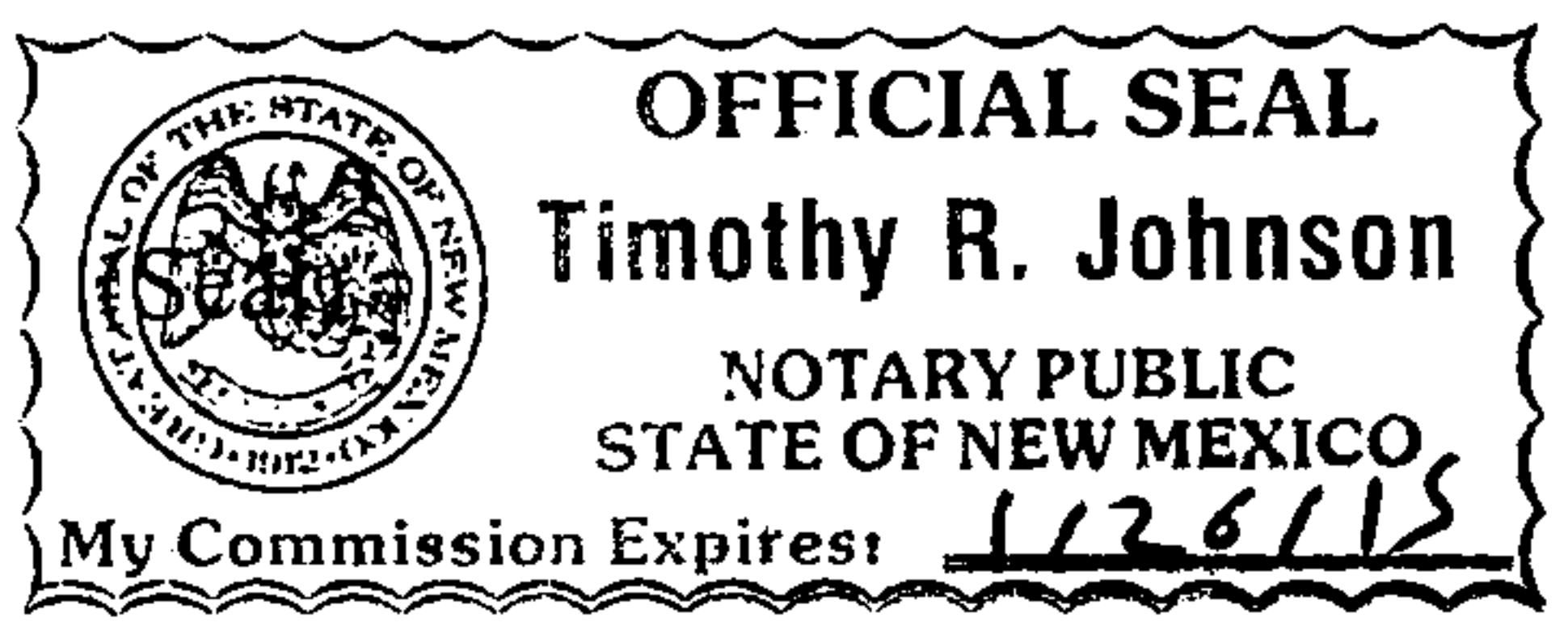
\_\_\_\_\_  
Developer

DRB Project # 1003095

APS Cluster \_\_\_\_\_

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on OCT. 1ST, 2013, by JAMES A. SELIGMAN & FRANK R. CASALE  
\_\_\_\_\_ as OWNERS of LA MERADA, a corporation. 74  
TOWNHOMES



[Signature]  
Notary Public

My commission expires: 1/26/2015

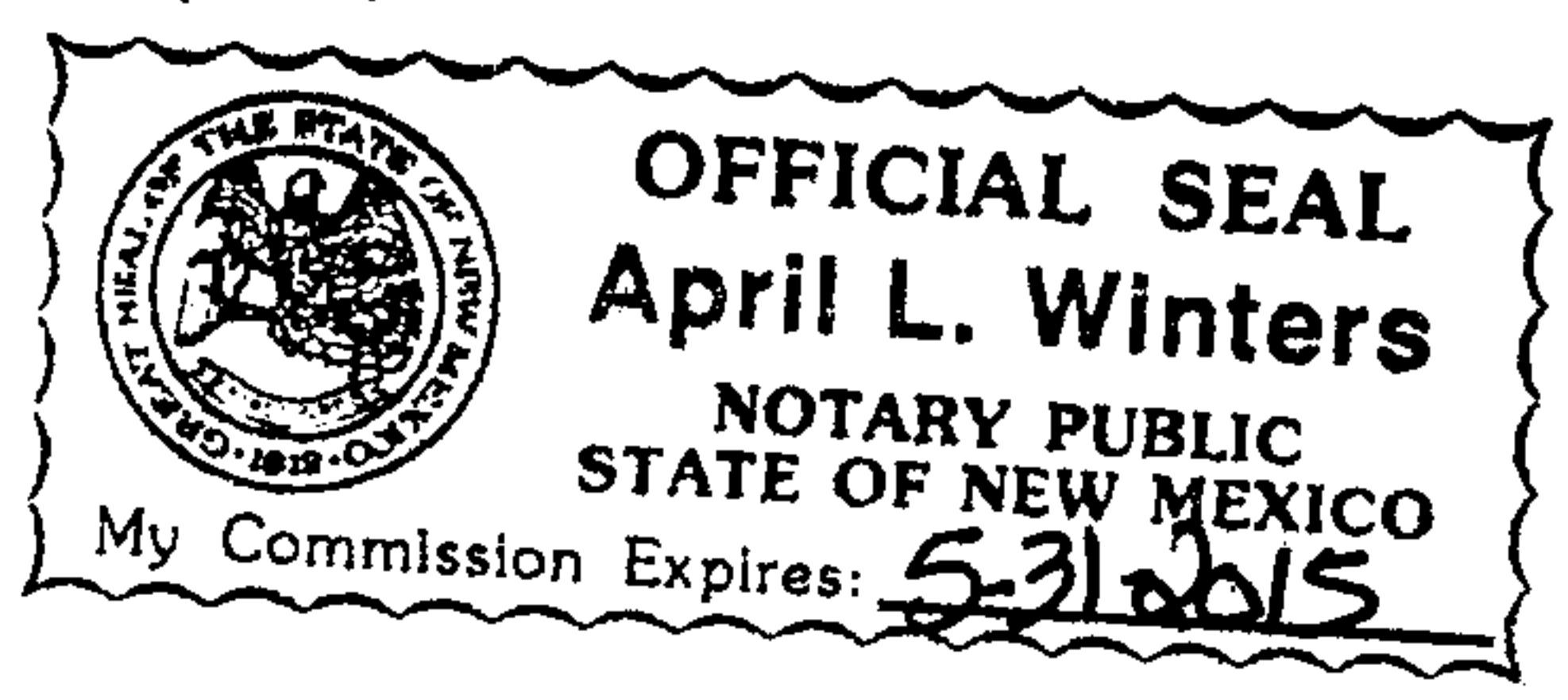
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature  
Planner / Demographer  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct 16, 2013, by Elvira Lopez  
\_\_\_\_\_ as Planner / Demographer 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.

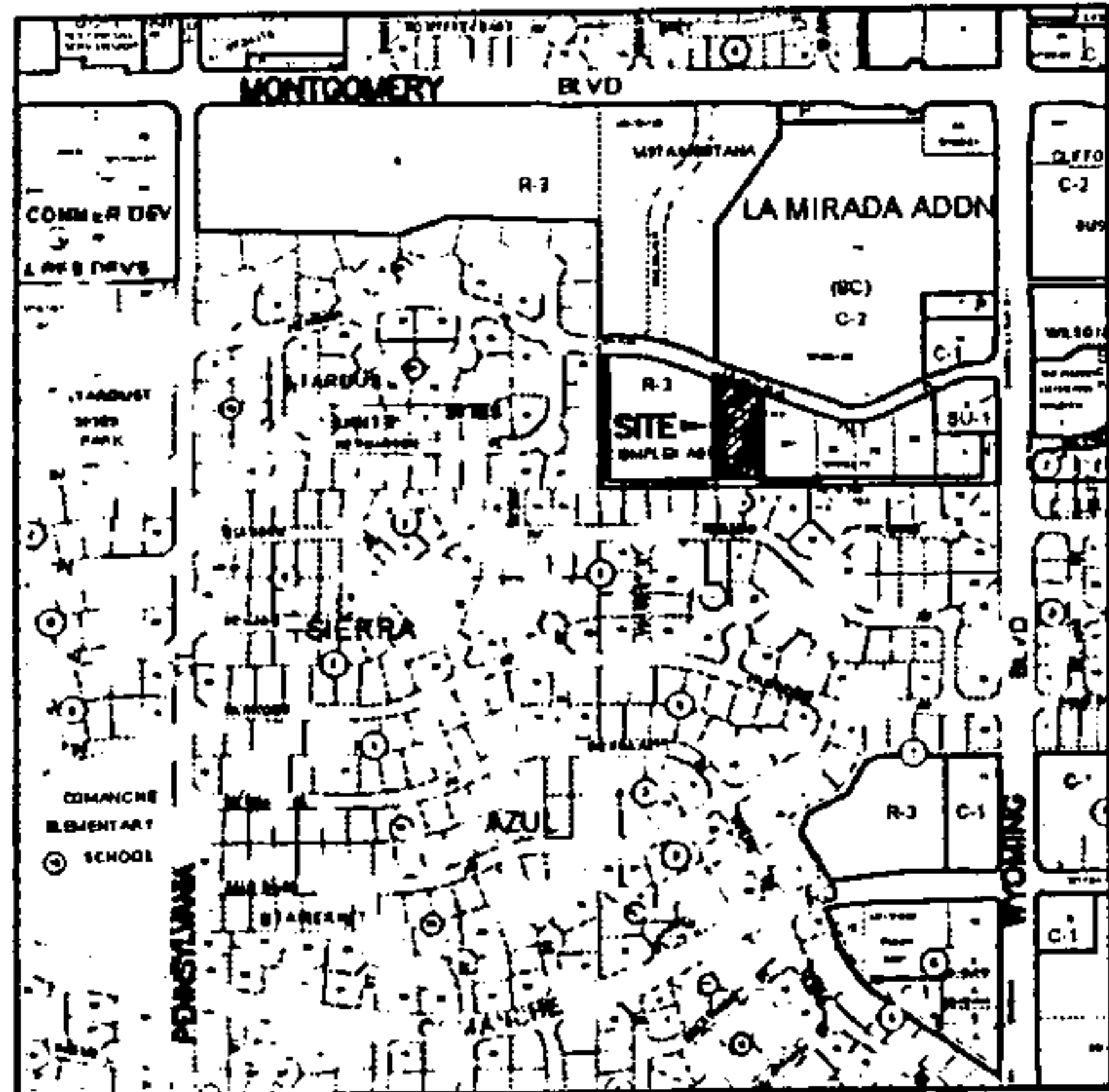
(Seal)



[Signature]  
Notary Public

My commission expires: May 31, 2015

VICINITY MAP (G-19) NO SCALE



SUBDIVISION DATA

1. NB Proj. No. 1003095
  2. Zone Atlas Index No. G-19
  3. Gross acreage 1.1443 Ac.
  4. Existing number of platted lots 1  
Replatted number of lots 16
- LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 as shown on the Plat of Lot 2-A-2-A, La Mirada Subdivision, filed xx/xx/2010 in Book 2010C, page xxx. Maintenance of this easement is the responsibility of the members of the Home Owners Association.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. A Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
11. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
12. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. 5' X 5' Water Meter Easements are granted by this plat as graphically noted.
14. 10' Public Sidewalk Easement is granted by this plat.
15. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 16 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 019 060 448 408 10933

PROPERTY OWNER OF RECORD:  
Frank R. Casale & James A. Seligman  
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, page 100 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "J-F19AB" (x=1,550,358.414, y=1505,484.884, NMSB Central Zone, NAD 83) bears N 11° 53' 10" E, 3585.82 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 298.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE S 00° 07' 21" W, 350.83 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 183.81 feet to the point of beginning and containing 1.1443 acres, more or less.

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

James A. Seligman, Co-Owner \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

LOTS 1-P1 THRU 16-P1  
LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

SEPTEMBER 2013

PROJECT NUMBER: 1003095

Application Number: \_\_\_\_\_

City Approvals:

City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Utility Approvals:

PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Comcast	_____	Date	_____
CenturyLink	_____	Date	_____

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 \_\_\_\_\_ Date \_\_\_\_\_

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
ADDING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J CHECKED: T D J DRAWING NO. SP70108.DWG	SCALE: 1" = 30' 15 APR 2011	FILE NO. SP-7-01-2008 SHEET 1 OF 2

# LOTS 1-P1 THRU 16-P1 LA MIRADA TOWNHOMES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

SEPTEMBER 2013

### PUBLIC UTILITY EASEMENTS

**PUBLIC UTILITY EASEMENTS**  
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Comcast 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, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, including sufficient working area space for electric transformers, with the and privilege to trim and remove trees, shrubs or which interfere with the purpose set forth herein.

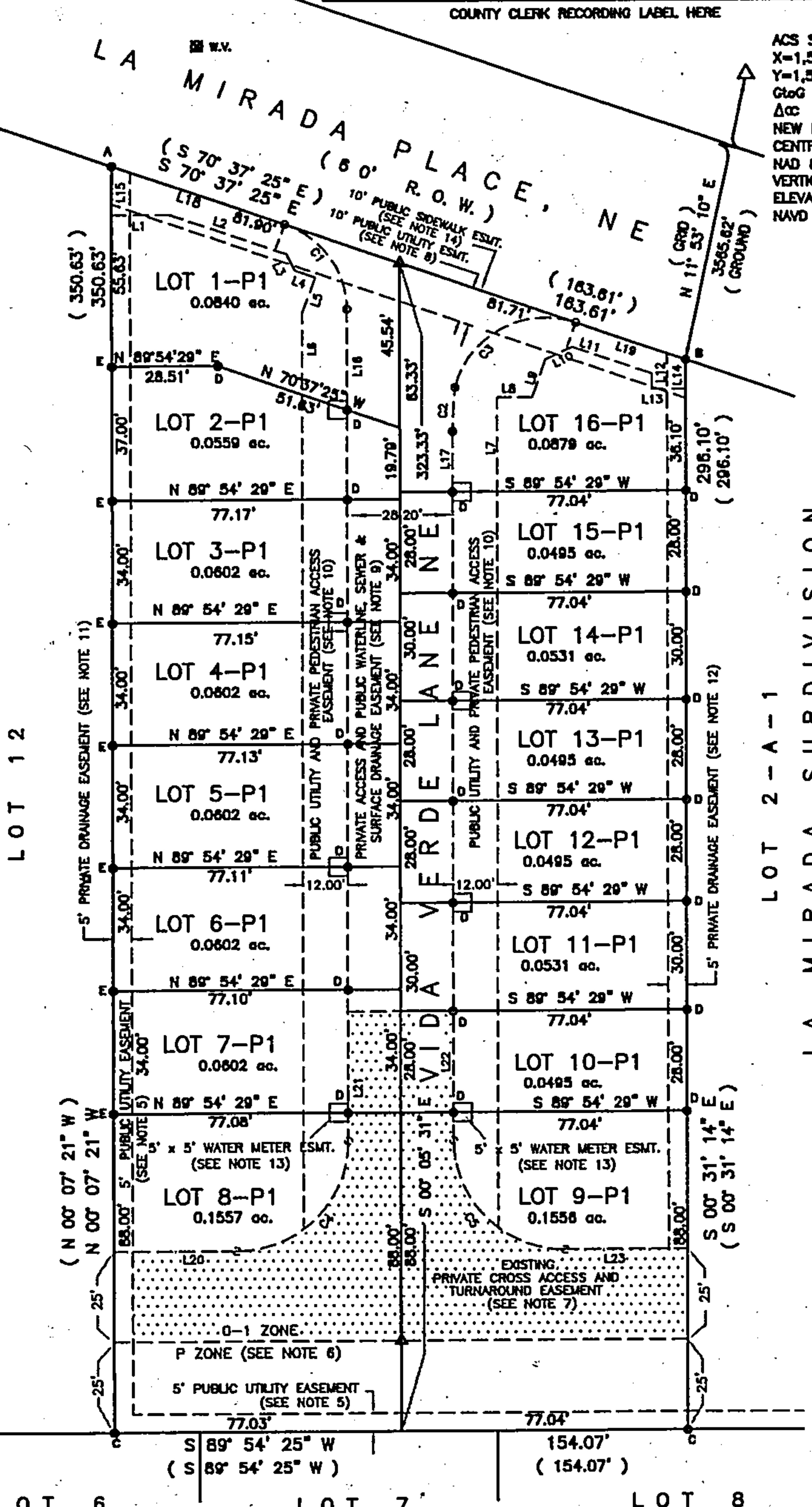
Building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical 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, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a title search of this property shown herein. Consequently, PNM, NMGC and QWEST do 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 shown on this plat.

LA MIRADA SUBDIVISION  
LOT 12  
( Recorded March 19, 1974, Map Book CB, folio 185 )

LA MIRADA SUBDIVISION  
LOT 2-A-1  
( Recorded December 18, 2003, Map Book 2003C, folio 381 )



EASEMENT TANGENT TABLE

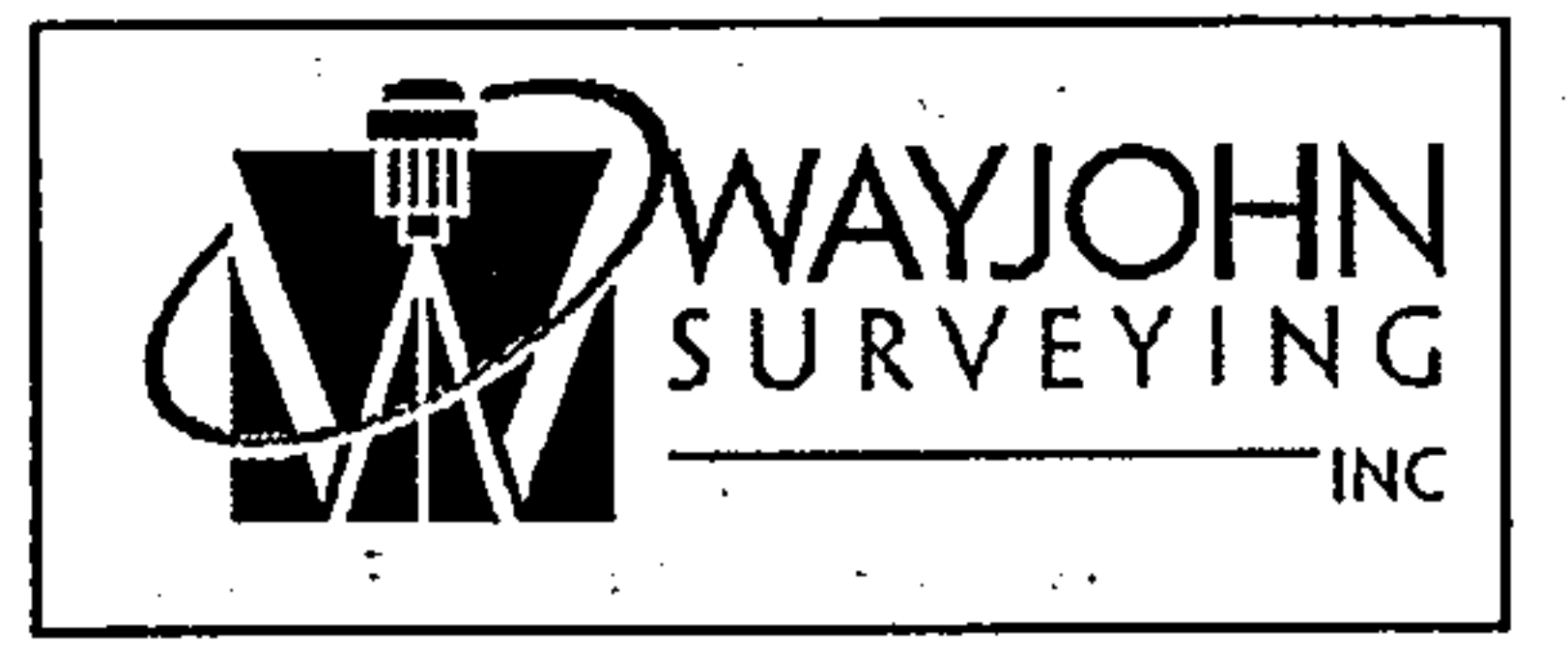
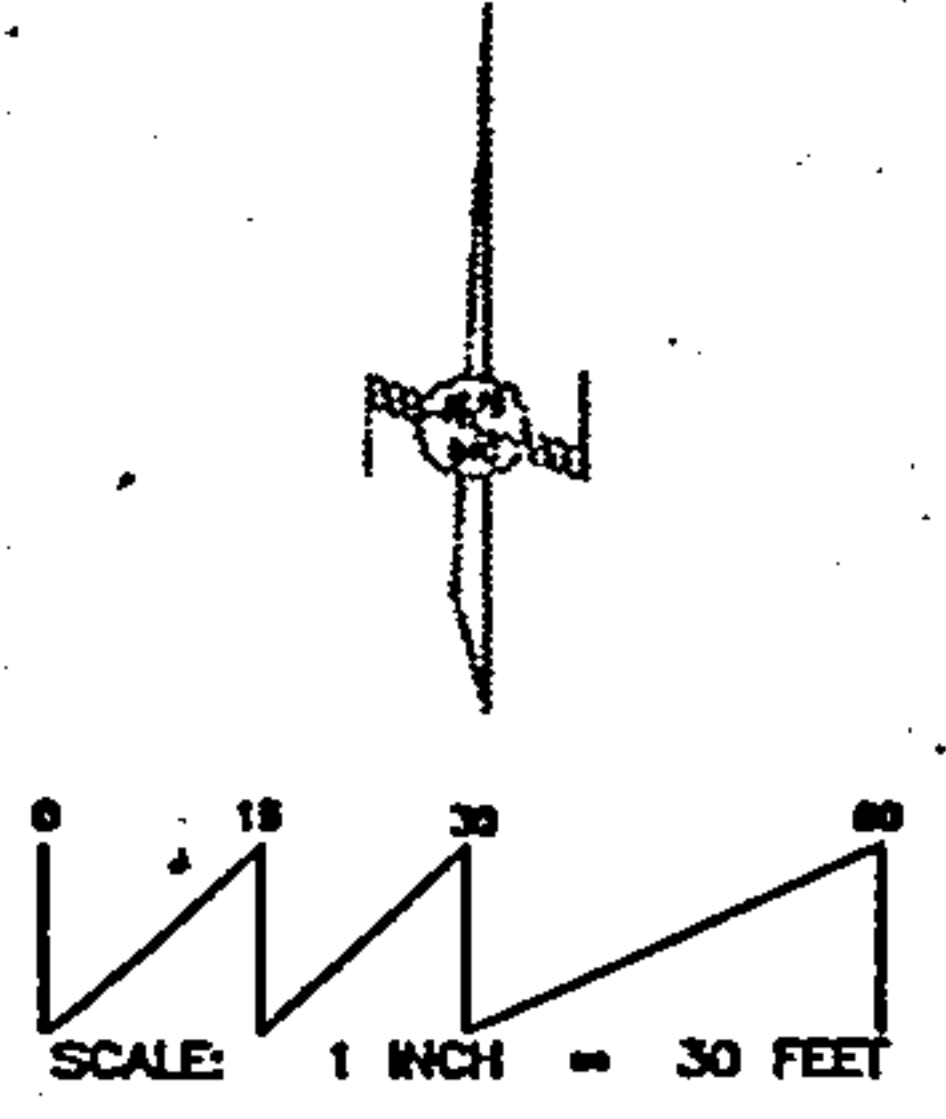
LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	10.46'
L6	S 00°05'31" E	22.50'
L7	N 00°05'31" W	28.00'
L8	S 89°54'29" E	9.47'
L9	N 19°22'35" E	11.07'
L10	N 84°22'35" E	8.00'
L11	S 70°37'25" E	22.87'
L12	S 00°05'44" E	4.28'
L13	N 89°54'29" E	9.00'
L14	N 00°31'14" W	8.10'
L15	N 00°07'21" W	13.63'
L16	S 00°05'31" E	27.86'
L17	N 00°05'31" W	18.71'
L18	S 70°37'25" E	49.27'
L19	S 70°37'25" E	31.40'
L20	N 89°54'29" E	32.96'
L21	N 00°05'31" W	38.00'
L22	S 00°05'31" E	38.00'
L23	N 89°54'29" E	32.94'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
C2	105.90'	12.19'	06°35'42"	N 03°12'13" E	12.18'
C3	25.00'	41.84'	95°52'50"	N 61°28'10" E	37.12'
C4	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C5	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

NOTE: CENTERLINE A (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

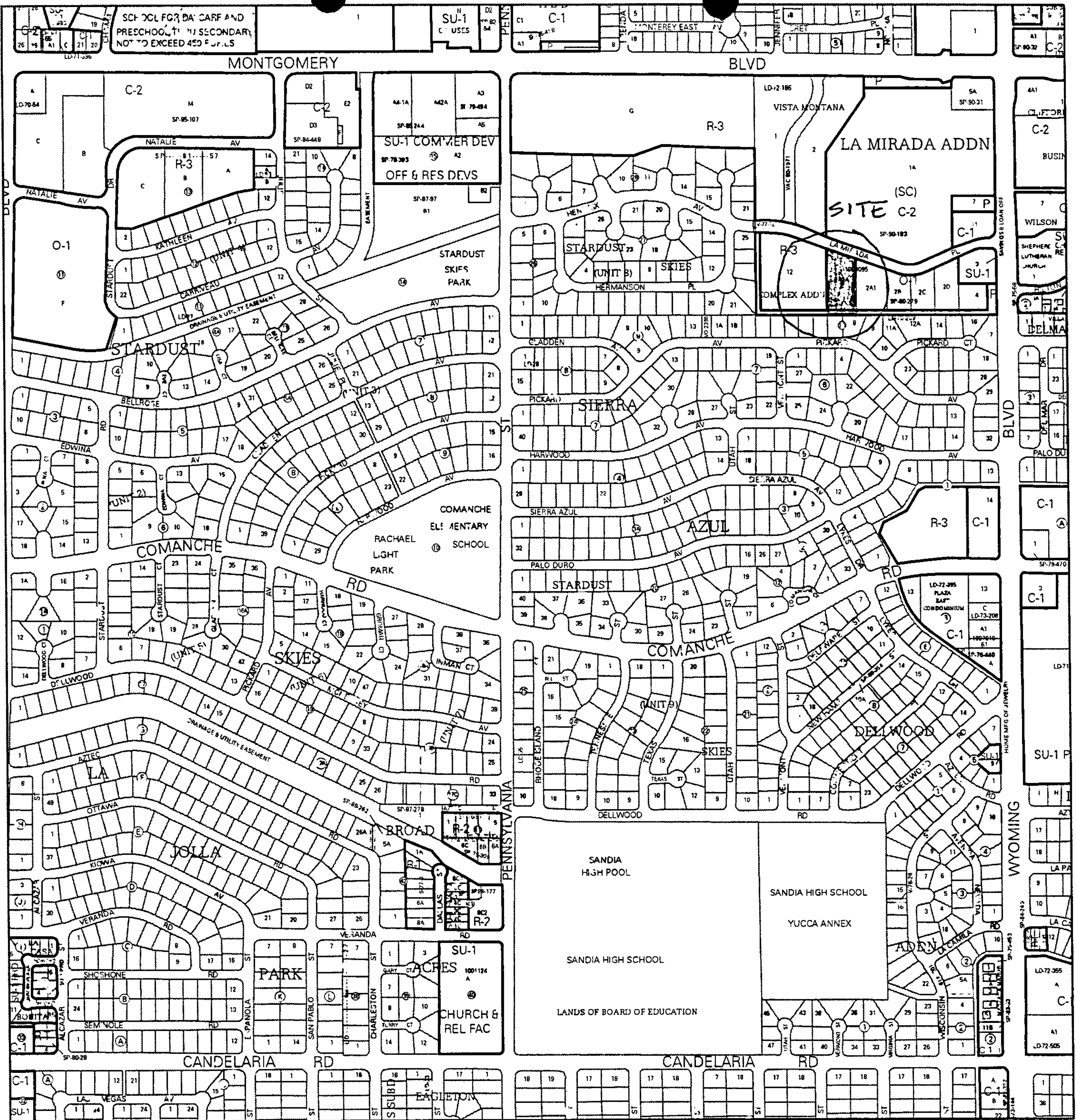
**FOUND/SET MONUMENT LEGEND:**  
 A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"  
 B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"  
 C: FOUND PK NAIL AND DISK "PS 14269"  
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
 E: SET PK NAIL AND DISK "PS 14269"



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXED INFORMATION FOR COUNTY OWNER: CASALE/RELIQUAN LOCATION: SEC. 6 T. 10 N., R. 4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J		
	DRAWING NO. SP70108.DWG	DATE: 15 APR 2011	SHEET 2 OF 2

SIERRA AZUL SUBDIVISION  
( Recorded April 3, 1981, Map Book D2, folio 131 )



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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.	Petroglyph Mon.

0 750 1,500 Feet



330 Louisiana Blvd., N.E. Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887

**ADDRESSES FOR LA MIRADA TOWNHOMES**

LOT 1-P1: 4231 Vida Verde Lane, NE

LOT 2-P1: 4227 Vida Verde Lane, NE

LOT 3-P1: 4223 Vida Verde Lane, NE

LOT 4-P1: 4219 Vida Verde Lane, NE

LOT 5-P1: 4215 Vida Verde Lane, NE

LOT 6-P1: 4209 Vida Verde Lane, NE

LOT 7-P1: 4205 Vida Verde Lane, NE

LOT 8-P1: 4201 Vida Verde Lane, NE

LOT 9-P1: 4200 Vida Verde Lane, NE

LOT 10-P1: 4204 Vida Verde Lane, NE

LOT 11-P1: 4208 Vida Verde Lane, NE

LOT 12-P1: 4212 Vida Verde Lane, NE

LOT 13-P1: 4216 Vida Verde Lane, NE

LOT 14-P1: 4220 Vida Verde Lane, NE

LOT 15-P1: 4224 Vida Verde Lane, NE

LOT 16-P1: 4228 Vida Verde Lane, NE





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)
- 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) WAYJOHN SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: INFO@WAYJOHN.COM

APPLICANT FRANK CASALE / JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: PO BOX 11518 FAX: 255-9777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MAJOR SUBDIVISION 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. 2-A-2-A Block N/A Unit N/A  
 Subdiv/Addn/TBKA: LA MIRADA / TBKA LA MIRADA TOWNHOMES  
 Existing Zoning: O-1/ CONDITIONAL USE Proposed zoning: SAME MRGCD Map No N/A  
 Zone Atlas page(s): G-19 UPC Code: 1-019-060-448-406-10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003095  
13DRB-70654

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 16 Total site area (acres): 1.1443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE [Signature] DATE 10-21-13  
 (Print Name) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>13DRB - 70721</u>	<u>FP</u>	_____	\$ <u>20.00</u>
_____	<u>CMF</u>	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>20.00</u>

Hearing date October 30, 2013

[Signature] 10-21-13  
 Staff signature & Date

Project # 1003095

**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 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
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
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  - 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.

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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.

THOMAS D. JOHNSTON (AGENT)  
 Applicant name (print)  
  
 Applicant signature / date  
10.21.13



Form revised October 2007

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

Application case numbers  
13DRB - 70721  
 \_\_\_\_\_  
 \_\_\_\_\_

Y. A. 10-21-13  
 Planner signature / date  
 Project # 1003095



Supplemental Form (SF)

**SUBDIVISION**

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

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- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
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- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 Zone Atlas page(s) G-19 UPC Code: 1-019-060-448-406-10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.) 1003095  
13DRB-70654

**CASE INFORMATION:**

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 No. of existing lots 1 No. of proposed lots 16 Total site area (acres) 1.1443  
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 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date \_\_\_\_\_

SIGNATURE [Signature] DATE 10-21-13  
 (Print Name) THOMAS D. JOHNSTON Applicant  Agent

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70721</u>	<u>FP</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>October 30, 2013</u>			Total <u>\$ 20.00</u>

[Signature] 10-21-13 Project # 1003095  
 Staff signature & Date

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- 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"
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  - 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
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- 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.
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  - 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.

THOMAS D. JOHNSTON (AGENT)  
 Applicant name (print)  
[Signature] 10-21-13  
 Applicant signature / date

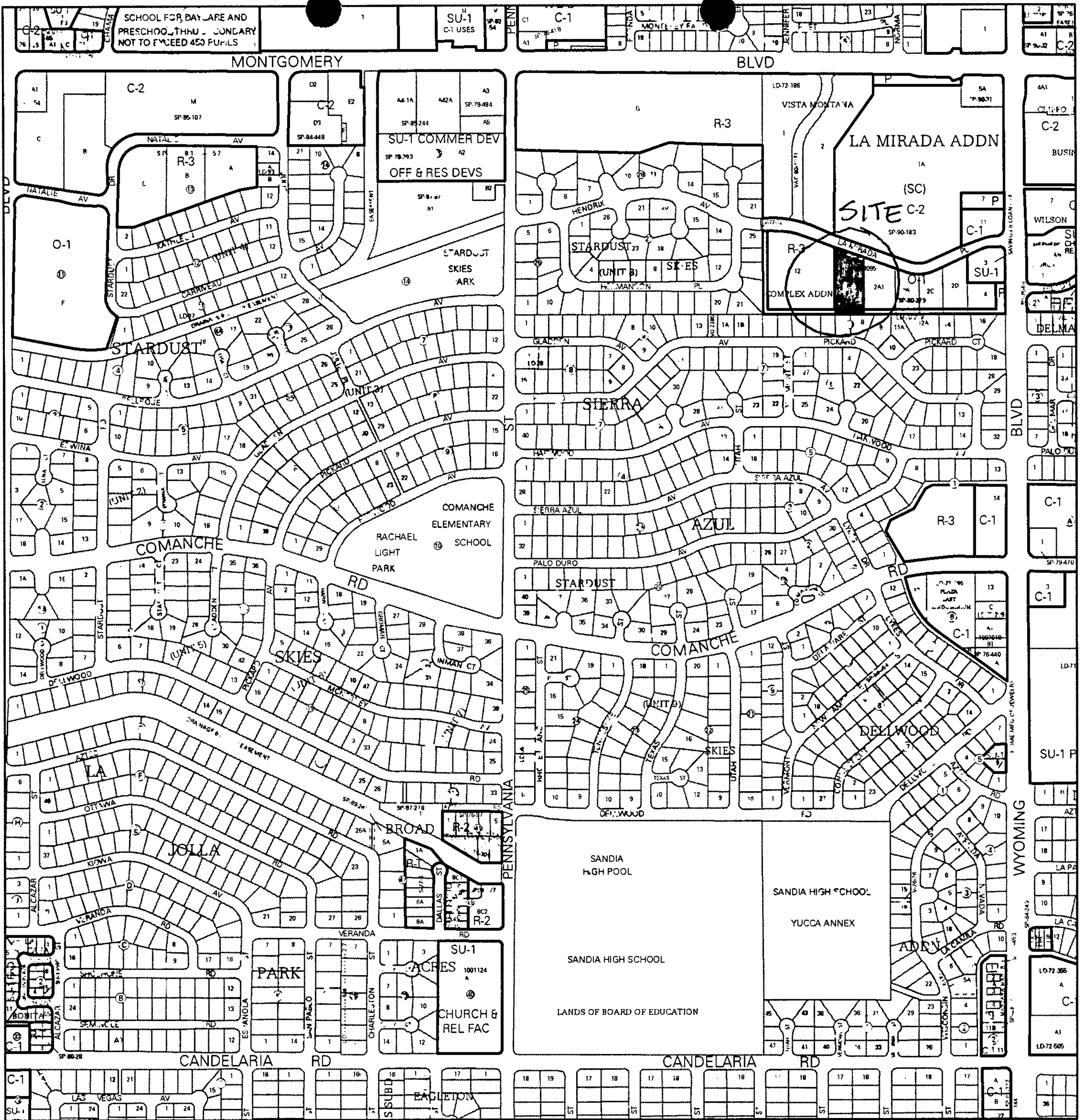


Form revised October 2007

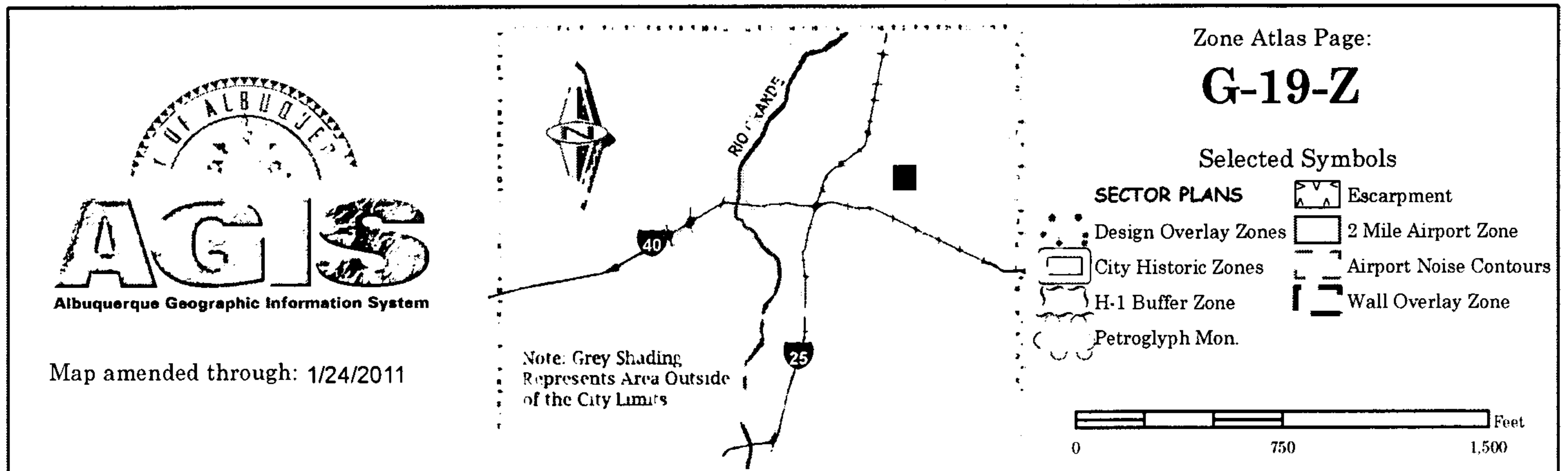
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13DRB - 70721

[Signature] 10-21-13  
 Planner signature / date  
 Project # 1003093



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

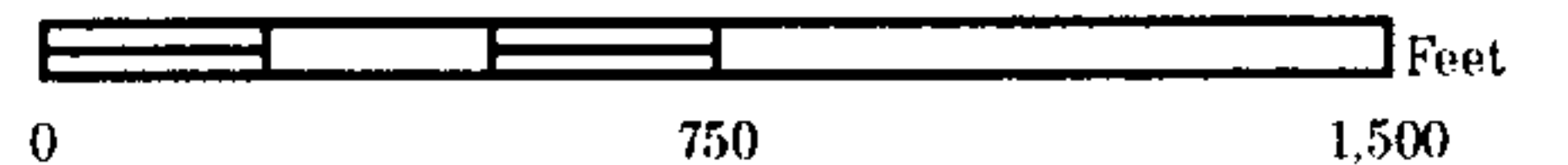


Zone Atlas Page:

**G-19-Z**

Selected Symbols

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



Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

**FIGURE 12**  
**SUBDIVISION IMPROVEMENTS AGREEMENT**  
**PUBLIC AND/OR PRIVATE**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 14<sup>th</sup> day of October, 20 13, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and James A. Seligman (a Married Man, dealing in his sole and separate property) and Frank R. Casale (a Single Man), ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.], individuals, whose address is 107 Cornell Drive, SE, Albuquerque, NM 87106 and whose telephone number is (505) 463-1636/(505) 238-2201, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. The infrastructure obligation on this project shall be joint and several between the two subdividers referenced above.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 2-A-2-A, La Mirada Subdivision recorded on August 13, 2010 in the records of the Bernalillo County Clerk at Book 2010C, page 100 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] James Seligman (a Married Man, dealing in his sole and separate property) and Frank Casale (a Married Man, dealing in his sole and separate property) ("Owners").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as La Mirada Townhomes describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 30<sup>th</sup> of July, 2014, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 719882.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB

Doc# 2013114215

1 10/15/2013 02:25 PM Page 1 of 12  
AGRE R \$25 00 M Toulouse Oliver, Bernalillo County



grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See S.O. Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in DPM, Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
Engineering fee	3.25 % of actual construction cost
Excavation permit fees, Sidewalk Ordinance fees, and Street Restoration fees as required by City	approved estimate (Figure 7)

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Wayjohn Surveying Inc., and construction surveying of the private Improvements shall be performed by Wayjohn Surveying Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by TGC Engineering Inc. and inspection of the private Improvements shall be performed by TGC Engineering Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by X8EVinyard, and field testing of the private Improvements shall be performed by X8EVinyard, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Letter of Credit, No. 81302

Amount: \$226,839.35

Name of Financial Institution or Surety providing Guaranty:

Community 1<sup>st</sup> Bank Las Vegas

Date City first able to call Guaranty: July 30, 2014

[Construction Completion Deadline]: July 30, 2014

If Guaranty other than a Bond, last day City able to call Guaranty is: September 30, 2014

Additional information: \_\_\_\_\_



6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the DPM, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the S.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial

Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: James A. Seligman and Frank R. Casale

CITY OF ALBUQUERQUE

By [Signature]: [Signature]  
Name [Print]: James A. Seligman  
Title: Owner  
Dated: 10-1-2013

By: [Signature]  
Bryan Wolfe, City Engineer  
Dated: 10/14/2013

10-16-13

10-9-2013

By [Signature]: [Signature]  
Name [Print]: Ana C. Seligman, wife of James A. Seligman  
Dated: 10-1-13

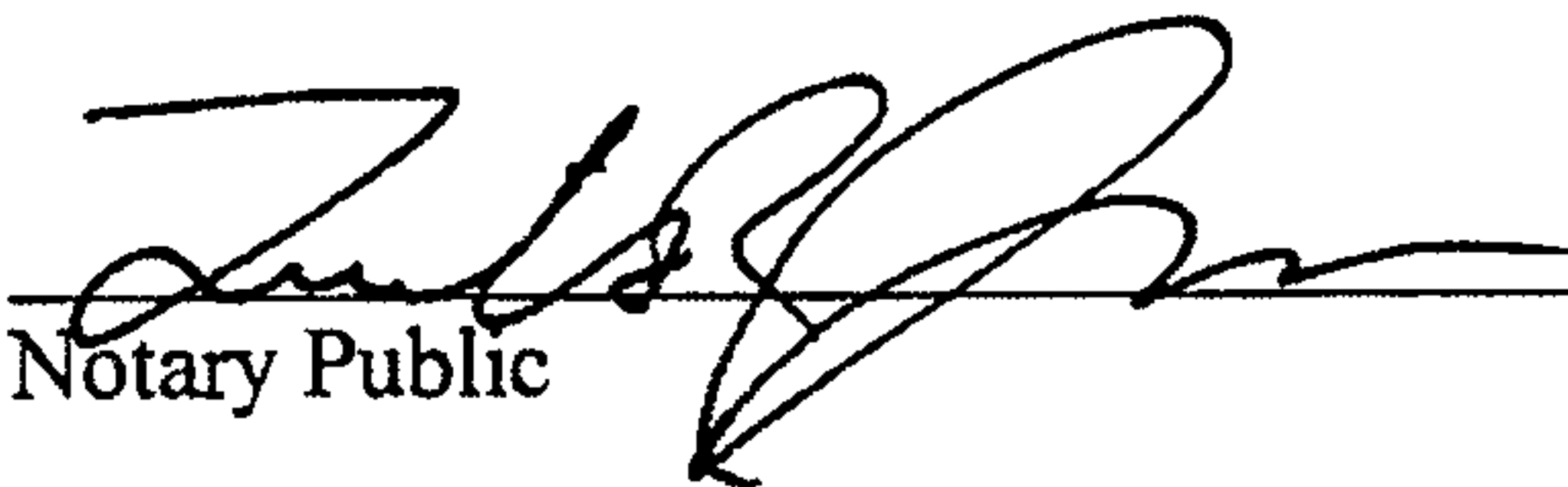
By [Signature]: [Signature]  
Name [Print]: Frank R. Casale  
Dated: 9-30-13

SUBDIVIDER'S NOTARY

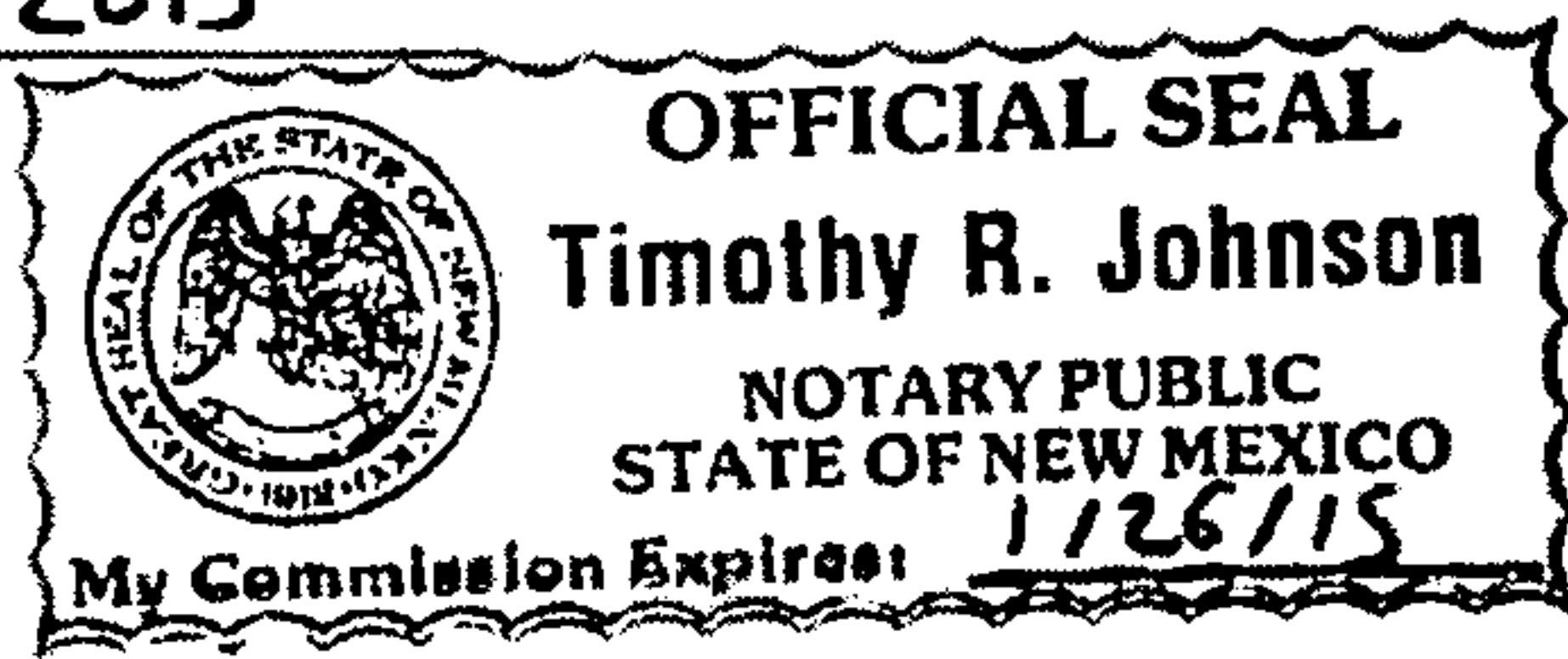
STATE OF New Mexico)  
) ss.  
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 1st day of OCTOBER, 2013, by [name of person:] James A. Seligman, [title or capacity, for instance, "President" or "Owner":] Owner of [Subdivider:] La Mirada Townhomes.

(SEAL)

  
Notary Public

My Commission Expires:  
1/26/2015




SUBDIVIDER'S NOTARY

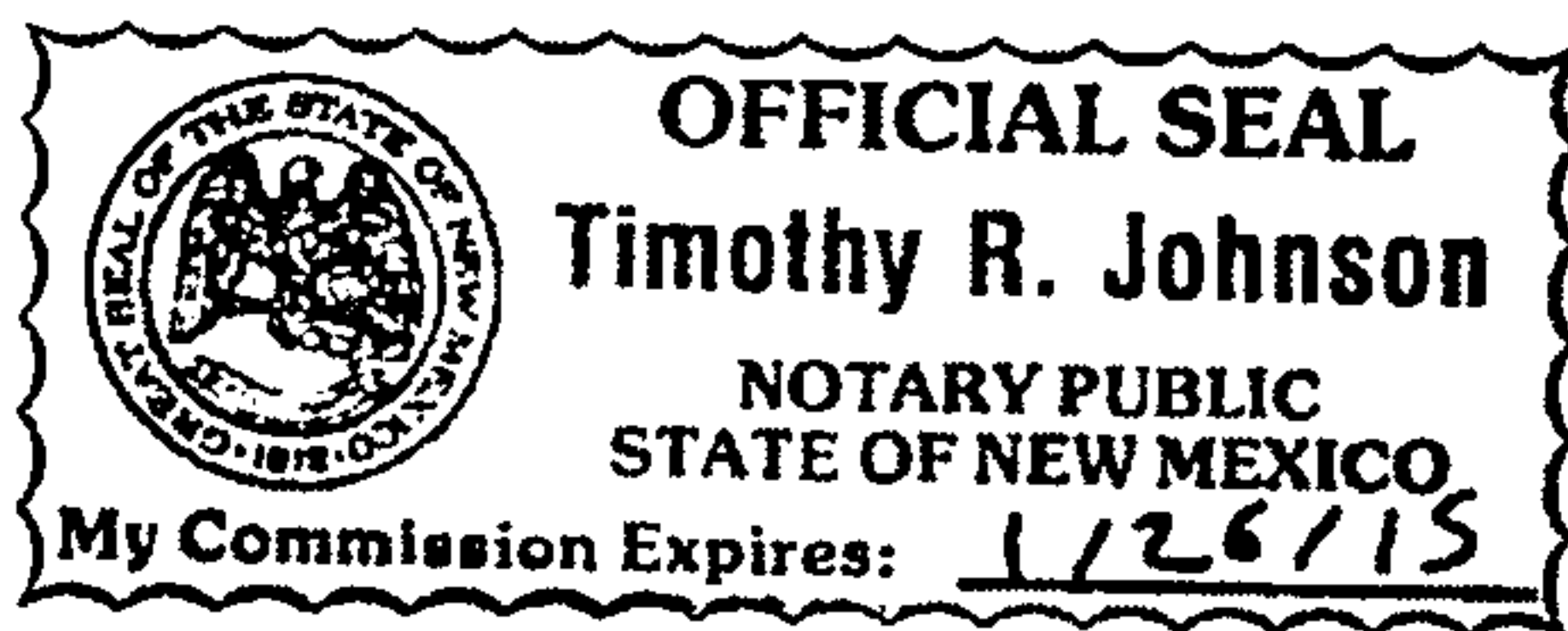
STATE OF New Mexico)  
) ss.  
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 1st day of OCTOBER, 2013, by [name of person:] Ana C. Seligman, [title or capacity, for instance, "President" or "Owner":] wife of James A. Seligman, Owner of [Subdivider:] La Mirada Townhomes.

(SEAL)

  
Notary Public

My Commission Expires:  
1/26/2015



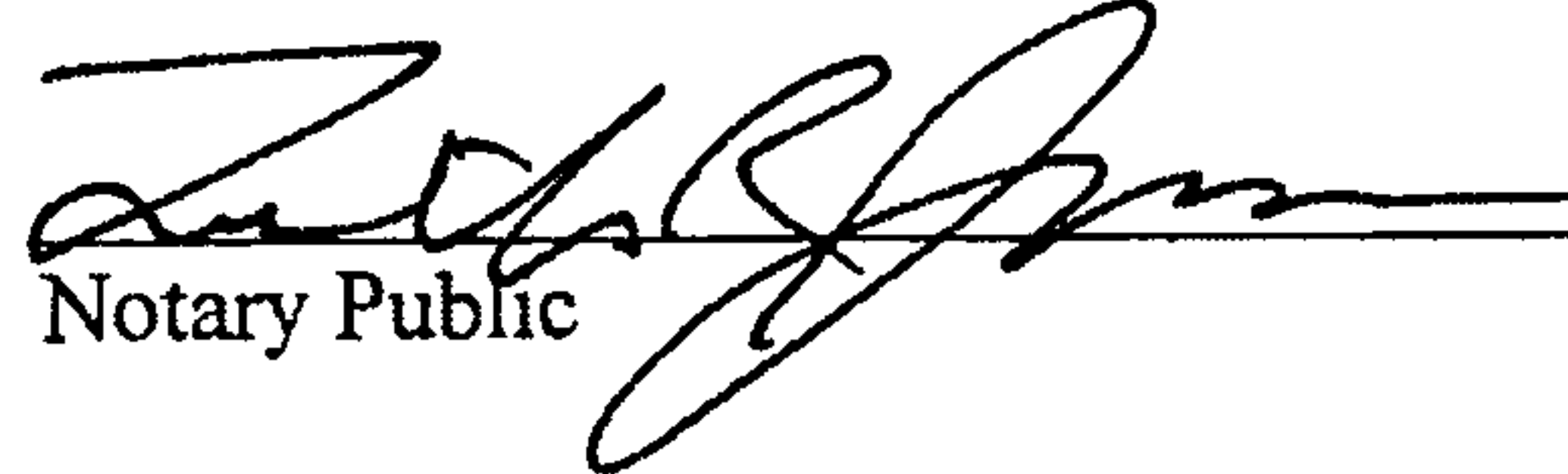
SUBDIVIDER'S NOTARY

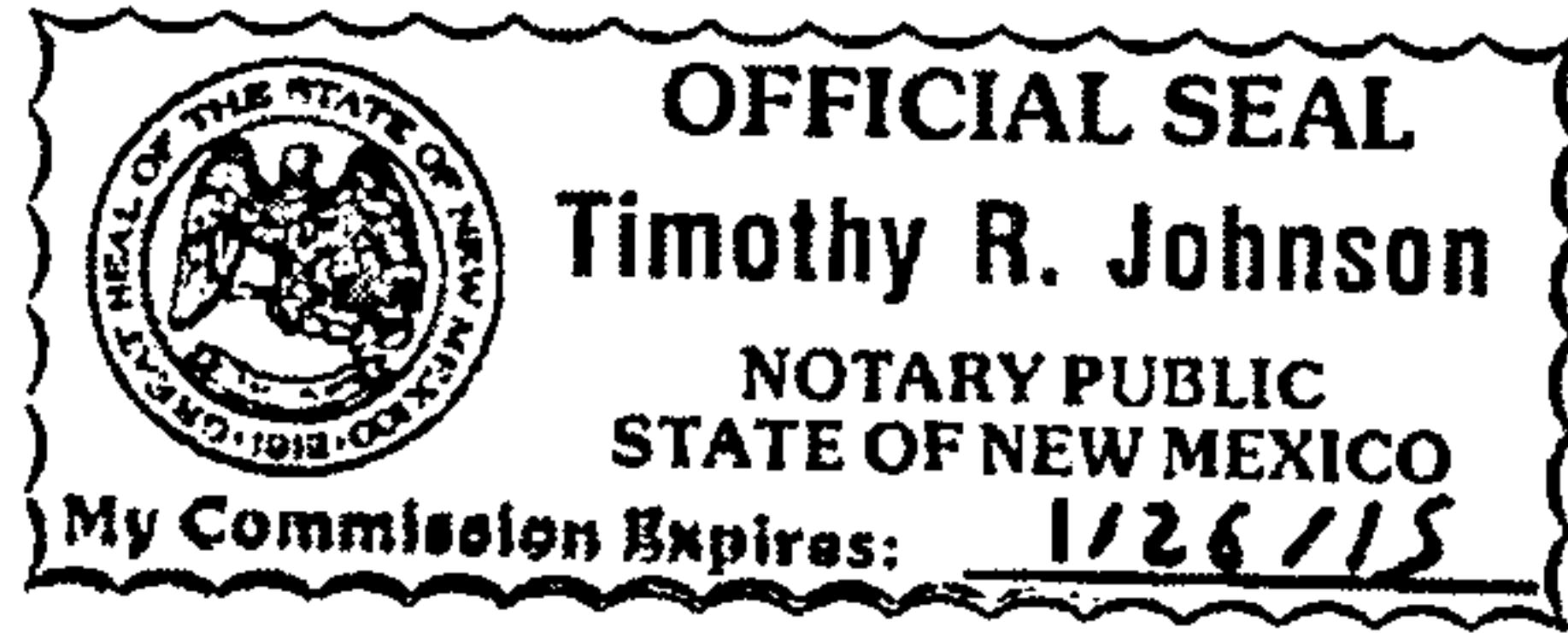
STATE OF New Mexico)  
) ss.  
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 30TH day of SEPTEMBER, 2013, by [name of person:] Frank R. Casale, [title or capacity, for instance, "President" or "Owner":] Owner of [Subdivider:] La Mirada Townhomes.

(SEAL)

My Commission Expires:  
1/26/2015

  
Notary Public



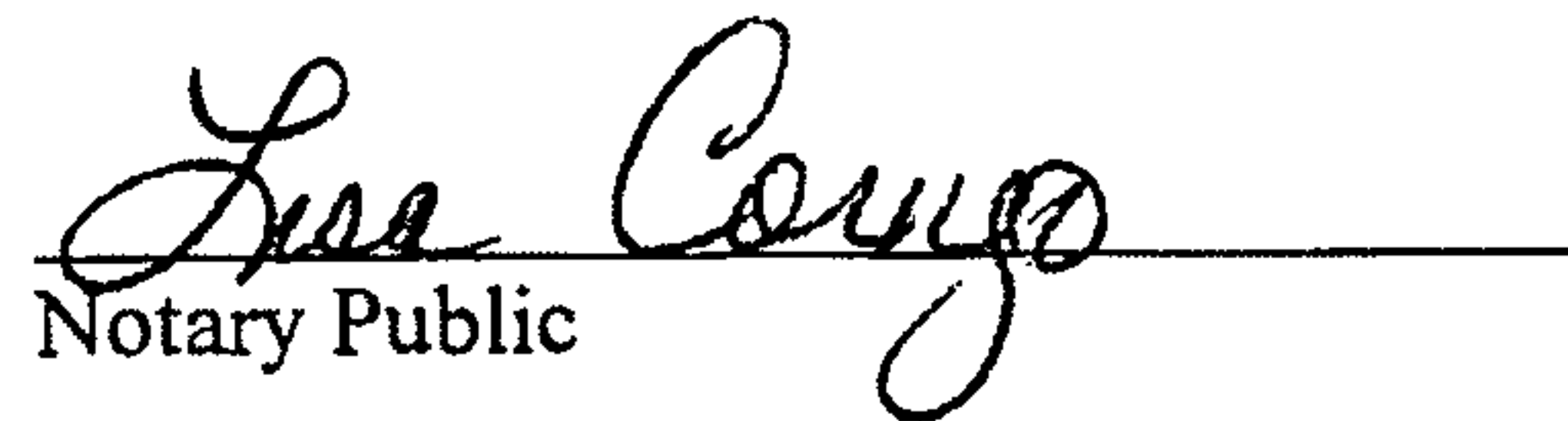
CITY'S NOTARY

STATE OF NEW MEXICO )  
) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this 14 day of October, 2013, by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

My Commission Expires:

  
Notary Public



**ORIGINAL**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**  
**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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		16	Residential Waterline Stub-outs	VIDA VERDE LANE, NE (Within Public/Private Easement)	Waterline	Easement line	/	/	/
		16	Residential Sewerline Stub-outs	VIDA VERDE LANE, NE (Within Public/Private Easement)	Sewerline	Easement line	/	/	/
		4' Wide	Sidewalk	La Mirada Place, NE	East property line	West property line	/	/	/
		12"	Sidewalk culvert	La Mirada Place, NE	South ROW line at east prop. Line	Existing curb and gutter	/	/	/
		6"	PVC Waterline, valve and fire hydrant	Vida Verde Lane, NE	NE Corner of Vida Verde Lane, NE and	La Mirada Pl, NE	/	/	/
		20'	Permeable Pavers for parking area	North end of Vida Verde Lane, NE	East property line	West property line	/	/	/
		8"	PVC Pipe Schedule 40	La Mirada Place, NE	NW Corner Lot 1	Back of existing inlet	/	/	/
							/	/	/
							/	/	/

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"/>						/	/	/
<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

Engineer's certification of grading per DPM requirements before financial guaranty can be released.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Thomas Johnston, PS, PE  
NAME (print)  
  
TGC Engineering Inc.  
FIRM  
  
*[Signature]* 8.20.13  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<i>[Signature]</i> 8-21-13 DRB CHAIR - date	<i>[Signature]</i> 8-21-13 PARKS & RECREATION - date
<i>[Signature]</i> 8-21-13 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>[Signature]</i> 08/21/13 UTILITY DEVELOPMENT - date	_____ - date
<i>[Signature]</i> 8/21/13 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVIS	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



# FINANCIAL GUARANTY AMOUNT

09/03/2013

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

**Project ID #: 719882, La Miranda Townhomes, Phase/Unit #: 1**

Requested By: **Thomas Johnston**

Approved estimate amount:		\$156,168.99
Contingency Amount:	0.00%	\$0.00
Subtotal:		\$156,168.99
NMGRT	7.00%	\$10,931.83
Subtotal:		\$167,100.82
Engineering Fee	6.60%	\$11,028.65
Testing Fee	2.00%	\$3,342.02
Subtotal:		\$181,471.48
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$226,839.35</u></b>

APPROVAL:

DATE:

*J. Woodall*

9-11-13

Notes: 0% Contingency, Plans and Final Estimate Have Been Approved, Requires G&D Cert Prior To Release Of FG, Street Lights per City Requirements.

*1 SIA (B)  
by Plat*



September 30, 2013

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 81302  
AMOUNT: \$ 226,839.35

Robert J. Perry  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for James A Seligman (A Married Man, Dealing in his sole and separate property) and Frank R Casale (A Single Man)  
City of Albuquerque Project No.: 719882  
Project Name: La Mirada TownHomes

Dear Mr. Perry:

This letter is to advise the City of Albuquerque ("City") that, at the request of James A Seligman (A Married Man, Dealing in his sole and separate property) and Frank R Casale (A Single Man), Community 1<sup>st</sup> Bank Las Vegas in Las Vegas, New Mexico, has established an Irrevocable Letter of Credit in the sum of Two Hundred Twenty Six Thousand Eight Hundred Thirty Nine and 35/100's \$ 226,839.35 for the exclusive purpose of providing the financial guarantee which the City requires James A Seligman and Frank R Casale to provide for the installation of the improvements which must be constructed at Lot 2-A-2-A, La Mirada Subdivision, Project No. 719882 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on October 15, 2013 in the records of the Clerk of Bernalillo County, New Mexico as Document # 2013114215.

A draft or drafts for any amount up to, but not in excess of Two Hundred Twenty Six Thousand Eight Hundred Thirty Nine and 35/100's \$ 226,839.35 is/are available at sight at [Financial Institution] Community 1<sup>st</sup> Bank Las Vegas, 600 Douglas Avenue, Las Vegas, New Mexico between [Construction Completion Deadline date established in Agreement] September 30, 2013 and September 30, 2014.

When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating:

- 1) James A Seligman and Frank R Casale has failed to comply with the terms of the Agreement
- 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification

- 3) the amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between September 30, 2013 and September 30, 2014.

The draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 719882 of Community 1<sup>st</sup> Bank Las Vegas in Las Vegas, New Mexico, dated September 30, 2013" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

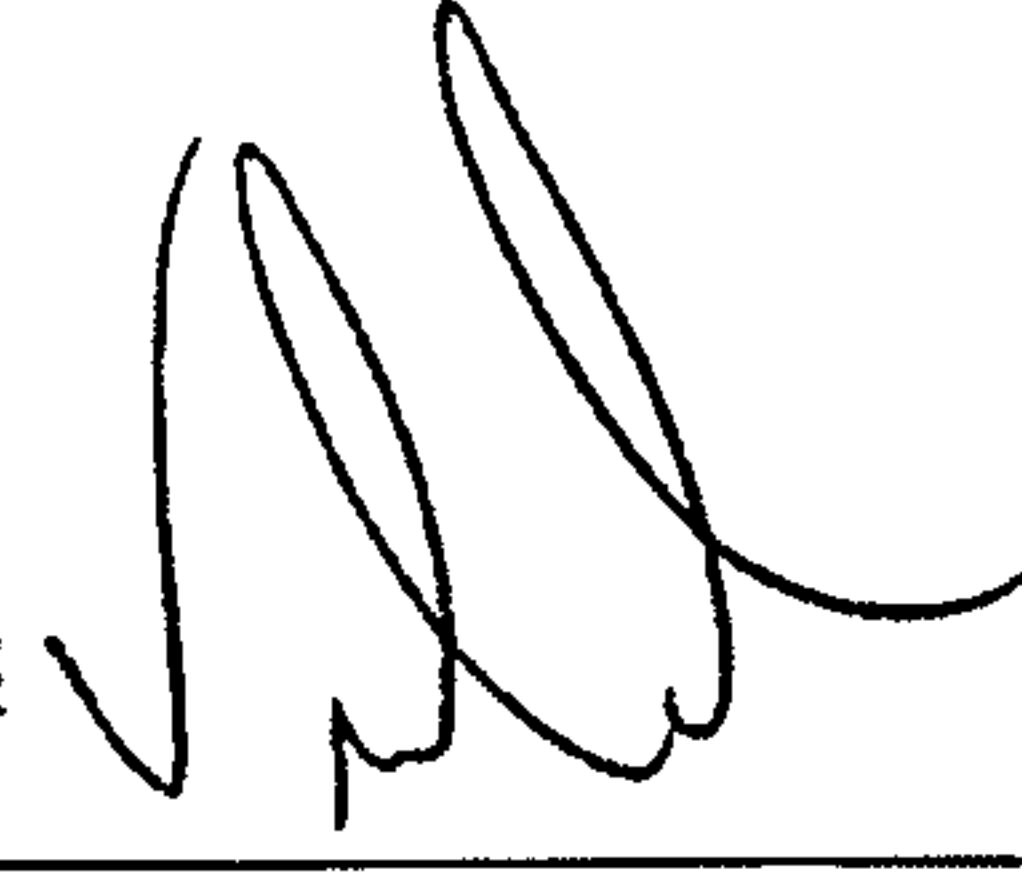
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of James A Seligman and Frank R Casale's failure to comply with the terms of the Agreement, and payment by Certified Check from Community 1<sup>st</sup> Bank Las Vegas to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date September 30, 2014; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, September 30, 2014.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,



Community 1<sup>st</sup> Bank Las Vegas

By: \_\_\_\_\_


Print Name: R Keith Tucker


Title: President

Date: September 30, 2013


ACCEPTED:

CITY OF ALBUQUERQUE

By:  for  
Robert J Perry  
Chief Administrative Officer

  
10-10-13

Date: 10/14/2013

  
10-9-2013

October 30, 2013

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

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STANDARD APPLICATION, Paper Plans Required

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### DEVELOPMENT REVIEW BOARD

08/13/2013 Issued By: E08375 202018

Category Code **910**  
**2013 070 654**

**Application Number:** 13DRB-70654, Subdn Design Variance From Min Dpm Stds

**Address:**

**Location Description:** LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003095

#### Applicant

FRANK CASALE / JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192  
328-2201

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

#### Application Fees

---

APN Fee

---

Conflict Mgmt Fee **\$20.00**

---

DRB Actions

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 8/13/2013 Office: ANNEX  
Stat ID: W5000008 Cashier: TRSCXG  
Batch: 2411 Trans #: 5  
Permit: 2013070654  
Receipt Num 00146884  
Payment Total: \$20.00  
0901 Conflict Manag. Fee  
MasterCard Tendered :

\$20.00  
\$20.00

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**

**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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/



Financially Guaranteed DRC #	Constructed Under DRC #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
16	Residential Waterline Stub-outs	VIDA VERDE LANE, NE	Waterline	Easement line
		(Within Public/Private Easement)		
16	Residential Sewerline Stub-outs	VIDA VERDE LANE, NE	Sewerline	Easement line
		(Within Public/Private Easement)		
4' Wide	Sidewalk	La Mirada Place, NE	East property line	West property line
12"	Sidewalk culvert	La Mirada Place, NE	South ROW line at east prop. Line	Existing curb and gutter
6"	PVC Waterline, valve and fire hydrant	Vida Verde Lane, NE	NE Corner of Vida Verde Lane, NE and	La Mirada Pl, NE
20'	Permeable Pavers for parking area	North end of Vida Verde Lane, NE	East property line	West property line

Construction Certification		
Private	City Cnst	
Inspector	P.E.	Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
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/	/	/

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"/>						/	/	/
<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

Engineer's certification of grading per DPM requirements before financial guaranty can be released.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

  
SIGNATURE - date 8.13.13

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

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

CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVIS	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

**3095**

### DXF Electronic Approval Form

DRB Project Case #: [ 1003095 ]

Subdivision Name: [ LA MIRANDA TOWNHOMES / LOTS 1-P1 THRU 16P1 ]

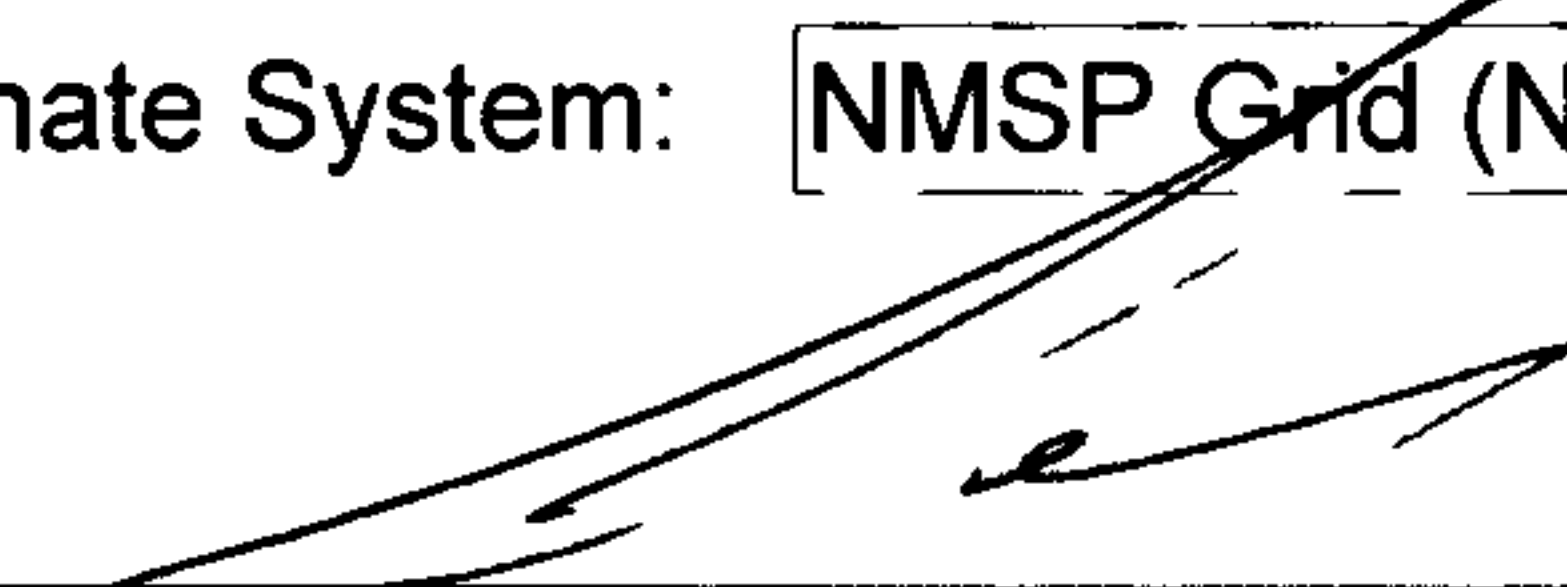
Surveyor: [ THOMAS D JOHNSTON ]

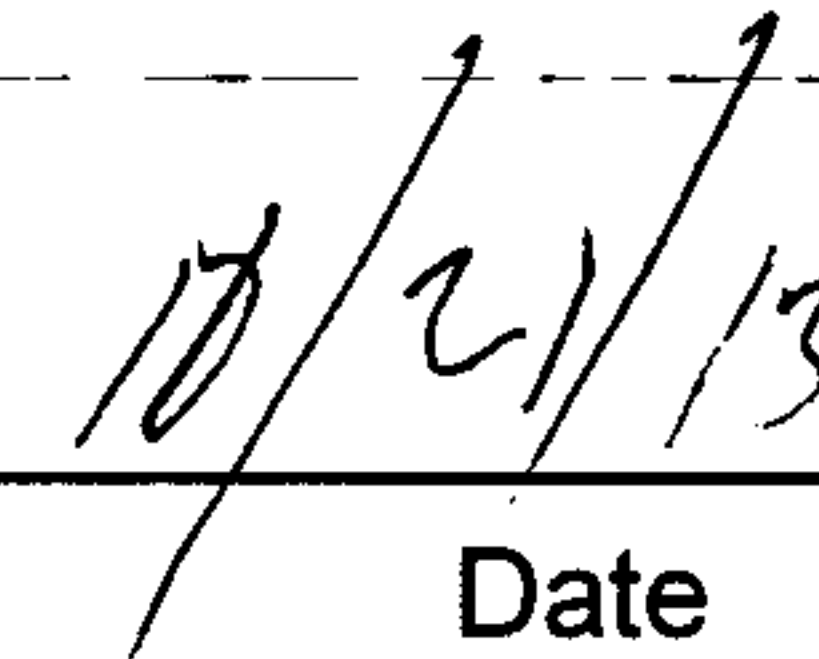
Contact Person: [ THOMAS D JOHNSTON ]

Contact Information: [ 5052552052 ]

DXF Received: [ 10/21/2013 ]      Hard Copy Received: [ 10/21/2013 ]

Coordinate System: [ NMSP Grid (NAD 83) ]

  
\_\_\_\_\_  
Approved

  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc **3095**      to agiscov on **10/21/2013**      Contact person notified on **10/21/2013**



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)
- 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:**

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 ADDRESS: 330 LOUISIANA BLVD NE FAX: 505.255.2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: INFO@WAYJOHN.COM

APPLICANT: FRANK CASALE/ JAMES SELIGMAN PHONE: 328.2201  
 ADDRESS: PO BOX 11518 FAX: 255.5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SUBDIVISION DESIGN VARIANCE REQUEST FOR PERMEABLE PAVERS IN PARKING AREA

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. 2-A-2-A Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA LA MIRADA/ TBKA LA MIRADA TOWNHOMES  
 Existing Zoning O-1 CONDITIONAL USE Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1.019.060.448.406.10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1003095  
13DRB-70637

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 16 Total site area (acres): 1.1443  
 LOCATION OF PROPERTY BY STREETS. On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE [Signature] DATE 8.12.13  
 (Print Name) THOMAS D. JOHNSTON, Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB-70637</u>	<u>SDY</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date August 21, 2013

[Signature] 8-13-13  
 Staff signature & Date

Project # 1003095

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

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

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") ~~24~~ <sup>6</sup> 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~~ <sup>8</sup> 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
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- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
  - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

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

THOMAS D. JOHNSON  
 Applicant name (print)  
[Signature] 8.12.13  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 13DRB - \_\_\_\_\_ - 70654  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 8-13-13  
 Planner signature / date  
 Project # 1003095



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 (Print Name): THOMAS D. JOHNSTON, Applicant:  Agent:

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Revised: 4/2012

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Hearing date: August 21, 2013

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 Staff signature & Date

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- VACATION OF PRIVATE EASEMENT (DRB26)**  
 **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)  
 \_\_\_ 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.

THOMAS D. JOHNSON  
 Applicant name (print)  
 Applicant signature / date 8.12.13

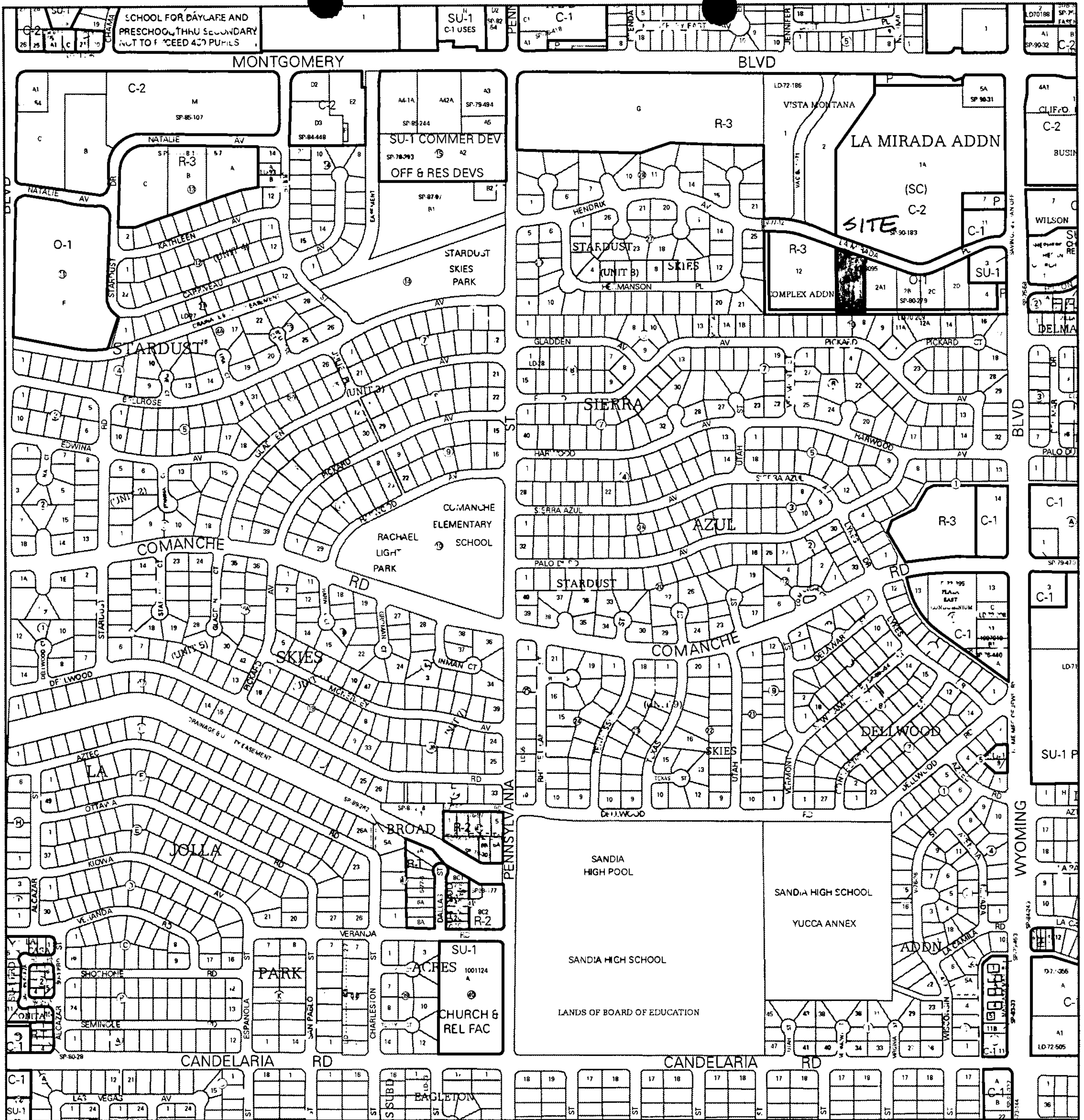


Form revised 4/07

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

Application case numbers  
 13DRB-\_\_\_\_\_-70654

Planner signature / date 8-13-13  
 Project # 1003095



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

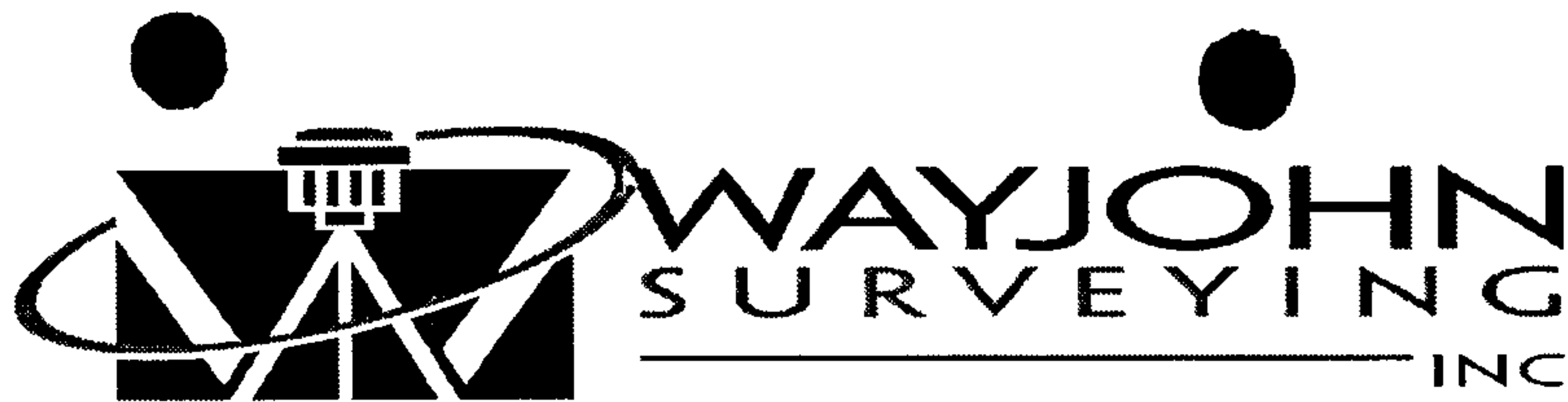
Zone Atlas Page:  
**G-19-Z**

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





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

August 12, 2013

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Permeable Pavers, La Mirada Townhomes, Project No. 1003095, DRC Project No. 719882

To Whom it May Concern:

I am requesting subdivision variance approval of the permeable pavers that are specified on the DRC plans for the La Mirada Townhomes. I have attached the specification sheets for the pavers to be used in this project. The client desires to use the pavers to help promote the project as a "green" project. No large vehicular traffic will travel on the pavers; it will be used as overflow parking for visitors to the subdivision.

ONLY

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston". The signature is fluid and cursive, with a long horizontal stroke at the beginning and a large, stylized "J" at the end.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

# Porous Parking System – CM100

## INSTALLATION GUIDE

### STORM WATER MANAGEMENT SOLUTIONS

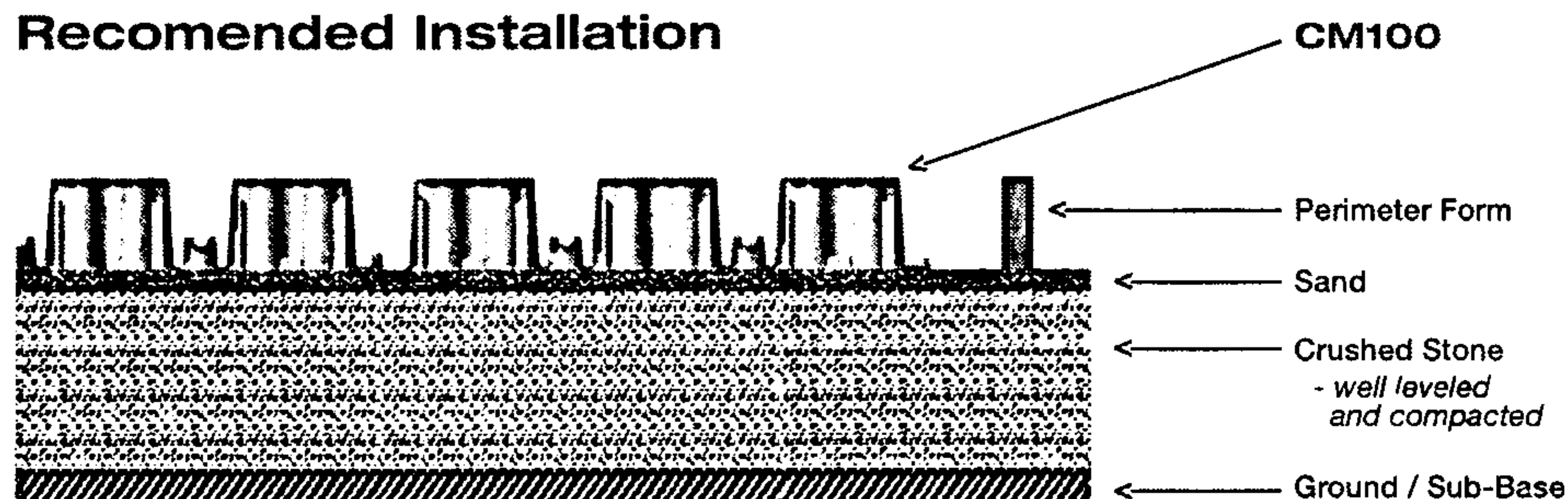
**PANEL SIZE: 2'x2'**

**DESIGN: 9 inverted cones per panel**

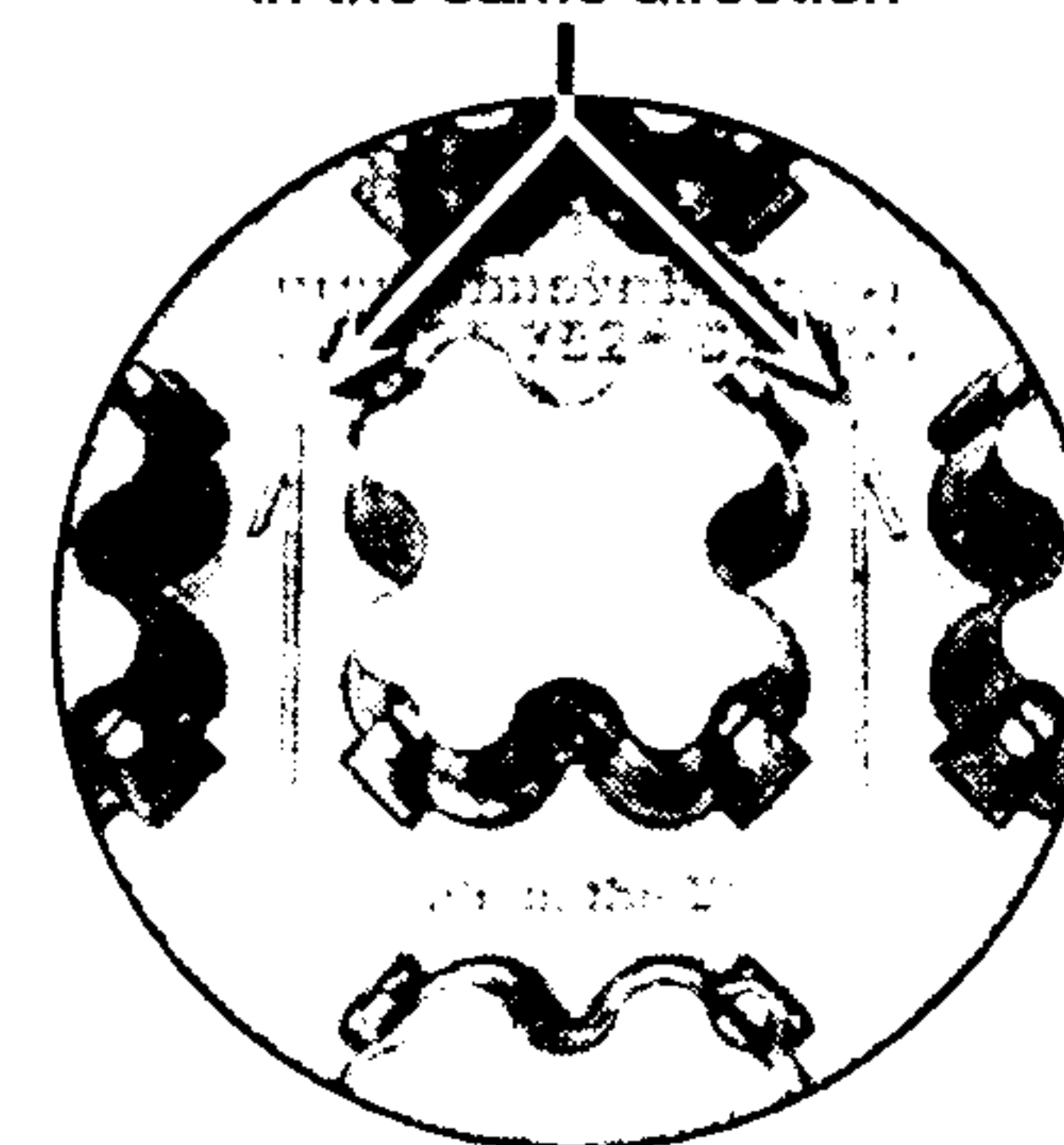
**CONE HEIGHT: 4"**

<b>Step 1</b>	Prepare base material to Engineers/ Building Code specifications. Note: Typical base material can be ¾" minus in size, crushed, 4"-12" in depth, with 98% porosity, to allow water to seep through. Over this layer, add a 1" layer of sharp leveling sand, smoothed.
<b>Step 2</b>	Prepare perimeter concrete form. Top of perimeter form, (screed height), to be level with top of CM-100 inverted cones.
<b>Step 3</b>	Place CM-100 panel a minimum of 6 inches from edge of concrete form. If layout includes a corner, place panels a minimum of 6 inches from both sides of concrete corner form. Additional perimeter edge reinforcement is encouraged, or as engineered.
<b>Step 4</b>	Overlap panels, with arrows running the same direction, and molded, raised alignment tabs are lined up on all sides of panels, overlapping other panels.
<b>Step 5</b>	Place concrete reinforcing bar or welded wire. (Per Engineer/Code) Note: With Engineer/Code approval, FiberMesh can be added to the concrete, then lay reinforcing bar or welded wire, as specified. Also, when placing reinforcement and concrete, use 2' x 4' plywood walk-boards to avoid damaging the CM-100 cones.
<b>Step 6</b>	Place concrete. See Engineer/Building Code for strength and slump. Note: Vibration, and slightly higher slump is encouraged, (without a strength reduction), for better consolidation.
<b>Step 7</b>	After concrete is cured, use propane torch to remove, (melt away), top of cone surface.
<b>Step 8</b>	Fill cones, to within ½" of the top, with soil and grass seed, then top dress and water.
<b>OPTIONAL</b>	Fill cones to top with gravel. Note: Consider variations in gravel color for decorative effect.

### Recommended Installation



Assemble with arrows  
in the same direction



green innovations

3700 SALEM RD.  
PICKERING, ON L1Y 1E8  
888-725-7524  
greeninnovations.co



AUGUST 21. 2013

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/30/2013 Issued By: E08375 200151

Category Code **910**  
**2013 070 637**

**Application Number:** 13DRB-70637, Amendment To Preliminary Plat

**Address:**

**Location Description:** LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003095

#### Applicant

FRANK CASALE/JAMES SELIGMAN

PO BOX 1151B  
ALBUQUERQUE NM 87198  
328-2201

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

**TOTAL: \$70.00**

City of Albuquerque Treasury  
Date: 7/30/2013 Office: ANNEX  
Stat ID: 45000008 Cashier: TRSCXG  
Batch: 2343 Trans #: 13  
Permit: 2013070637  
Receipt Num 00144561  
Payment Total: \$70.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$50.00  
VISA Tendered : \$70.00



Supplemental Form (SF)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYJOWN SURVEYING INC. PHONE: 505.255.2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 505.255.2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: THOMAS@WAYJOWN.COM

APPLICANT: FRANK CASALE/JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: PO BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87198 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: REVISION OF INFRASTRUCTURE LIST TO ADD ITEMS.

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. 2-A-2-A Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA LA MIRADA SUBD/TBKA LA MIRADA TOWNHOMES  
 Existing Zoning: OH CONDITIONAL USE Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1019 060 448 406 10933

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003095  
13DRB-70625

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 16 Total site area (acres): 1.1443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE: [Signature] DATE: 7-30-13  
 (Print Name) THOMAS D. JOHNSTON Applicant:  Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70637</u>	<u>APP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>August 7, 2013</u>			Total <u>\$ 70.00</u>

[Signature] 7-30-13  
 Staff signature & Date

Project # 1003095

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

Thomas D Johnston  
 Applicant name (print)  
  
 Applicant signature / date 7-30-13



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 BDRB - \_\_\_\_\_ - 10637

  
 Planner signature / date 7-30-13  
 Project # 1003095



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
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<input type="checkbox"/> Minor subdivision action			
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<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	<b>D</b>		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>		<b>APPEAL / PROTEST of...</b>
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<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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 ADDRESS 330 LOUISIANA BLVD NE FAX 505 255 2887  
 CITY ALBUQUERQUE STATE NM ZIP 87108 E-MAIL THOMAS@WAYJONN.COM

APPLICANT FRANK CASALE/JAMES SELIGMAN PHONE 328-2201  
 ADDRESS PO BOX 11518 FAX 255-5777  
 CITY DUBUQUE STATE NM ZIP 87198 E-MAIL \_\_\_\_\_

Property interests: OWNERS List all owners \_\_\_\_\_

DESCRIPTION OF REQUEST: REVISION OF INFRASTRUCTURE LIST TO ADD ITEMS.

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

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13DRB-70625

CASE INFORMATION:

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 Between WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE [Signature] DATE 7-30-13

(Print Name) THOMAS D. JOHNSTON Applicant  Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

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[Signature] 7-30-13 Staff signature & Date Project # 1003095

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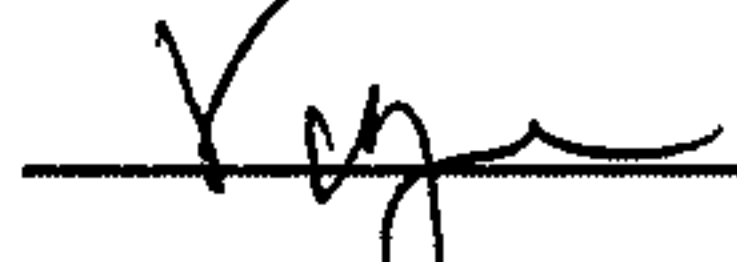
THOMAS D. JOHNSTON  
 Applicant name (print)  
  
 Applicant signature / date 7-30-13



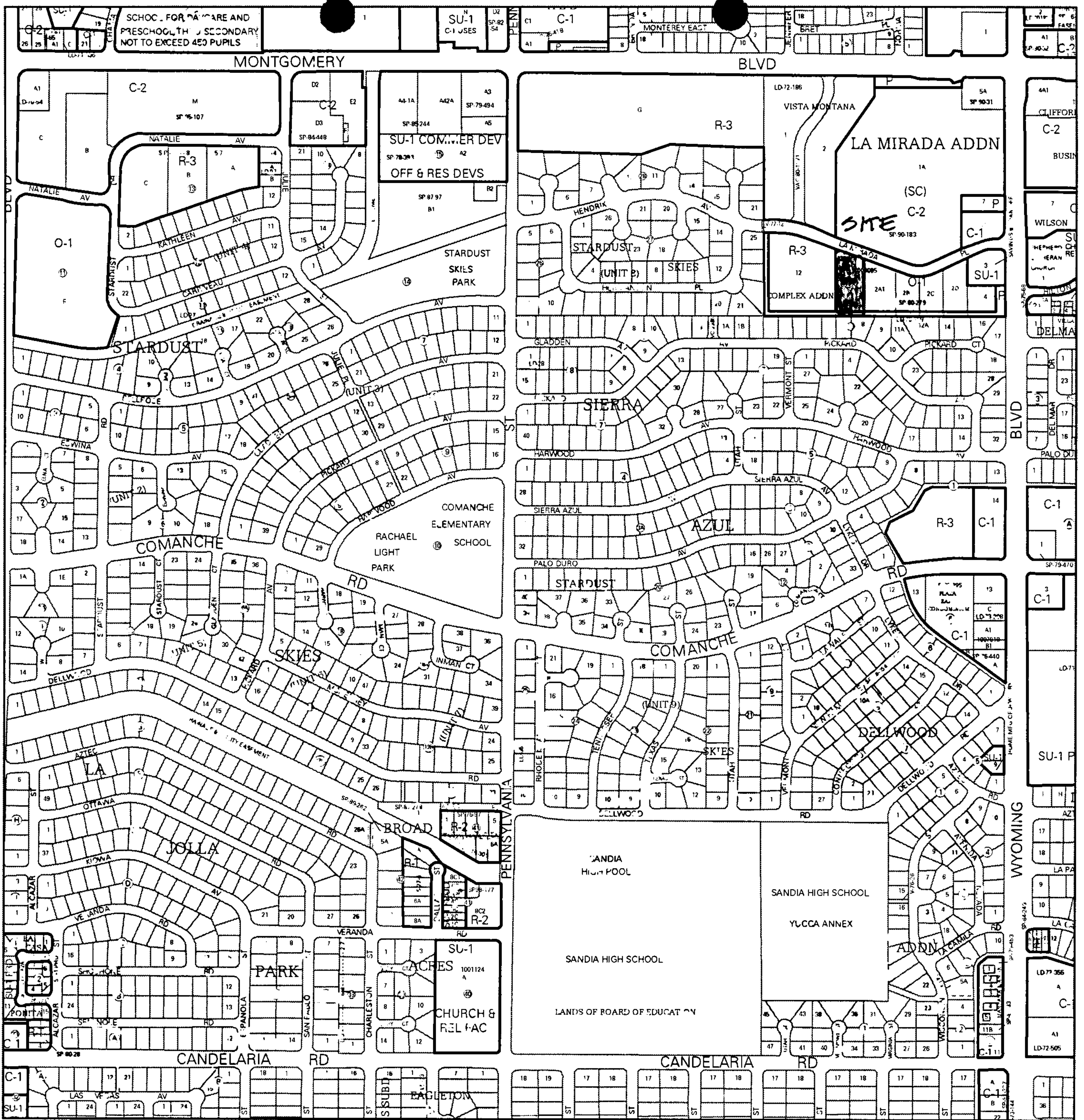
Form revised October 2007

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

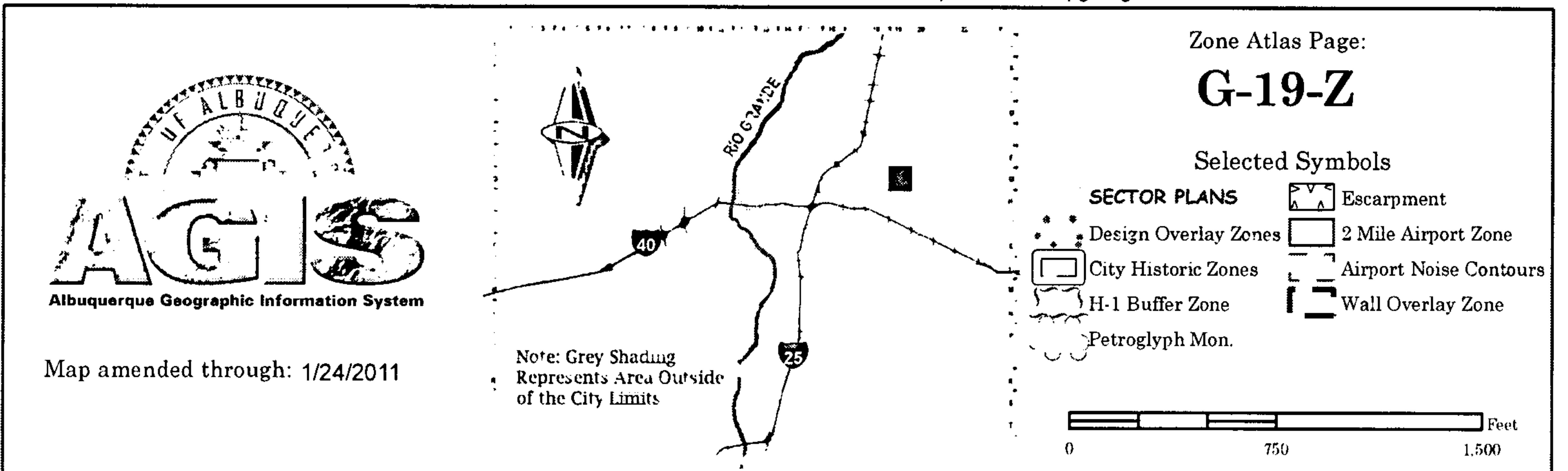
Application case numbers  
 BDRB - 10637

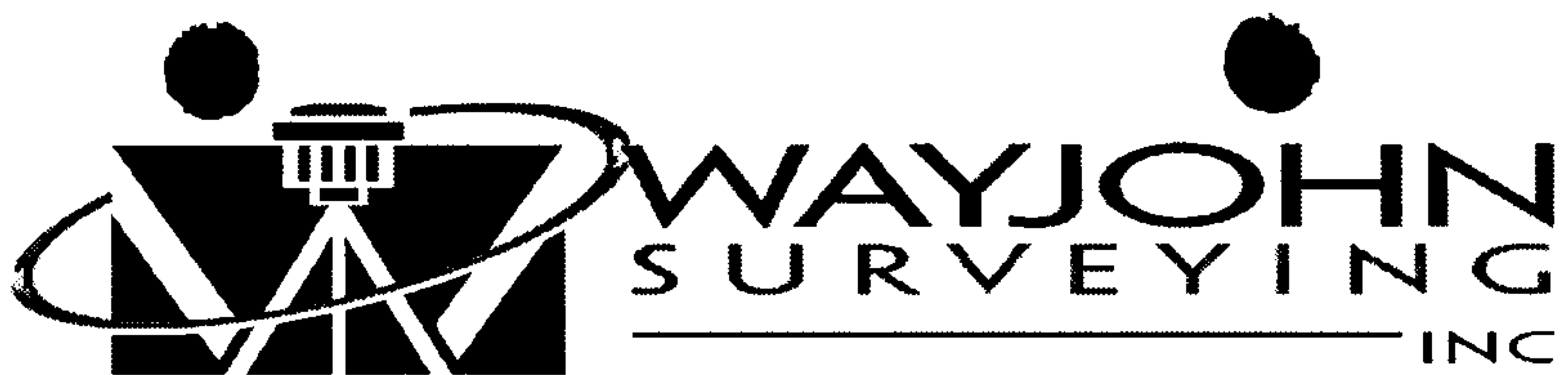
  
 Planner signature / date 7-30-13  
 Project # 1003095





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





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 29, 2013

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Revised Infrastructure list, La Mirada Townhomes, Project No. 1003095

To Whom It May Concern:

I am requesting approval of the revised infrastructure list for the La Mirada Townhomes project. The infrastructure list has been modified to add additional items requested by DRC.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

AUGUST 7. 2013

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/12/2013 Issued By: E08375 198015

Category Code **910**  
**2013 070 625**

**Application Number:** 13DRB-70625, Ext Of Major Preliminary Plat

**Address:**

**Location Description:** LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST  
NE

**Project Number:** 1003095

#### Applicant

FRANK CASALE / JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192  
328-2201

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

#### Application Fees

<b>APN Fee</b>	
<b>Conflict Mgmt Fee</b>	<b>\$20.00</b>
<b>DRB Actions</b>	<b>\$50.00</b>
<b>TOTAL:</b>	<b>\$70.00</b>

City of Albuquerque Treasury  
Date: 7/12/2013 Office: ANMEX  
Stat ID: W5000009 Cashier: TRSRMS  
Batch: 2261 Trans #: 10  
Permit: 2013070625  
Receipt Num 00141868  
Payment Total: \$70.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered : \$70.00



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): WAYJOHN SURVEYING INC. PHONE: 255.2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: INFO@WAYJOHN.COM

APPLICANT: FRANK CASALE/ JAMES SELIGMAN PHONE: 328.2201  
 ADDRESS: PO BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT TO COMPLETE DEC INFRASTRUCTURE

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. 2-A-2-A Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION/TBKA LA MIRADA TOWNHOMES  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1.019.060.448.406.10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc) 1003095  
12 DRB 70207

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots 1 No. of proposed lots 16 Total site area (acres) 1.1443  
 LOCATION OF PROPERTY BY STREETS. On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE [Signature] DATE 7.11.13  
 (Print Name) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70625</u>	<u>EPP</u>	_____	<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$70.00</u>

Hearing date July 24 2013

[Signature] 7-12-13  
 Staff signature & Date

Project # 1003095

**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 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
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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- Fee (see schedule)
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- Infrastructure list if required (**verify with DRB Engineer**)
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**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**
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  - 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.

THOMAS D. JOHNSON (AGENT)  
 Applicant name (print)  
  
 Applicant signature / date 7-12-13



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13DRB - - - - - 70625  
 - - - - -  
 - - - - -

Y. [Signature] 7-12-13  
 Planner signature / date  
 Project # 1003095



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	<b>V</b>		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			___ Adoption of Rank 2 or 3 Plan or similar
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<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		
___ for Subdivision			
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	<b>D</b>		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
<b>STORM DRAINAGE (Form D)</b>	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
___ Storm Drainage Cost Allocation Plan			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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Revised: 4/2012

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Amended preliminary plat approval expires after one year

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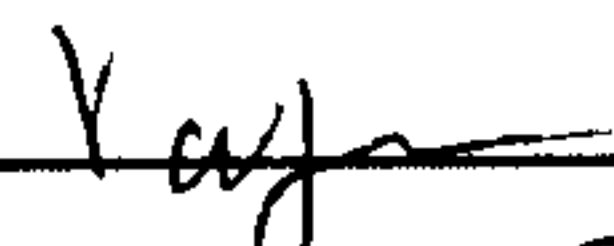
THOMAS D. JOHNSON (AGENT)  
 Applicant name (print)  
  
 Applicant signature / date 7-12-13



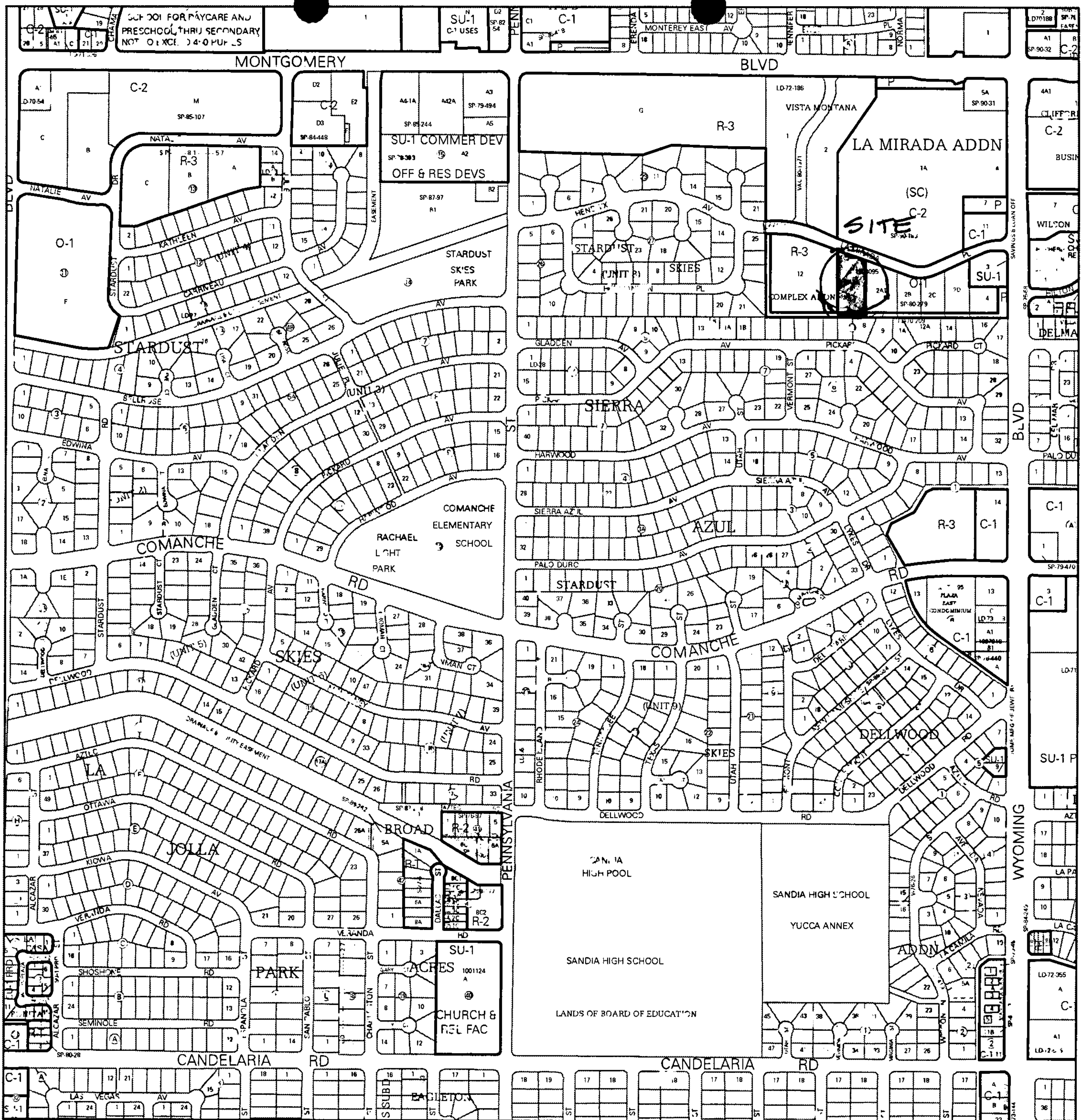
Form revised October 2007

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- Case #s assigned
- Related #s listed

Application case numbers  
 13DRB - - - - - 70625  
 - - - - -  
 - - - - -

 7-12-13  
 Planner signature / date  
 Project # 1003095





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

Map amended through: 1/24/2011

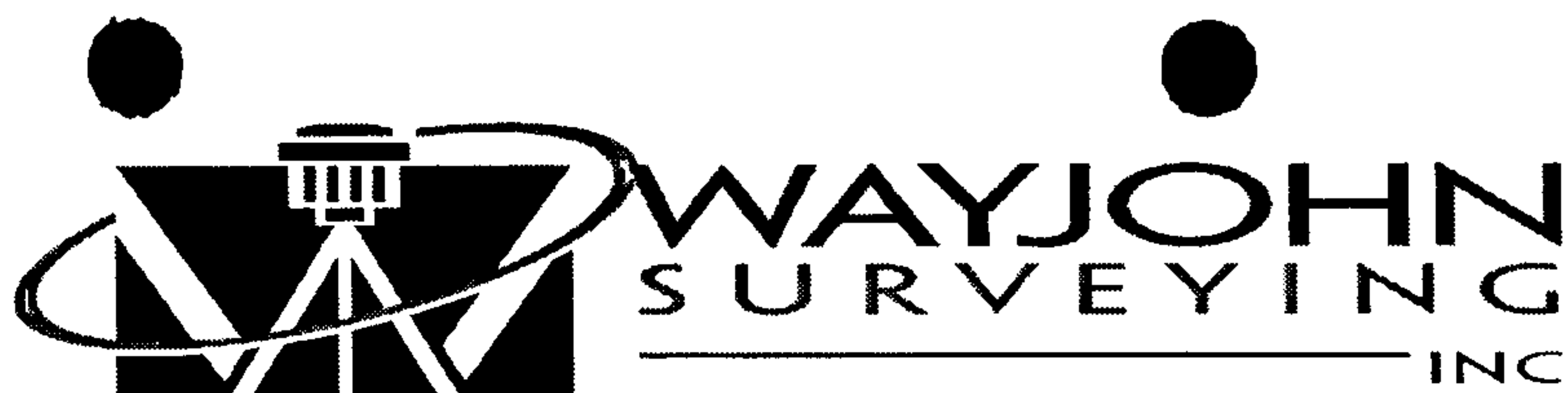
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 11, 2013

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Extension of Major Preliminary Plat, La Mirada Townhomes, Project No. 1003095

To Whom It May Concern:

I am requesting a one year preliminary plat extension for La Mirada Townhomes. The approval process through DRC is almost complete, but it may not be done by the expiration of the preliminary plat. The SIA is nearly completed. The project has moved forward, albeit slowly. Therefore, we would like to extend the preliminary plat approval to avoid having to begin the application process anew.

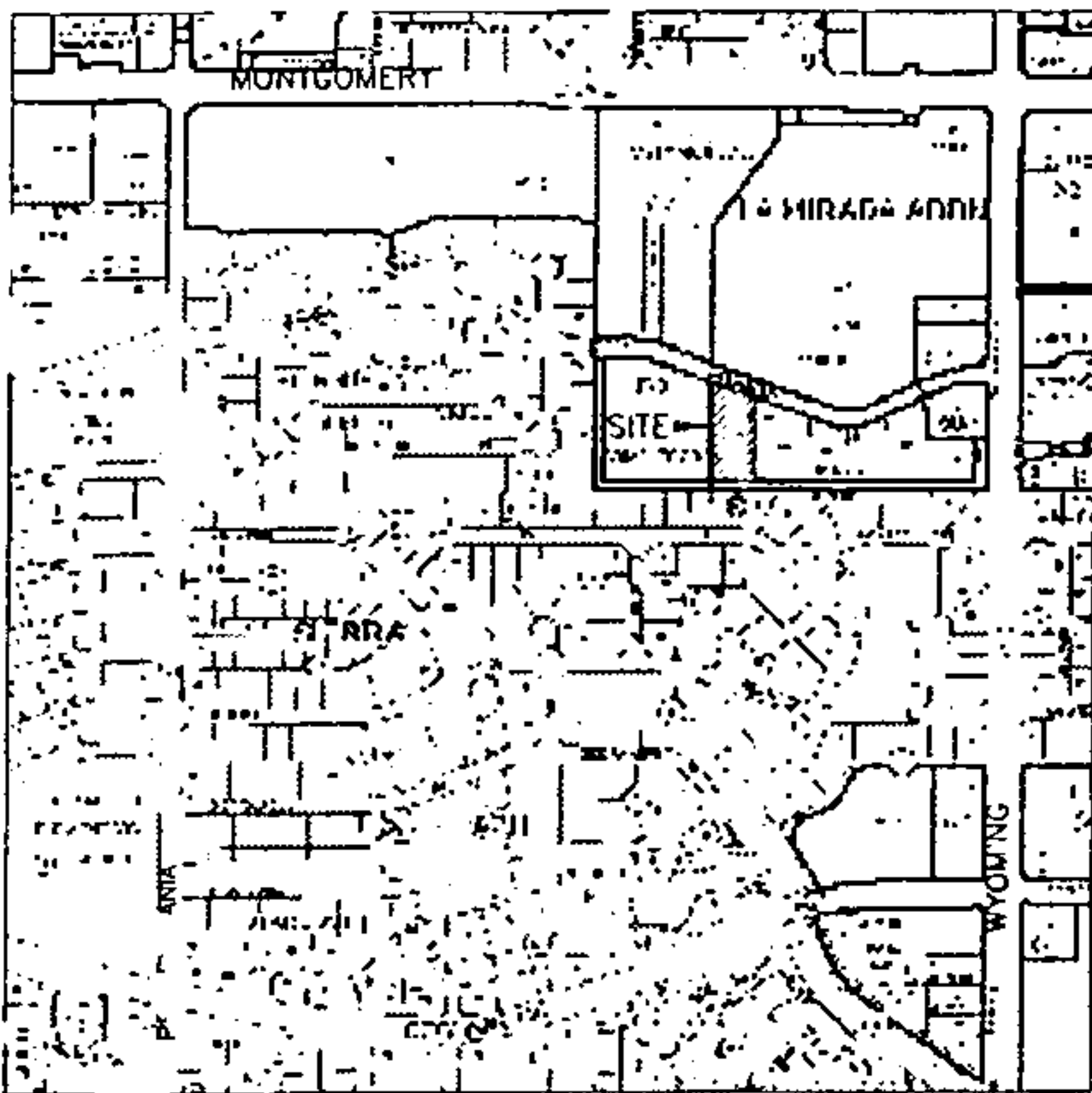
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written over a horizontal line.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

VICINITY MAP (G-19) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, page 10C and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AD" (x=1,550,358.414, y=505,484.694, NAD 83) bears N 11° 33' 08" E, 3565.82 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres more or less.

LOTS 1-P1 THRU 16-P1  
LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

APRIL 2011

PROJECT NUMBER: 1003095

Application Number:

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Utility Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Comcast	Date
Qwest	Date

SUBDIVISION DATA

1. DxB Proj. No. 1003095
  2. Zone Atlas Index No. G-19
  3. Gross acreage 1.1443 Ac.
  4. Existing number of platted lots 1
  5. Repatted number of lots 16
- LOG NO. 2008280640

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

Notary Public

James A. Seligman, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires \_\_\_\_\_

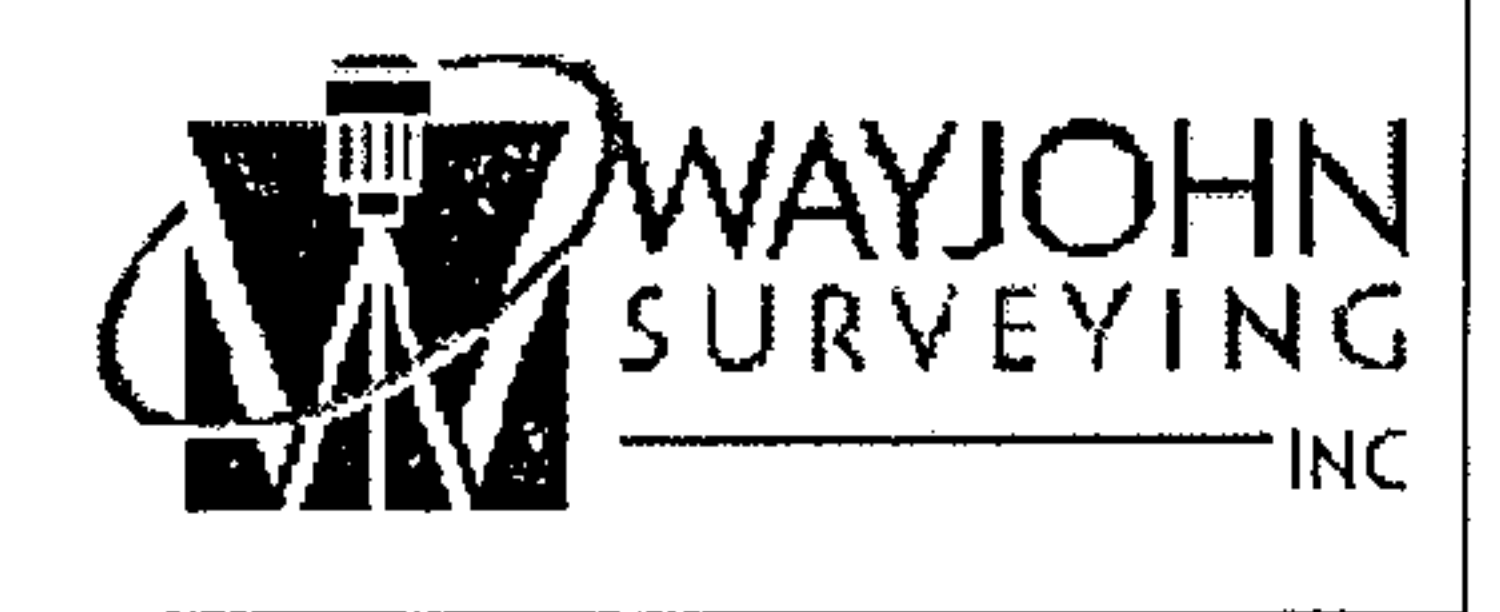
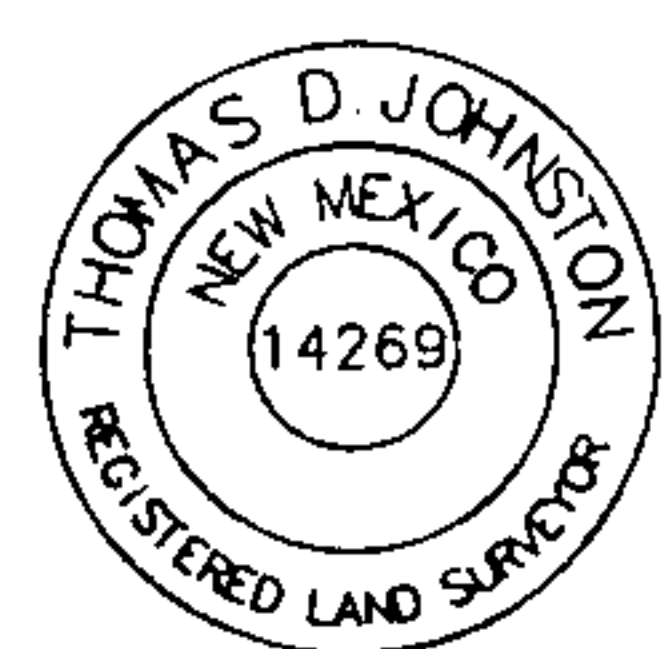
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	CHECKED: T D J	DRAWING NO. SP70108.DWG	15 APR 2011 SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:  
Frank R. Casale & James A. Seligman  
BERNALILLO COUNTY TREASURER'S OFFICE

**PUBLIC UTILITY EASEMENTS**

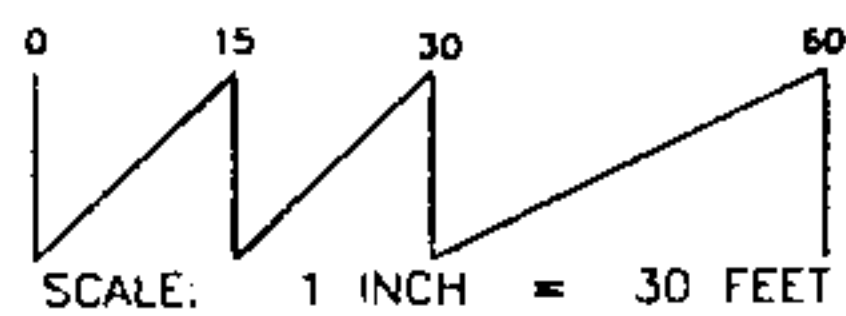
Public Utility Easements shown on this plat are granted for the common and joint use of:  
 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.  
 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.  
 3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.  
 4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, 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 here. No building, sign, pool (above ground 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 hereon. Property owners shall be solely responsible for correcting any violations or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or easements shown on this plat.

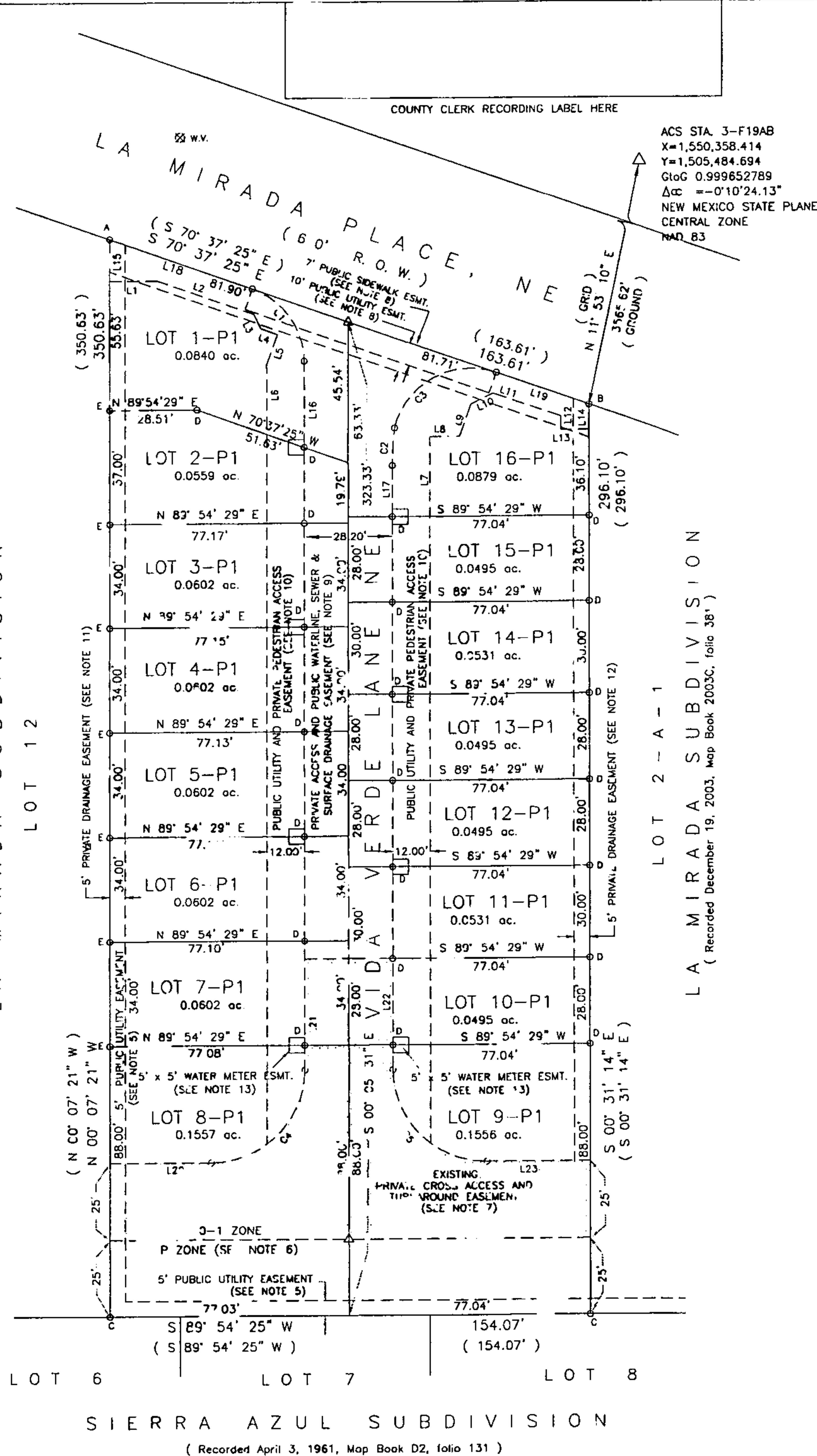
Improving this plat the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

**FOUND/SET MONUMENT LEGEND:**

- A: FOUND #4 REBAR AND CAP "PATRICK LS 126°1"
- B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- E: SET PK NAIL AND DISK "PS 14269"



( Recorded March 19, 1974, Map Book 09, folio 165 )  
**LA MIRADA SUBDIVISION**  
**LOT 12**



**LOTS 1-P1 THRU 16-P1**  
**LA MIRADA TOWNHOMES**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**

A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., N.M.P.M.

APRIL 2011

ACS STA. 3-F19AB  
 X=1,550,358.414  
 Y=1,505,484.694  
 GtOC 0.999652789  
 Δc = -0'10'24.13"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

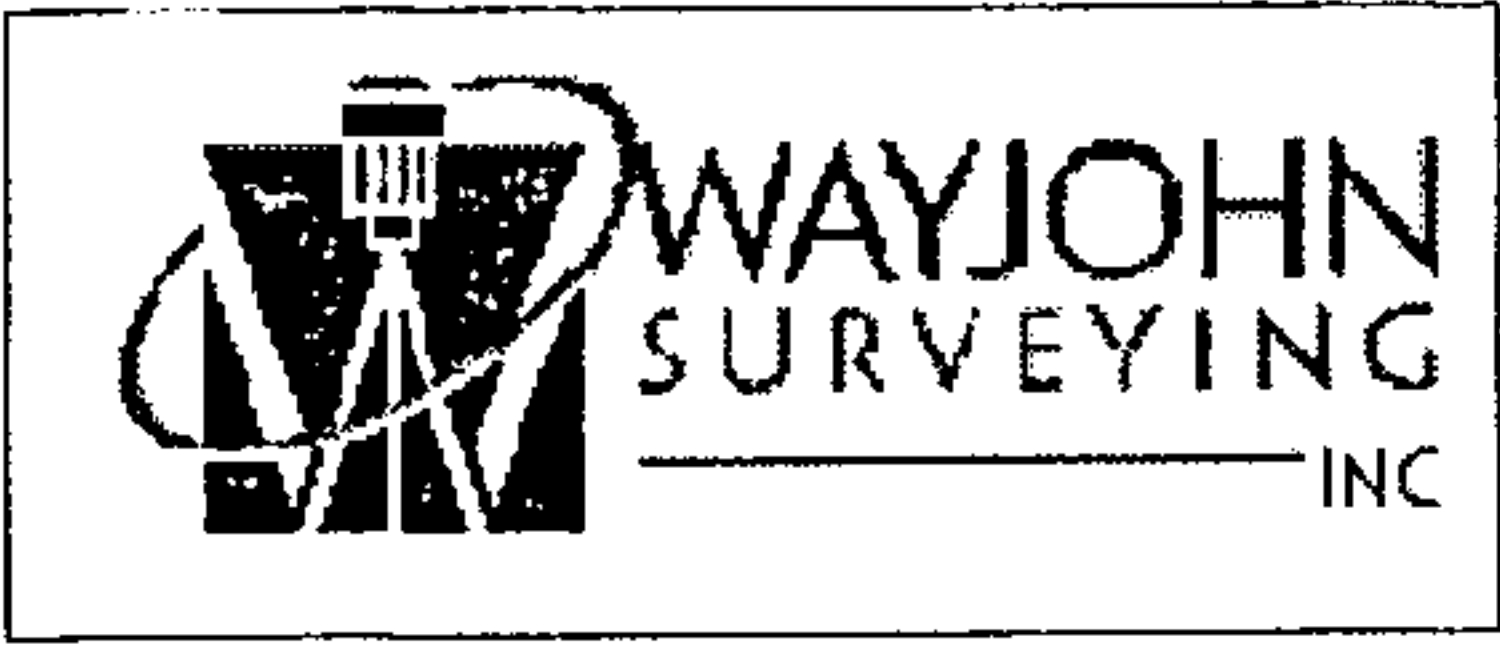
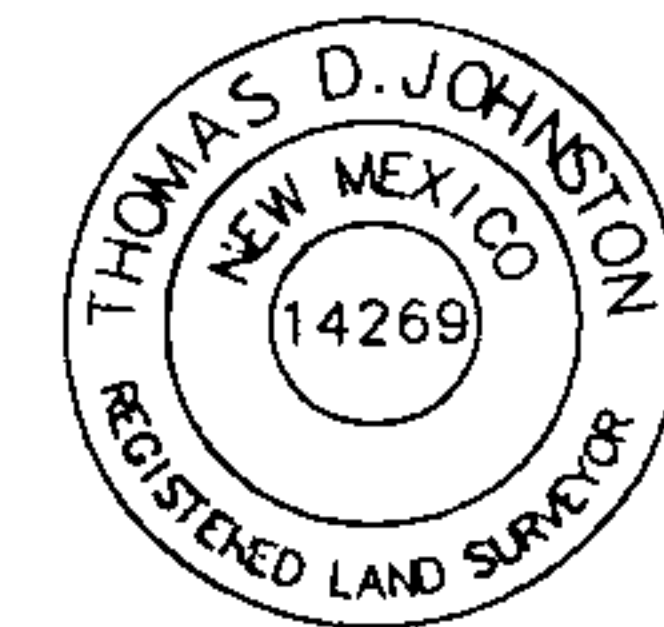
**EASEMENT TANGENT TABLE**

LINE	BEARING	DISTANCE
L1	N 83°54'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°17'25" E	5.13'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	10.46'
L6	S 00°05'31" E	22.50'
L7	N 00°05'31" W	26.00'
L8	S 89°54'29" E	9.47'
L9	N 19°22'35" E	11.07'
L10	N 64°22'35" E	8.00'
L11	S 70°37'25" E	22.87'
L12	S 00°05'44" E	4.26'
L13	N 19°54'29" E	9.00'
L14	N 00°31'14" W	8.10'
L15	N 00°07'21" W	13.63'
L16	S 00°05'31" E	27.86'
L17	N 00°05'31" W	16.71'
L18	S 70°37'25" E	49.27'
L19	S 70°37'25" E	31.40'
L20	N 64°54'29" E	32.56'
L21	N 00°05'31" W	36.00'
L22	S 00°05'31" E	36.00'
L23	N 19°54'29" E	32.94'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	LENG. H	DELTA	CHORD BEARING	CHORD
C1	25.00'	30.78'	70°31'55"	N 5°21'28" W	28.87'
C2	105.90'	12.19'	00°35'42"	N 03°12'13" E	12.18'
C3	25.00'	41.84'	95°52'50"	N 61°27'00" E	37.12'
C4	40.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C5	30.00'	47.12'	90°00'00"	S 44°00'31" E	42.43'

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY  OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T 10 N., R 4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: TRJ	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: TDJ		
	DRAWING NO. SP70108.DWG	15 APR 2011	SHEET 2 OF 2

**SIERRA AZUL SUBDIVISION**  
 ( Recorded April 3, 1961, Map Book D2, folio 131 )

Current DRC  
Project Number: 719882

FIGURE 12

Date Submitted: 8-11-10

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 8-11-10

Date Preliminary Plat Expires: 8-11-11

DRB Project No.: 1003095

DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**

**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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

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"/>						/	/	/	
<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

Engineering certification of the Grading Plan required for release of SIA and financial guarantees.


- 1 16 RESIDENTIAL WATER AND SEWER STUB-OUTS INCLUDED FOR SANITARY SEWER AND WATER LINE ITEMS.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

 0-10-10  
SIGNATURE - date

 8-11-10  
DRB CHAIR - date

 08-11-10  
TRANSPORTATION DEVELOPMENT - date

 08/11/10  
ABCWUA - date

 8/11/10  
CITY ENGINEER - date

 8-11-10  
PARKS & RECREATION - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 25, 2012

**Project# 1003095**  
12DRB-70207 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2-A, **LA MIRADA SUBDIVISION (TBKA:LA MIRADA TOWNHOMES)** zoned O-1 (CONDITIONAL USE), located on LA MIRADA BETWEEN WYOMING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19)

At the July 25, 2012 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by August 9, 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.

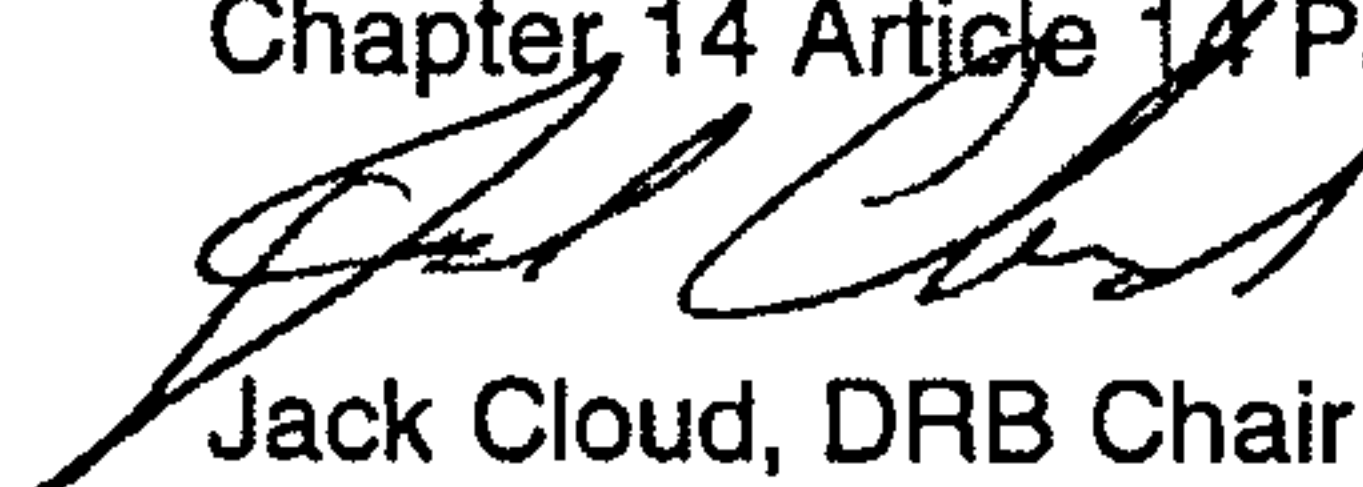
The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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).

The conditions of final plat still apply.

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



Jack Cloud, DRB Chair

Cc: Wayjohn Surveying Inc.  
Marilyn Maldonado  
file

July 24. 2013



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/17/2012 Issued By: BLDAVM 154793

Category Code **910**  
**2012 070 207**

**Application Number:** 12DRB-70207, Ext Of Major Preliminary Plat

**Address:**

**Location Description:** LA MIRADA BETWEEN WYOMING AND PENNSYLVANIA

**Project Number:** 1003095

#### Applicant

FRANK CASALE/JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

**TOTAL: \$70.00**

City of Albuquerque Treasury  
Date: 7/17/2012 Office: ANHEX  
Stat ID: 050000006 Cashier: TRSFXG  
Batch: 486 Trans #: 25  
Permit: 2012070207  
Receipt Num: 00035090  
Payment Total: \$70.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered : \$70.00

**ORIGINAL**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**  
**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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	16	Residential Waterline Stub-outs	VIDA VERDE LANE, NE (Within Public/Private Easement)	Waterline	Easement line	/	/	/
<input type="text"/>	<input type="text"/>	16	Residential Sewerline Stub-outs	VIDA VERDE LANE, NE (Within Public/Private Easement)	Sewerline	Easement line	/	/	/
<input type="text"/>	<input type="text"/>	4' Wide	Sidewalk	La Mirada Place, NE	East property line	West property line	/	/	/
<input type="text"/>	<input type="text"/>	12"	Sidewalk culvert	La Mirada Place, NE	South ROW line at east prop. Line	Existing curb and gutter	/	/	/
<input type="text"/>	<input type="text"/>	6"	PVC Waterline, valve and fire hydrant	Vida Verde Lane, NE	NE Corner of Vida Verde Lane, NE and	La Mirada Pl, NE	/	/	/
<input type="text"/>	<input type="text"/>	20'	Permeable Pavers for parking area	North end of Vida Verde Lane, NE	East property line	West property line	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Pipe Schedule 40	La Mirada Place, NE	NW Corner Lot 1	Back of existing inlet	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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"/>						/	/	/	
<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

Engineer's certification of grading per DPM requirements before financial guaranty can be released.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_


AGENT / OWNER


Thomas Johnston, PS, PE  
NAME (print)


TGC Engineering Inc.  
FIRM


  
SIGNATURE - date


DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 8-21-13  
DRB CHAIR - date

 8-21-13  
TRANSPORTATION DEVELOPMENT - date

 08/21/13  
UTILITY DEVELOPMENT - date

 8/21/13  
CITY ENGINEER - date

 8-21-13  
PARKS & RECREATION - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVIS	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental Form (SF)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYJOHN SURVEYING, INC. PHONE: 255-2092  
 ADDRESS: 330 LOUISIANA BLVD. NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: THOMAS@WAYJOHN.COM

APPLICANT: FRANK CASALE / JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: P.O. BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT APPROVAL TO COMPLETE DRC INFRASTRUCTURE

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. 2-A-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION (TBKA: LA MIRADA TOWNHOMES)  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1-019 060 448 406 10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003095

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 16 Total site area (acres): 1.443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST. NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 7-17-2012

SIGNATURE [Signature] DATE 7-17-12

(Print Name) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70207</u>	<u>EPP</u>	_____	<u>\$ 50.00</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>July 25, 2012</u>			Total <u>\$ 70.00</u>

[Signature]  
 7-17-12  
 Staff signature & Date

Project # 1003095

**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.

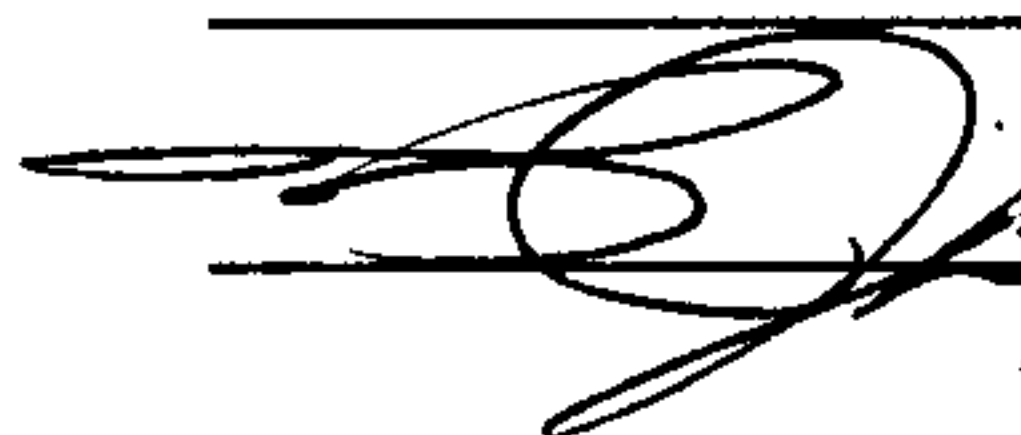
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 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 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
- 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.

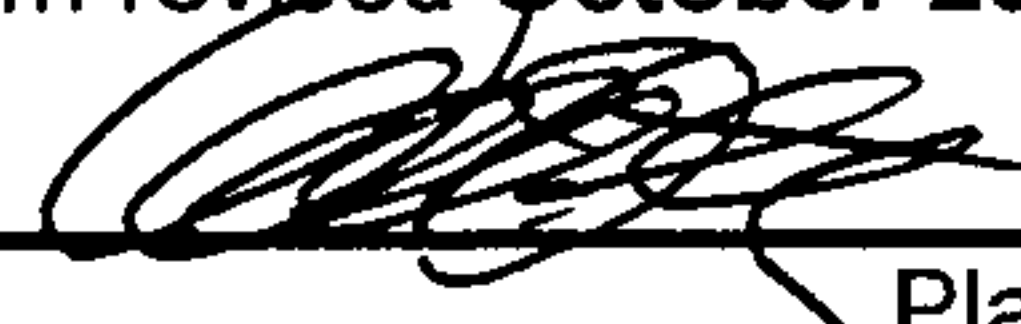
THOMAS D. JOANSTON (AGENT)  
 Applicant name (print)  
  
 Applicant signature / date  
 7-17-12



Form revised October 2007

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

Application case numbers  
 12 - DRB - 70207

  
 Planner signature / date  
 7-17-12  
 Project # 1003095



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): WAYJOHN SURVEYING, INC. PHONE: 255-2092  
 ADDRESS: 330 LOUISIANA BLVD. NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE: NM ZIP: 87108 E-MAIL: THOMAS@WAYJOHN.COM

APPLICANT: FRANK CASALE / JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: P.O. BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE: NM ZIP: 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT APPROVAL TO COMPLETE DRC INFRASTRUCTURE

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. 2-A-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION (TBKA: LA MIRADA TOWNHOMES)  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1-019 060 448 406 10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003095

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 16 Total site area (acres): 1.443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST. NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 7-17-2012

**SIGNATURE**

[Signature] DATE 7-17-12  
 (Print Name) THOMAS D. JOHNSTON Applicant:  Agent

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB- 70207</u>	<u>EPP</u>	_____	\$ <u>50.00</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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>70.00</u>

Hearing date July 25, 2012

[Signature]  
 7-17-12  
 Staff signature & Date

Project # 1003095

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

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  - 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.


THOMAS D. JOHNSTON (AGENT)  
  
 Applicant name (print)  
 7-17-12  
 Applicant signature / date



Form revised October 2007

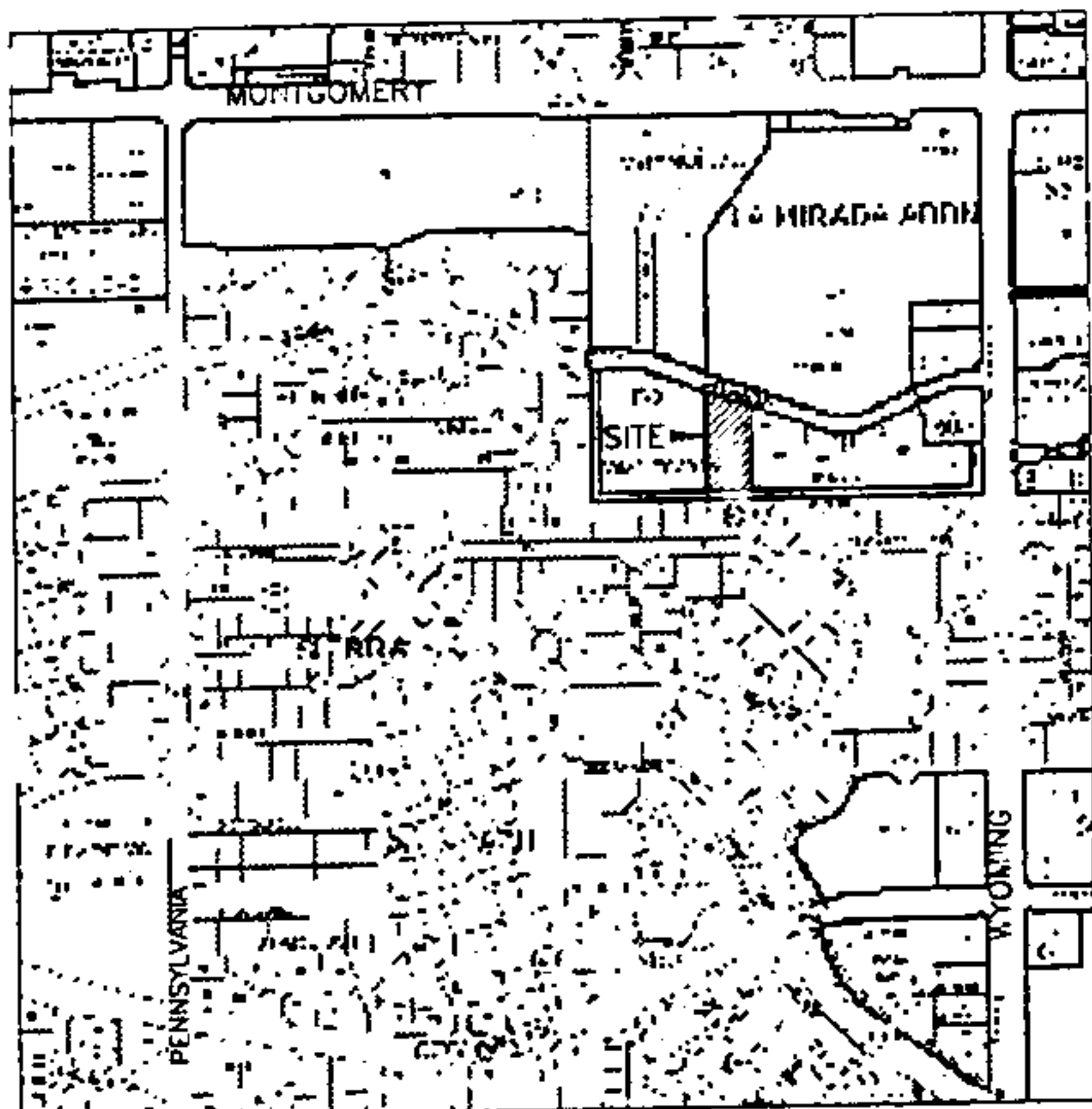
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 12 - DRB - 70207

  
 7-17-12  
 Planner signature / date  
 Project # 1003095



VICINITY MAP (G-19) NO SCALE



SUBDIVISION DATA

1. B Proj. No. 1003095
  2. Stone Acls Index No. G-19
  3. Gross acreage 1.1443 Ac.
  4. Existing number of platted lots 1  
Replatted number of lots 16
- LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and Distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 as shown on the Plat of Lot 2-A-2-A, La Mirada Subdivision, filed xx/xx/2010 in Book 200C, page xxx. Maintenance of this easement is the responsibility of the members of the Home Owners Association.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.  
A Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
11. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
12. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. 5' X 5' Water Meter Easements are granted by this plat as graphically noted.
14. 7' Public Sidewalk Easement is granted by this plat.
15. The property on this plat is subject to a Pre-Development Facilities Fee Agreement

with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:  
Frank R. Casale & James A. Seligman  
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 200C, page 100 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=1,505,484.694, NAD 83) bears N 11° 33' 08" E, 3565.62 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 50.53 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

Notary Public

James A. Seligman, Co-Owner \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires \_\_\_\_\_

Notary Public

LOTS 1-P1 THRU 16-P1  
LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

APRIL 2011

PROJECT NUMBER: 1003095

Application Number: \_\_\_\_\_

City Approvals:

City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

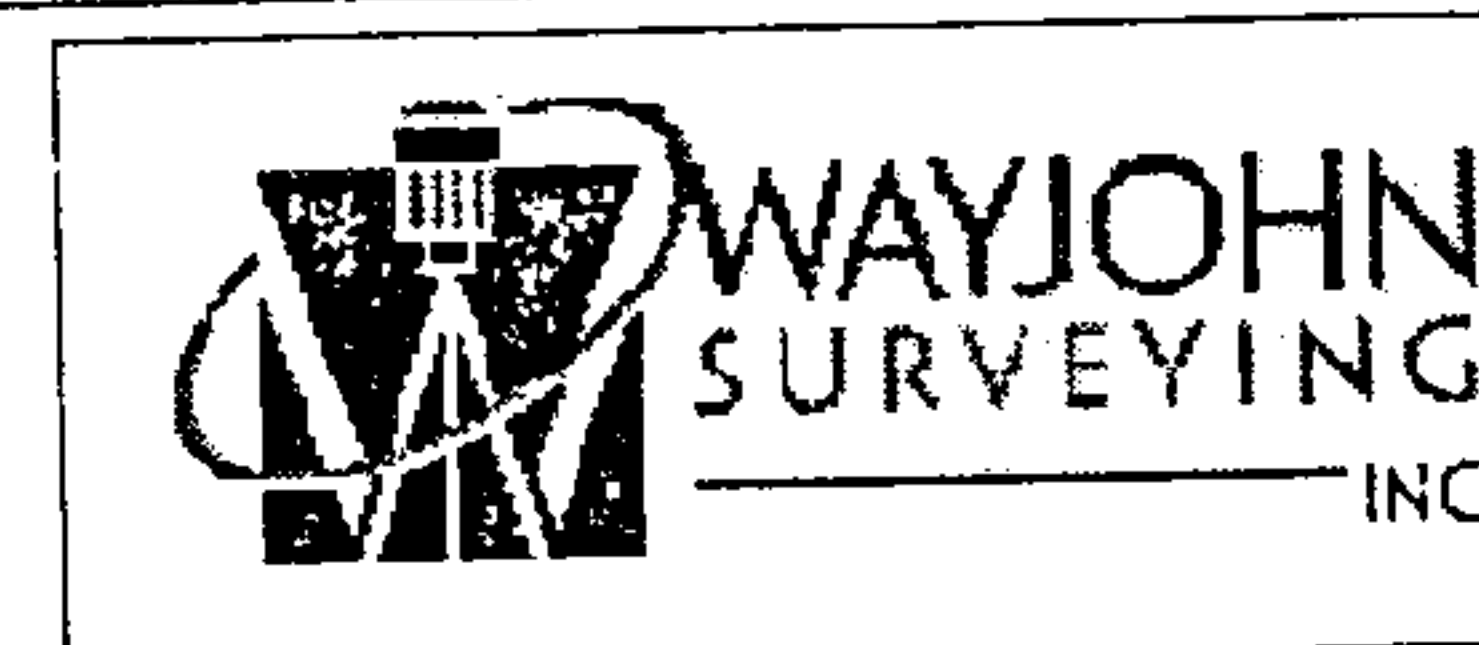
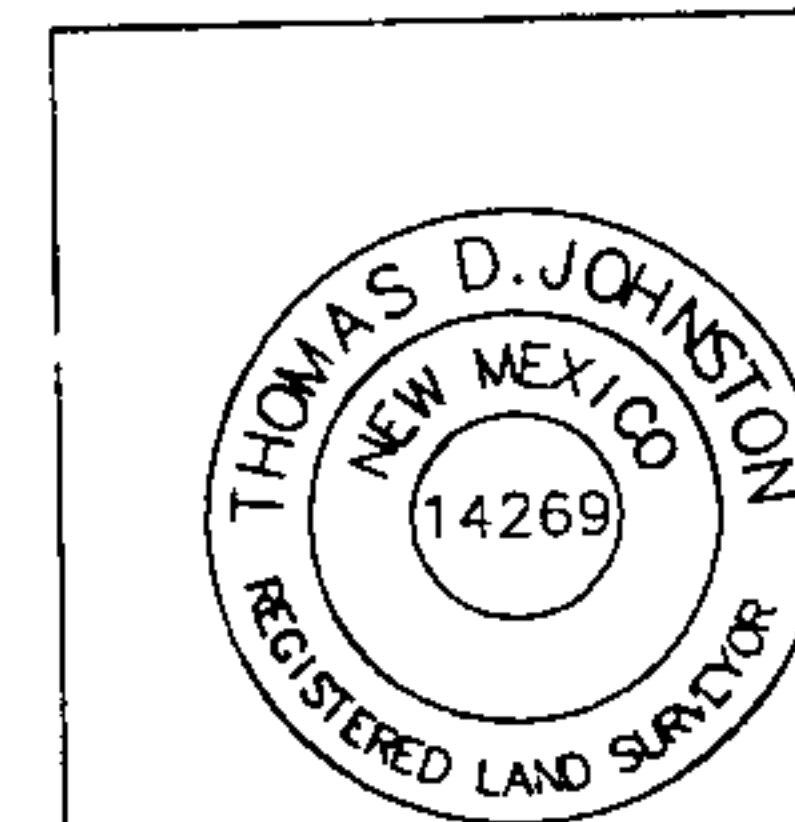
Utility Approvals:

PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Comcast	_____	Date	_____
Qwest	_____	Date	_____

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 \_\_\_\_\_ Date \_\_\_\_\_



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE (505) 255-2052 FAX: (505) 255-2837

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J		
OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T. 10 N. R. 4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWING NO. SP70108.DWG	DATE: 15 APR 2011	SHEET 1 OF 2

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plot are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related communication and facilities, including but not limited to above ground pedestals and closures.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above together with the free access to, from and over said easement, including sufficient working area and 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, sign, pool, above ground or subterranean structure, concrete or wood pool decking, or other structure shall be constructed on said easements, nor shall they be drilled or excavated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of poles, decking or any structures adjacent to within or near easements shown on this plot.

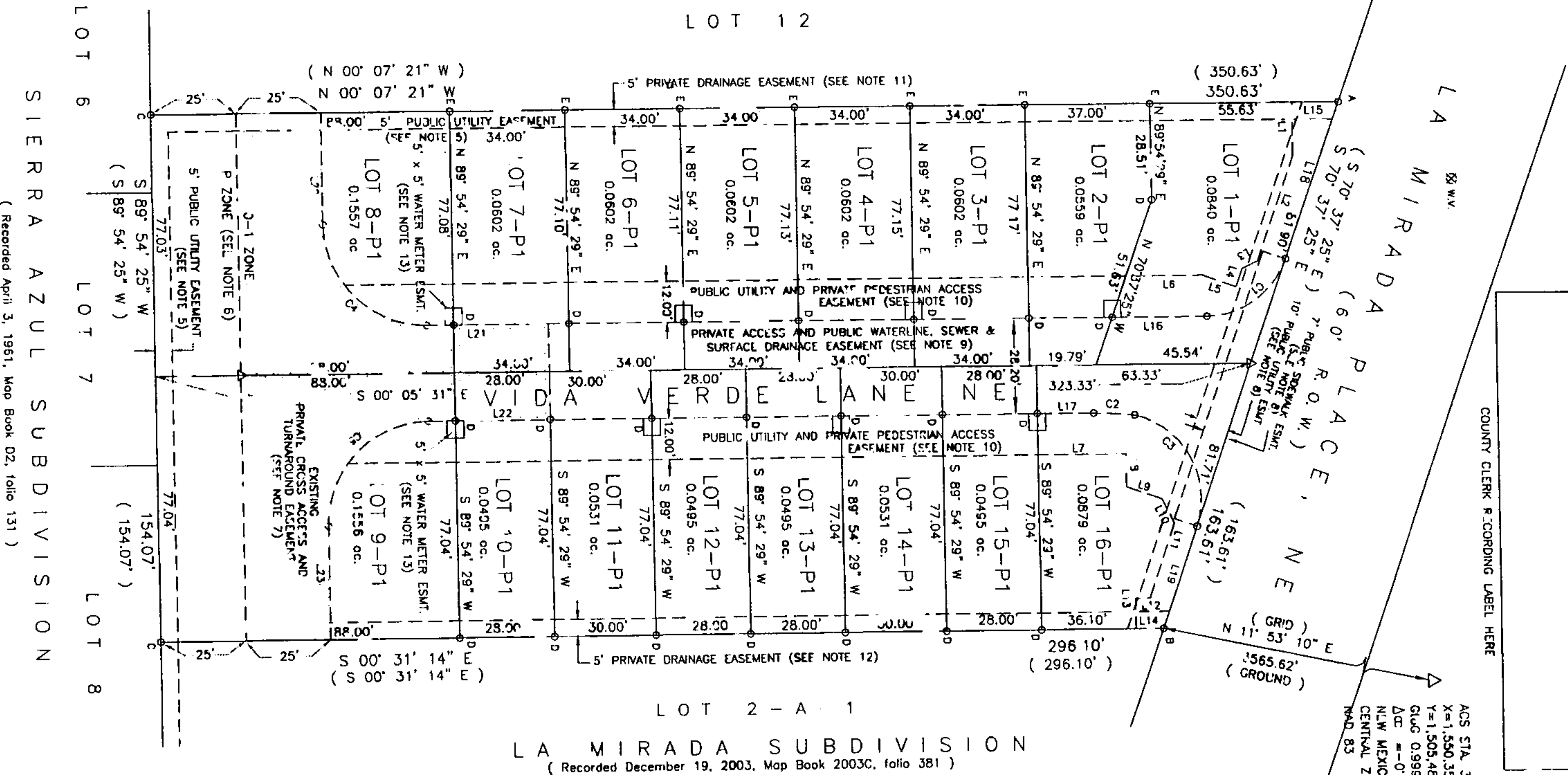
In approving this plot, the utility companies did not conduct a Title Search of the properties shown herein. Consequently, the utility companies do not warrant or release any easement or easements, rights which may have been granted by this plot, report or other document and which are not shown on this plot.

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

( Recorded March 19, 1974, Map Book C9, folio 165 )

**LA MIRADA SUBDIVISION**

**LOT 12**



( Recorded December 19, 2003, Map Book 2003C, folio 381 )

**LA MIRADA SUBDIVISION**

ACS STA. 3-F194B  
 X=1,550,358.414  
 Y=1,505,484.094  
 GUG 0.999952789  
 DCC =-0.1024,13"  
 N.W. MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

COUNTY CLERK RECORDING LABEL HERE

**LOTS 1-16 THRU 16-P1  
 LA MIRADA TOWNHOMES**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM  
 APRIL 2011

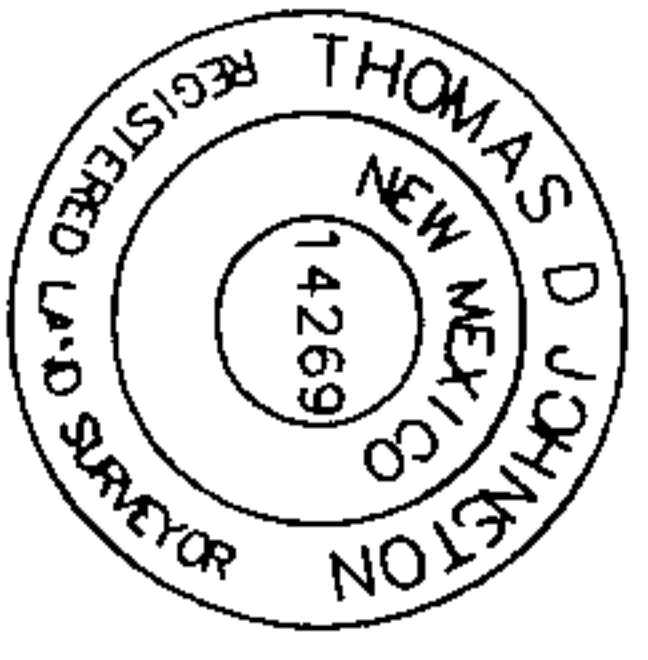
**EASEMENT TANGENT TABLE**

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.79'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	3.82'
L5	N 1°12'35" E	10.46'
L6	S 00°05'31" E	22.50'
L7	N 00°05'31" W	26.63'
L8	S 85°54'25" E	9.47'
L9	N 15°22'45" E	11.07'
L10	N 64°22'35" E	4.60'
L11	S 70°37'25" E	22.71'
L12	S 00°05'31" E	4.2'
L13	N 4°54'25" E	9.00'
L14	N 0°37'14" W	8.70'
L15	N 6°07'21" W	13.83'
L16	S 00°05'31" E	27.86'
L17	N 00°05'31" W	16.71'
L18	S 70°37'25" E	49.27'
L19	S 70°37'25" E	31.40'
L20	N 09°54'29" E	32.86'
L21	N 00°05'31" W	36.00'
L22	S 00°05'31" E	36.71'
L23	N 81°54'29" E	32.94'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	23.00'	3.78'	70°31'55"	N 35°21'28" W	28.47'
C2	105.80'	1.21'	06°35'42"	N 03°21'13" E	12.18'
C3	25.00'	4.18'	95°52'50"	N 07°26'10" E	37.12'
C4	30.00'	4.71'	00°00'00"	N 44°54'29" E	42.43'
C5	30.00'	4.71'	00°00'00"	S 44°05'31" E	42.43'

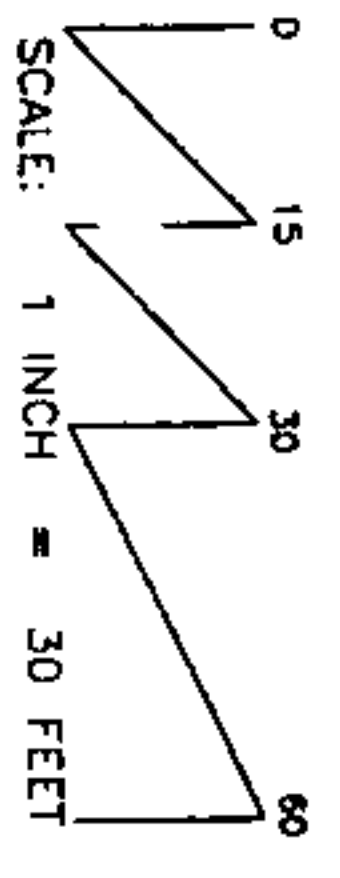
NOTE: CENTERLINE Δ (IN LTR OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

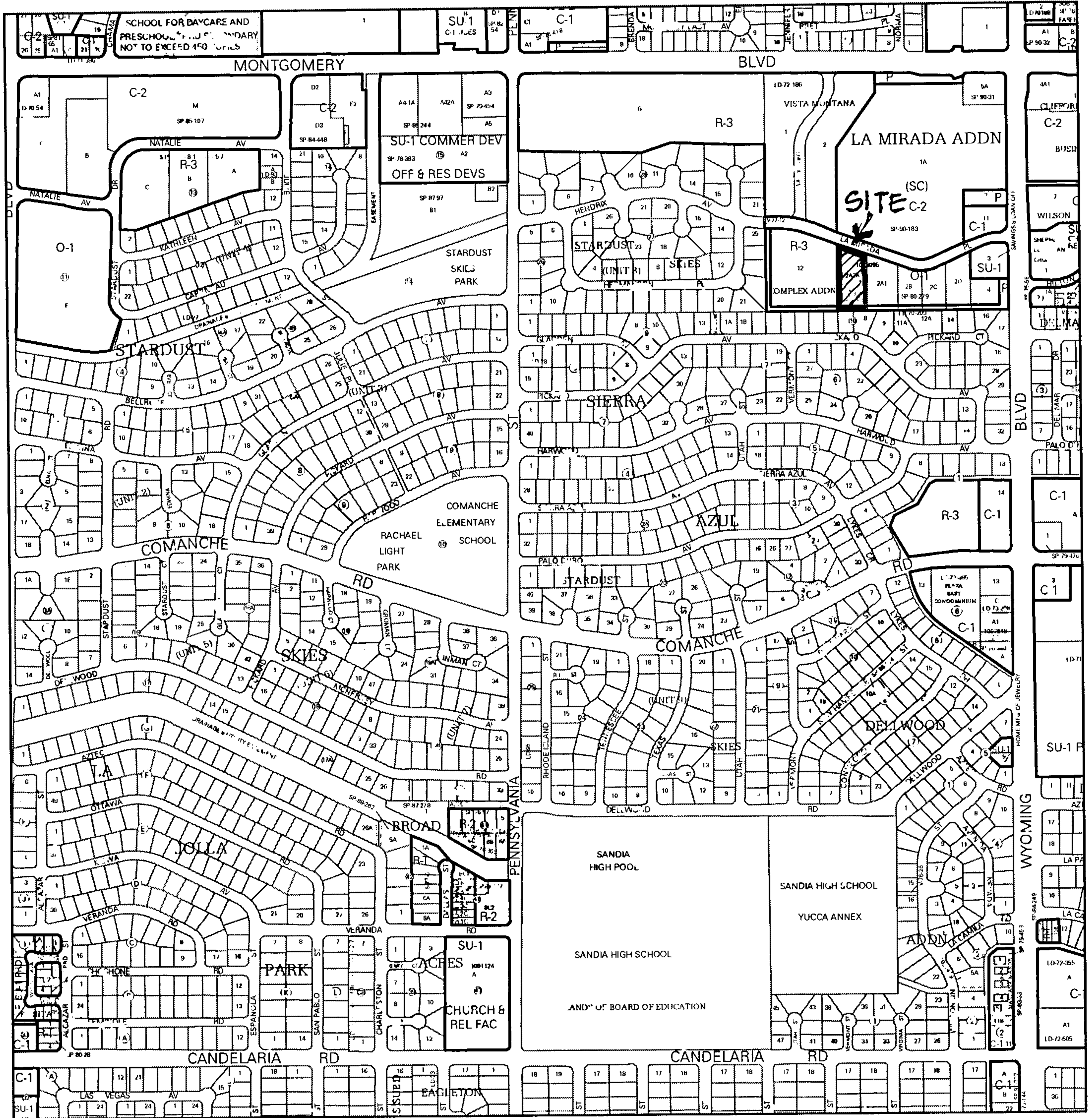


330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY  
 OWNER: CASALE/STUBBAM  
 LOCATION: SEC. 6 N.M.P.M.  
 LA MIRADA TOWNHOMES  
 DRAWING NO. SF70108.DWG  
 DRAWN: TRV  
 CHECKED: TDJ  
 SCALE: 1" = 30'  
 DATE: 15 APR 2011  
 SHEET NO. 2 OF 2

FOUND/SET MONUMENT LEGEND:  
 O A FOUND #4 REBAR AND CAP PA-TROCK IS 12651"  
 B FOUND #4 REBAR AND CAP WAYJOHN PS 14269"  
 C SET #4 REBAR AND CAP PS 14269"  
 D SET #4 REBAR AND CAP WAYJOHN PS 14269"  
 E SET PK NAIL AND CAP PS 14269"





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

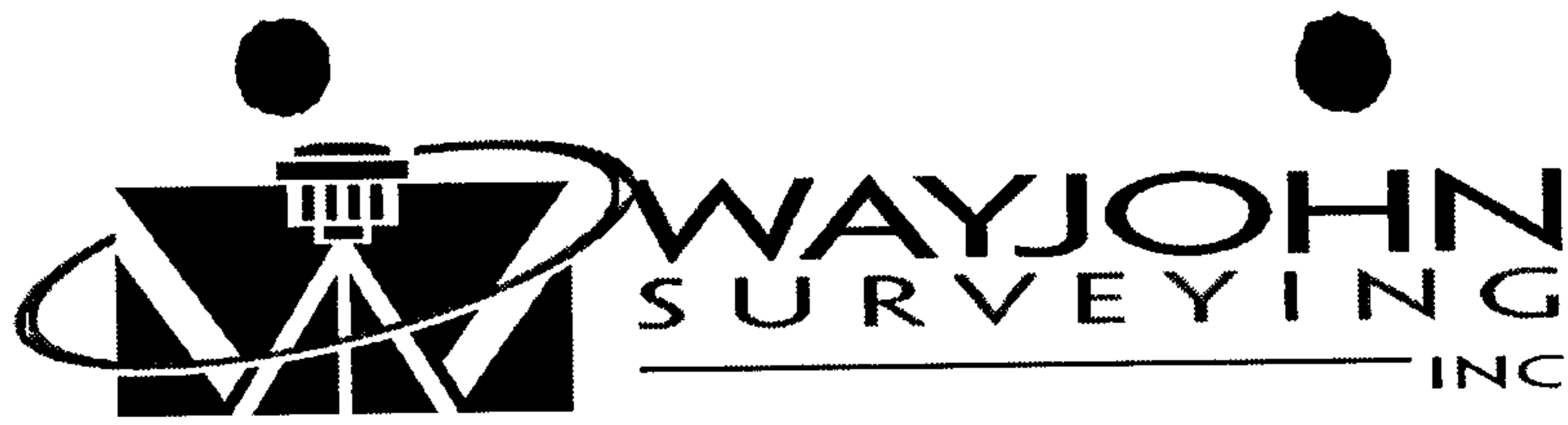
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 17, 2012

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Extension of Major Preliminary Plat, La Mirada Townhomes, Project No. 1003095

To Whom It May Concern:

I am requesting a one year preliminary plat extension for La Mirada Townhomes. The approval process through DRC is almost complete, but it may not be done by the expiration of the preliminary plat. The SIA is nearly completed. Therefore, we would like to extend the preliminary plat approval to avoid having to begin the application process anew.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

Current DRC  
Project Number: 719882

FIGURE 12

Date Submitted: 8-11-10

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 8-11-10

Date Preliminary Plat Expires: 8-11-11

DRB Project No.: 1003095

DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**

**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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

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"/>						/	/	/	
<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

Engineering certification of the Grading Plan required for release of SIA and financial guarantees.

- 1 16 RESIDENTIAL WATER AND SEWER STUB-OUTS INCLUDED FOR SANITARY SEWER AND WATERLINE ITEMS.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

*[Signature]* 8-10-10  
SIGNATURE - date

*[Signature]* 8-11-10  
DRB CHAIR - date

*[Signature]* 08-11-10  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 08/11/10  
ABCWUA - date

*[Signature]* 8/11/10  
CITY ENGINEER - date

*[Signature]* 8-11-10  
PARKS & RECREATION - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 27, 2011

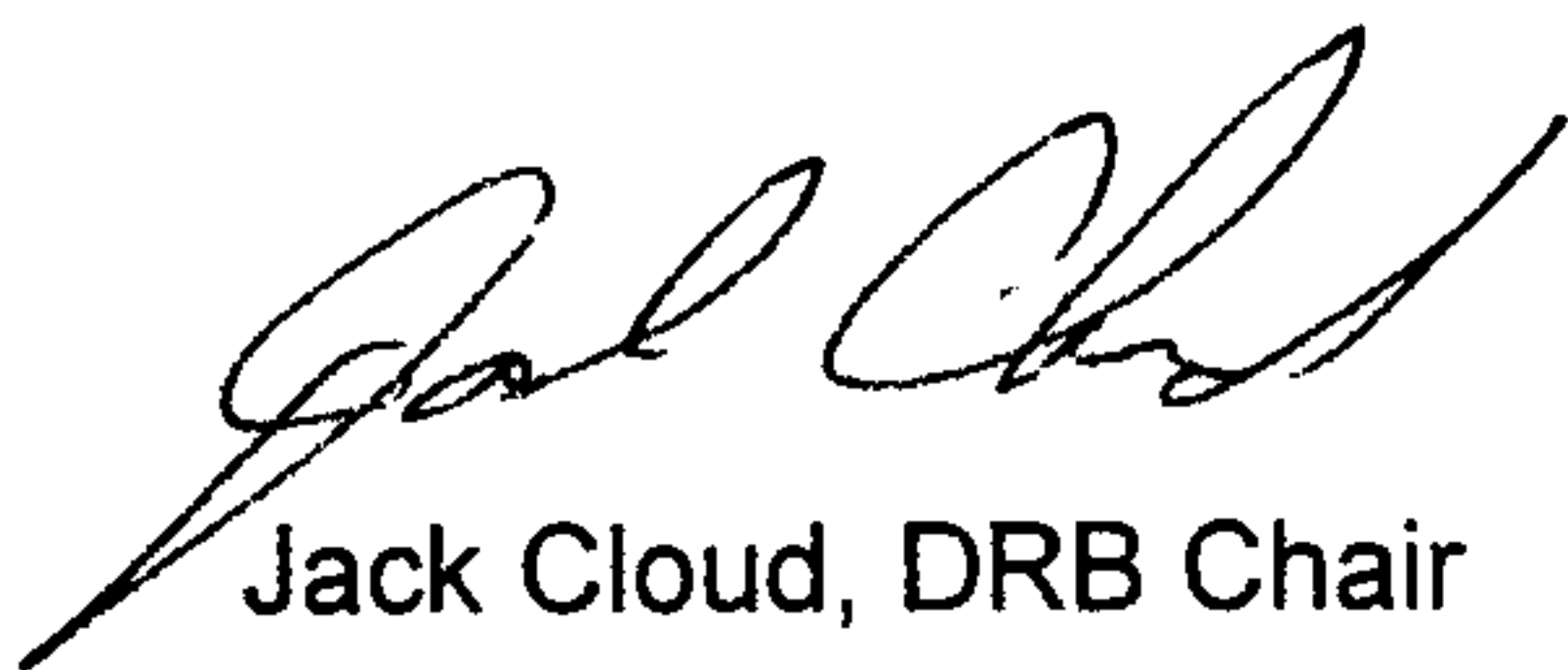
**Project# 1003095**  
11DRB-70196 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK SASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION TBKA LA MIRADA TOWN HOMES** zoned O-1/CONDITIONAL USE, located on LA MIRADA BETWEEN WYMONING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19)

At the July 27, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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



Jack Cloud, DRB Chair

Cc: Wayjohn Surveying Inc. – 330 Louisiana Blvd NE – Albuquerque, NM 87108  
Cc: Frank Casale/James Seligman – P.O. Box 11518 – Albuquerque, NM 87192  
Marilyn Maldonado  
File

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

Category Code **910**  
**2011 070 196**

07/19/2011 Issued By: BLDVAVM 116190

**Application Number:** 11DRB-70196, Ext Of Major Preliminary Plat

**Address:**

**Location Description:** LA MIRADA BETWEEN WYMONING AND PENNSYLVANIA

**Project Number:** 1003095

#### Applicant

FRANK SASALE/JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192  
328-2201

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$50.00</b>
<b>TOTAL:</b>		<b>\$70.00</b>

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

7/19/2011 11:34AM LOC: ANNX  
WS# 007 TRANS# 0017  
RECEIPT# 00146132-00146132  
PERMIT# 2011070196 TRSCCS  
Trans Amt \$70.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
VI \$70.00  
CHANGE \$0.00

Thank You





Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYJOHN SURVEYING INC. PHONE: 255.2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: THOMAS@WAYJOHN.COM

APPLICANT: FRANK CASALE / JAMES SELIGMAN PHONE: 328.2201  
 ADDRESS: PO BOX 11518 FAX: 255.5777  
 CITY: AUBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLOT APPROVAL TO COMPLETE DRC INFRASTRUCTURE

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. 2-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION TBKA LA MIRADA TOWNHOMES.  
 Existing Zoning: 0-1 (CONDITIONAL USE) Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1 019 060 448 406 10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003095

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 1.1443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE [Signature] DATE 7.19.11  
 (Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>110RB - 70196</u>	<u>EPA</u>	_____	<u>\$ 50.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>7-27-11</u>			Total <u>\$ 70.00</u>

[Signature]  
 7-19-11  
 Planner signature / date

Project # 1003095

**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 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
  - 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.

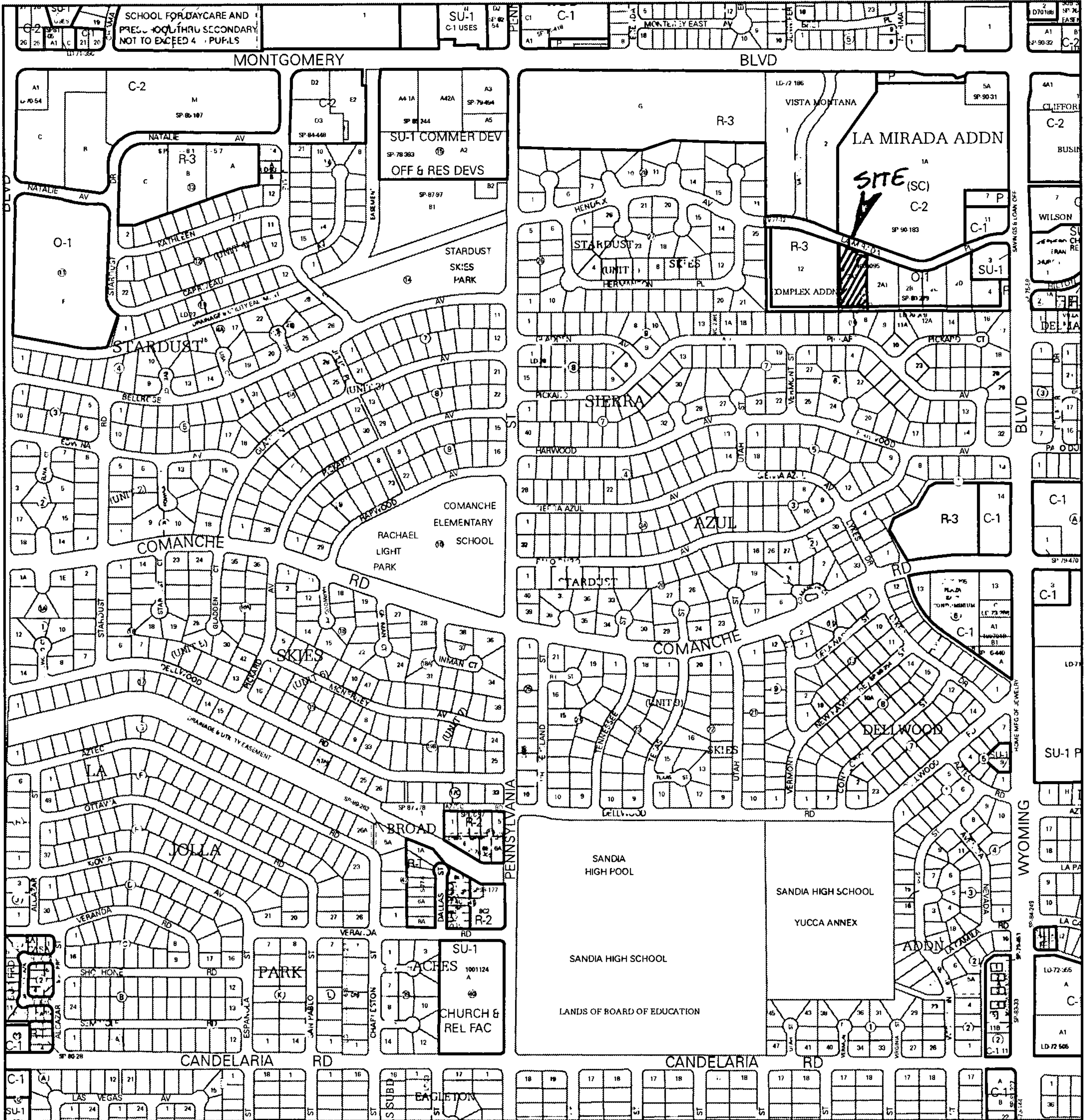
THOMAS D. JOHNSON (AGENT)  
 Applicant name (print)  
[Signature] 7-19-11  
 Applicant signature / date



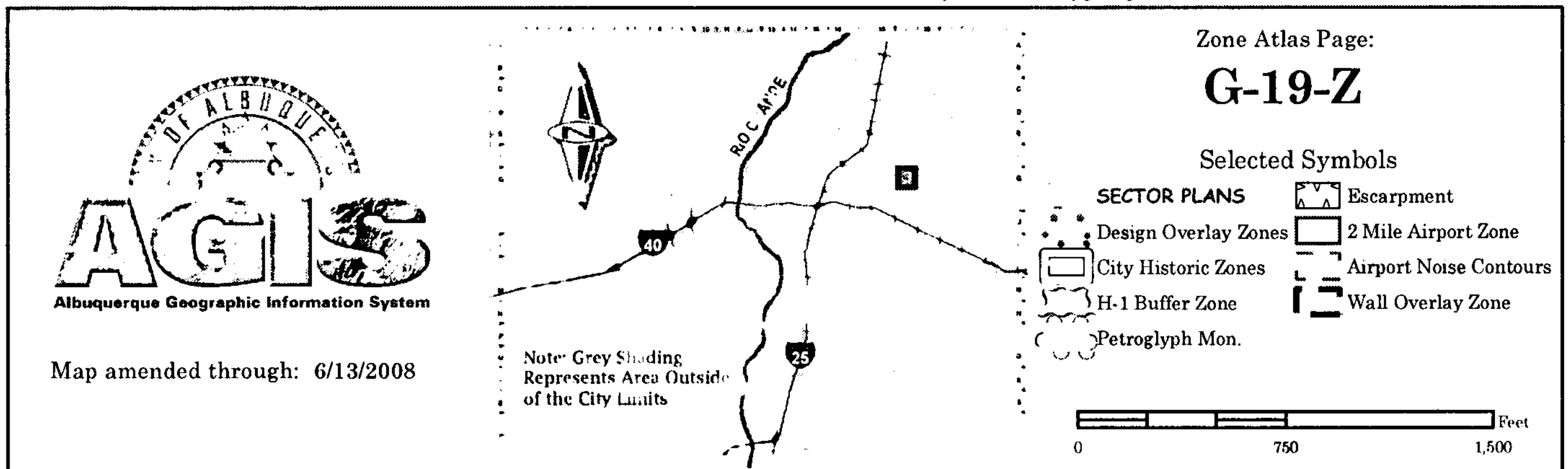
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
110RB-70196

[Signature] 7-27-11  
 Planner signature / date  
 Project # 100385



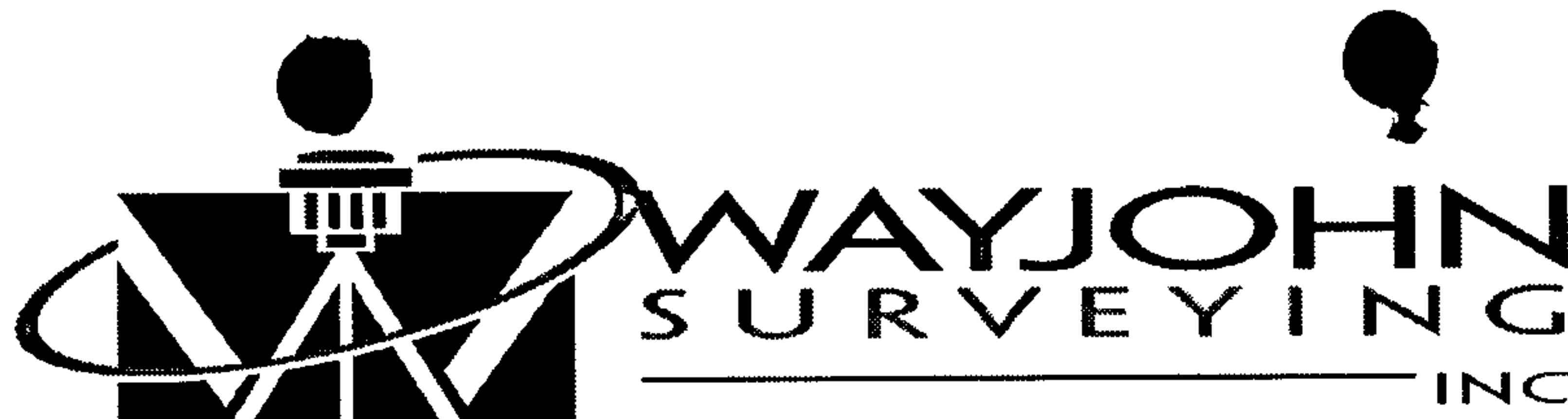
For more current information and more details visit: <http://www.cabq.gov/gis>



Zone Atlas Page:

**G-19-Z**

Selected Symbols



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 19, 2011

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Extension of Major Preliminary Plat, La Mirada Townhomes, Project No. 1003095

To Whom It May Concern:

I am requesting a one year preliminary plat extension for La Mirada Townhomes. The approval process through DRC is almost complete, but it may not be done by the expiration of the preliminary plat. Therefore, we would like to extend the preliminary plat approval to avoid having to begin the application process anew.

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Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

Current DRC  
Project Number: 719882

FIGURE 12

Date Submitted: 8-11-10  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 8-11-10  
Date Preliminary Plat Expires: 8-11-11  
DRB Project No.: 1003095  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
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		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

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"/>						/	/	/	
<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

Engineering certification of the Grading Plan required for release of SIA and financial guarantees.

- 1 16 RESIDENTIAL WATER AND SEWER STUB-OUTS INCLUDED FOR SANITARY SEWER AND WATERLINE ITEMS.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

[Signature] 8-10-10  
SIGNATURE - date

[Signature] 8-11-10  
DRB CHAIR - date

[Signature] 08-11-10  
TRANSPORTATION DEVELOPMENT - date

[Signature] 08/11/10  
ABCWUA - date

[Signature] 8/11/10  
CITY ENGINEER - date

[Signature] 8-11-10  
PARKS & RECREATION - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 11, 2010

**Project# 1003095**

10DRB-70151 SIDEWALK WAIVER

10DRB-70152 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS

10DRB-70150 MAJOR - PRELIMINARY PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for FRED CASALE/ JAMES SELIGMAN request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION (TO BE KNOWN AS LA MIRADA TOWNHOMES)** zoned O-1 ( CONDITIONAL USE) AND P, located on the south side of LA MIRADA PL NE between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) [*Deferred from 6/23/10, 7/21/10, 8/4/10*]

At the August 11, 2010, Development Review Board meeting, with the signing of the infrastructure list dated 8/11/10 and with an approved grading and drainage plan engineer stamp dated 5/21/10 the preliminary plat was approved. An appropriate reference to the easement is a condition of final plat. The sidewalk waiver was approved as shown on exhibit c in the planning file. a subdivision design variance from minimum DPM design standards was approved.

If you wish to appeal this decision, you must do so by August 26, 2010, in the manner described below.

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

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

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

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

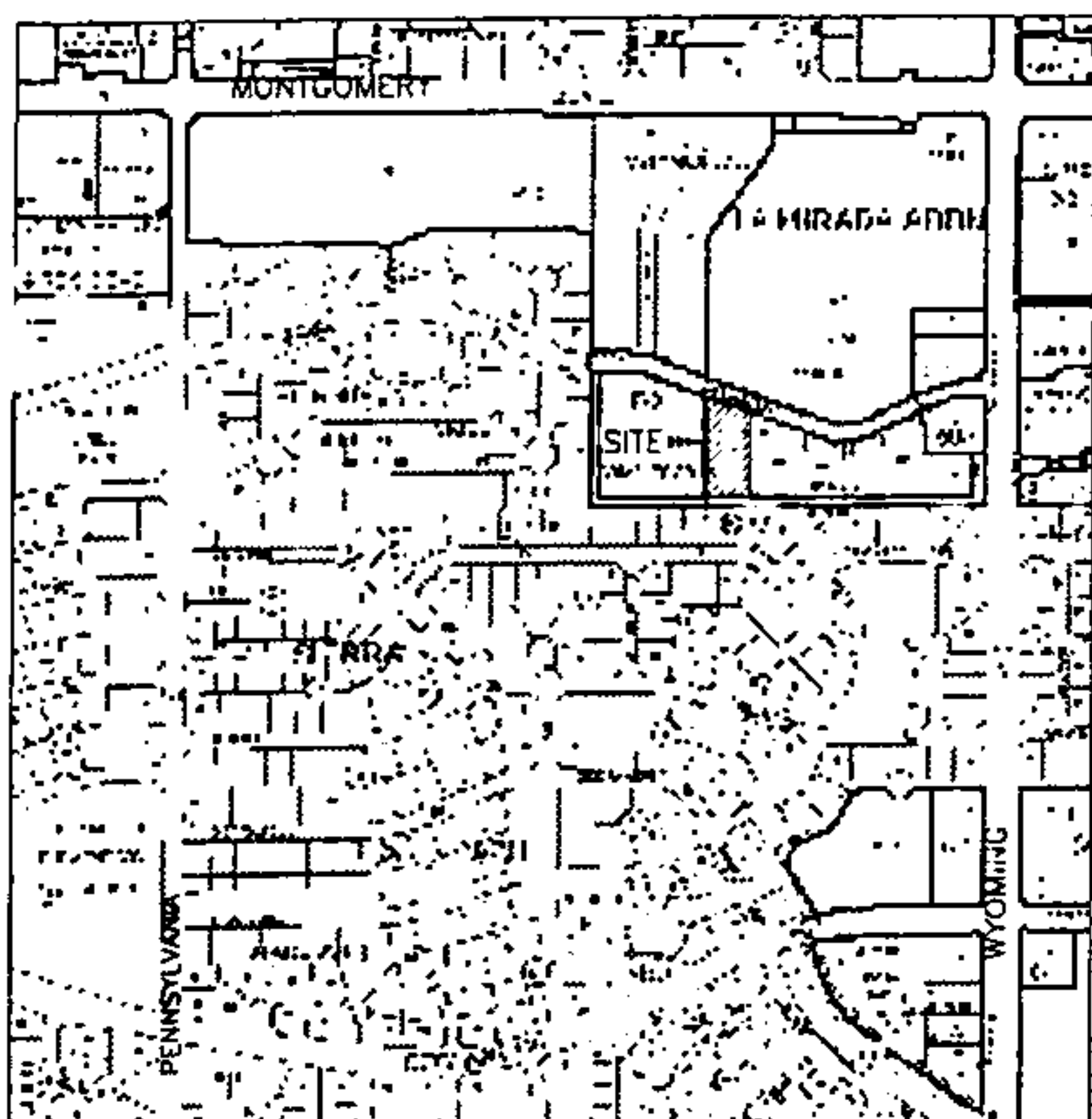
Jack Cloud, AICP, DRB Chair

Cc:

Marilyn Maldonado

file





- SECTION DATA**
- DRB Proj. No. 1003095
  - Zone Atlas Index No. G-19
  - Gross acreage 1.1443 Ac.
  - Existing number of platted lots 1  
Replatted number of lots 16
- LOG NO. 2008280640

- NOTES**
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
  - Perimeter distances are field measurements made on the ground.
  - Monuments recovered and accepted or reset are noted on inscribed plat.
  - No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
  - Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
  - Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17 folio 40.
  - Existing Private Cross Access and Turnaround easement for the benefit of Lot 2-A-1 as shown on the Plat of Lot 2-A-2-A, La Mirada Subdivision, filed xx/xx/2010 in Book 2010C, page xxx. Maintenance of this easement is the responsibility of the members of the Home Owners Association.
  - A Ten foot (10') Public Utility Easement is granted by this plat.
  - Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access easement is the responsibility of the members of the Home Owners Association.
  - A Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
  - A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
  - A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
  - 5' X 5' Water Meter Easements are granted by this plat as graphically noted.
  - 7' Public Sidewalk Easement is granted by this plat.
  - The property on this plat is subject to a Pre-Development Facilities Fee Agreement

with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

**PURPOSE OF PLAT**  
This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 019 060 448 405 10933

PROPERTY OWNER OF RECORD:  
Frank R. Casale & James A. Seligman  
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

**DESCRIPTION**

Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, page 100 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=505,484.694, NMSD Central Zone, NAD 83) bears N 11° 33' 08" E, 3565.62 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres more or less.

LOTS 1-P1 THRU 16-P1  
**LA MIRADA TOWNHOMES**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

APRIL 2011

PROJECT NUMBER: 1003095

Application Number: \_\_\_\_\_

**City Approvals:**

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**Utility Approvals:**

PNM Electric Services	Date
New Mexico Gas Company	Date
Comcast	Date
Qwest	Date

**FREE CONSENT**

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

\_\_\_\_\_  
Frank R. Casale, Co-Owner Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
James A. Seligman, Co-Owner Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J CHECKED: T D J DRAWING NO. SP70108 DWG	SCALE: 1" = 30' 15 APR 2011	FILE NO. SP-7-01-2008 SHEET 1 OF 2

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, 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, sign, pool (above ground or subsurface), hot tub, deck or wood pool decking, or other structure shall be constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

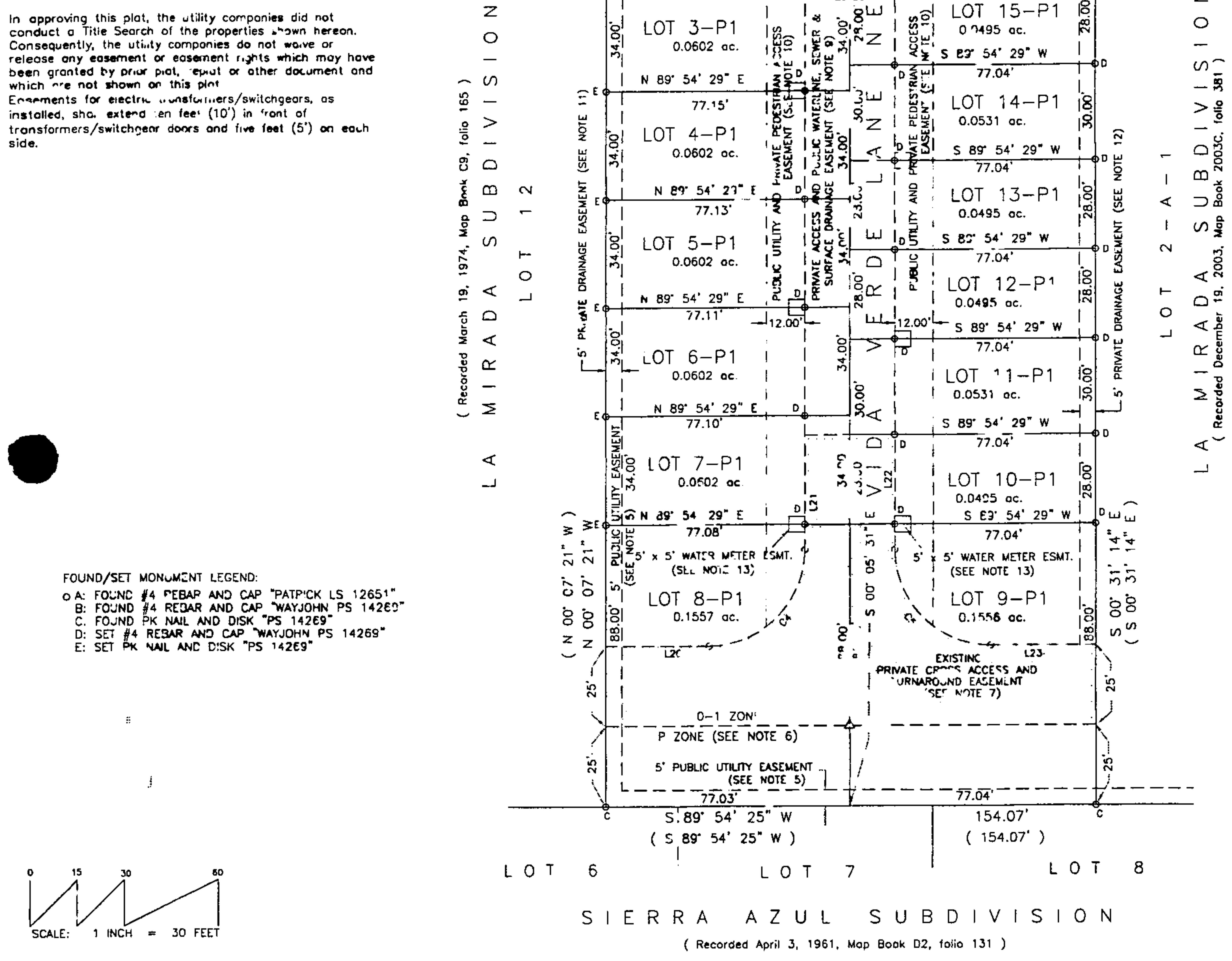
LOTS 1-P1 THRU 16-P1  
**LA MIRADA TOWNHOMES**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

APRIL 2011

COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F19AB  
X=1550.358414  
Y=1500.484694  
GLOG 0.999652789  
Δcc = -0°10'24.13"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE  
MAD 83



**EASEMENT TANGENT TABLE**

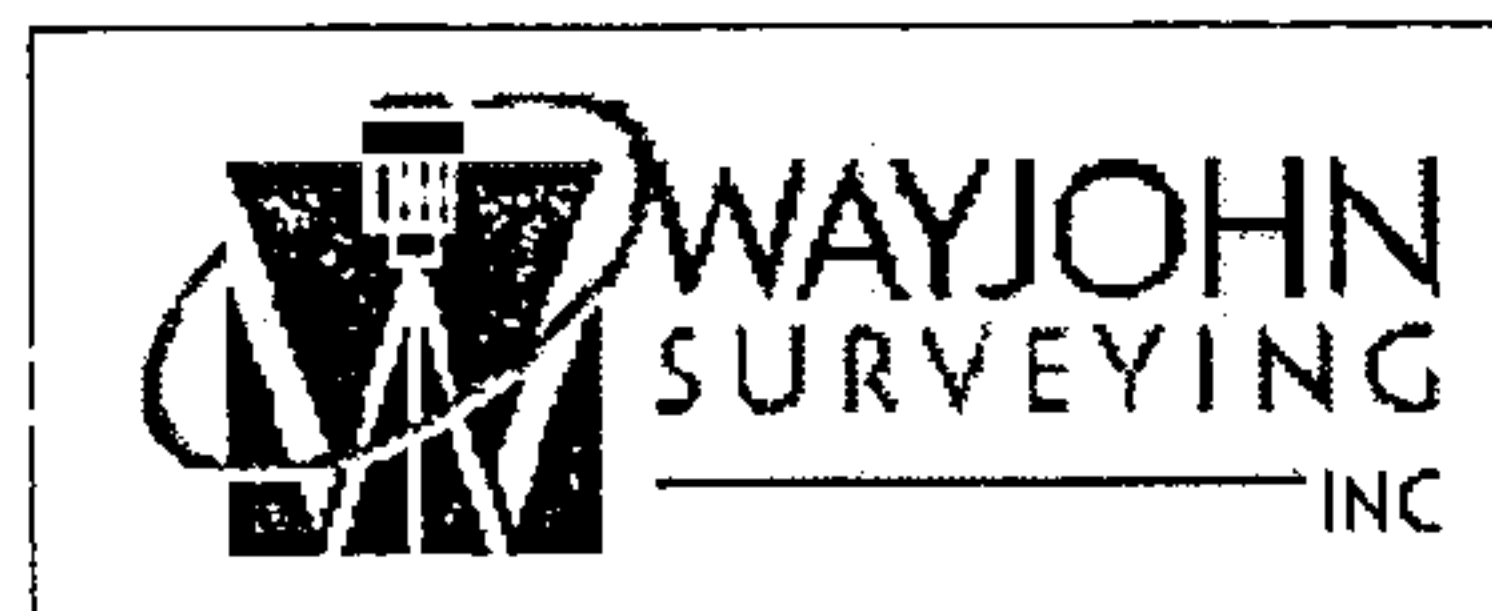
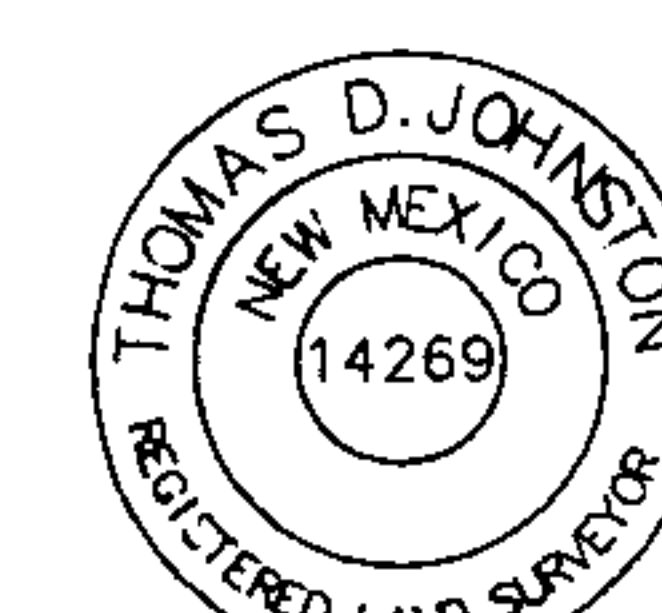
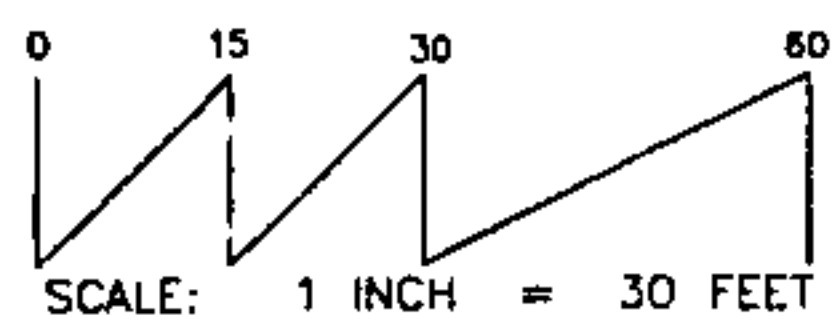
LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 1°22'35" E	10.46'
L6	S 00°05'31" E	22.50'
L7	N 00°05'31" W	26.00'
L8	S 63°54'29" E	9.47'
L9	N 19°22'35" E	11.07'
L10	N 64°22'35" E	8.00'
L11	S 70°37'25" E	22.87'
L12	S 00°05'31" E	4.26'
L13	N 89°54'29" E	9.03'
L14	N 00°05'31" W	8.10'
L15	N 00°07'2" W	13.03'
L16	S 00°05'31" E	27.60'
L17	N 00°05'31" W	16.71'
L18	S 70°37'25" E	49.27'
L19	S 70°37'25" E	31.40'
L20	N 89°54'29" E	32.96'
L21	N 00°05'31" W	36.00'
L22	S 00°05'31" E	36.00'
L23	N 89°54'29" E	37.94'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
C2	25.00'	12.15'	06°35'42"	N 03°21'13" E	12.18'
C3	25.00'	41.94'	85°52'50"	N 61°26'10" E	37.12'
C4	30.00'	47.21'	90°00'00"	N 44°54'29" E	42.43'
C5	30.00'	47.21'	90°00'00"	S 45°05'31" E	42.43'

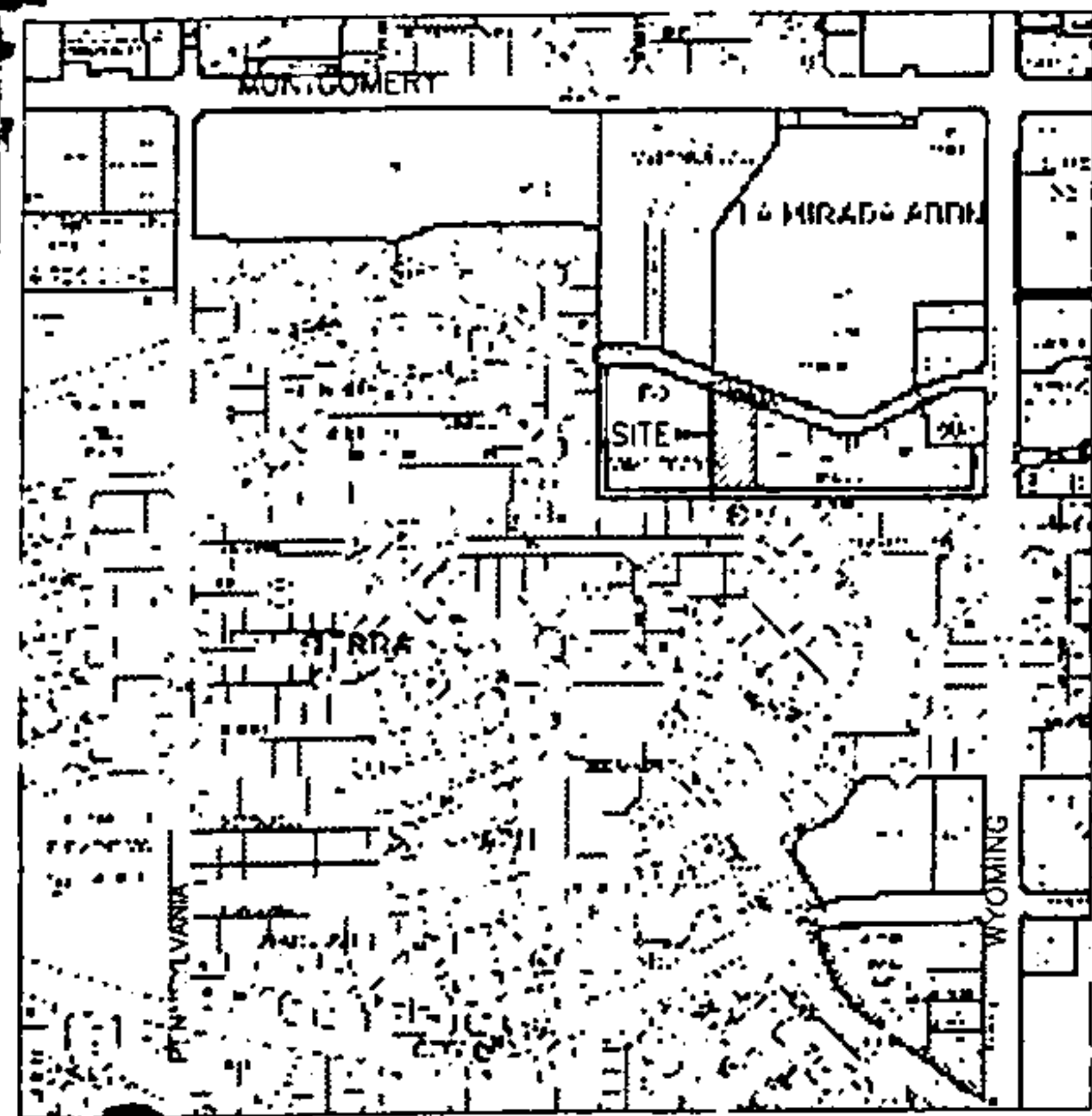
NOTE: CENTERLINE Δ (N 1/4 OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

- FOUND/SET MONUMENT LEGEND:**
- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
  - B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
  - C: FOUND PK NAIL AND DISK "PS 14269"
  - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
  - E: SET PK NAIL AND DISK "PS 14269"



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2837

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T. 10 N., R. 4 E., N.M.P.M. LA MIRADA TOWNHOMES	CHECKED: T D J	DRAWING NO. SP70108.DWG	SHEET 2 OF 2
		15 APR 2011	



COUNTY CLERK RECORDING LABEL HERE

LOTS 1-P1 THRU 16-P1  
**LA MIRADA TOWNHOMES**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

APRIL 2011

PROJECT NUMBER: 1003095  
 Application Number: \_\_\_\_\_

City Approvals:

City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
AGCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Utility Approvals:

PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Comcast	_____	Date	_____
Qwest	_____	Date	_____

DESCRIPTION  
 Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, page 10C and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "J-F19AB" (x=1,540,358.414, y=1505,484.034, NMSP Central Zone, NAD 83) bears N 11° 33' 08" E, 3565.62 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

SECTION DATA  
 1. DRB Proj. No. 1003095  
 2. Zone Atlas Index No. G-19  
 3. Gross acreage 1.1443 Ac.  
 4. Existing number of platted lots 1  
 Replatted number of lots 16  
 LOG NO. 20C828C540

- NOTES
- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
  - Perimeter distances are field measurements made on the ground.
  - Monuments recovered and accepted or reset are noted on inscribed plat.
  - No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
  - Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 3/7/1980 in Volume C17, folio 40.
  - Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17 folio 40.
  - Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 as shown on the Plat of Lot 2-A-2-A, La Mirada Subdivision, filed xx/xx/2010 in Book 2010C, page xxx. Maintenance of this easement is the responsibility of the members of the Home Owners Association.
  - Ten foot (10') Public Utility Easement is granted by this plat.
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  - A 5' out Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of lots 1-P1 through 8-P1.
  - A 5' out Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of lots 9-P1 through 16-P1.
  - 5' X 5' Water Meter Easements are granted by this plat as graphically noted.
  - 7' Public Sidewalk Easement is granted by this plat.
  - The property on this plat is subject to a Pre-Development Facilities Fee Agreement

FREE CONSENT  
 The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

\_\_\_\_\_  
 Frank R. Casale, Co-Owner Date

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by Frank R. Casale

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 James A. Seligman, Co-Owner Date

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

SURVEYOR'S CERTIFICATE  
 I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

**WAYJOHN SURVEYING INC**

330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 019 060 448 406 10013

---

PROPERTY OWNER OF RECORD:  
 Frank R. Casale & James A. Seligman

---

BERNALILLO COUNTY TREASURER'S OFFICE

INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N. R.4 E. N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70103 DWG	15 APR 2011 SHEET 1 OF 2

**PUBLIC UTILITY EASEMENTS**

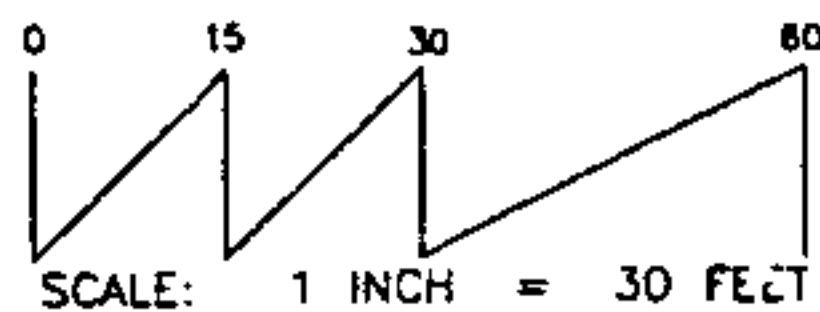
Public Utility Easements shown on this plat are granted for the common and joint use of:  
 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.  
 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.  
 3. Quest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.  
 4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, 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, sign, pool (above ground or subsurface), hot tub, deck 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 or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

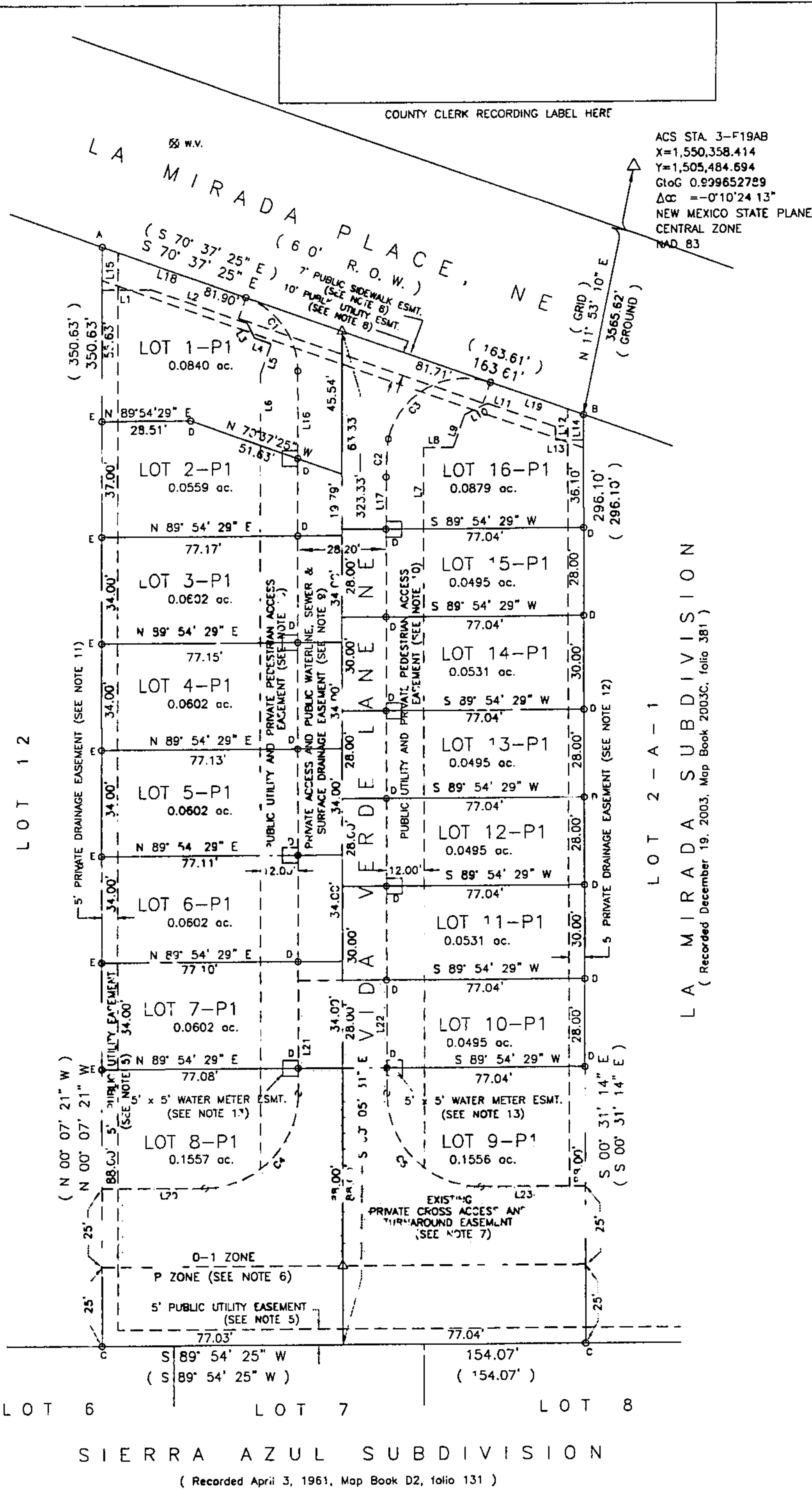
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 Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

**FOUND/SET MONUMENT LEGEND:**

- A: FOUND #4 REBAR AND CAP "PATRICK L'S 12651"
- B: FOUND #4 REBAR AND CAP "WAYJOHN P'S 14253"
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN P'S 14269"
- E: SET PK NAIL AND DISK "PS 14269"



( Recorded March 19, 1974, Map Book CB, folio 165 )  
**LA MIRADA SUBDIVISION**  
**LOT 12**



**LOTS 1-P1 THRU 16-P1**  
**LA MIRADA TOWNHOMES**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

APRIL 2011

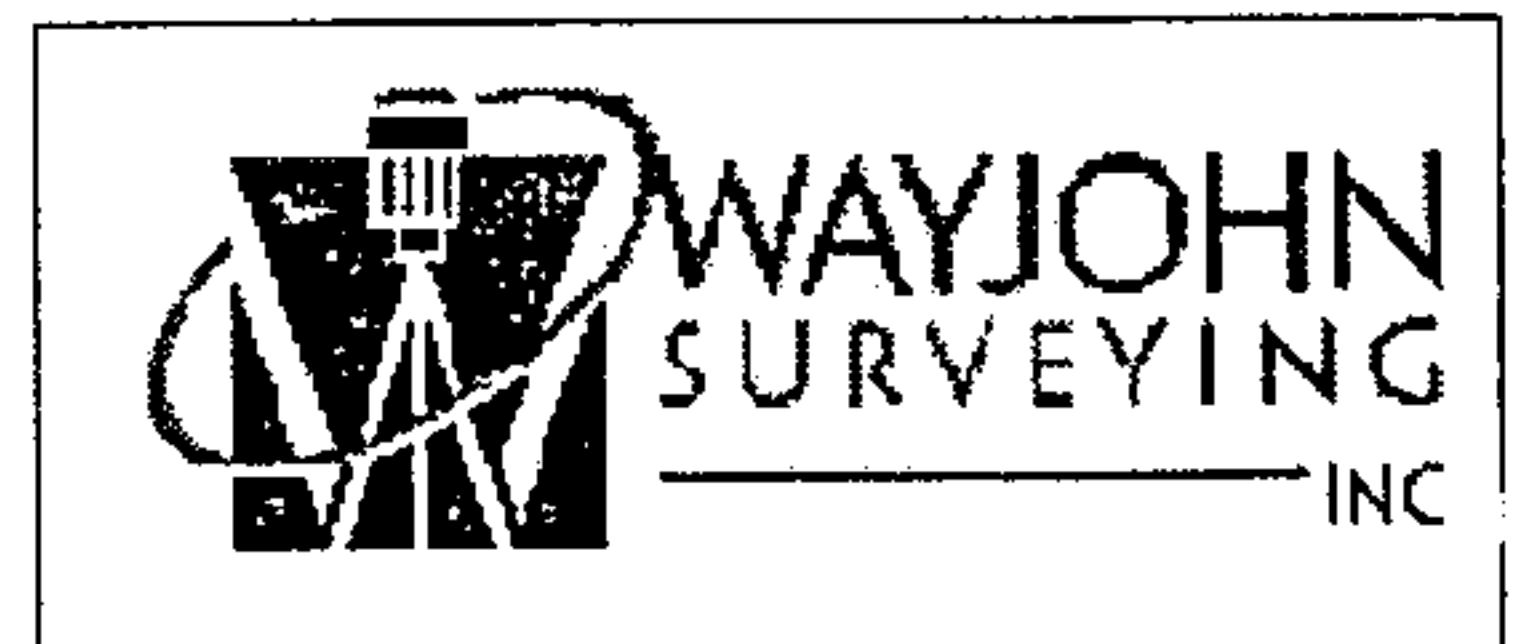
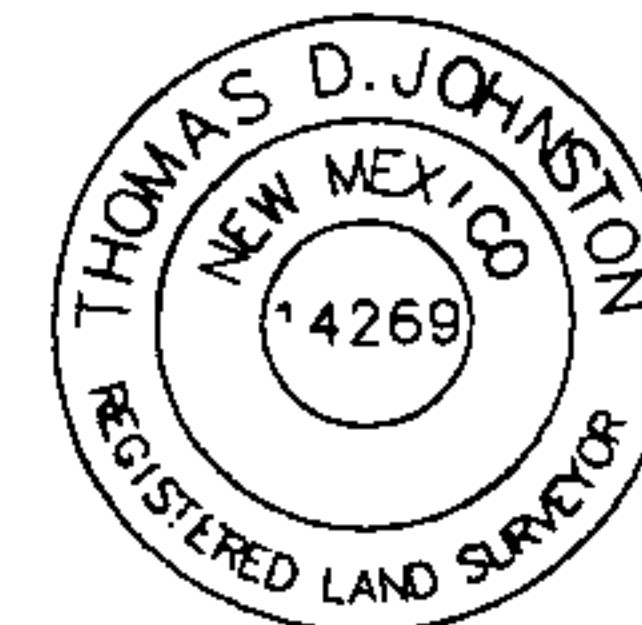
**EASEMENT TANGENT TABLE**

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.03'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 15°22'36" E	10.46'
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L12	S 60°05'44" E	4.26'
L13	N 60°05'29" E	9.00'
L14	N 60°05'31" W	8.10'
L15	N 07°07'21" W	13.63'
L16	S 60°05'31" E	27.06'
L17	N 60°05'31" W	16.71'
L18	S 70°37'25" E	49.27'
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**EASEMENT CURVE TABLE**

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NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".



**330 LOUISIANA BLVD., N.E.**  
**ALBUQUERQUE, N.M. 87108**  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. 5-70108.DWG	SHEET 2 OF 2
OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T. 10 N., R. 4 E., N.M.P.M. LA MIRADA TOWNHOMES	DATE: 15 APR 2011		

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 8-11-10  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 8-11-10  
Date Preliminary Plat Expires: 8-11-11  
DRB Project No.: 1003095  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**  
**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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL. NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

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"/>						/	/	/
<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

Engineering certification of the Grading Plan required for release of SIA and financial guarantees.

- 1 16 RESIDENTIAL WATER AND SEWER STUB-OUTS INCLUDED FOR SANITARY SEWER AND WATERLINE ITEMS.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

 08-10-10  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 08-11-10  
DRB CHAIR - date

 8-11-10  
PARKS & RECREATION - date

 08-11-10  
TRANSPORTATION DEVELOPMENT - date

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

 08-11-10  
ABCWUA - date

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

 8/11/10  
CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

08/06/2010 Issued By: PLNSDH 83047

**Permit Number: 2010 070 210**

**Category Code 910**

**Application Number: 10DRB-70210, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA NE**

**Project Number: 1003095**

**Applicant**  
FRANK CASALE/JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192  
328-2201

**Agent / Contact**  
Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions deferral fee	\$50.00
<b>TOTAL:</b>		<b>\$50.00</b>

City Of Albuquerque  
Treasury Division

8/6/2010 2:53PM LOC: ANNX  
WS# 008 TRANSH 0029  
RECEIPT# 00121117-00121117  
PERMIT# 2010070210 TRSCCS  
Trans Amt \$50.00  
DRB Actions \$50.00  
CK \$50.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYSON SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURVE@AOL.COM

APPLICANT: FRANK CASALE/JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: PO BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO VACATE AN EASEMENT AND TO GRANT ANOTHER EASEMENT

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. 2-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1.019.060.448.406.10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003095  
03 DRB-01900/10 DRB 70150, 51, 52

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.473  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE [Signature] DATE 7.27.10  
 (Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>10 DRB 70210</u>	<u>P&amp;E</u>	<u>5(3)</u>	<u>\$ 215.00</u>
_____	<u>CMT</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>08/04/10</u>			Total <u>\$ 235.00</u>

Sandy Handley 07/27/10

Project #

1003095



**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.

THOMAS D. JOHNSTON  
Applicant name (print)  
  
Applicant signature / date 7.27.10

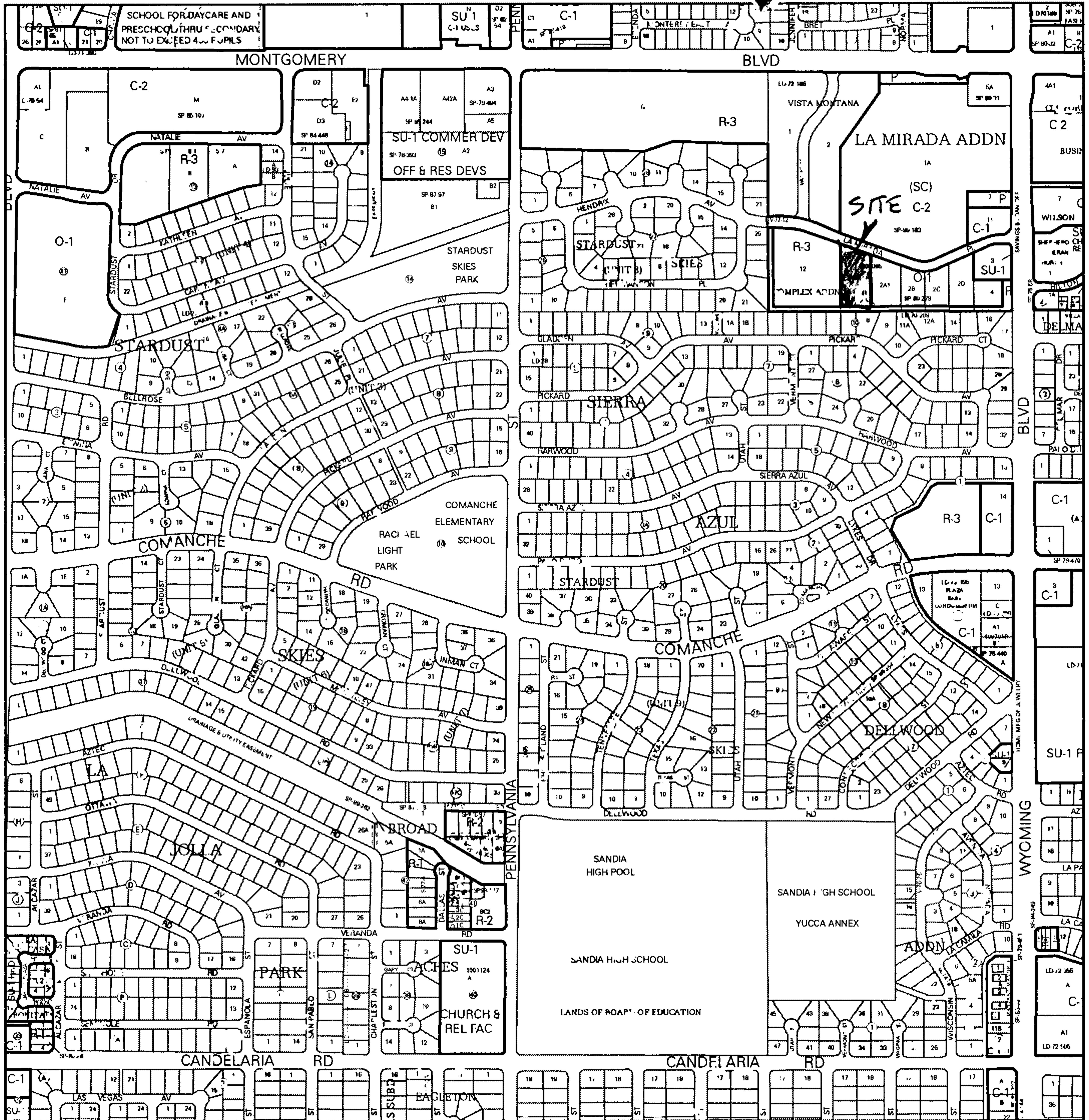


Form revised October 2007

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

Application case numbers  
102RB - 70210  
\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_

Sandy Handley 07/27/10  
Planner signature / date  
Project # 003095



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

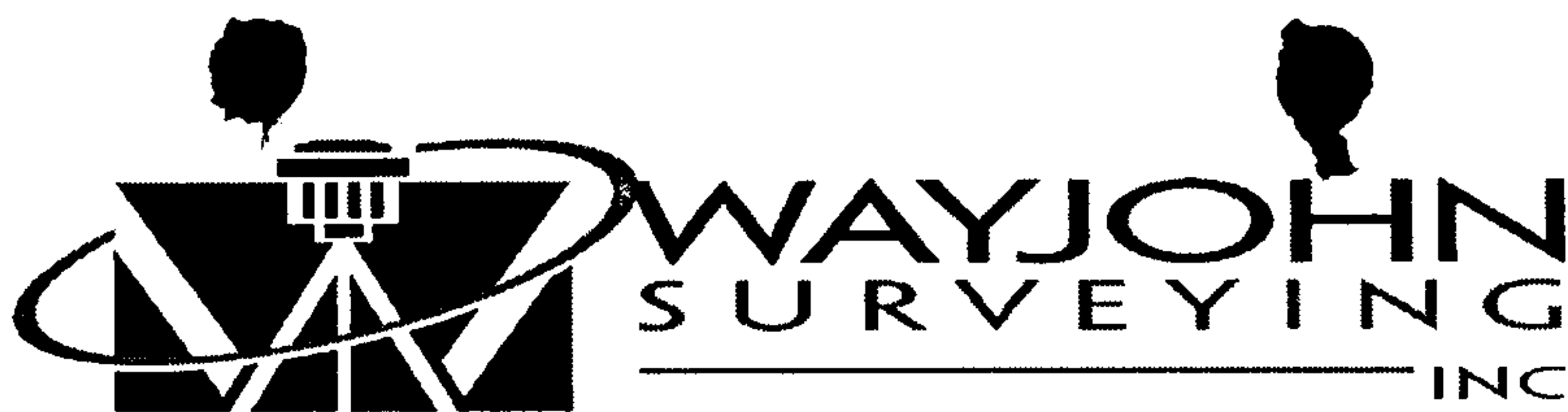
Zone Atlas Page:  
**G-19-Z**

Selected Symbols

	Escarpment
	2 Mile Airport Zone
	Airport Noise Contours
	Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 6/13/2008



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 27, 2010

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Vacation Replat, La Mirada Subdivision, replat of Lot2A2, La Mirada Subdivision,  
Project No. 1003095

Dear Mr. Cloud:

This is a request for a preliminary and final minor subdivision plat to complete the vacation action on the private easement located on the subject property. The property is currently vacant. The vacated easement will be replaced with an equal or superior easement for the benefit of the adjacent property owner.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', with a large, sweeping flourish at the end.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

-01  
-01  
-01  
-01

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

07/12/2010 Issued By: PLNSDH 77304

---

**Permit Number:** 2010 070 150

**Category Code 910**

**Application Number:** 10DRB-70150, Major - Preliminary Plat Approval

**Address:**

**Location Description:** LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003095

**Applicant**

FRED CASALE/JAMES SELIGMAN

PO BOX 11518  
ALBUQUERQUE NM 87192  
328-2201

**Agent / Contact**

Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DEFERRAL	\$110.00
<b>TOTAL:</b>		<b>\$110.00</b>

City Of Albuquerque  
Treasury Division

7/12/2010 1:25PM LOC: ANNX  
WS# 008 TRANSH 0025  
RECEIPT# 00120397-00120397  
PERMIT# 2010070150 TRSBLC  
Trans Amt \$110.00  
URB Actions \$110.00  
VI \$110.00  
CHANGE \$0.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

05/25/2010 Issued By: PLNSDH 77304

01  
02  
03

**Permit Number: 2010 070 150** **Category Code 910**

**Application Number:** 10DRB-70150, Major - Preliminary Plat Approval

**Address:**

**Location Description:** LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003095

**Applicant**

Fre Casale? James Seligman

Po Box 11518  
Albuquerque NM 87192  
328-2201

**Agent / Contact**

Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$35.00
<b>TOTAL:</b>		<b>\$35.00</b>

City Of Albuquerque  
Treasury Division

5/25/2010 11:59AM LOC: ANHX  
WS# 006 TRANS# 0023  
RECEIPT# 00120836-00120836  
PERMITH 2010070150 TRSLJE  
Trans Am: \$35.00  
DRB Actions \$35.00  
VI \$35.00  
CHANGE \$0.00

Thank You



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 20, 2010

Planning Department, City of Albuquerque  
Development Review Board

ATTN: Angela Gomez

RE: LA MIRADA TOWNHOUSES  
DRB CASE #1003095

Dear Ms. Gomez;

On behalf of our clients James Seligman and Fred Casale and due to a parallel platting action which is in progress, we are requesting a deferral of hearing on this project until the DRB meeting on August 4, 2010.

Regards,

A handwritten signature in black ink, appearing to read "E. W. Kiess". The signature is stylized and fluid, with a long horizontal stroke at the end.

E. W. Kiess  
Wayjohn Surveying Inc.



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

June 23, 2010

Planning Department, City of Albuquerque  
Development Review Board

ATTN: Angela Gomez

RE: LA MIRADA TOWNHOUSES  
DRB CASE #1003095

Dear Ms. Gomez;

On behalf of our clients James Seligman and Fred Casale, we are requesting a deferral of hearing on this project until the DRB meeting on July 21, 2010.

Regards,

A handwritten signature in black ink, appearing to read "E. W. Kiess". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

E. W. Kiess  
Wayjohn Surveying Inc.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYJOHN SURVEYING, INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BLVD. NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURVEAOL.COM

APPLICANT: FRED CASALE / JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: P.O. BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SUBDIVISION TO CREATE 16 RESIDENTIAL TOWNHOME LOTS & ACCESS TRACT

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. 2-A-2 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION / TBKA LA MIRADA TOWNHOMES  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1 019 060 498 406 10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003095  
03 DRB . 01900

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 17 Total area of site (acres): 1.443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD. NE and PENNSYLVANIA ST. NE

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

SIGNATURE [Signature] DATE 5-25-2010  
 (Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action
10DRB-70150	PP
10DRB-70151	SW
10DRB-70152	SDV

S.F.	Fees
_____	\$ <u>35.00</u> <b>LESS MINOR FEES</b>
_____	\$ <u>0</u>
_____	\$ <u>0</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total	\$ <u>35.00</u>

Hearing date 06/23/10

Sandy Handley 05/25/10  
 Planner signature / date

Project # 1003095



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

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

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

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

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

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

THOMAS D. JOHNSTON (AGENT)  
Applicant name (print)  
[Signature] 5.25.10  
Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
10DRB - 70150  
\_\_\_\_\_  
\_\_\_\_\_

Sandy Handley 05/25/10  
Planner signature / date  
Project # 1003095

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
- 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

6 copies

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

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

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

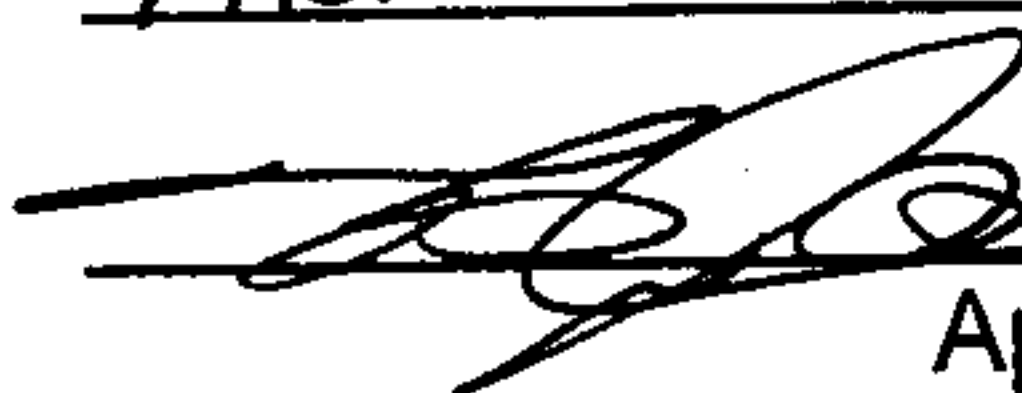
VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

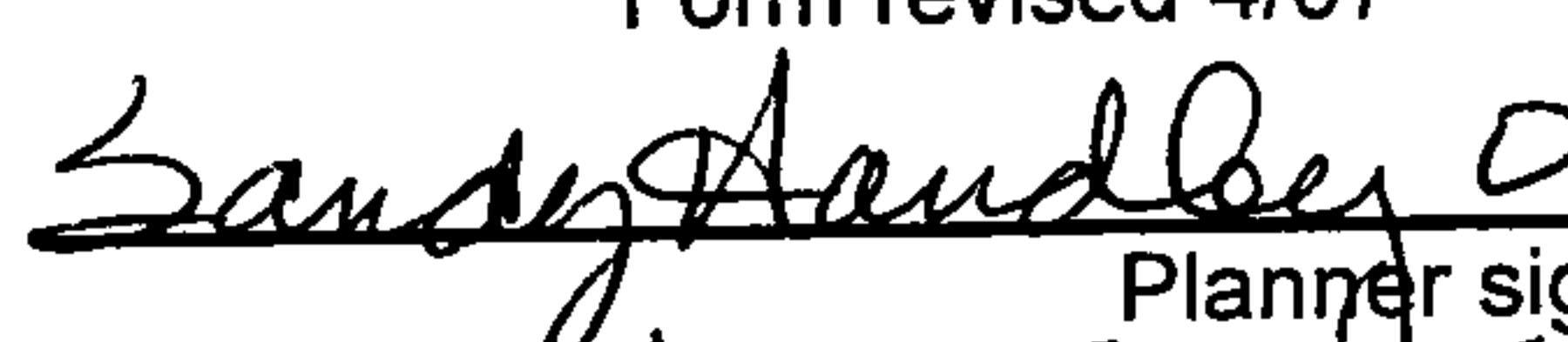
THOMAS D. JOHNSTON (AGENT)  
Applicant name (print)  
  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
10DRB - 70151  
10DRB - 70152

 05/25/10  
Planner signature / date  
Project # 1003095

# 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.

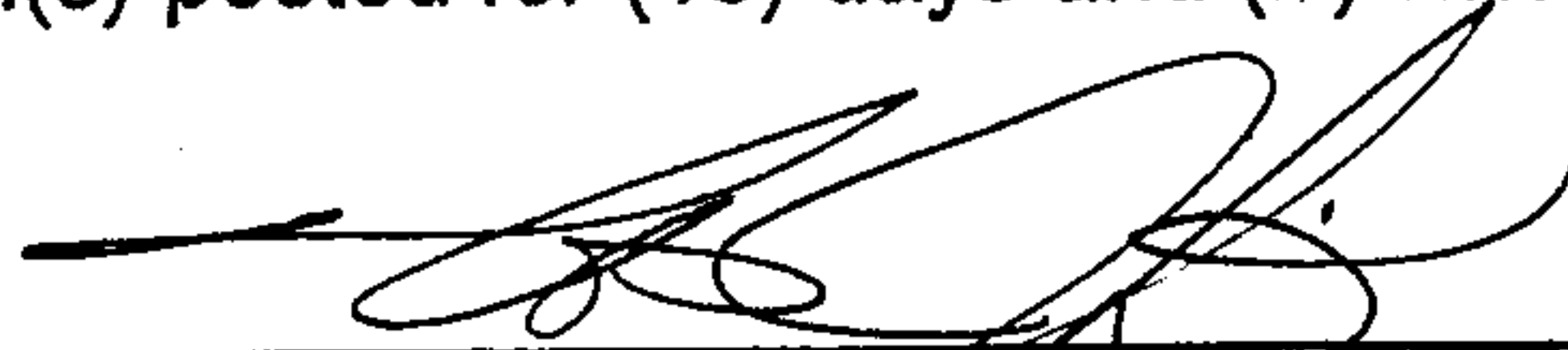
#### 4. TIME

Signs must be posted from JUNE 8, 2010 To JUNE 23, 2010

#### 5. REMOVAL

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

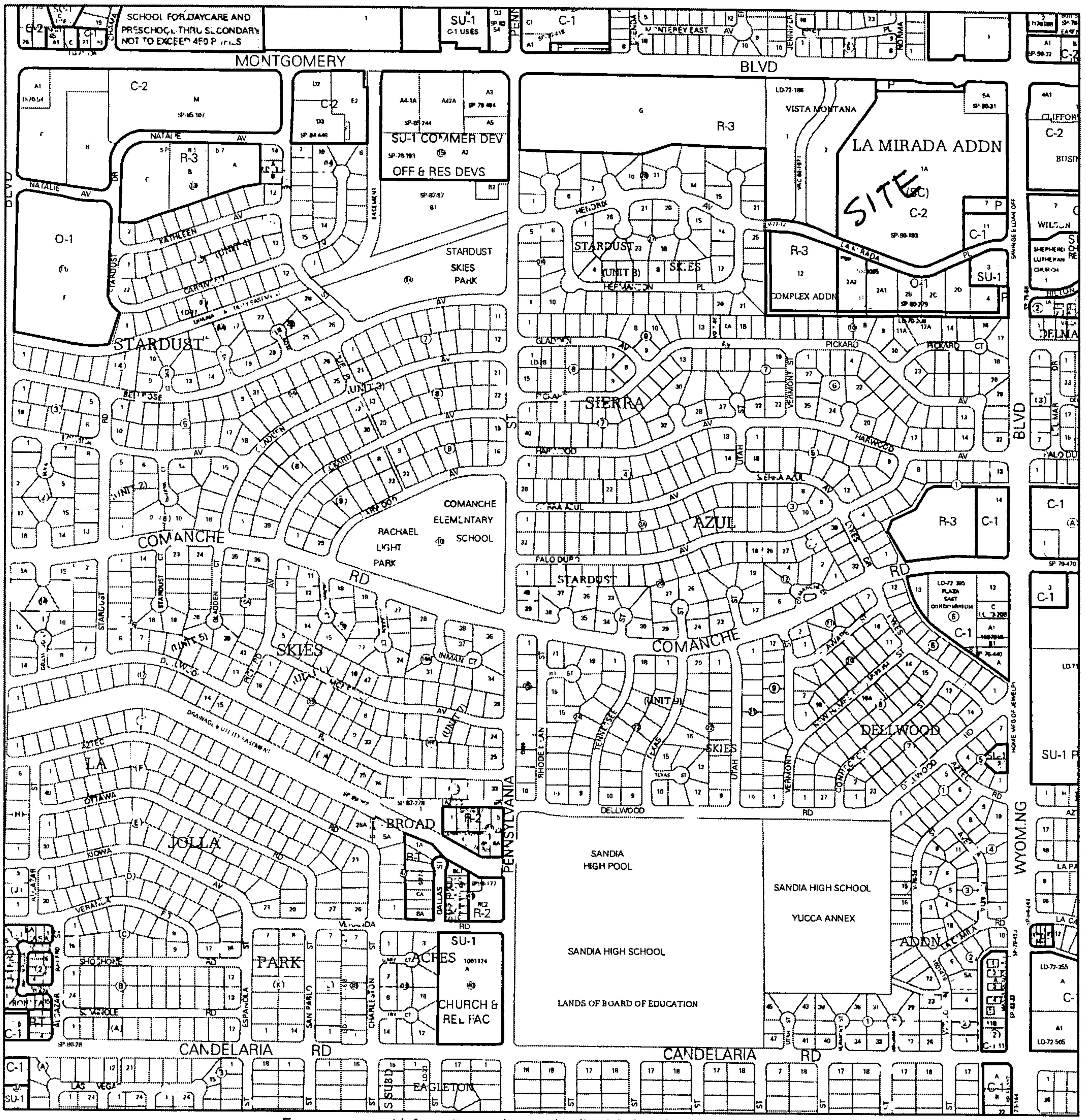
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
\_\_\_\_\_  
(Applicant or Agent)

5.25.10  
\_\_\_\_\_  
(Date)

I issued 1 signs for this application, 05/25/10 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003095



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

Map amended through: 6/13/2008

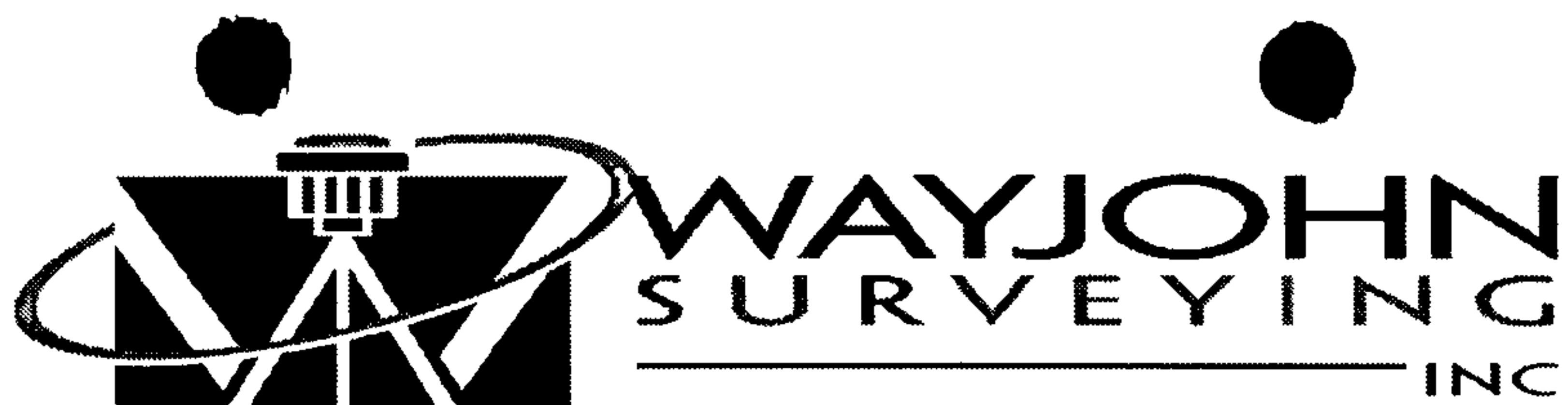
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

May 25, 2010

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Design Variance from Minimum DPM Standards, Proposed La Mirada Townhomes,  
replat of Lot2A2, La Mirada Subdivision, Project No. 1003095

Dear Mr. Cloud:

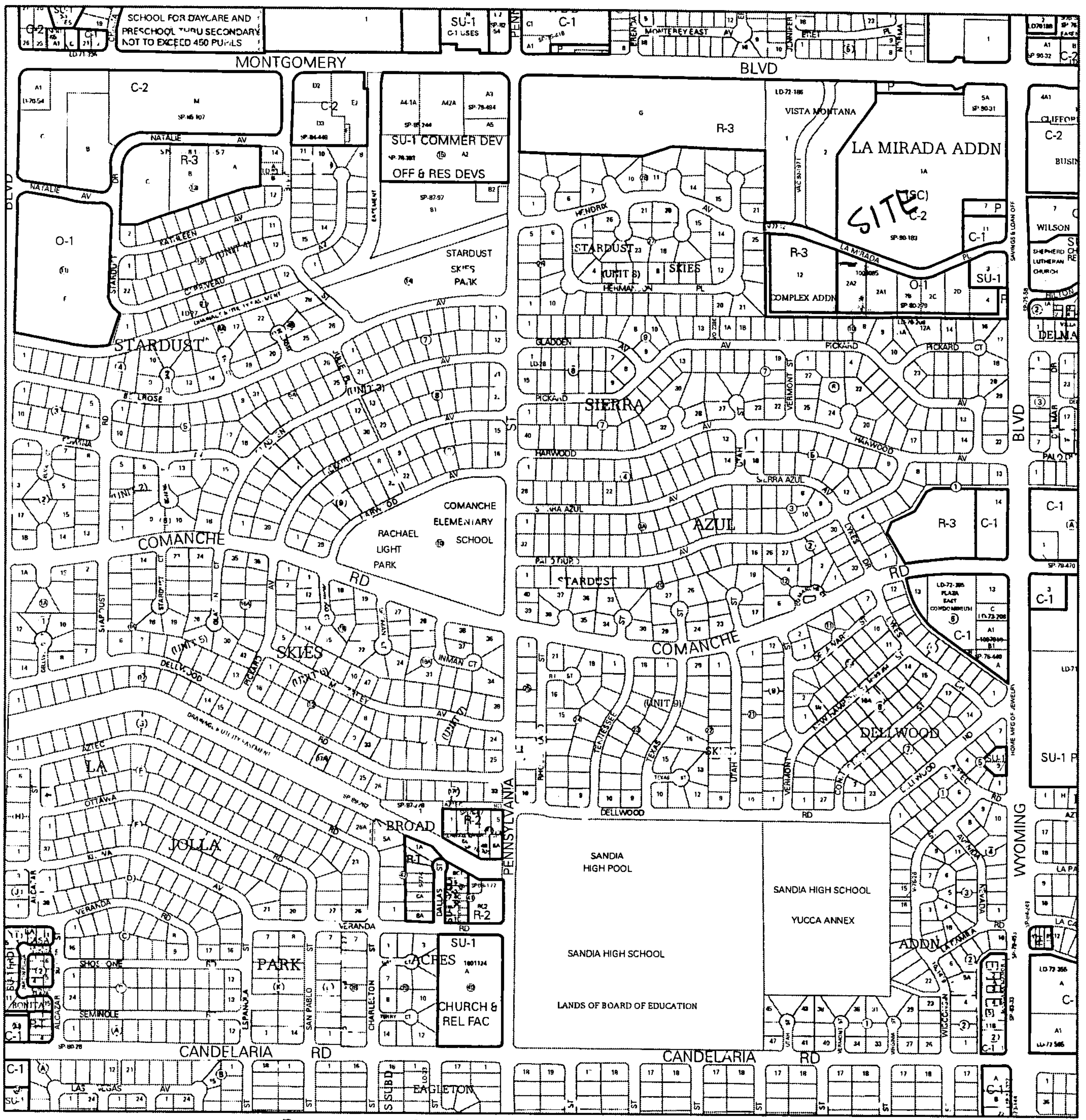
This is a request is a Design Variance which will affect the design distance from the proposed backs of curb to the faces of 4' sidewalks on each side of the proposed Vida Verde Lane, NE. Copies of the proposed street section with dimensions have been attached to this request.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

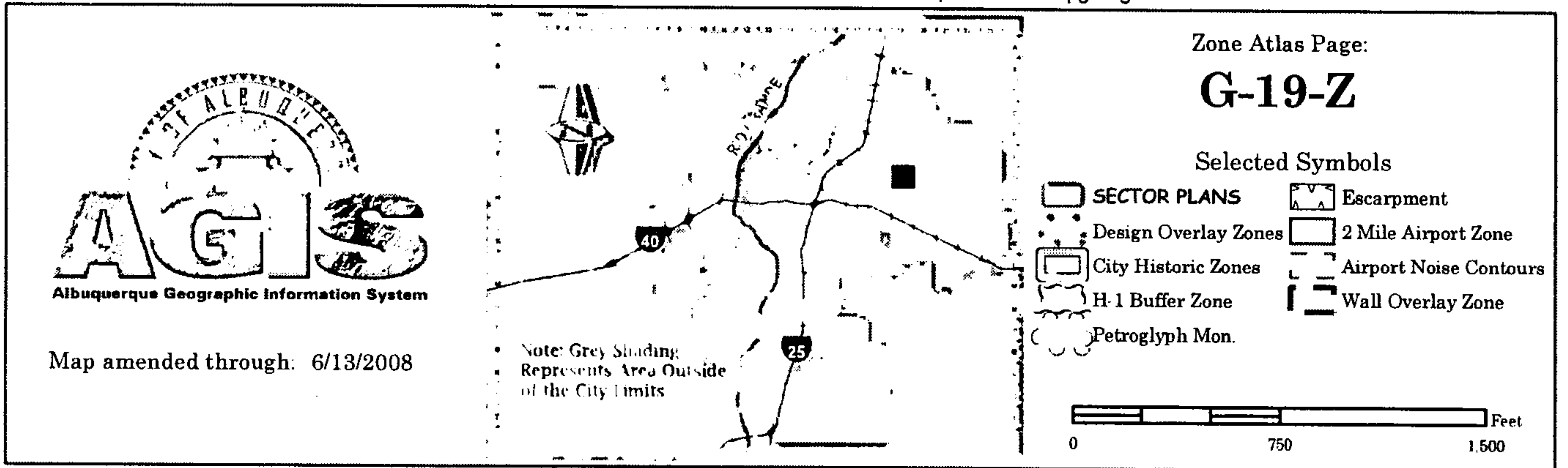
Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", with a long horizontal flourish extending to the left.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



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





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

May 25, 2010

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sidewalk Waiver, Proposed La Mirada Townhomes, replat of Lot2A2, La Mirada  
Subdivision, Project No. 1003095

Dear Mr. Cloud:

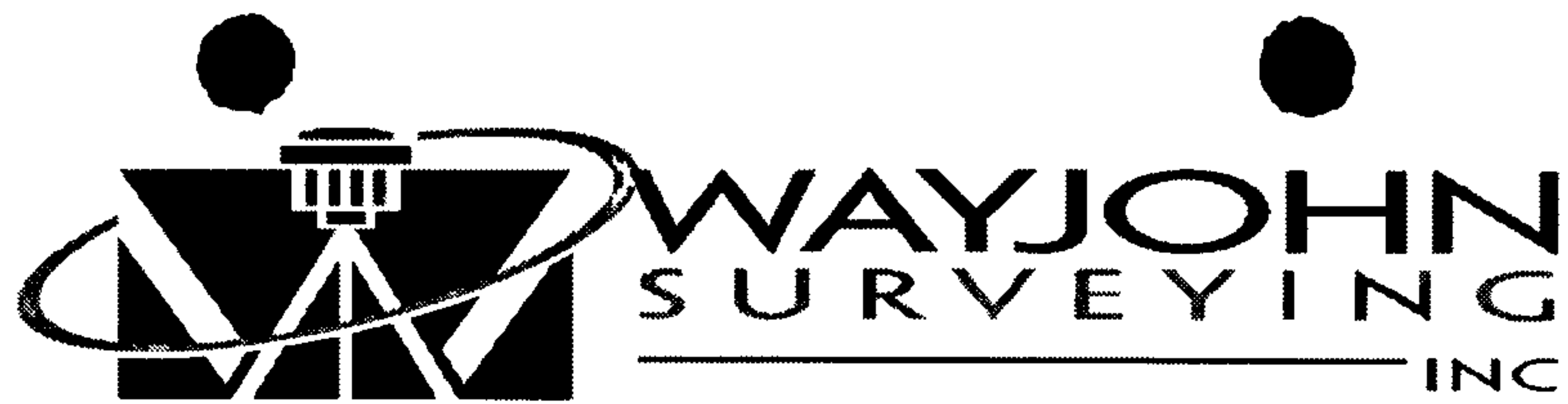
This is a request is a waiver from the requirement for a perimeter sidewalk around the parking lot at the South end of the proposed development. We anticipate little pedestrian traffic in this area of the development. In our meeting with the Traffic Engineer, it was suggested that crosswalks be painted extending from both sidewalks paralleling the Private drive. These have been spelled out and delineated on the proposed Construction Documents.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

May 25, 2010

Jack Cloud  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Proposed La Mirada Townhomes, replat of Lot2A2, La Mirada Subdivision, Project No. 1003095

Dear Mr. Cloud:

This request is for a subdivision which would create sixteen (16) single-family townhome lots and one (1) tract for a Private Access, Public Waterline, Sewer and Surface Drainage Easement. The Tract will also include ten additional parking spaces at the South end of the development.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

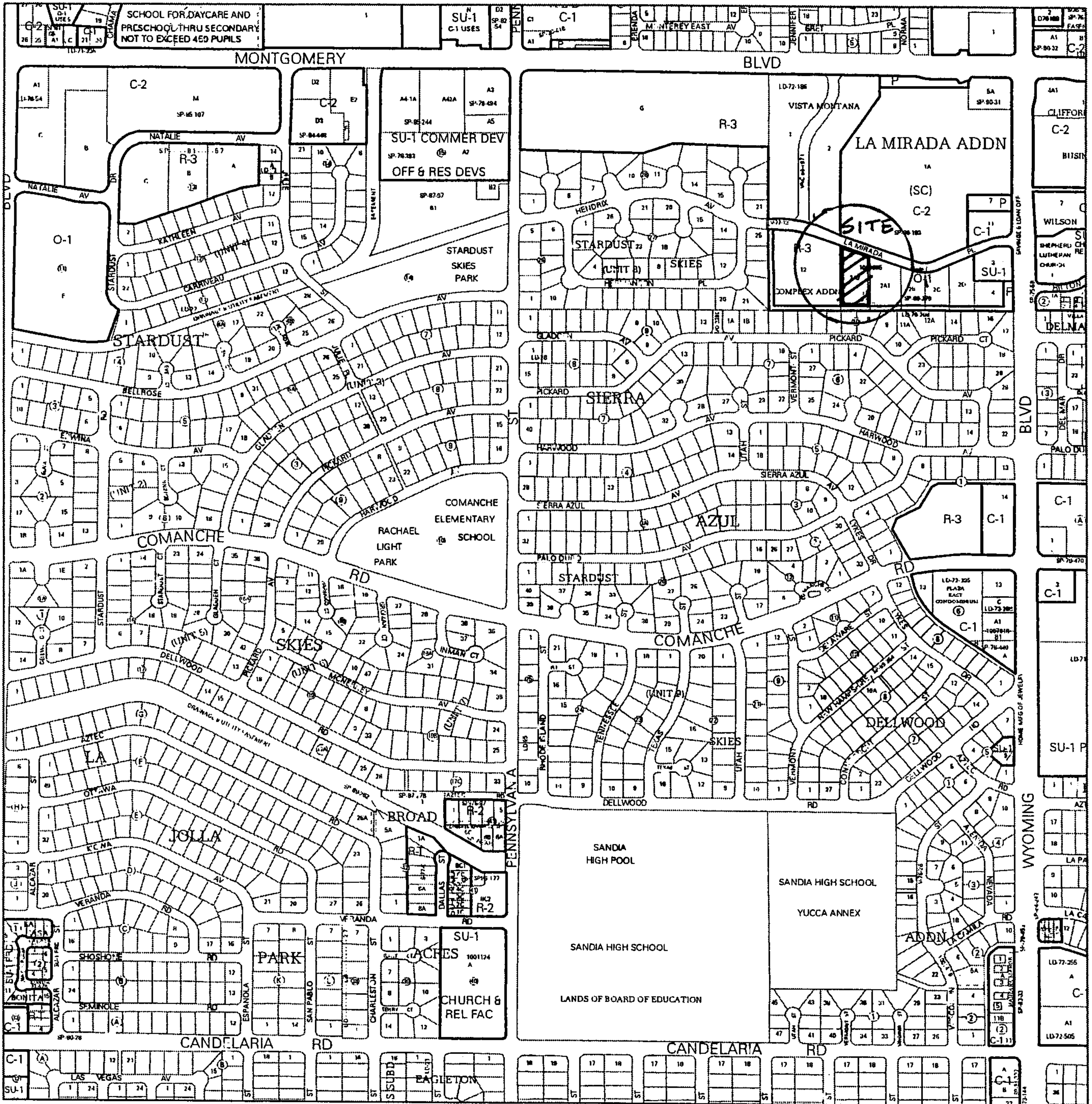
Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', with a long, sweeping horizontal stroke extending to the right.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



DOB # 1003095  
Sandia



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-Z**

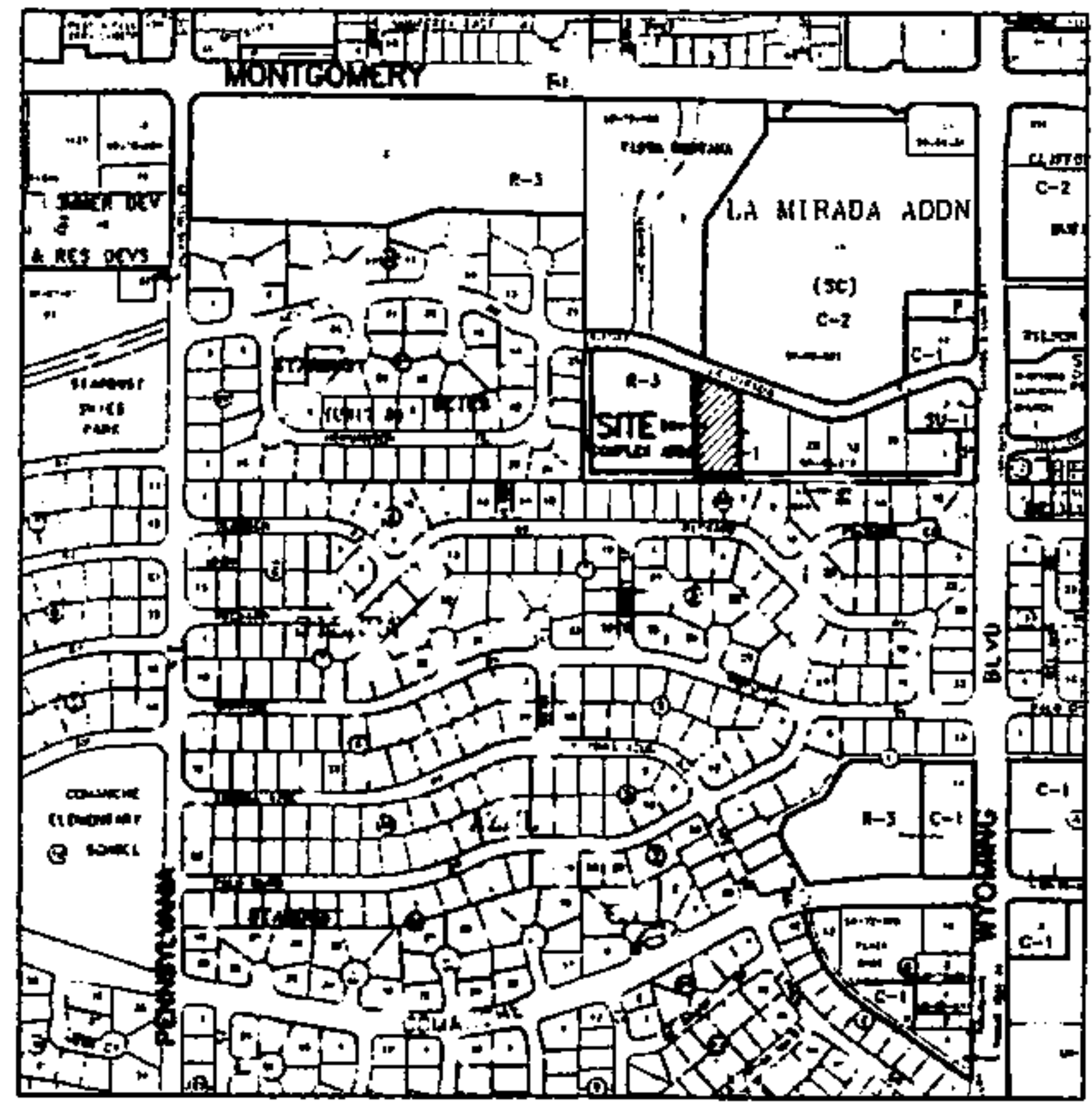
Selected Symbols

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.	

Feet  
0 750 1,500

DRB # 1003095 Jandia

VICINITY MAP (G-19) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PRELIMINARY PLAT OF  
 LOTS 1-P1 THRU 16-P1 AND TRACT A  
 LA MIRADA TOWNHOMES  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

PROJECT NUMBER: 1003095

Application Number:

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Utility Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Comcast	Date
Qwest	Date

SUBDIVISION DATA

1. DRB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Gross acreage 1.1443 Ac.
4. Existing number of platted lots 1  
 Replatted number of lots 16, and 1 Tract

LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement granted by plat recorded 12/19/2003 in Plat Book 2003C, Page 318 for the benefit of Lot 2-A-1 is vacated by this plat.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. Tract A is designated as a Home Owners Association Tract. Maintenance of Tract A is the responsibility of the Home Owners Association.
11. A Twelve (12) foot Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
- 12A. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
- 12B. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 019 080 448 406 10933

PROPERTY OWNER OF RECORD:  
 Frank R. Casale & James A. Seligman  
 BERNALILLO COUNTY TREASURER'S OFFICE

DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381 and being more particularly described as follows:  
 BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=1505,484.894, NMSPP Central Zone, NAD 83) bears N 11' 33' 08" E, 3585.62 feet distant;  
 THENCE leaving said Right of Way line, S 00' 31' 14" E, 296.10 feet to the Southeast corner;  
 THENCE S 89' 54' 25" W, 154.07 feet to the Southwest corner;  
 THENCE N 00' 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line;  
 THENCE along said Right of Way line, S 70' 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of February, 2009, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

Notary Public

James A. Seligman, Co-Owner \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of February, 2009, the foregoing instrument was acknowledged before me by James A. Seligman.

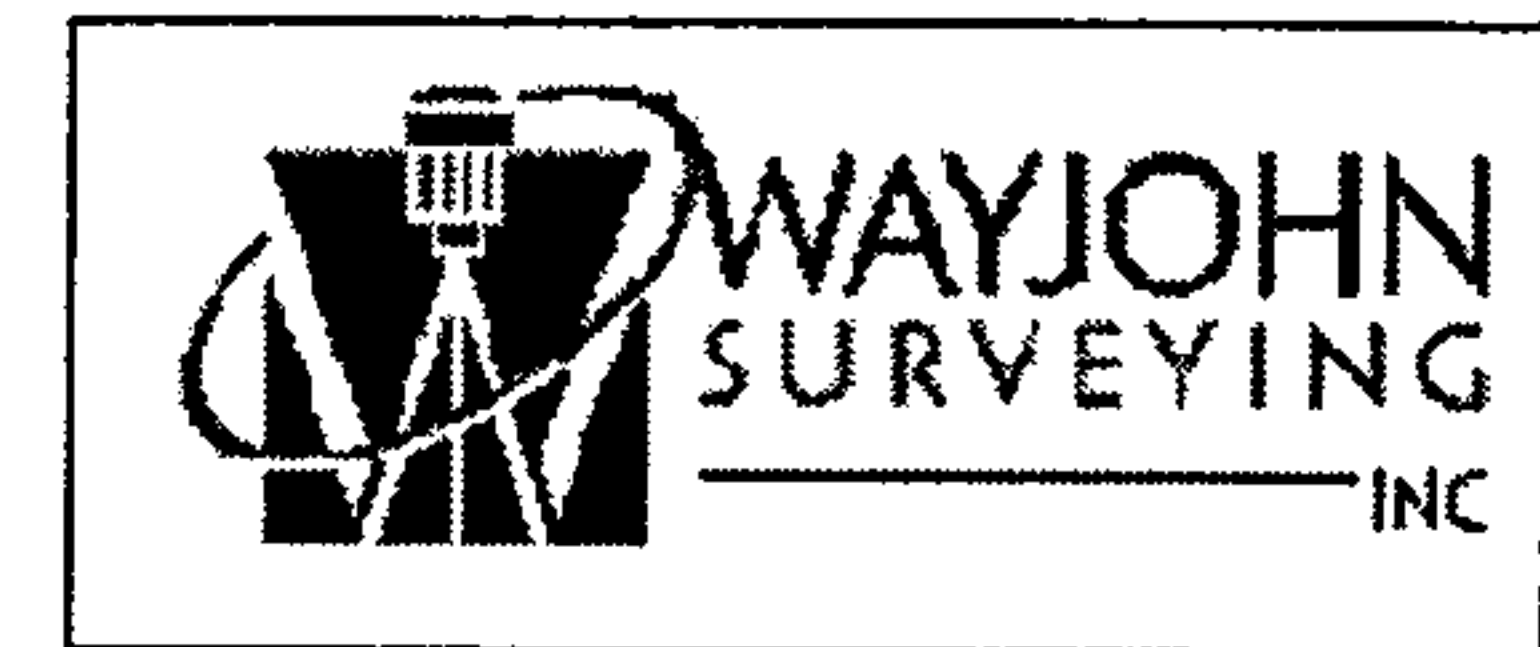
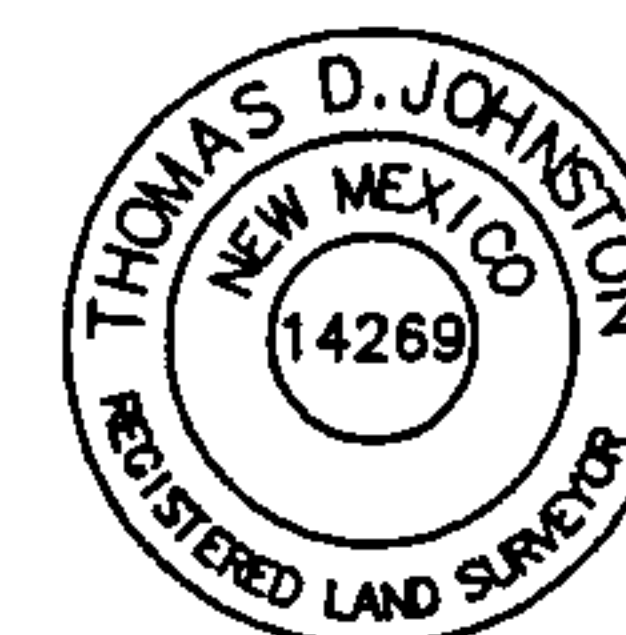
My Commission expires \_\_\_\_\_

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 \_\_\_\_\_ Date \_\_\_\_\_



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70108.DWG	7 JUL 2008 SHEET 1 OF 2

City Project No. XXXX  
 Zone Map G-19  
 Sheet 2 of 7

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plot are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Oversee for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

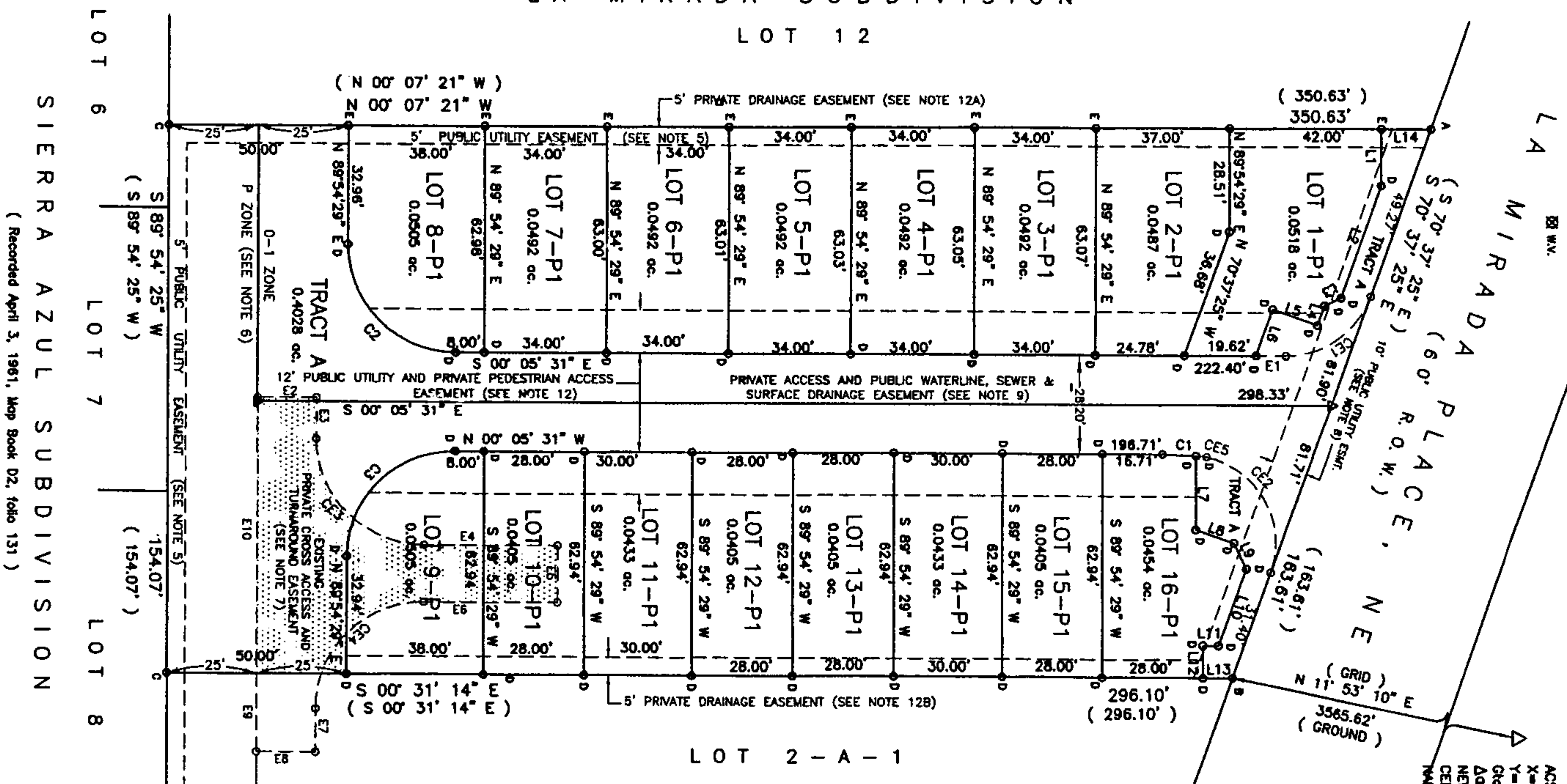
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers,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

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do 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 shown on this plat.

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

( Recorded March 19, 1974, Map Book C9, folio 165 )  
**LA MIRADA SUBDIVISION**  
 LOT 12

**LA MIRADA SUBDIVISION**  
 LOT 2-A-1  
 ( Recorded December 19, 2003, Map Book 2003C, folio 381 )



COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F19A8  
 X=1,550,358.414  
 Y=1,505,484.884  
 GOG 0.599852789  
 AOC = -0°10'24.13"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

PRELIMINARY PLAT OF  
 LOTS 1-P1 THRU 16-P1 AND TRACT A  
 LA MIRADA TOWNHOMES  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM  
 FEBRUARY 2009

PL# 1003095 Sandra

**BOUNDARY LINE TANGENT TABLE**

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.18'
L4	S 70°37'25" E	5.00'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	13.69'
L7	S 89°54'29" E	21.06'
L8	N 19°22'35" E	11.07'
L9	S 70°37'25" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 00°05'44" E	4.28'
L12	N 89°54'29" E	8.00'
L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	13.63'

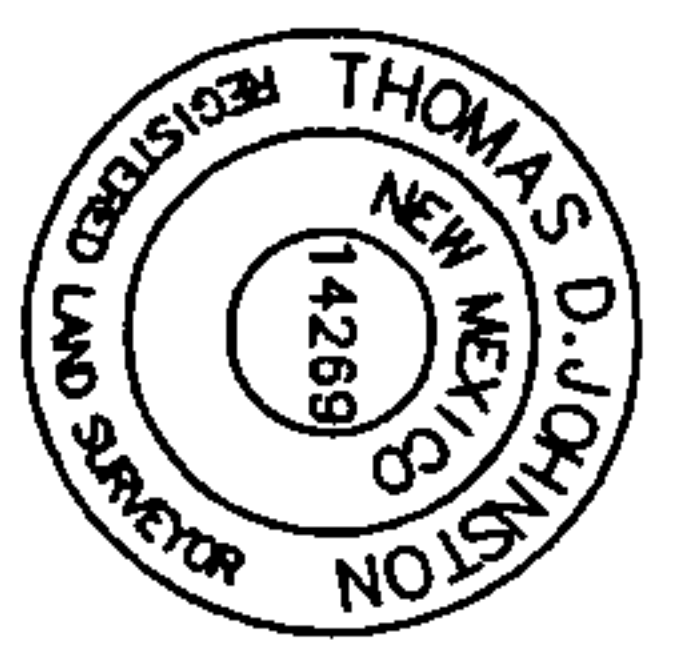
**BOUNDARY LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'39"	N 03°21'39" E	3.01'
C2	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

**EASEMENT CURVE TABLE**

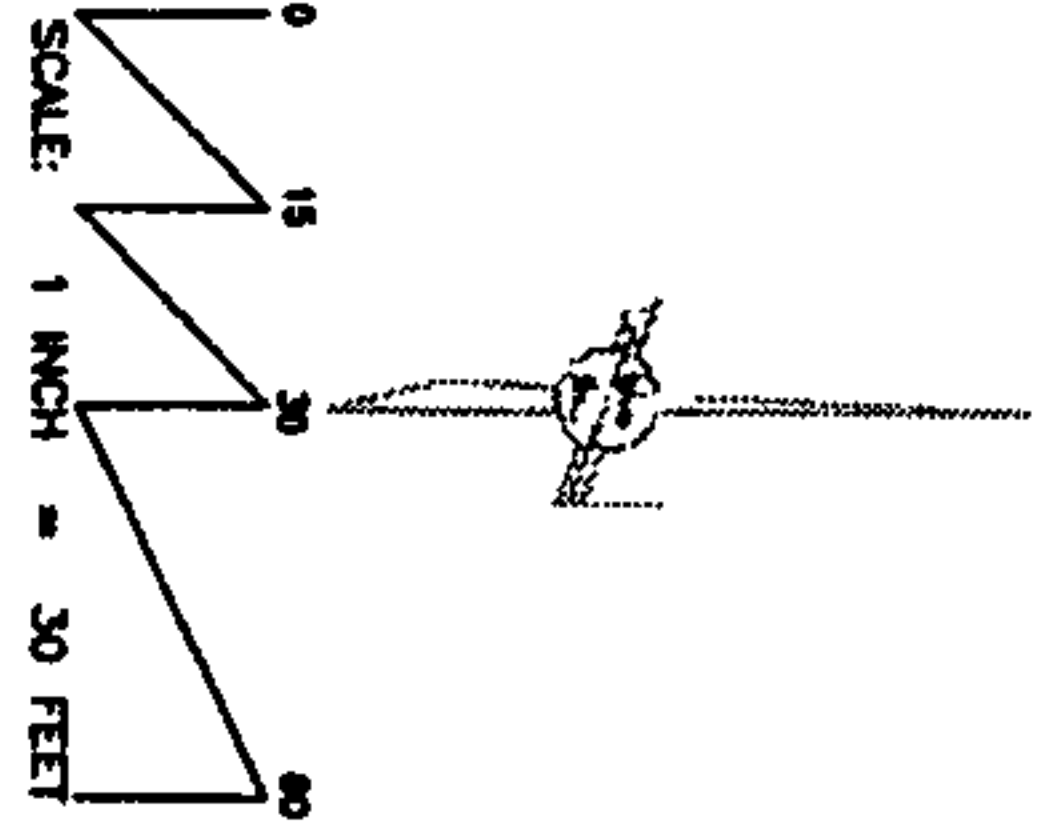
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	25.00'	30.78'	70°31'55"	N 35°21'28" W	20.87'
CE2	25.00'	41.84'	95°52'50"	N 61°26'10" E	37.12'
CE3	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'
CE5	105.90'	2.88'	01°33'35"	N 05°45'56" E	2.88'

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

OWNER: CASALE/REIDMAN	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
LOCATION: SEC. 8 N. 4 E. NMPM, LA MIRADA TOWNHOMES	CHECKED: T D J		
DRAWING NO. SP70108.DWG			SHEET 2 OF 2



FOUND/SET MONUMENT LEGEND:  
 O: FOUND #4 REBAR AND CAP "PATRICK LS 12651"  
 B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"  
 C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"  
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
 E: SET #4 NAIL AND DISK "PS 14269"

( Recorded April 3, 1961, Map Book 02, folio 131 )



### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.  
Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1003095

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

**Project Information**

Subdivision Name LA MIRADA TOWNHOMES

Location of Project (address or major cross streets) LA MIRADA PLACE, NE (WYOMING & MONTGOMERY)

Proposed # of Units: 16 Single-Family \_\_\_\_\_ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name THOMAS D. JOHNSTON

Company WAYJOHN SURVEYING INC.

Phone 255.2052

E-mail WAYJOHN SURV@AOL.COM

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICIAL USE ONLY**

APS Cluster Sandia  
Preliminary PDFF Date Submitted 5/21/2010  
Preliminary PDFF Date Completed 5/21/2010

Final PDFF Date Submitted \_\_\_\_\_  
Final PDFF Date Completed \_\_\_\_\_

DRB Project # 1,003,095  
APS Cluster Sandia

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

FRANK CASALE AND JAMES SELIGMAN ("Developer") effective as of this 20th day of MAY 2010 and pertains to the subdivision commonly known as LA MIRADA TOWNHOMES, and more particularly described as PLAT OF LOTS 1-16 AND TRACT A, LA MIRADA TOWNHOMES, A REPLAT OF LOT 2-A-2, LA MIRADA ADDITION (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

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

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

DRB Project # 1003095  
APS Cluster Sandia

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

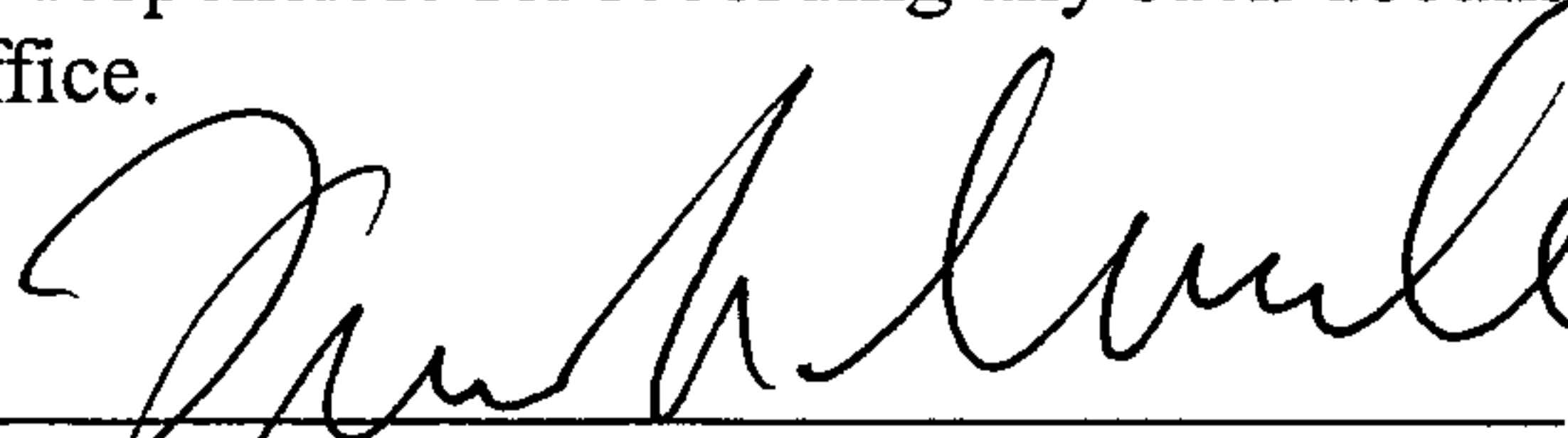
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

  
\_\_\_\_\_  
Signature

FRANK CASALE CO-OWNER  
Name (typed or printed) and title

\_\_\_\_\_  
Developer

  
\_\_\_\_\_  
SIGNATURE

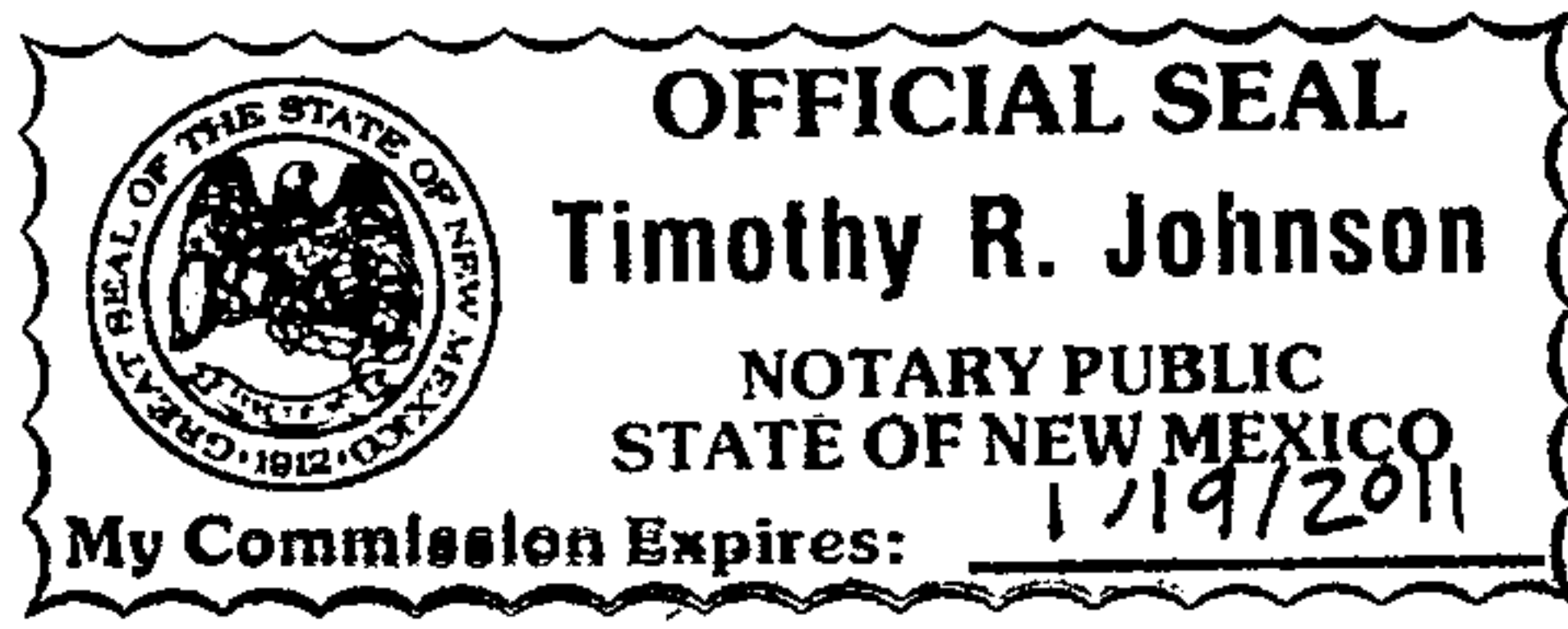
JAMES A. SELIGMAN CO-OWNER  
NAME AND TITLE

\_\_\_\_\_  
DEVELOPER

DRB Project # 1003095  
APS Cluster Sandia

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5/20/10, by FRANK CASALE AND JAMES A SELIGMAN as OWNERS /s/ \_\_\_\_\_, /s/ corporation.



[Signature]  
Notary Public  
My commission expires: 1/19/2011

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

Kizito Wijenje, Director, Capital Master Plan

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

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 25, 2010, by Kizito Wijenje as Director of CMP 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)

[Signature]  
Notary Public

My commission expires: May 18, 2010

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

02/24/2009 Issued By: EC3275

**Permit Number: 2009 070 075** **Category Code 910**

**Application Number: 09DRB-70075, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: LA MIRADA PLACE NE BETWEEN PENNSYLVANIA ST NE AND WYOMING BLVD NE**

**Project Number: 1003085**

**Applicant**  
Frank Casale/James Selman

Po Box 11718  
Albuquerque NM 87102  
508-2201

**Agent / Contact**  
Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.com

**Application Fees**

441012/4971000	Public Notification	
441032/3428000	Conflict Mgmt Fee	\$20.00
441006/4883000	DRB Actions	\$845.00
<b>TOTAL:</b>		<b>\$865.00</b>

*\$ 35*

City Of Albuquerque  
Treasury Division

2/24/2009 9:47AM LOC: ANNX  
 WSH 006 TRANSH 0008  
 RECEIPT# 00103378-00103379  
 PERMIT# 2009070075 TRSDMS  
 Trans Amt \$1,170.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$845.00  
 CK \$305.00  
 CK \$865.00  
 CHANGE \$0.00

Thank You

City Of Albuquerque  
Treasury Division

2/24/2009 9:47AM LOC: ANNX  
 WSH 006 TRANSH 0008  
 RECEIPT# 00103378-00103379  
 PERMIT# 2009070075 TRSDMS  
 Trans Amt \$1,170.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$845.00  
 CK \$305.00  
 CK \$865.00  
 CHANGE \$0.00



HIGHLAND STATION  
ALBUQUERQUE, New Mexico  
871089998

3401500108-0097  
05/19/2010 (505)346-0891 10:22:30 AM

Sales Receipt  
Product Sale Unit Final Price  
Description Qty Price

ALBUQUERQUE NM 87110 \$0.44

Zone-1 First-Class

Letter

1.00 oz.

Expected Delivery: Thu 05/20/10

Return Rcpt (Green Card) \$2.30

Certified \$2.80

Label #: 70040750000181861660

Issue PVI: \$5.54

ALBUQUERQUE NM 87110 \$0.61

Zone-1 First-Class

Letter

1.20 oz.

Expected Delivery: Thu 05/20/10

Return Rcpt (Green Card) \$2.30

Certified \$2.80

Label #: 70040750000181861677

Issue PVI: \$5.71

Total: \$11.25

Paid by: \$11.25

VISA XXXXXXXXXXXXX8138

Account #: 02525A

Approval #: 45

Transaction #: 23902810118

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>BOB GALLIGAN            SANDIA HIGH SCHOOL            AREA NEIGHBORHOOD ASSN            8101 PICKARD AVE NE            ALBUQUERQUE NM            87110</p>		<p>B. Received by (Printed Name) ROBERT GALLIGAN</p> <p>C. Date of Delivery 5/21/10</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7004 0750 0001 8186 1677</p>		<p>D. Is delivery address different from item 1?            If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered       <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail      <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee)    <input type="checkbox"/> Yes</p>	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7004 0750 0001 8186 1660

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.44	0108 STA ALBUQUERQUE NM Postmark Here MAY 19 2010 SPS
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>	

Sent To: BETTY ROSENBERG / SANDIA HIGH NEIGH NEIGH ASSN  
 Street, Apt. No.; or PO Box No. 3108 TEXAS STREET NE  
 City, State, ZIP+4 ALBUQUERQUE NM 87110

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0001 8186 1677

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.61	0108 STA ALBUQUERQUE NM SPS Postmark Here MAY 19 2010 SPS
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.71</b>	

Sent To: BOB GALLIGAN / SANDIA HIGH NEIGH NEIGH ASSN  
 Street, Apt. No.; or PO Box No. 8101 PICKARD AVE NE  
 City, State, ZIP+4 ALBUQUERQUE NM 87110

PS Form 3800, June 2002 See Reverse for Instructions



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: May 18, 2010

TO CONTACT NAME: Tom Johnston  
 COMPANY/AGENCY: TGC Engineering  
 ADDRESS/ZIP: 330 Louisiana Blvd NE  
 PHONE/FAX #: 855-2052 / 855-2887

Thank you for your inquiry of 5-18-10 (date) requesting the names of **ALL Affected**

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at lot 281, La Mirada located on La Mirada Pl. NE zone map page(s) 6-19.

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

Sandia High School Area  
 Neighborhood or Homeowner Association  
 Contacts: Betty Rosenberg  
3108 Texas NE 87110  
332-0753 (h)  
Bob Galligan  
8101 Pickard NE 87110  
332-2377 (h)

Neighborhood or Homeowner Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

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

Sincerely,

Dalana D'Armenia  
 OFFICE OF NEIGHBORHOOD COORDINATION

YES { } NO

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

# NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

## WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION


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

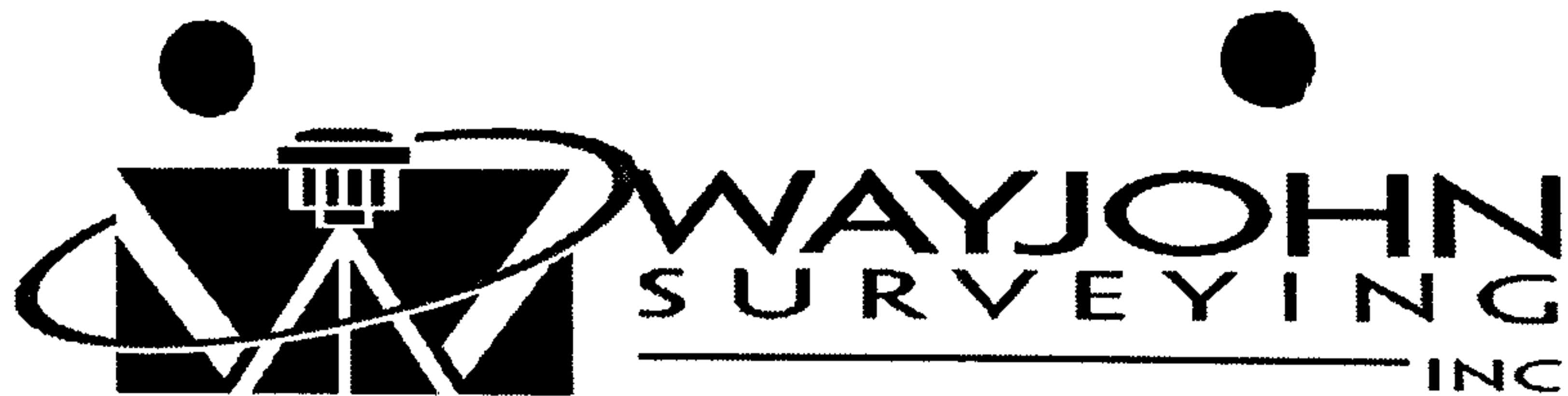
- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 5-18-10 Time Entered: 12:50 pm ONC Rep. Initials: 



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

May 18, 2010

Betty Rosenberg  
Sandia High School Area Neighborhood Association  
3108 Texas Street, NE  
Albuquerque, NM 87110

RE: Major Subdivision Plat, La Mirada Townhomes

Dear Ms. Rosenberg:

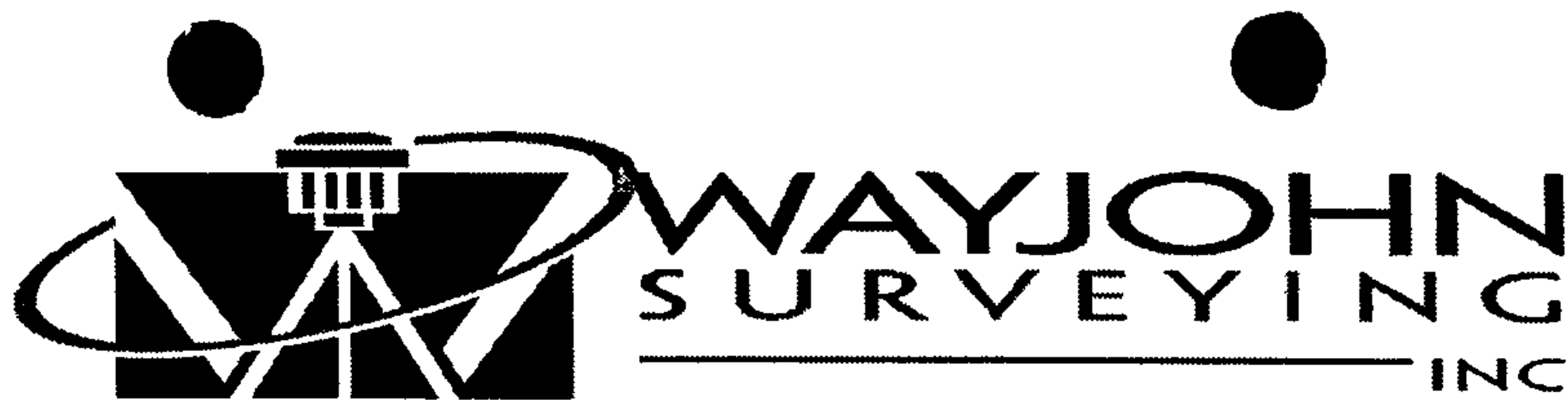
Wayjohn Surveying Inc., in conjunction with TGC Engineering Inc., is in the process of preparing a major subdivision plat for the proposed La Mirada Townhomes. The proposed subdivision is located on La Mirada Place, NE, which is located south of Montgomery Boulevard, NE, between Wyoming Boulevard, NE and Pennsylvania Avenue, NE. The current legal description of the property is: Lot 2-A-2, La Mirada Subdivision. The property is currently zoned O-1, with a conditional use permit for a planned residential development. I have included a copy of the zone atlas page showing the location of the property, a copy of the proposed subdivision plat, and a copy of the official Office of Neighborhood Coordination letter.

If you have any questions or concerns regarding this matter, feel free to contact me at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston". The signature is fluid and cursive, with a prominent initial "T".

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

May 18, 2010

Bob Galligan  
Sandia High School Area Neighborhood Association  
8101 Pickard Avenue, NE  
Albuquerque, NM 87110

RE: Major Subdivision Plat, La Mirada Townhomes

Dear Mr. Galligan:

Wayjohn Surveying Inc., in conjunction with TGC Engineering Inc., is in the process of preparing a major subdivision plat for the proposed La Mirada Townhomes. The proposed subdivision is located on La Mirada Place, NE, which is located south of Montgomery Boulevard, NE, between Wyoming Boulevard, NE and Pennsylvania Avenue, NE. The current legal description of the property is: Lot 2-A-2, La Mirada Subdivision. The property is currently zoned O-1, with a conditional use permit for a planned residential development. I have included a copy of the zone atlas page showing the location of the property, a copy of the proposed subdivision plat, and a copy of the official Office of Neighborhood Coordination letter.

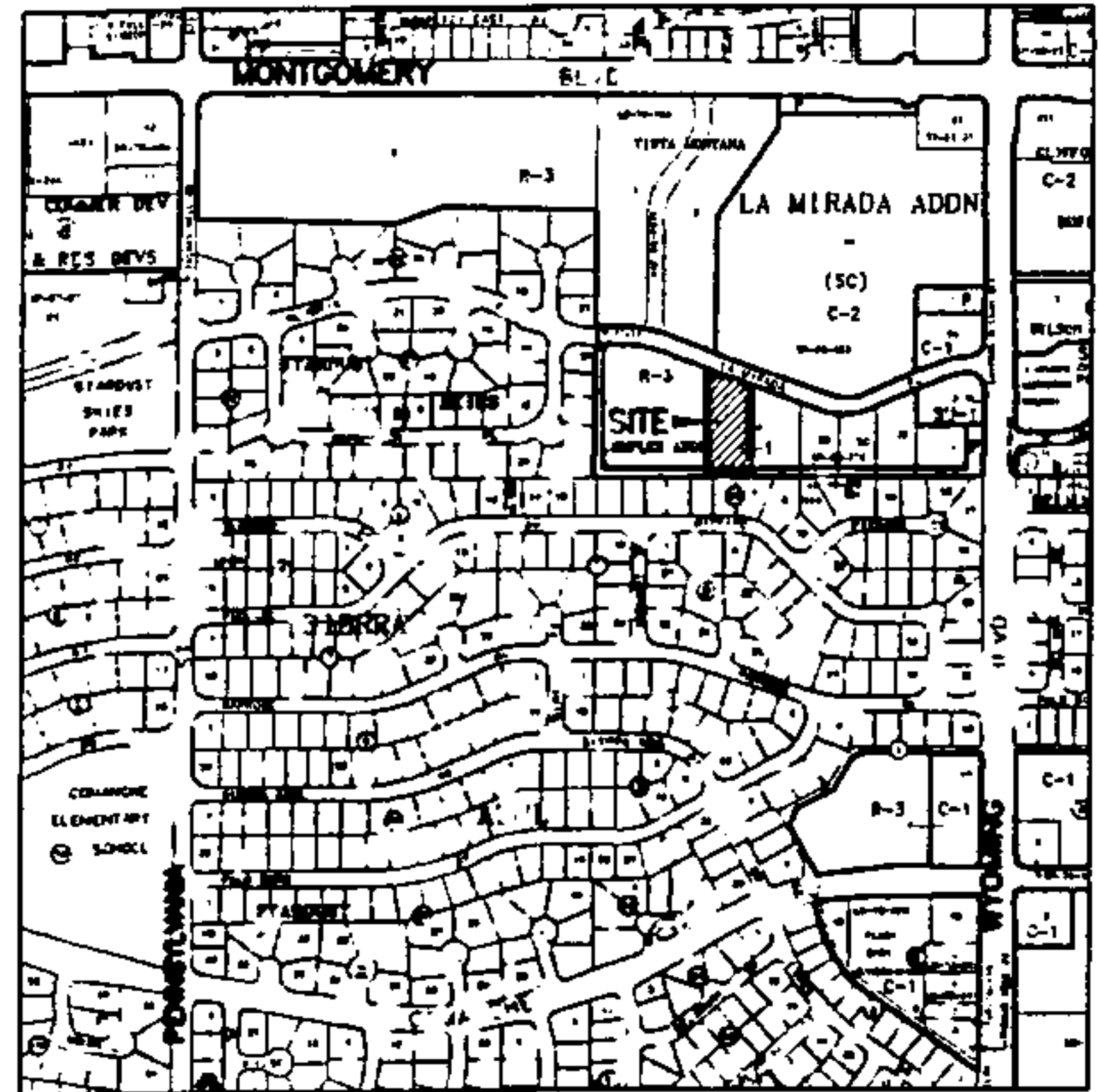
If you have any questions or concerns regarding this matter, feel free to contact me at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston". The signature is fluid and cursive, written over a white background.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

VICINITY MAP (G-19) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381 and being more particularly described as follows:  
 BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=1505,484.894, NMSPP Central Zone, NAD 83) bears N 11° 33' 08" E, 3565.62 feet distant;  
 THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner;  
 THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner;  
 THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line;  
 THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

PRELIMINARY PLAT OF  
 LOTS 1-P1 THRU 16-P1 AND TRACT A  
 LA MIRADA TOWNHOMES  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

PROJECT NUMBER: 1003095

Application Number: \_\_\_\_\_

City Approvals:

City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Utility Approvals:

PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Comcast	_____	Date	_____
Qwest	_____	Date	_____

SUBDIVISION DATA

1. RB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Gross acreage 1.1443 Ac.
4. Existing number of platted lots 1  
 Replatted number of lots 16, and 1 Tract

LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement granted by plat recorded 12/19/2003 in Plat Book 2003C, Page 318 for the benefit of Lot 2-A-1 is vacated by this plat.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.  
 Tract A is designated as a Home Owners Association Tract. Maintenance of Tract A is the responsibility of the Home Owners Association.

11. A Twelve (12) foot Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
- 12A. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
- 12B. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on \_\_\_\_\_ as Document No. \_\_\_\_\_

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:  
 Frank R. Casale & James A. Seligman

BERNALILLO COUNTY TREASURER'S OFFICE

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

\_\_\_\_\_  
 Frank R. Casale, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of February, 2009, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires \_\_\_\_\_

Notary Public

\_\_\_\_\_  
 James A. Seligman, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this \_\_\_\_\_ day of February, 2009, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires \_\_\_\_\_

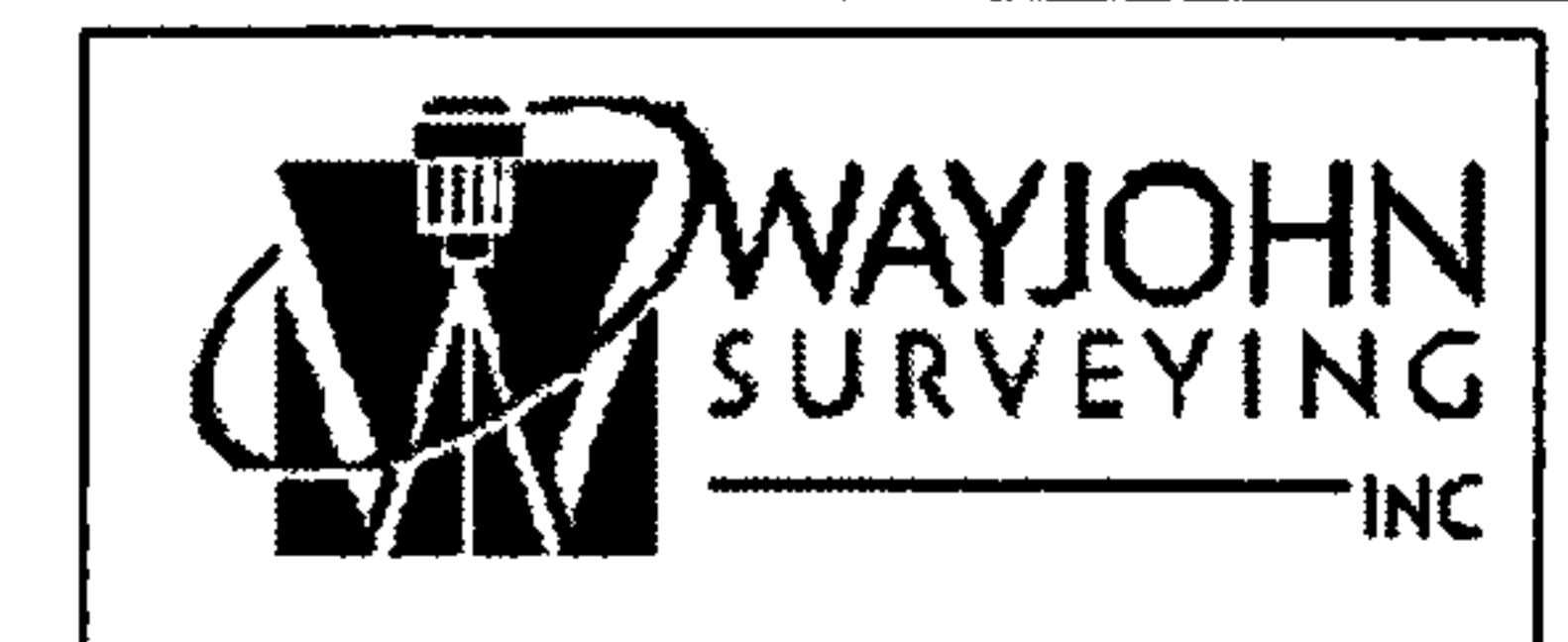
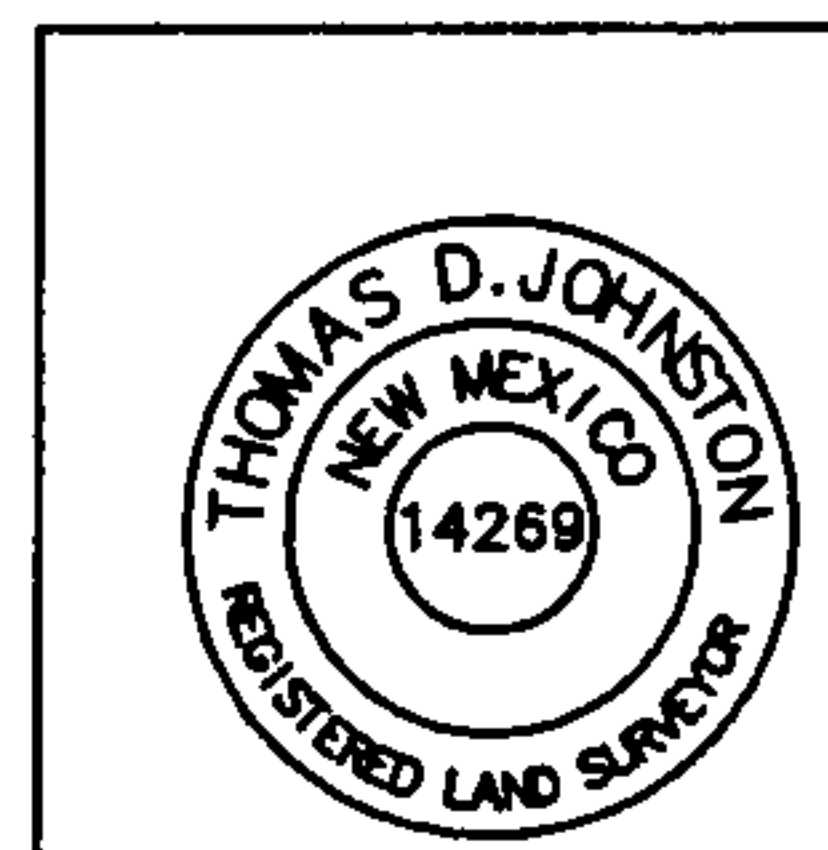
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY

OWNER: CASALE/SELIGMAN  
 LOCATION: SEC. 6  
 T.10 N., R.4 E., N.M.P.M.  
 LA MIRADA TOWNHOMES

DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
CHECKED: T D J	7 JUL 2008	SHEET 1 OF 2
DRAWING NO. SP70108.DWG		

City Project No. XXXXXX

Zone Map G-19

Sheet 2

OR 7

PRELIMINARY PLAT OF  
 LOTS 1-P1 THRU 16-P1 AND TRACT A  
 LA MIRADA TOWNHOMES  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

BOUNDARY LINE TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	13.89'
L7	S 89°54'29" E	21.06'
L8	N 19°22'35" E	11.07'
L9	N 64°22'35" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 00°05'31" E	4.28'
L12	N 89°54'29" E	8.00'
L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	13.63'

EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
E1	N 00°05'31" W	8.24'
E2	N 00°05'31" W	16.50'
E3	N 89°54'29" E	12.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'29" E	16.00'
E6	S 00°05'31" E	37.00'
E7	N 89°54'29" E	12.00'
E8	S 00°05'31" E	16.50'
E9	S 89°54'29" W	21.75'
E10	S 89°54'29" W	78.25'

BOUNDARY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'36"	N 03°21'39" E	3.01'
C2	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
CE2	25.00'	41.84'	95°52'50"	N 81°26'10" E	37.12'
CE3	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'
CE5	105.63'	2.85'	01°33'35"	N 05°45'56" E	2.88'

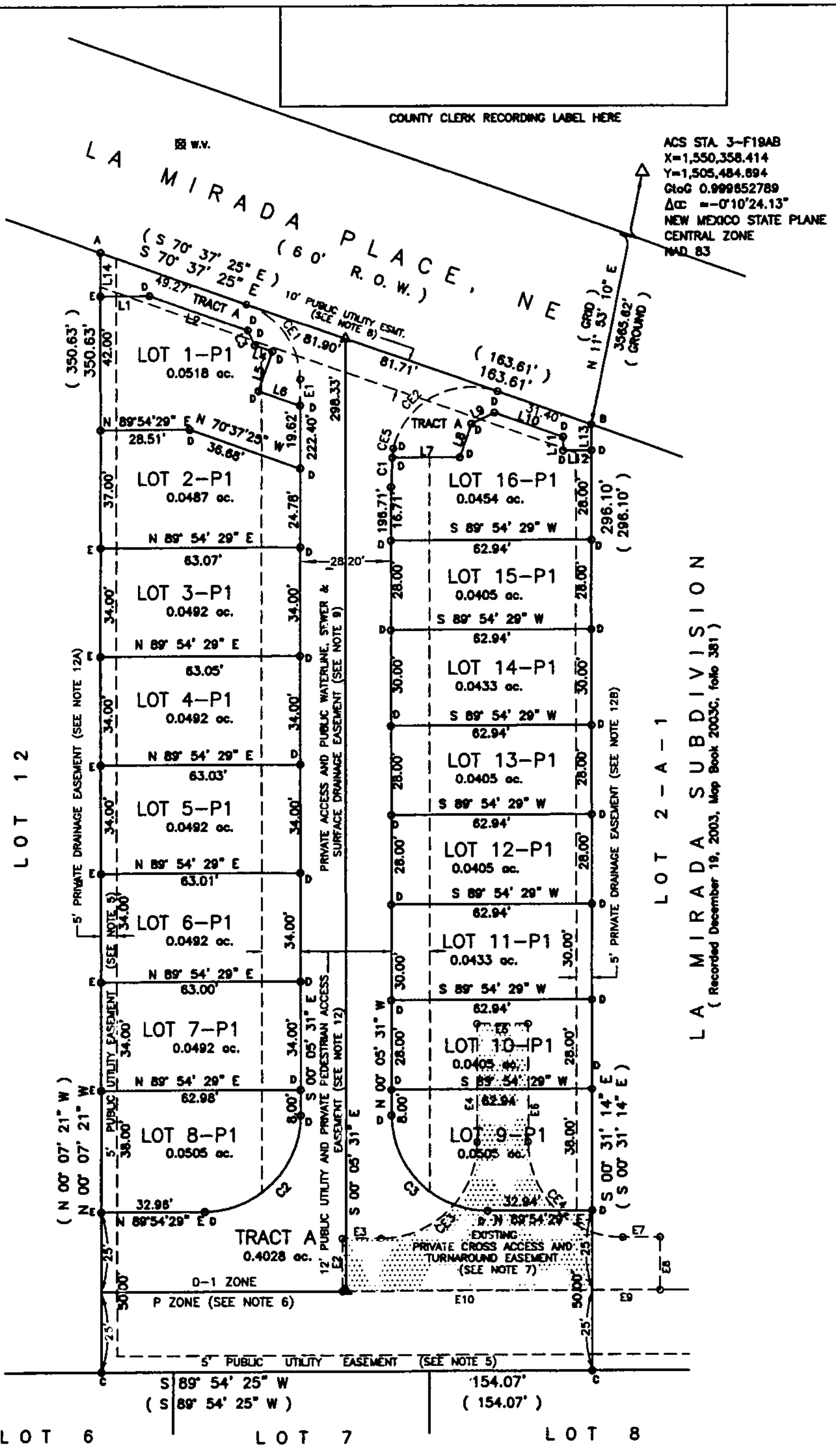
NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:  
 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.  
 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.  
 3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.  
 4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, 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, sign, pool (above ground 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 or unsafe conditions caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do 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 shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

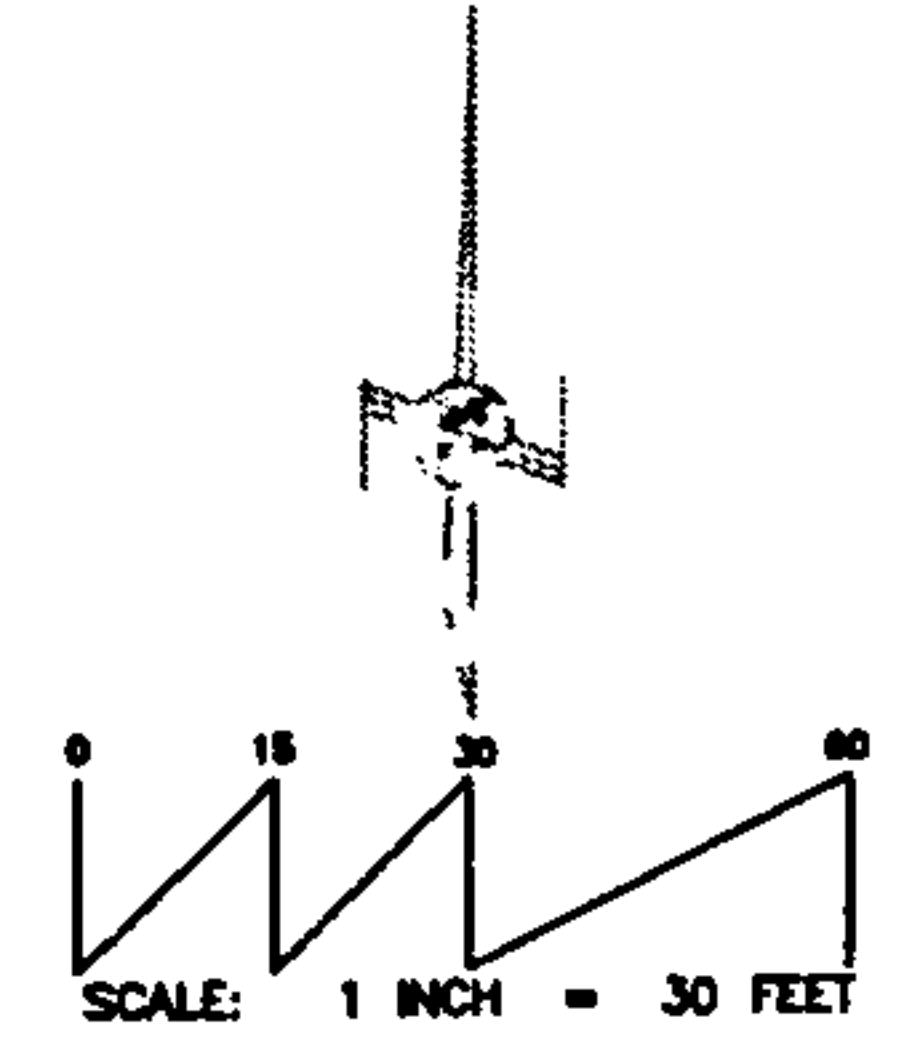


ACS STA. 3-F19AB  
 X=1,550,358.414  
 Y=1,505,484.894  
 GtoG 0.999852789  
 Δα = -0°10'24.13"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

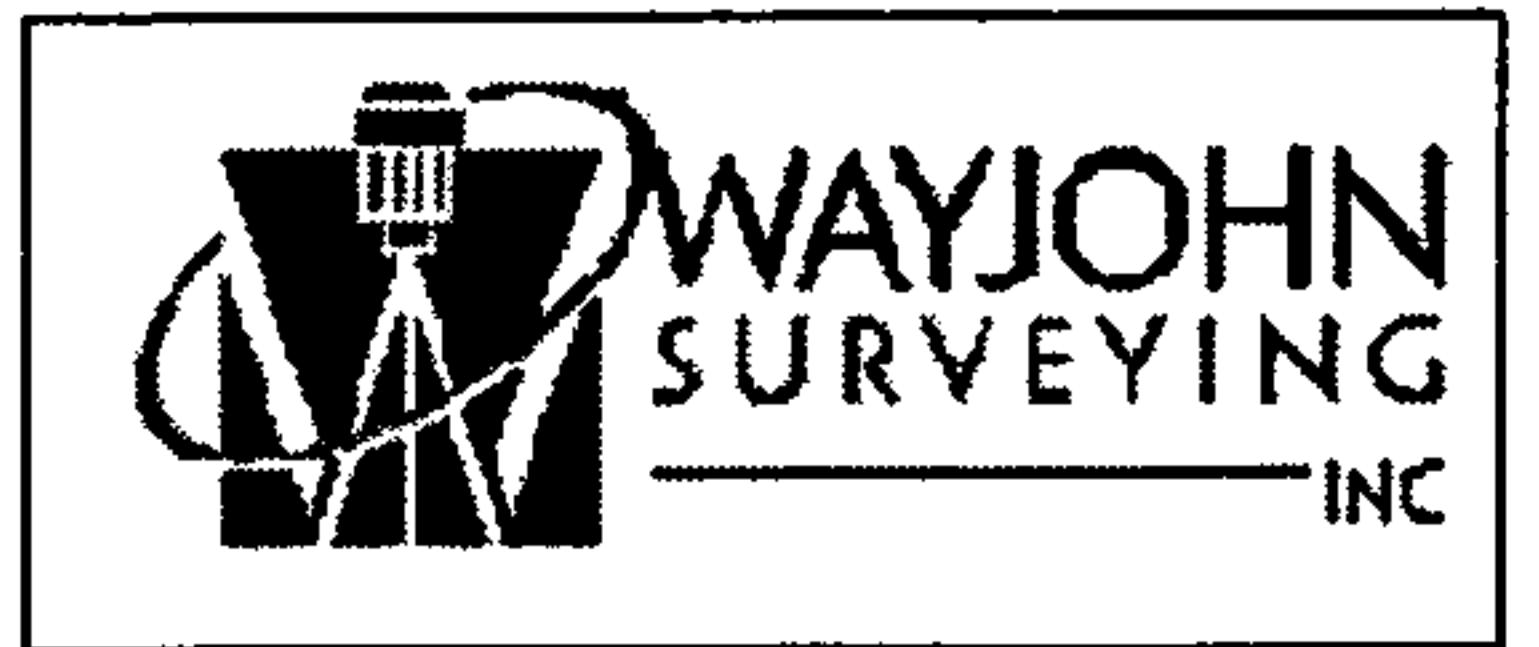
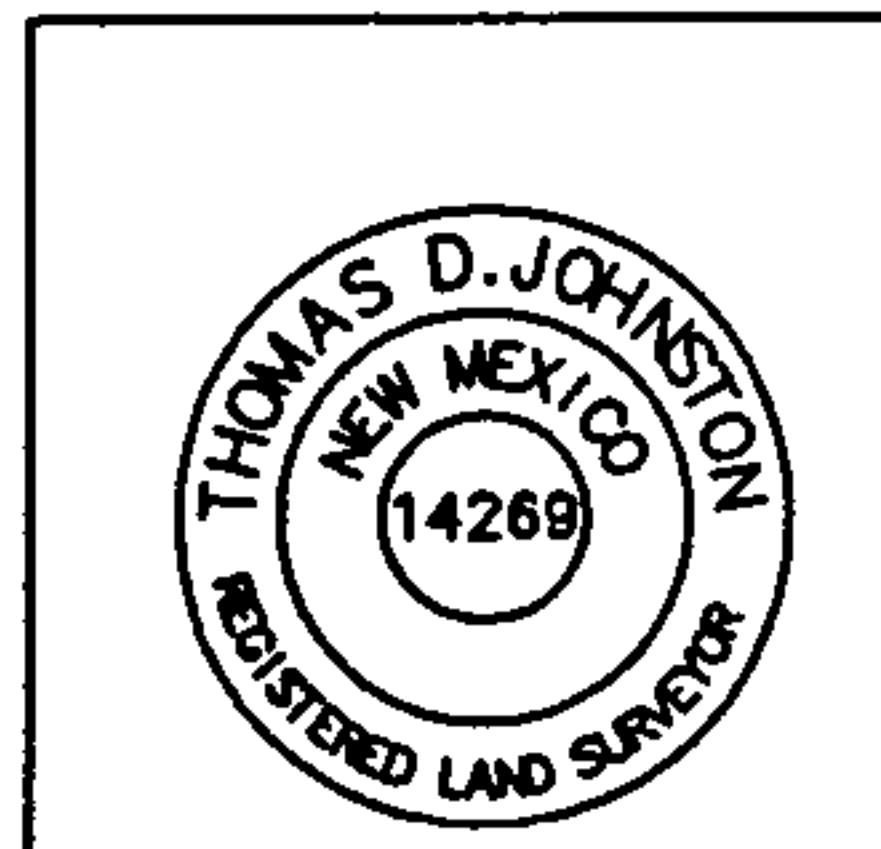
LA MIRADA SUBDIVISION  
 LOT 12  
 (Recorded March 19, 1974, Map Book C9, folio 165)

LA MIRADA SUBDIVISION  
 LOT 2-A-1  
 (Recorded December 19, 2003, Map Book 2003C, folio 381)

FOUND/SET MONUMENT LEGEND:  
 O A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"  
 B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"  
 C: FOUND PK NAIL AND DISK "PS 14269"  
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
 E: SET PK NAIL AND DISK "PS 14269"



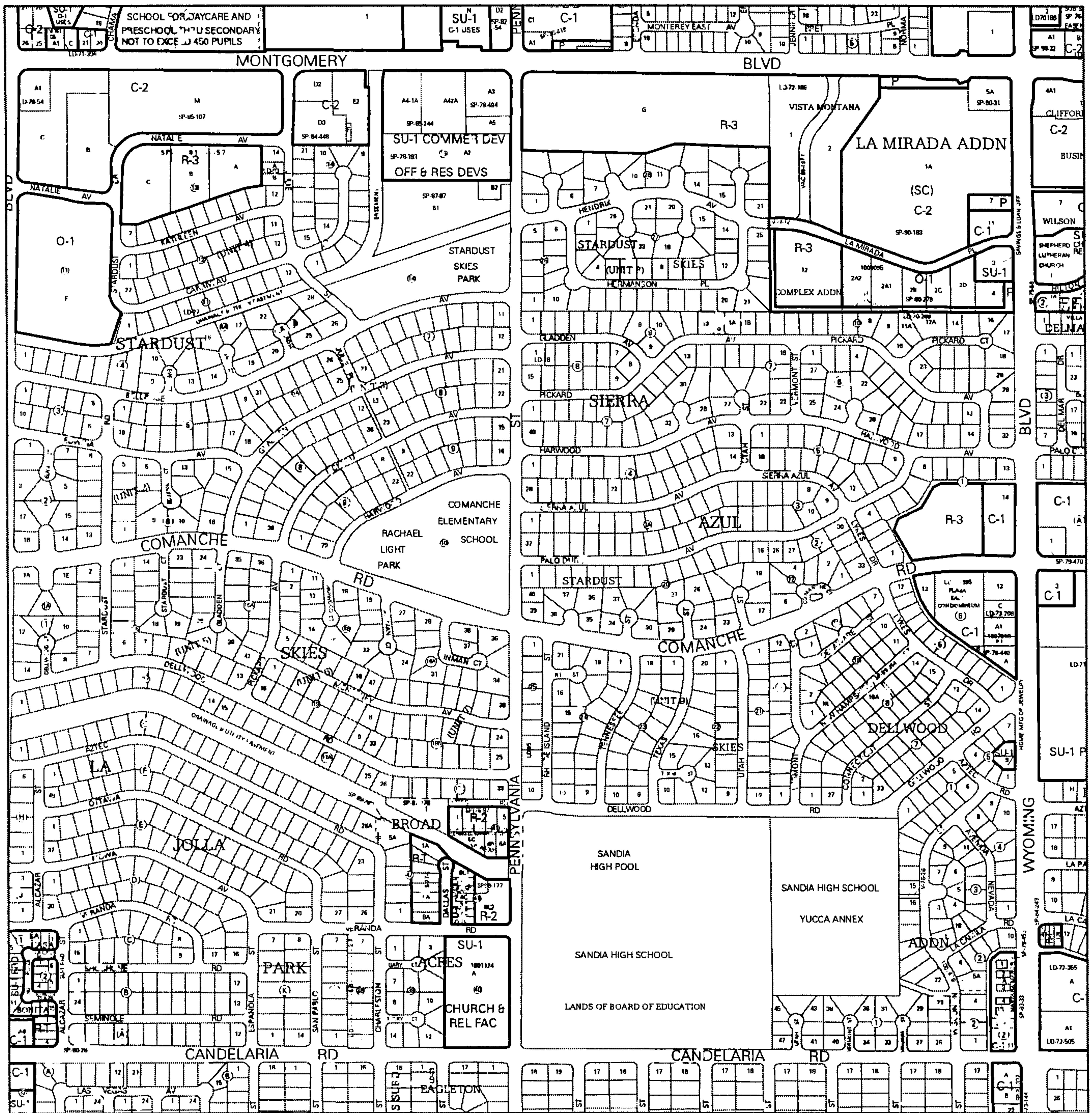
SIERRA AZUL SUBDIVISION  
 (Recorded April 3, 1981, Map Book D2, folio 131)



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70108.DWG	SHEET 2 OF 2

OWNER: CASALE/SEURMAN  
 LOCATION: SEC. 6  
 T.10 N., R.4 E., N.M.P.M.  
 LA MIRADA TOWNHOMES



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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 1500 Feet



# CITY OF ALBUQUERQUE

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

APPLICANT: TGC ENGINEERING DATE OF REQUEST: 5/20/10 ZONE ATLAS PAGE(S): G-19

CURRENT:

ZONING O-1

PARCEL SIZE (AC/SQ. FT.) 1.1443 AC.

LEGAL DESCRIPTION:

LOT OR TRACT # LOT 2-A-2 BLOCK # N/A

SUBDIVISION NAME LA MIRADA

REQUESTED CITY ACTION(S):

- |                |                     |  |                     |
|----------------|---------------------|--|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:                             |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION <input checked="" type="checkbox"/> | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ]                            | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]                                   | OTHER [ ]           |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT [ ]
- NEW CONSTRUCTION
- EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: 1

# OF UNITS: 16  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 5.25.10  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO  BORDERLINE [ ]

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

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

TRAFFIC ENGINEER [Signature] DATE 5-25-10

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-1G-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

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

Contact an Air Quality Planner at 768-2680 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

APPLICANT [Signature] DATE 5.21.10  
THOMAS D. JOHNSTON, PS, PE

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

TIS -SUBMITTED   /  /   TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED   /  /

**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: LA MIRADA TOWNHOMES

AGIS MAP # G-19

LEGAL DESCRIPTIONS: LOT 2.A.2, LA MIRADA SUBDIVISION

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 5.25.10 (date).

  
Applicant/Agent


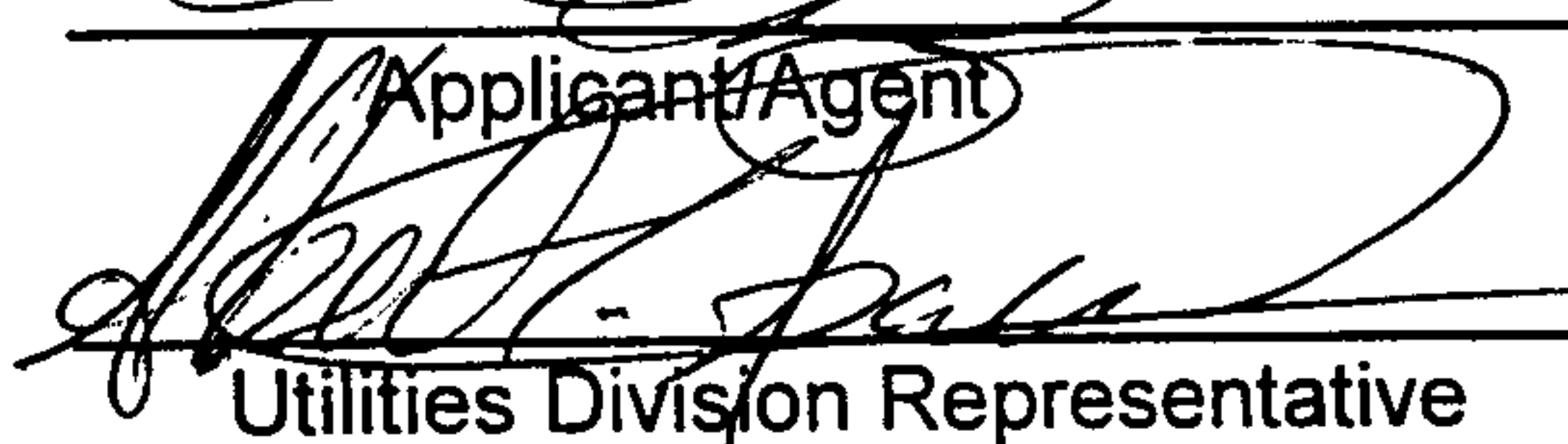
5.25.10  
Date

  
Hydrology Division Representative

05/25/10  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of ~~Albuquerque~~ <sup>ABCWUA</sup> Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on 24 May 10 (date).

  
Applicant/Agent  
  
Utilities Division Representative

5.25.10  
Date

25 May 10  
Date

PROJECT # 1003095

Subj: **Availability Renewal**  
Date: 05/24/2010 10:45:54 A.M. Mountain Daylight Time  
From: [aapache@abcwua.org](mailto:aapache@abcwua.org)  
To: [wayjonsurv@aol.com](mailto:wayjonsurv@aol.com)

Mr. Johnston,

I have received your request of a renewal of Availability Statement #90206, regarding the La Mirada Subdivision-Lot 2A2. I have reviewed the plat and it seems as though there were no changes, which would in turn change the terms and conditions set forth in the previous Availability Statement. This mean it should make this a simple renewal of the previously issued statement. I have written a renewal and have forwarded it for review and signature, if it is kicked back for further review, I will let you know as soon as I can.

Good day,

Albert T. Apache, E.I.  
Assistant Engineer  
ABCWUA-Utility Dev. Section  
Tel: (505) 924-3987  
Fax: (505) 924-3864

March 4, 2009

**Chair**  
Deanna Archuleta  
County of Bernalillo  
Commissioner, District 3

**Vice Chair**  
Trudy Jones  
City of Albuquerque  
Councillor, District 8

Alan B. Amijo  
County of Bernalillo  
Commissioner, District 1

Martin J. Chavez  
City of Albuquerque  
Mayor

Art De La Cruz  
County of Bernalillo  
Commissioner, District 2

Rey Garduno  
City of Albuquerque  
Councillor, District 6

Ken Sanchez  
City of Albuquerque  
Councillor, District 1

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

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

Thomas D. Johnston, PS, PE  
Wayjohn Surveying INC.  
330 Louisiana Blvd. NE  
Albuquerque, NM 87108

**RE: Water and Sanitary Sewer Availability Statement # 90206  
La Mirada Subdivision-Lot 2A2 Zone Atlas Map: G-19**

Dear Mr. Johnston:

**Project Information:** The subject site is ±1.3 acres, located on the east side of La Mirada, southwest of the Wyoming and Montgomery intersection within the City Limits of Albuquerque. The site is currently zoned O-1 and lies in the 4ER pressure zone within the Montgomery trunk. The request for availability indicates that plans are to subdivide the site into a total of 16 lots and to build town homes on the newly created lots.

**Existing Conditions:** Water infrastructure in the area is limited to a 6 inch line (Project #10-181-73) in La Mirada.

Sanitary sewer infrastructure in the area is limited to an 8 inch line (Project #01-137-71) in La Mirada.

**Service:** New metered water service is available to the site contingent upon both compliance with the Fire Marshal's fire flow requirements and construction of a new public 6 inch line onto the site, ending with a hydrant. The newly created lots may then take service from the new distribution line. Water service will not be sold without adequate fire protection. Water service shall only be provided in conjunction with sewer service.

New sanitary sewer service is available to the site contingent upon construction of a new public 8 inch line onto the site, ending with a manhole. The newly created lots may then take service from the new collection line.

**Design and Construction** of all required improvements will be at the developer/property owner's expense and must be coordinated through the City Of Albuquerque and Water Authority Design Review Process. Designs must be done by a New Mexico Registered Professional Engineer. Construction of all public improvements must be by a licensed, bonded, public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, new sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected



will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

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

**Closure:** This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible.

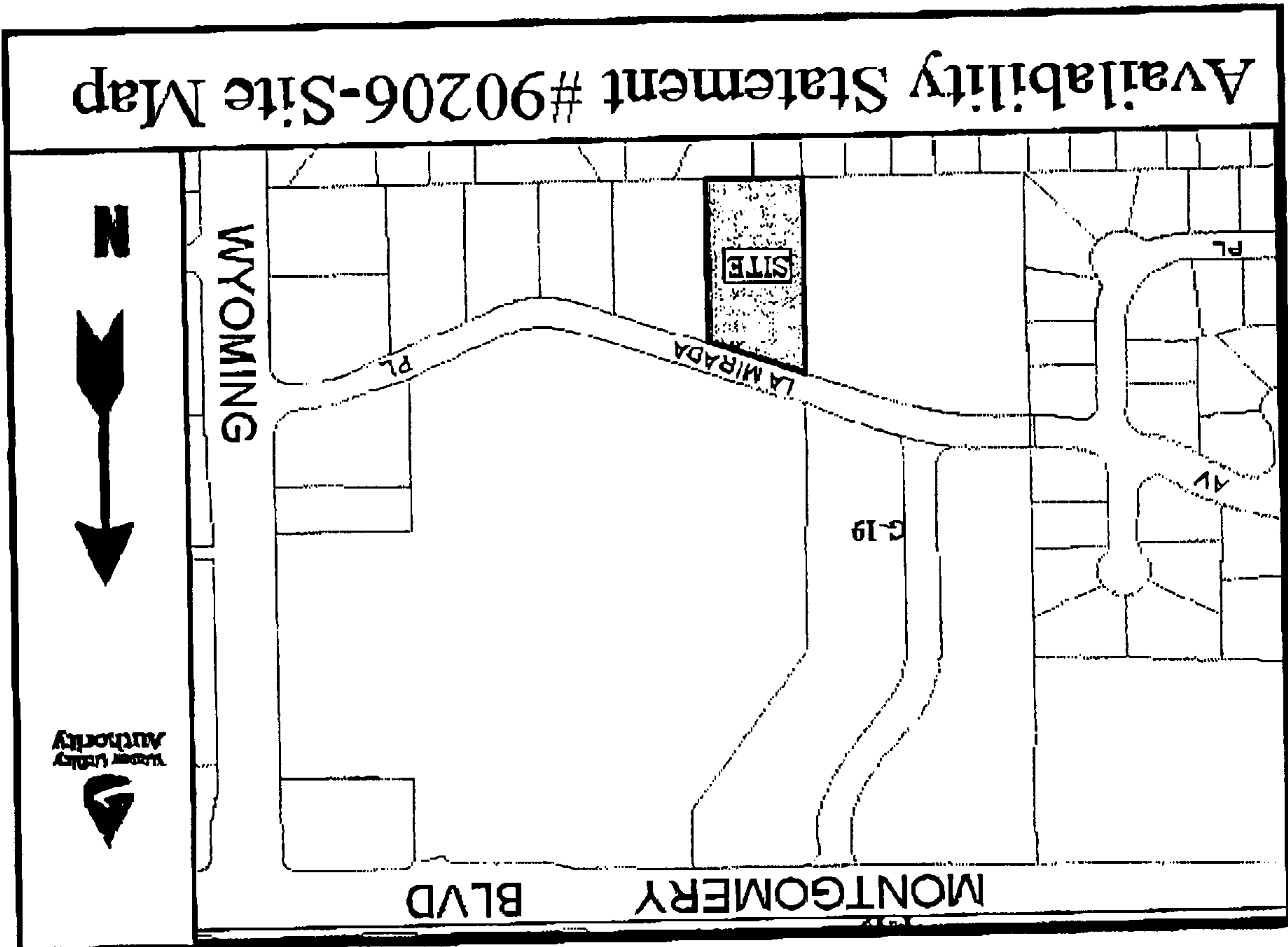
Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

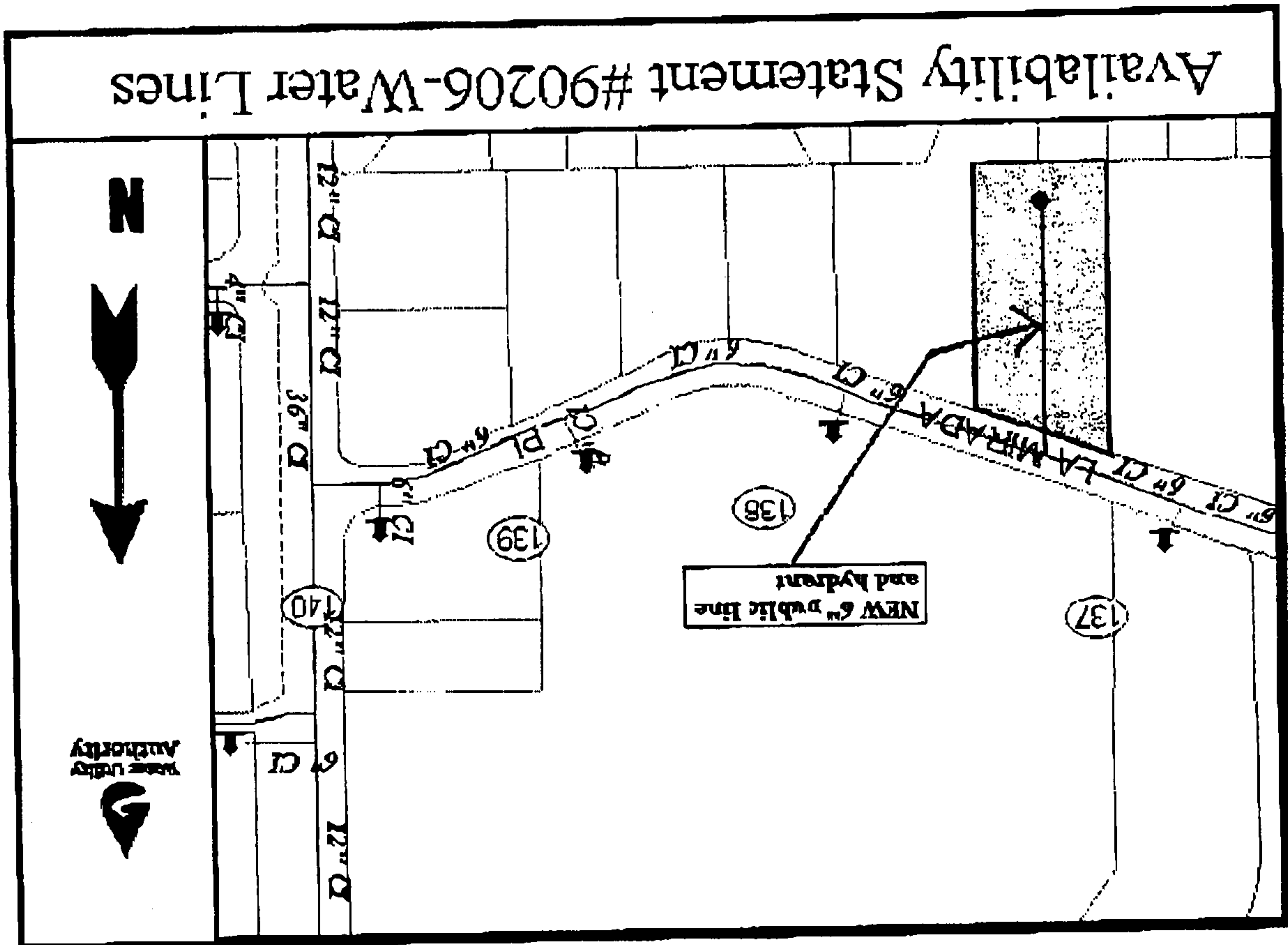
Sincerely,

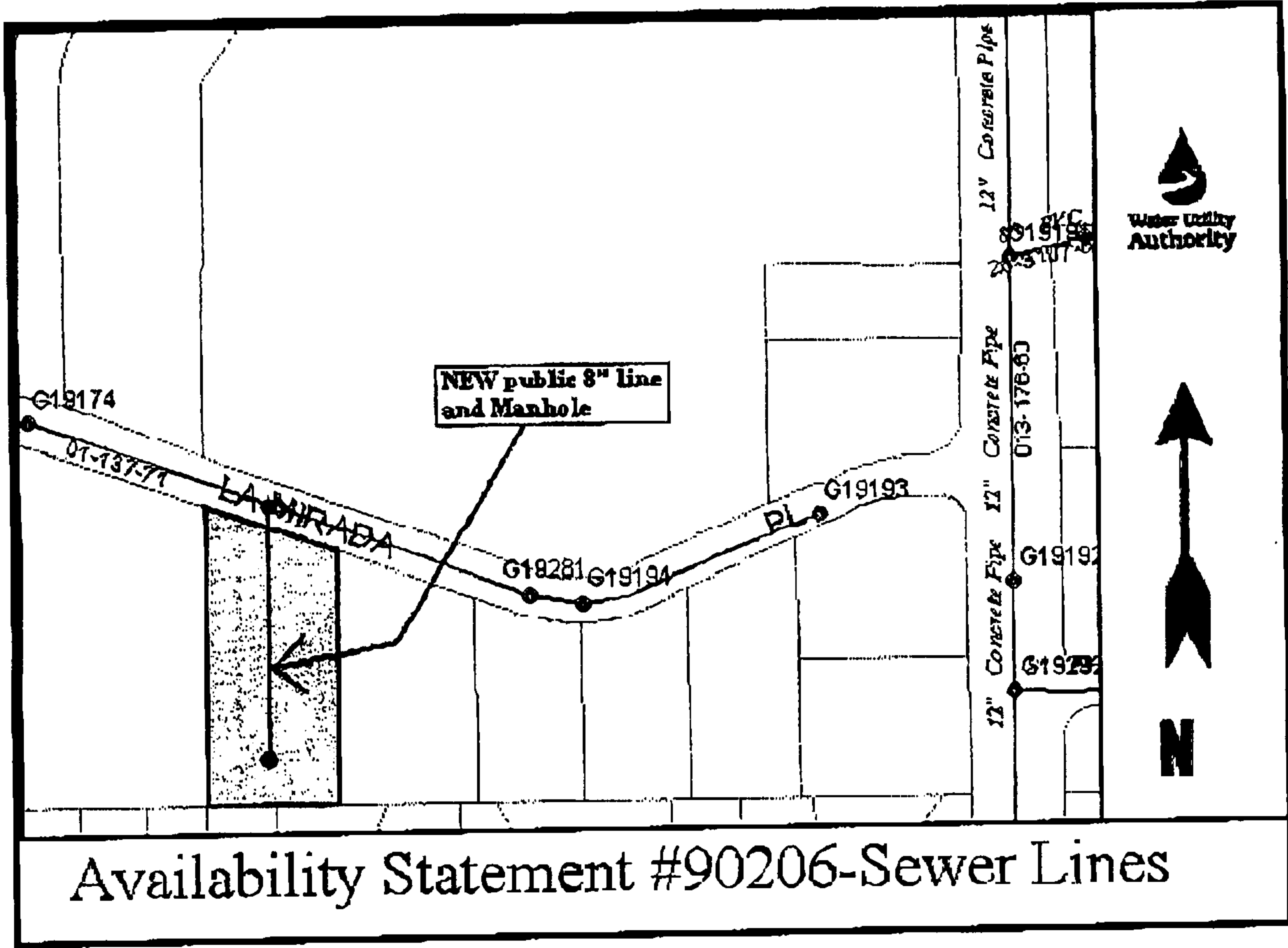


Mark S. Sanchez  
Executive Director

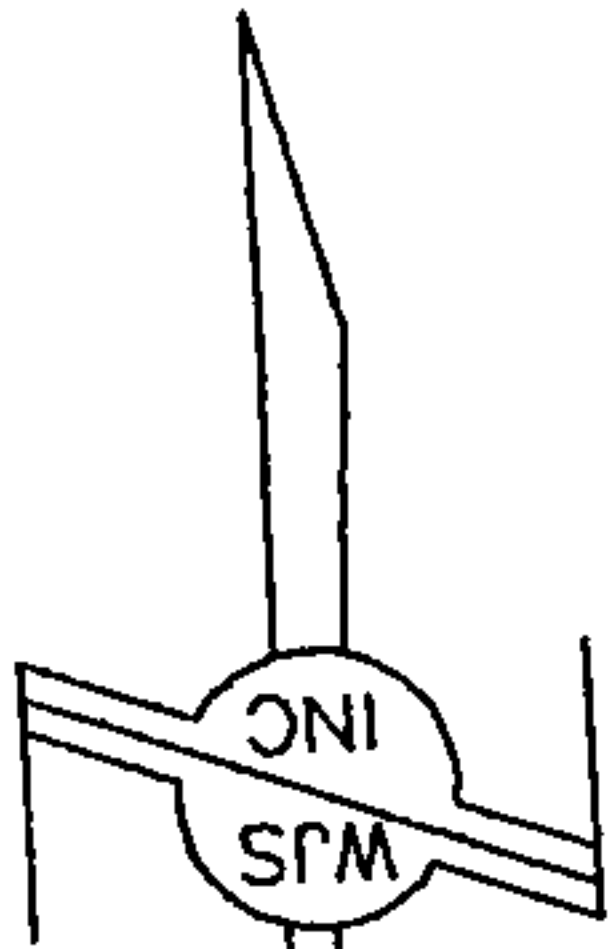
Encl: Site and Infrastructure Maps (3)  
C: f/ Availability G-19  
f/ DRB#1003095











SCALE: 1 INCH = 20 FEET

1+50

2+00

2+50

REQUESTED  
SIDEWALK  
WAIVER

	TC	FL
1	57.71	57.09
2	N/A	57.29
3	58.10	57.48

13-P1 12-P1 11-P1 10-P1 9-P1

VIDA VERDE LANE, NE

12' PUBLIC UTILITY AND PRIVATE PEDESTRIAN ACCESS

12' PUBLIC UTILITY AND PRIVATE PEDESTRIAN ACCESS

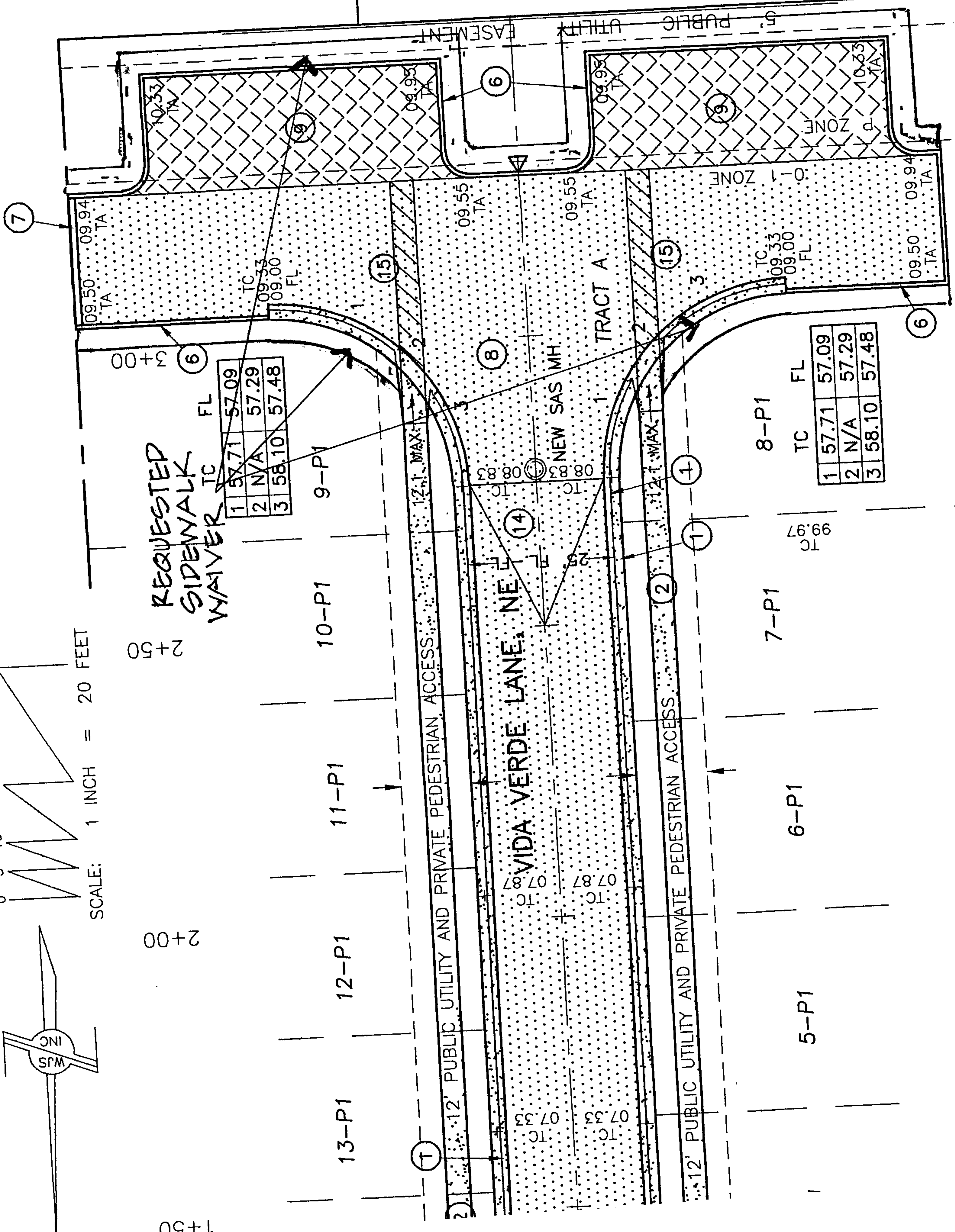
5-P1

6-P1

7-P1

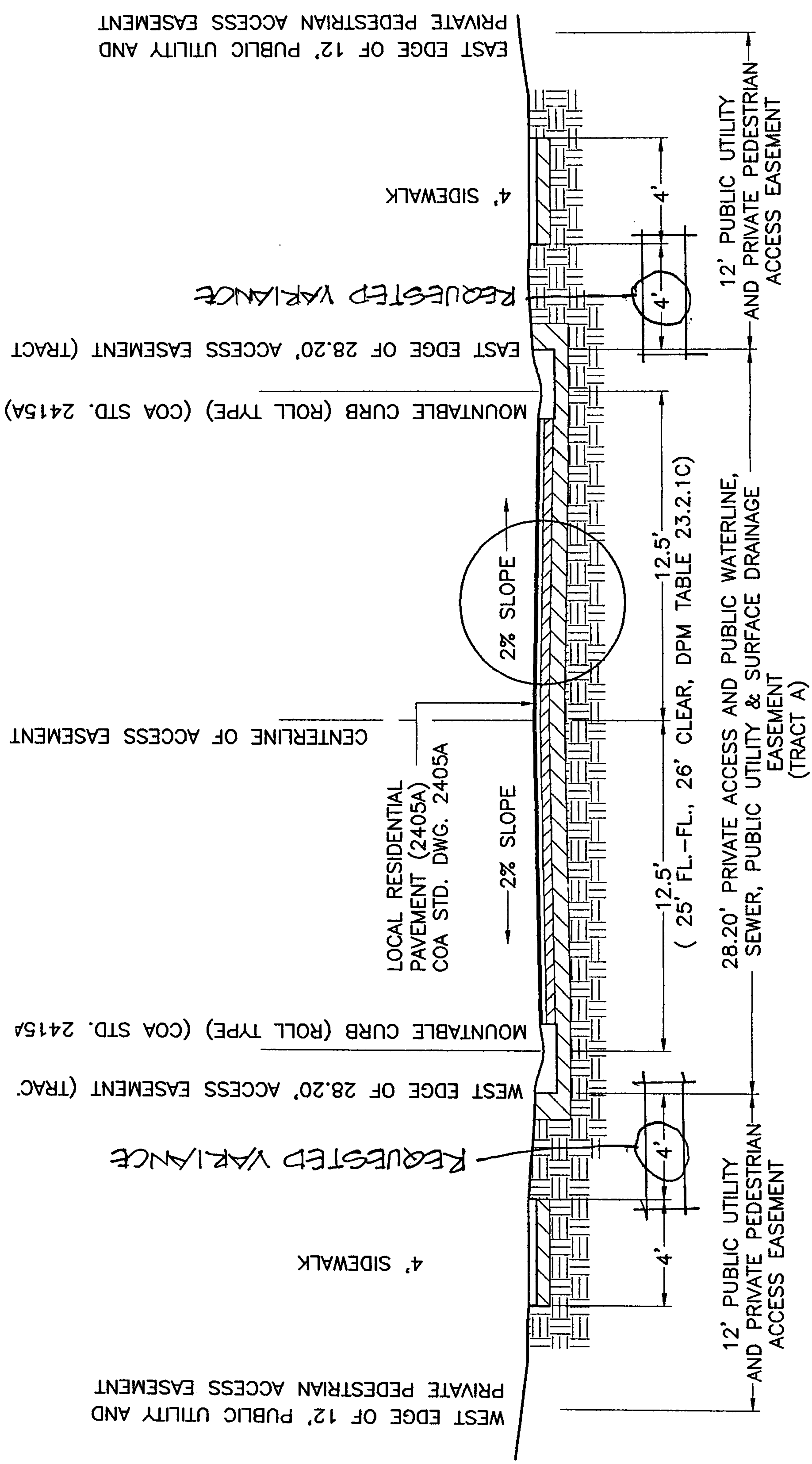
8-P1

	TC	FL
1	57.71	57.09
2	N/A	57.29
3	58.10	57.48



LOT 8  
LOT 7  
SIERRA AZUL SUBDIVISION





SECTION, PRIVATE DRIVE  
SCALE 1" = 5'

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: **1003095**  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

**Lots 1 through 16 and Tract A, La Mirada Townhomes  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lot 2-A-2, La Mirada Subdivision  
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
		6"	Water Line	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		8"	Sewer Line	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		16"	Residential sewer stub-outs	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		16"	Residential water stub-outs	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		16"	Full Section asphalt pavement	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		1'	Curb and gutter	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		1'	Sidewalk	Private roadway esmt.	La Mirada Place, NE	South line of Lots 8-P1 & 9-P1	/	/	/
							/	/	/
							/	/	/
							/	/	/

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"/>						/	/	/		
<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**

Engineer's certification of grading per DPM requirements before financial guaranty can be released.  
Street lights per City requirements.


- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

  
SIGNATURE - date 5.21.10

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

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

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

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

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

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

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1003095  
DRB Application No.: \_\_\_\_\_

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

LA MIRADA TOWNHOMES

LOT 2-A-2-A LA MIRADA SUBDIVISION

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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement with Mountable curb and gutter on Vida Verde Lane NE (Private)	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide Sidewalk	Vida Verde Lane, NE (west side)	West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide Sidewalk	Vida Verde Lane, NE	East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	East and west property lines within 5 foot private drainage easements	LA MIRADA PL. NE	North line of private cross access esmt.	/	/	/

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"/>						/	/	/
<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

Engineer's certification of grading per DPM requirements before financial guaranty can be released.

1 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_


2 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Thomas Johnston, PS, PE  
 NAME (print)

TGC Engineering Inc.  
 FIRM

 8.4.10  
 SIGNATURE - date

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

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

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

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

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

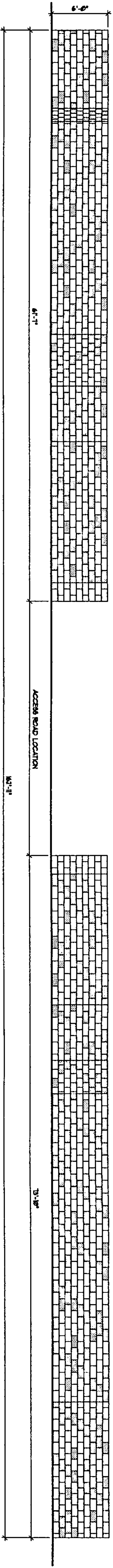
\_\_\_\_\_ AMAFCA - date

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

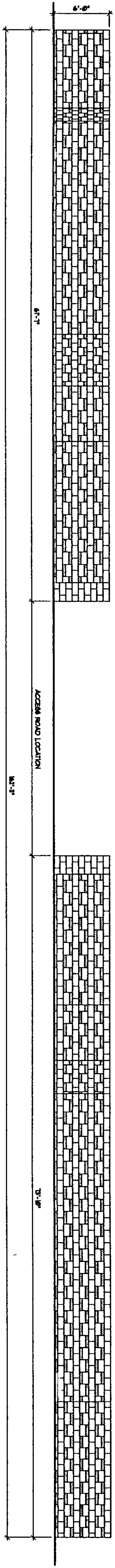
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DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

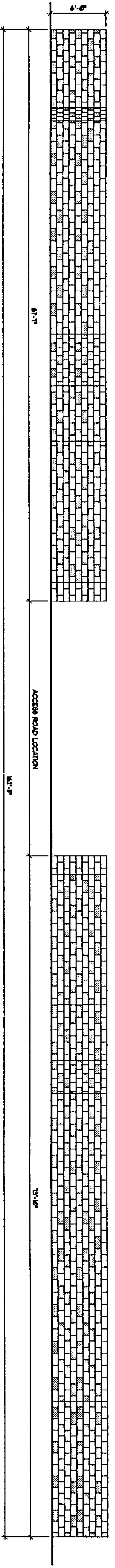
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



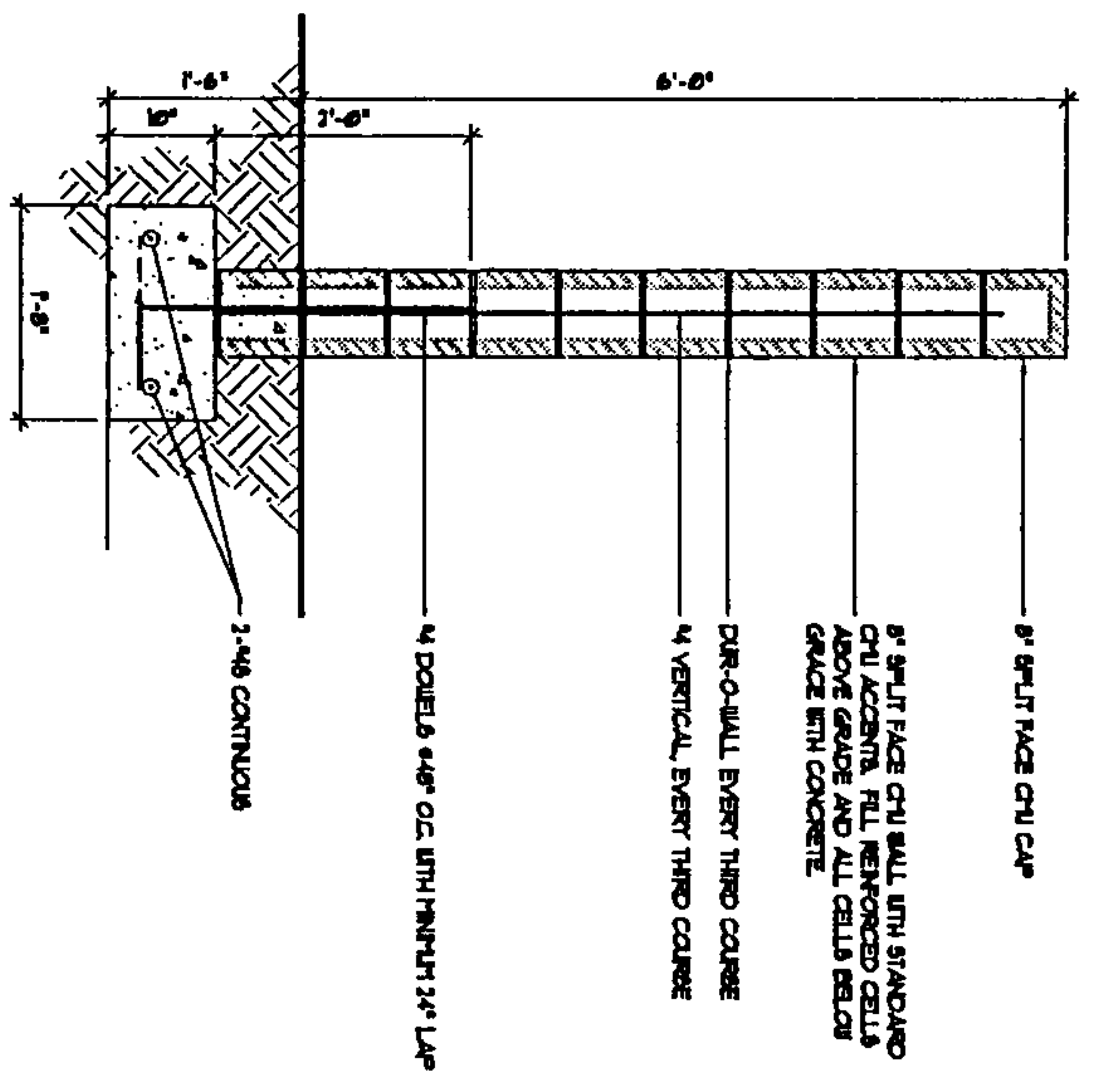
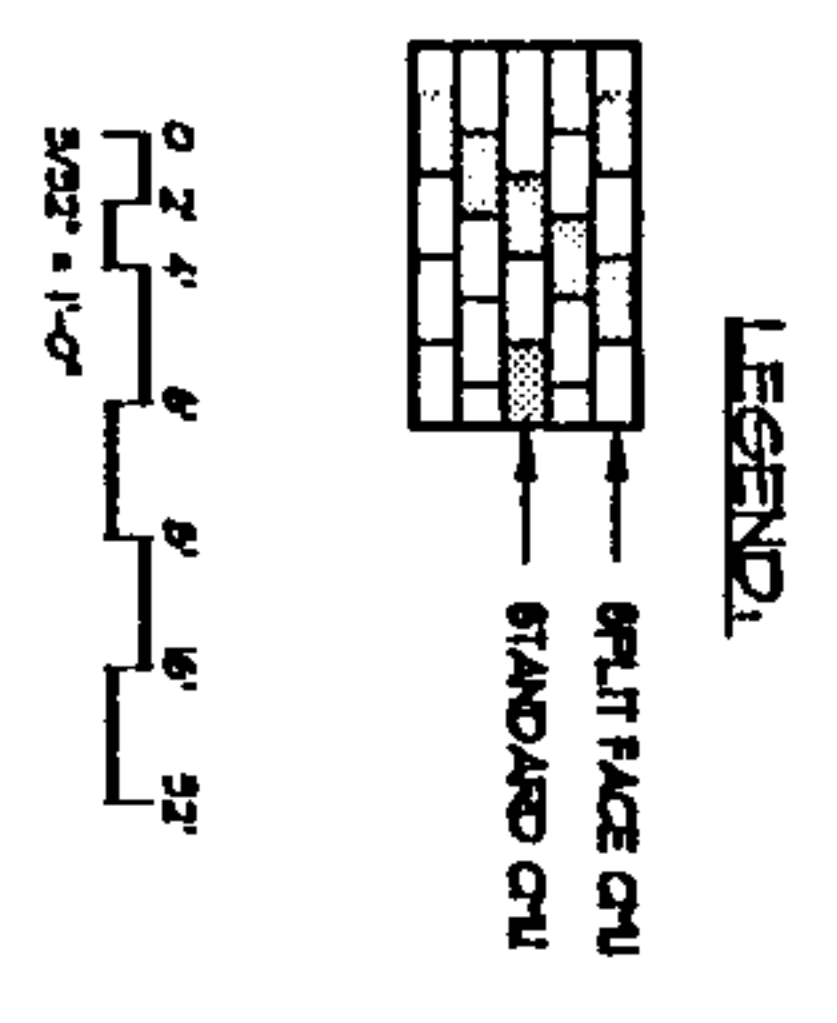
CMU WALL ELEVATION - OPTION A  
3/32"=1'-0"



CMU WALL ELEVATION - OPTION B  
3/32"=1'-0"



CMU WALL ELEVATION - OPTION C  
3/32"=1'-0"



TYPICAL WALL SECTION  
3/32"=1'-0"

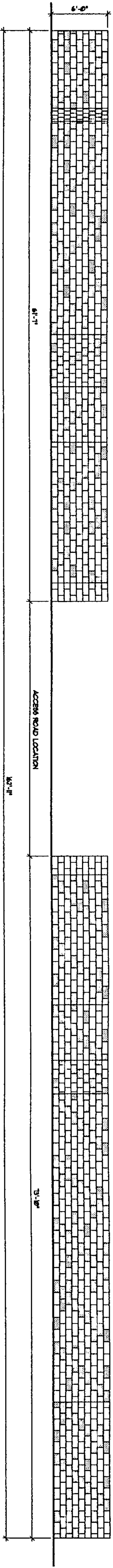
LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PERIMETER WALL AT ENTRY  
D2B 100309S

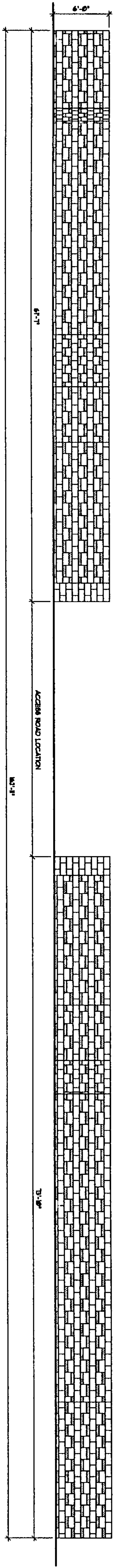
MARTHA K. PAPADOPOULOS R.A.  
P.O. BOX 21417  
ALBUQUERQUE, NM 87154  
505-296-7287

APRIL 20, 2010

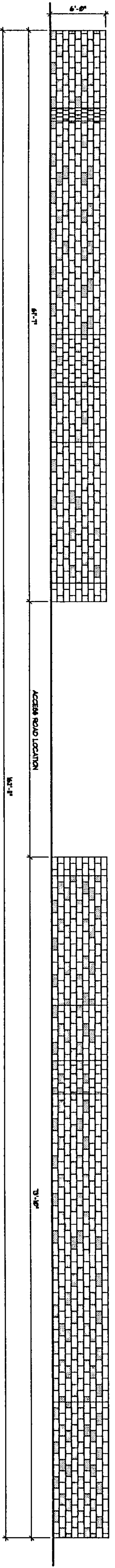




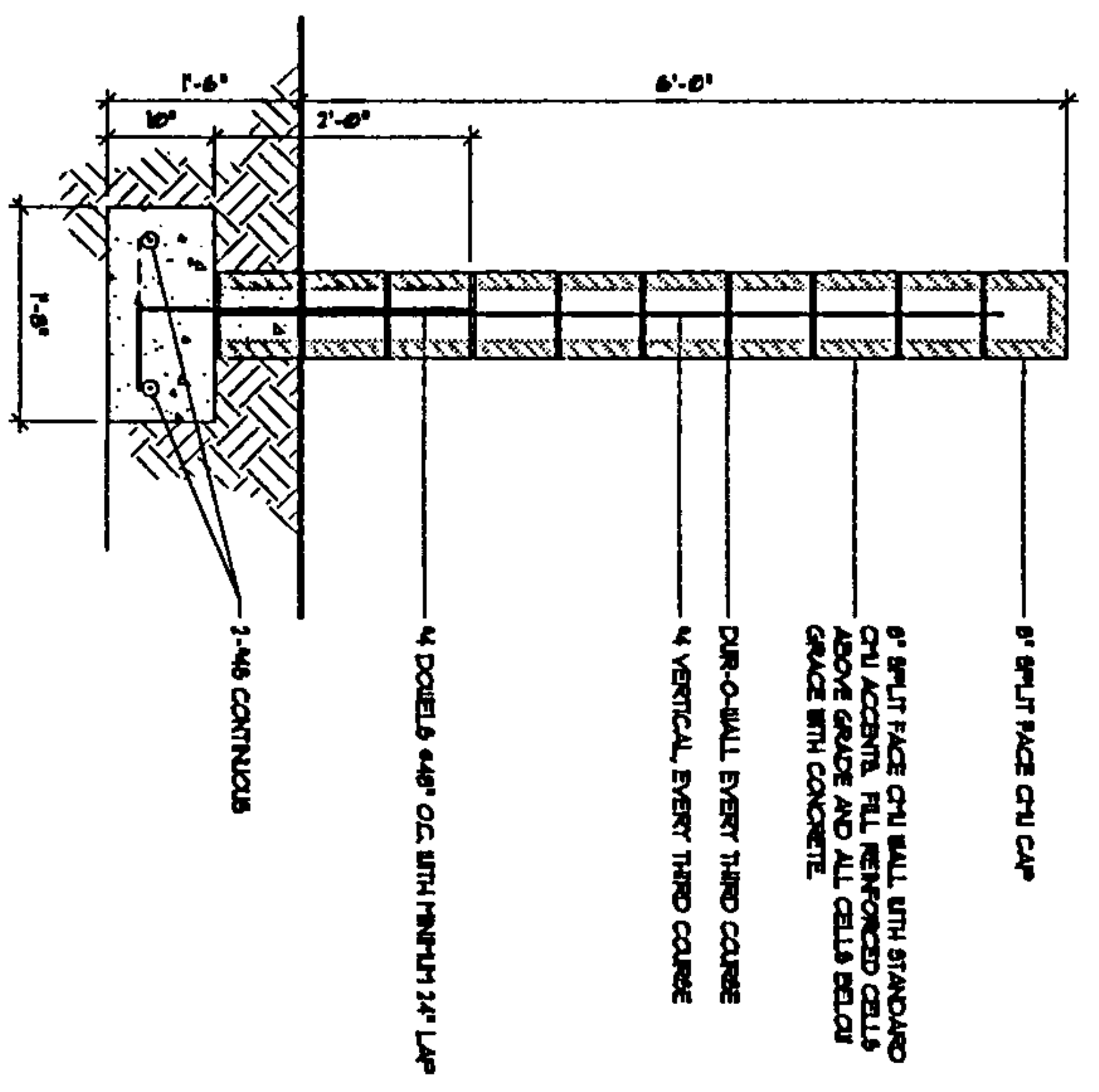
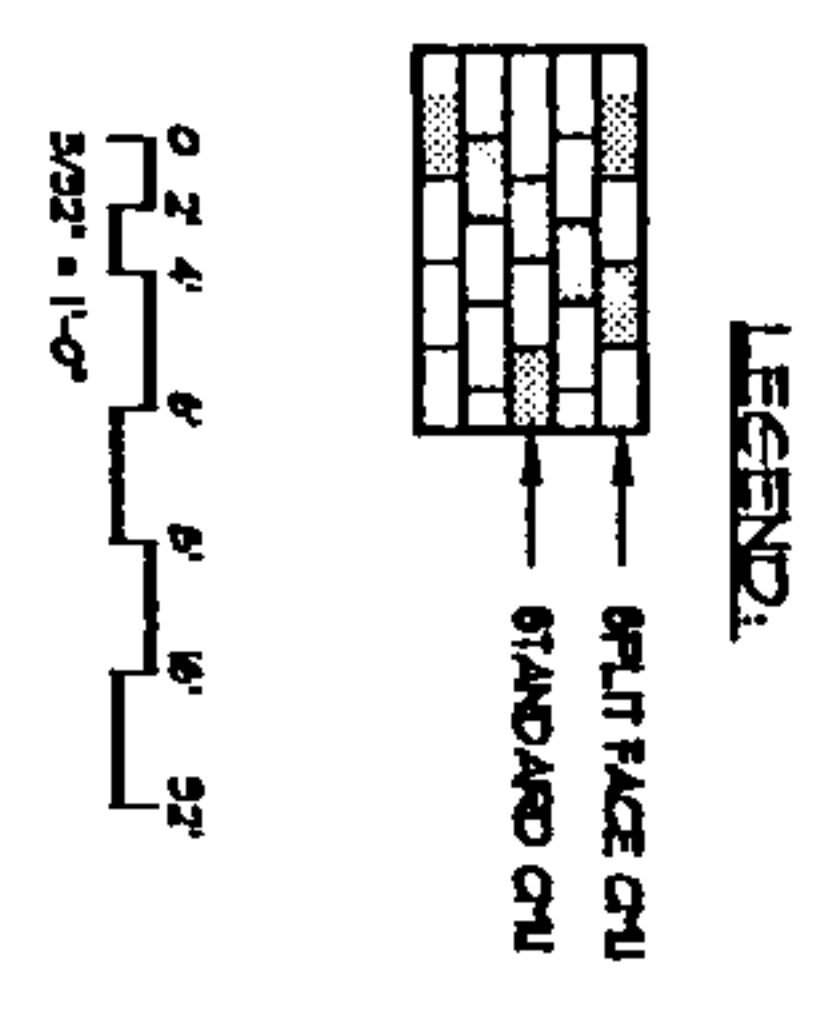
CMU WALL ELEVATION - OPTION A  
3/32" = 1'-0"



CMU WALL ELEVATION - OPTION B  
3/32" = 1'-0"



CMU WALL ELEVATION - OPTION C  
3/32" = 1'-0"



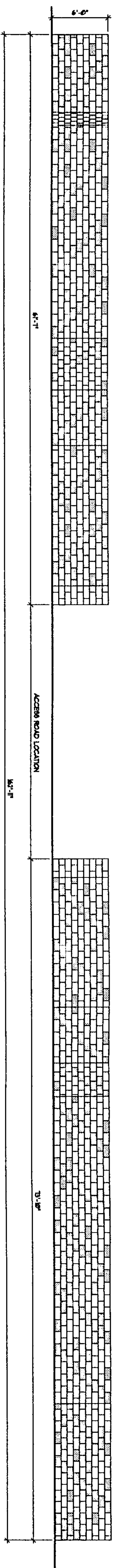
TYPICAL WALL SECTION  
3/8" = 1'-0"

LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

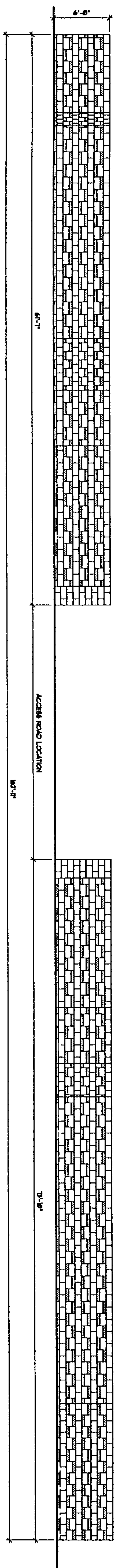
PERIMETER WALL AT ENTRY  
P&B 1003095

MARTHA K. PAPADOPULOS R.A.  
P.O. BOX 21417  
ALBUQUERQUE, NM 87154  
505-296-7287

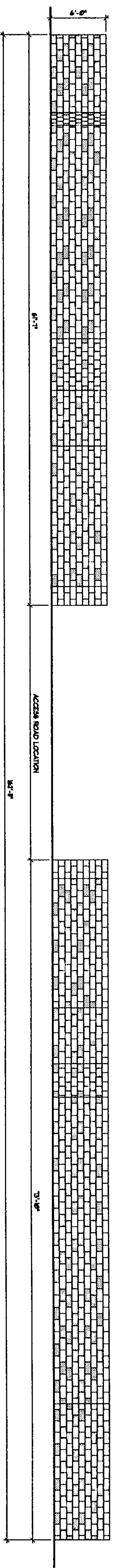
APRIL 20, 2010



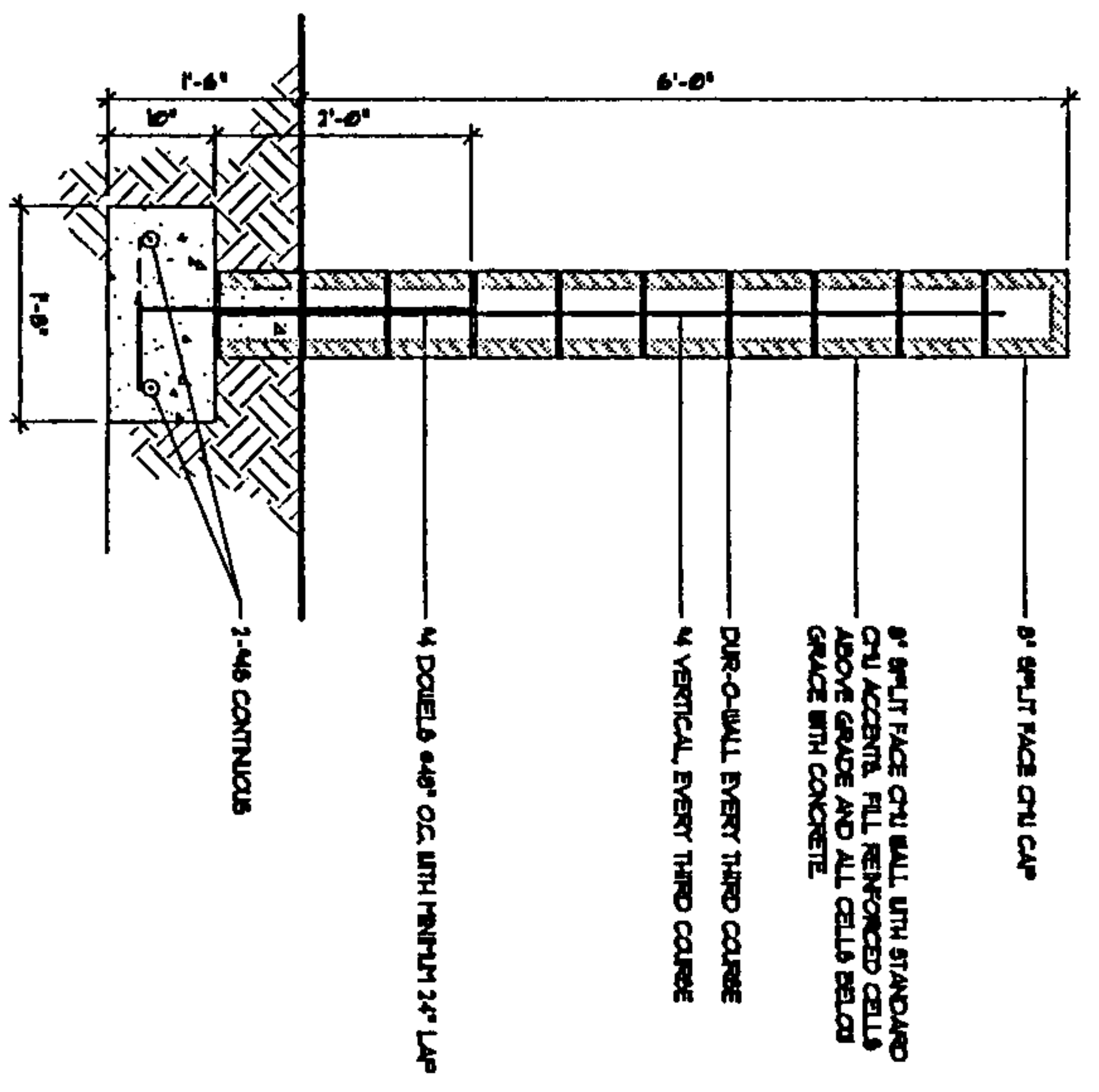
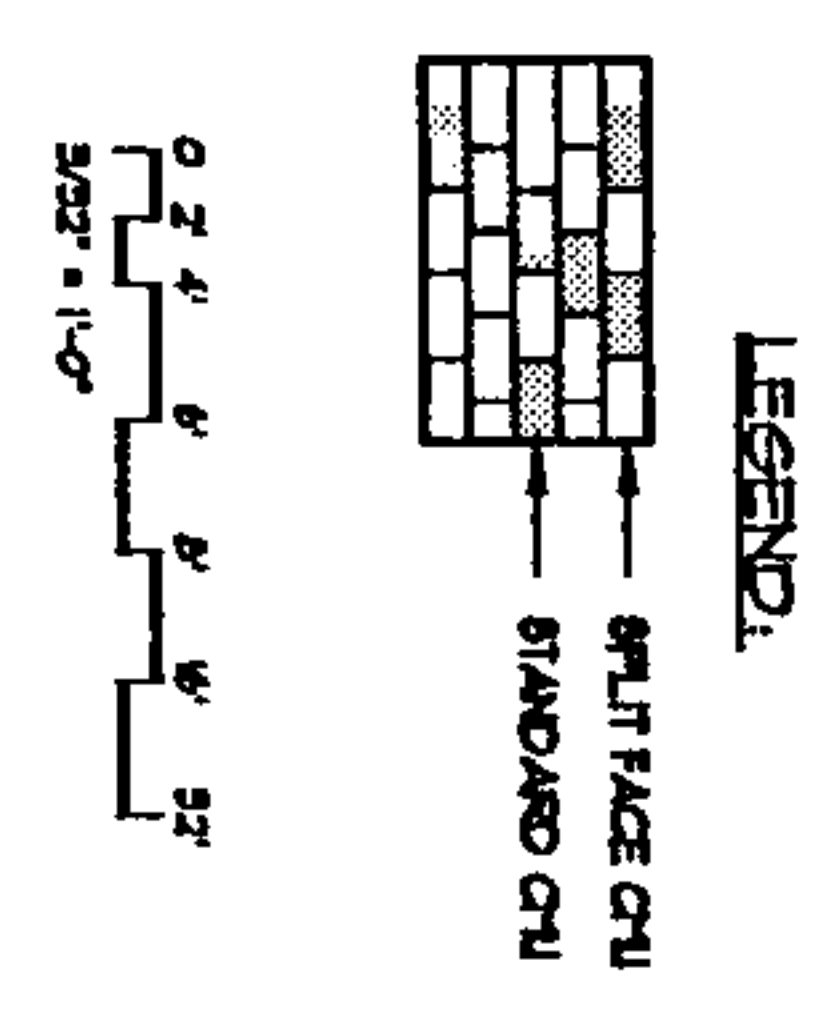
CMU WALL ELEVATION - OPTION A  
3/32"=1'-0"



CMU WALL ELEVATION - OPTION B  
3/32"=1'-0"



CMU WALL ELEVATION - OPTION C  
3/32"=1'-0"



5/8"=1'-0"

LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PERIMETER WALL AT ENTRY  
D26 1003095

MARTHA K. PAPADOPOULOS R.A.  
P.O. BOX 21417  
ALBUQUERQUE, NM 87154  
505-296-7287

APRIL 20, 2010

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

07/15/2009 Issued By: PLNSDH

**Permit Number: 2009 070 231**

**Category Code 910**

**Application Number:** 09DRB-70231, Vacation Of Public Easement

**Address:**

**Location Description:** LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003085

**Applicant**

James A Seligman

1525 32nd Circle Se  
Rio Rancho NM 87124  
483-1638

**Agent / Contact**

Dac Enterprises Inc

Po Box 16658  
Albuquerque NM 87191  
294-5243

**Application Fees**

441018/4971000 Public Notification \$75.00

441032/3424000 Conflict Mgmt Fee

441006/4983000 DRB Actions

**TOTAL: \$75.00**

City Of Albuquerque  
Treasury Division

7/15/2009 10:18AM LOC: ANNY  
US# 007 TRAN# 0010  
RECEIPT# 00117867-0017867  
PLN.IT# 2009070231 TRSLJS  
Trans Amt \$180.00  
App Fee \$75.00

Thank You

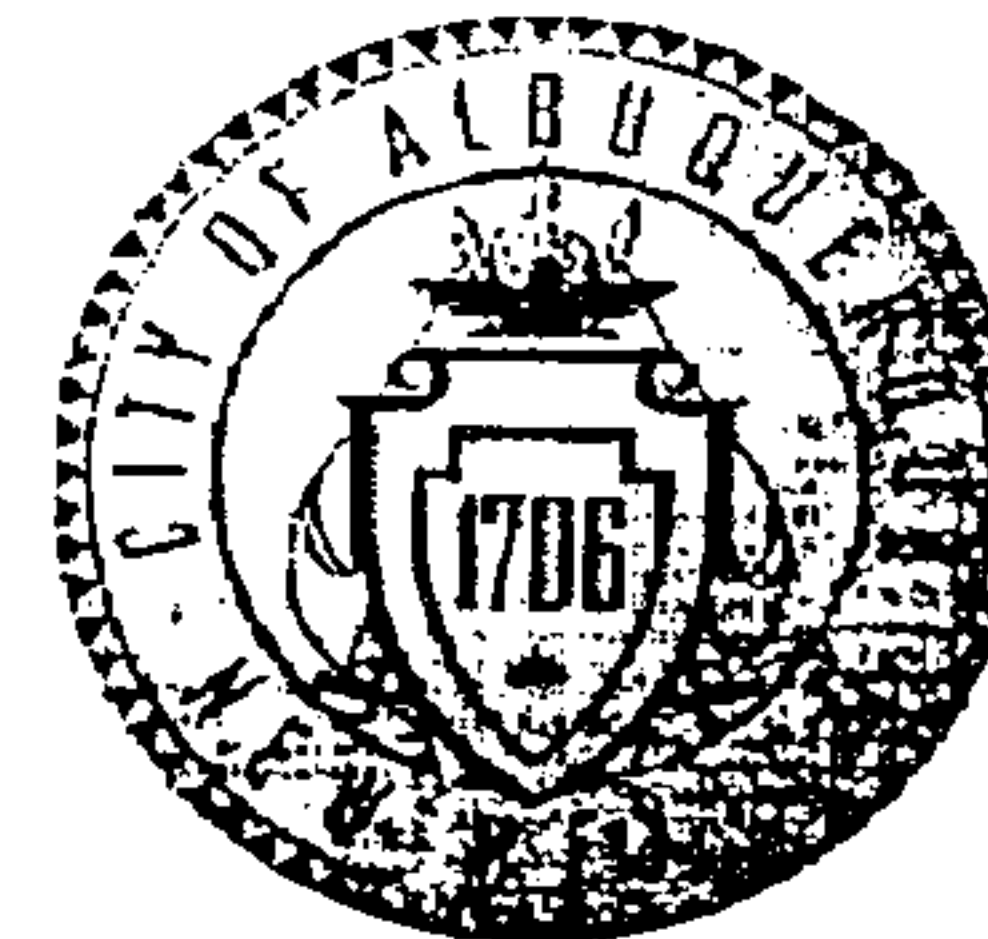


$$555 + (16 \times 15) + 75$$

$$\begin{array}{r} 880 \\ - 845 \\ \hline 35 \end{array}$$

0UR

## CITY OF ALBUQUERQUE



Code Enforcement Division  
City of Albuquerque  
600 2<sup>nd</sup> St NW Ste 720  
Albuquerque, NM 87102

Mayor Martin Chavez  
December 16, 2008

DAC Enterprises, Inc.  
Doug Crandall  
PO Box 16658  
Albuquerque, NM 87191

RE: AC-07-18.

The appeal above has a one-year period from the City Council's final action on March 3, 2008, which is when the final decision on the Conditional Use was rendered.


Actions taken to utilize the Conditional Use, such as receiving approval for final plat or being in the process of seeking approval for plat, will be considered to extend the expiration date.

PO Box 1293

Do not hesitate to contact me if you have questions concerning this matter.

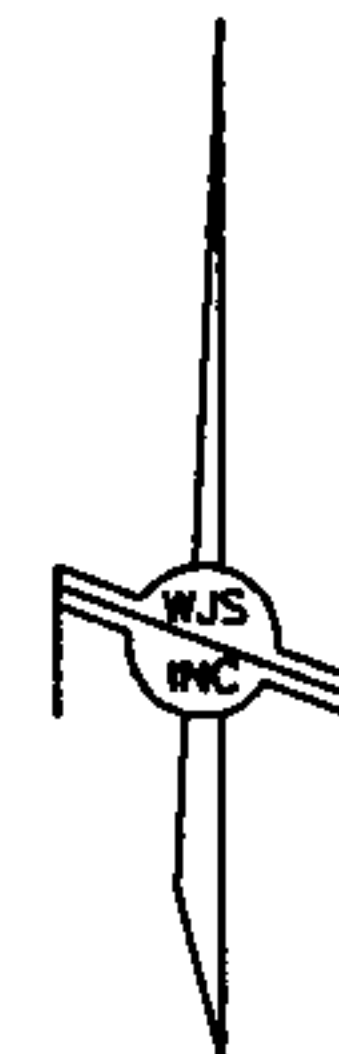
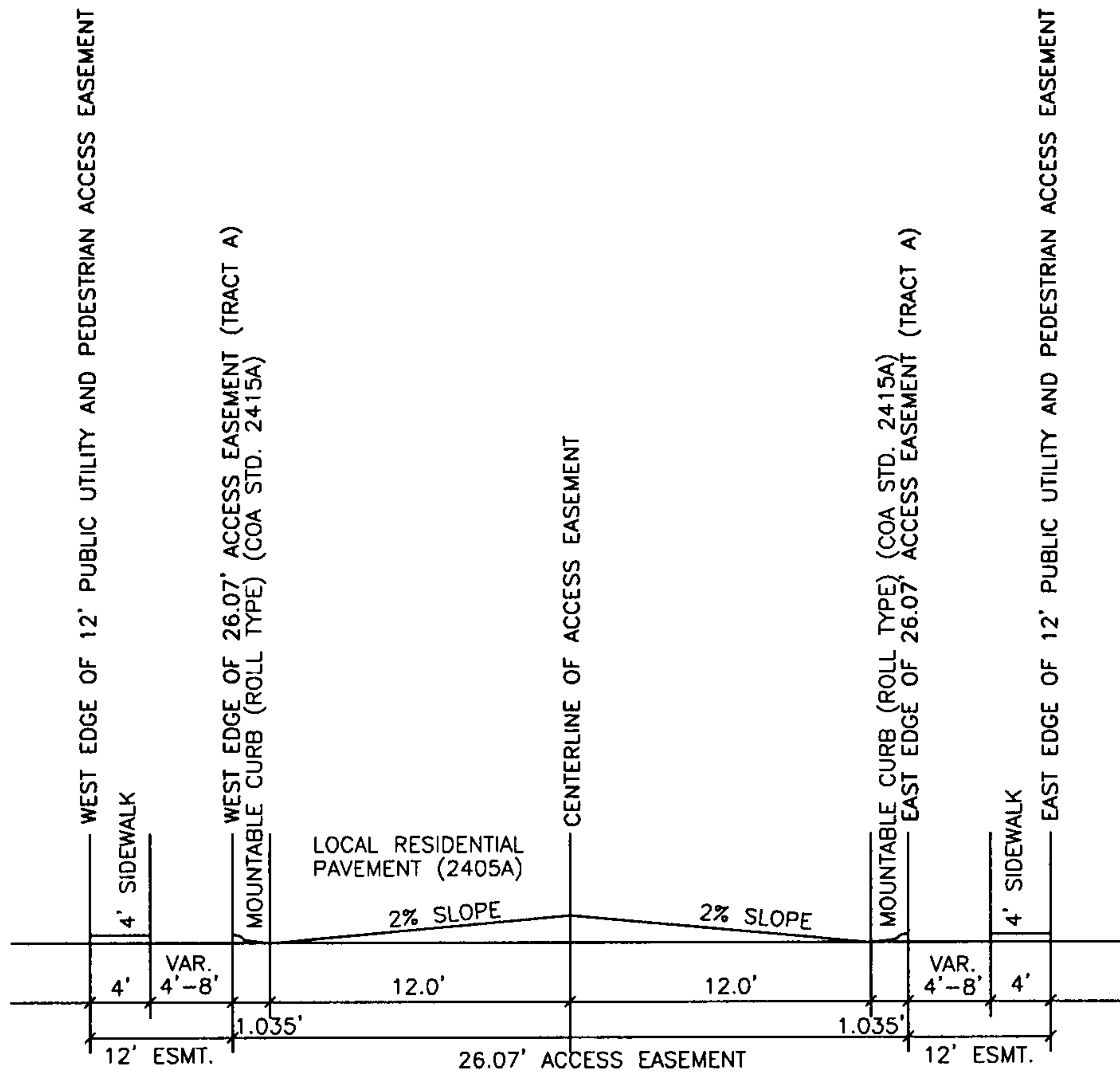
Albuquerque

Sincerely,

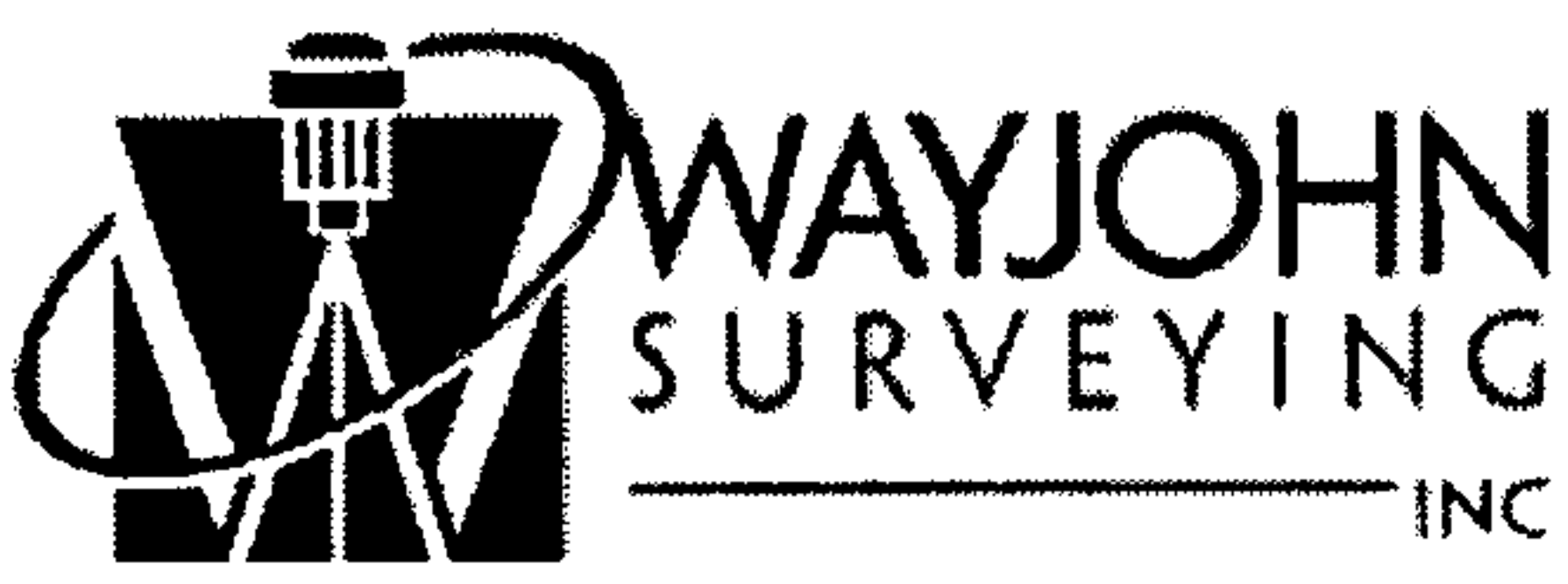

  
Matthew Conrad  
Code Services Manager  
924-3454

NM 87103

[www.cabq.gov](http://www.cabq.gov)



### ROADWAY CROSS SECTION EXHIBIT

JOB NO.:	SP-7-01-2008	SCALE:	NONE
	LOT:	2-A-2	
	BLOCK:		
	SUBDIVISION:	LA MIRADA SUBDIVISION	
	DATE:	7/01/2009	
	DRAWN BY:	TDJ	
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887			

R-1

1) Fin Plan  
match

2) 9 Lines

3) E' ment  
V. in



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): DAC ENTERPRISES, INC PHONE: 294-5243  
 ADDRESS: P.O. BOX 16658 FAX: 297-4530  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_

APPLICANT: JAMES A. SELIGMAN PHONE: 463-1636  
 ADDRESS: 1525 32<sup>nd</sup> CIRCLE SE FAX: 898-9317  
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATE & RELOCATE EASEMENT

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

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

Lot or Tract No. LOT 2-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION  
 Existing Zoning: O-1 Proposed zoning: O-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.1 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PL NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE Doug Crandall DATE 7/6/09  
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- 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  
09DRB 70231

Action	S.F.	Fees
<u>VFRE</u>	<u>Y</u>	<u>\$ 45.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
<u>ADY</u>		<u>\$ 25.00</u>
		<u>\$</u>
		<u>\$</u>
		<u>Total</u>
		<u>\$ 65.00</u>

Hearing date 8-12-09  
~~07/15/09~~

Sandy Staudley 07/06/09  
 Planner signature / date

Project # 1003095

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

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

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

DOUG CRANDALL, DAC ENTERPRISES, INC.  
 Applicant name (print)  
Doug Crandall 7/6/09  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
0912EB - 70231  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 07/06/09  
 Planner signature / date  
 Project # 1003095

# 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 July 28, 2009 To August 12, 2009

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.

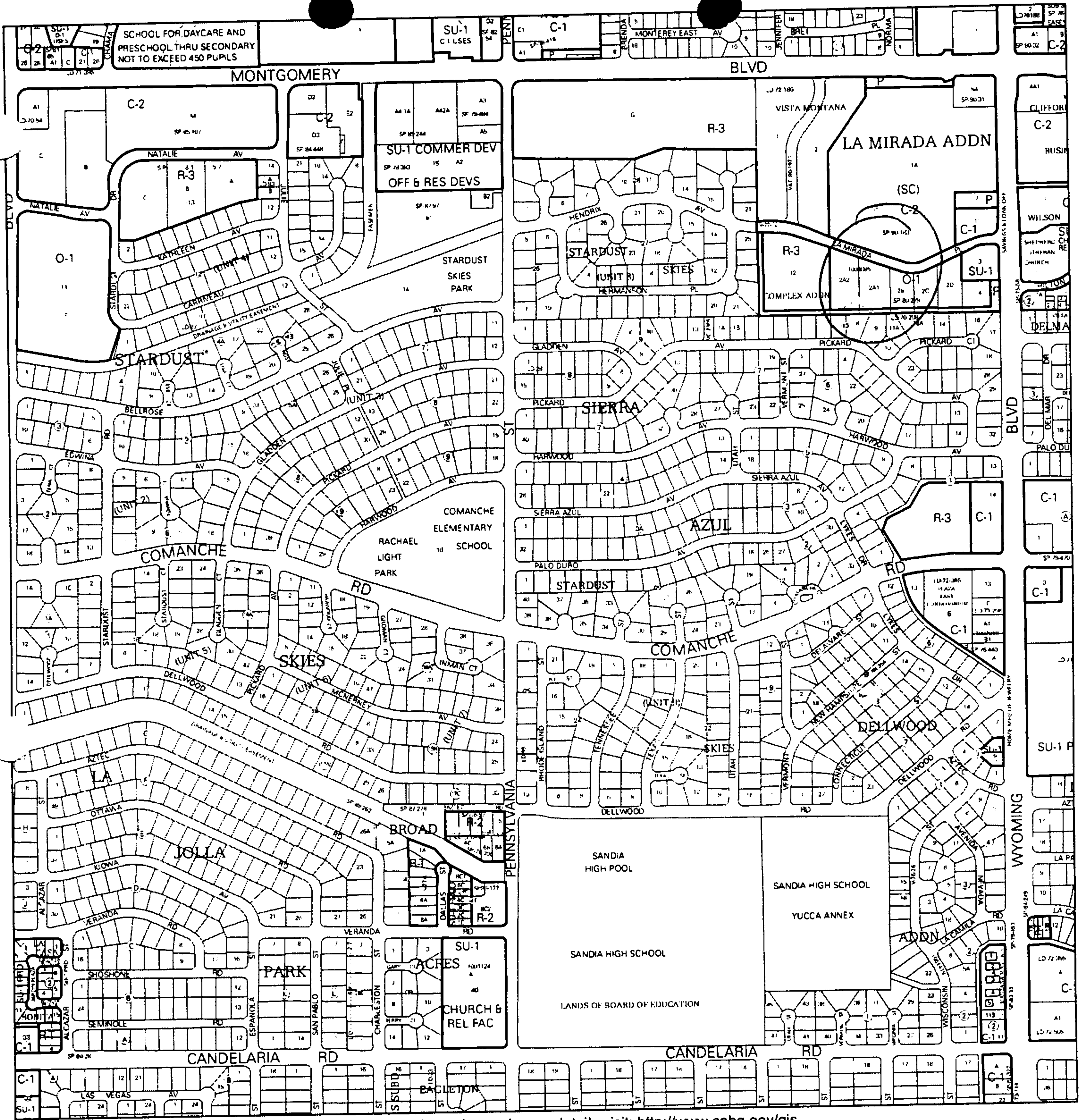
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Doug Candall  
(Applicant or Agent)

7/15/09  
(Date)

I issued 1 signs for this application, 7.15.09 Vandy  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003095



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

Zone Atlas Page:

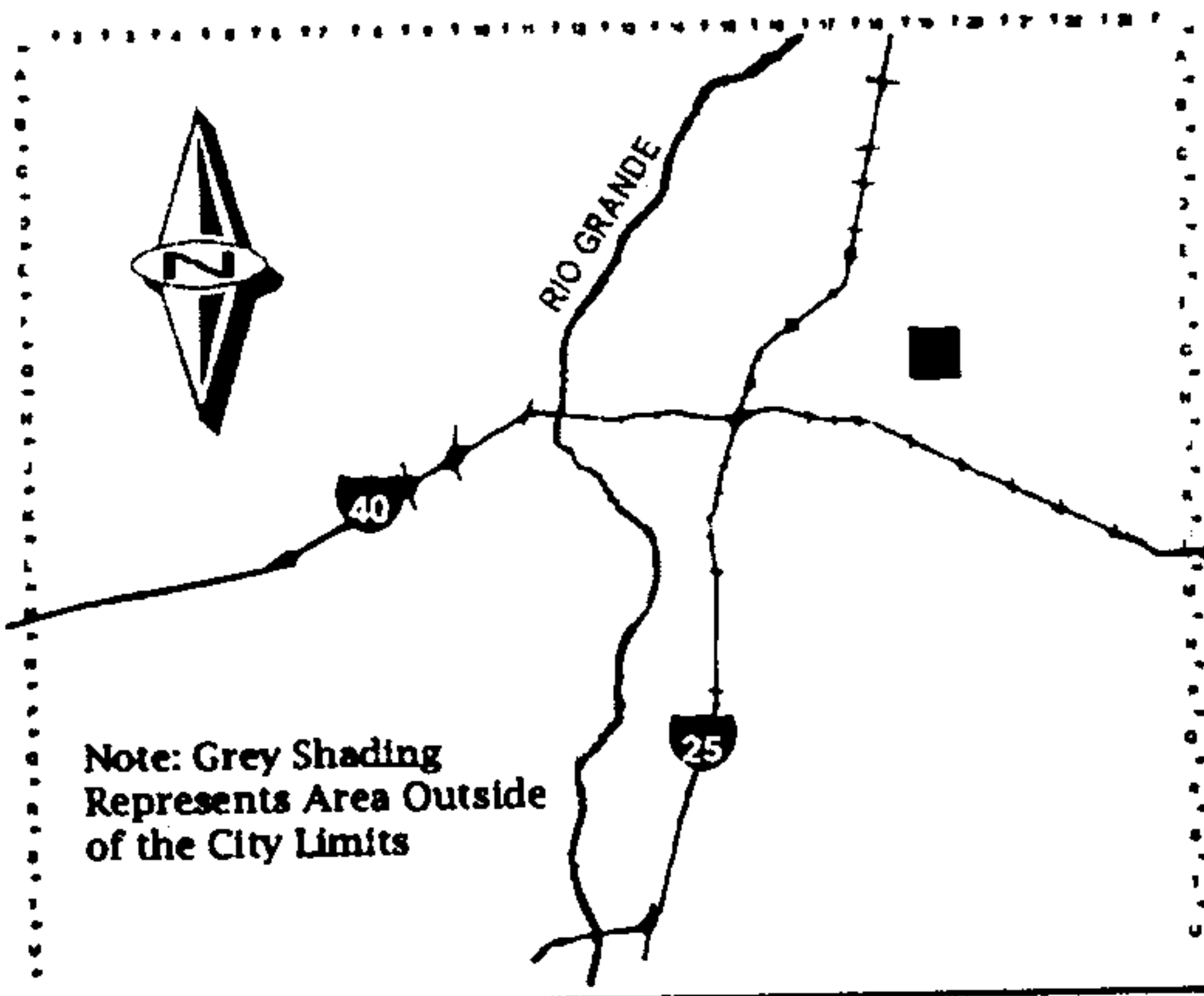
# G-19-Z

Selected Symbols

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



Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits



July 2, 2009

Jack Cloud, Chair  
Development Review Board  
Planning Department  
City of Albuquerque

**Re: Request to Vacate & Relocate Easement, Lot 2-A-2, La Mirada Subdivision/Project #1003095**

Dear Chairman Cloud:

This is a request to vacate an existing access easement and create a new, larger easement that will serve the same purpose. Applicant has previously appeared before the Development Review Board regarding this development for sketch plat review.

The project will be gated and all units will be accessed from a private street. La Mirada Place, the public street abutting this site, dead ends just to the west of the site. There is an existing hammerhead access easement from the parcel to the east (Lot 2-A-1) which was created when the original owner of the site replatted to create two lots.

It is unclear as to the original purpose of this access. The hammerhead allows vehicles to access the site from Lot 2-A-1, turn around, and then exit back to the same lot. The current configuration of the access easement also prevents any development on the southeast portion of applicant's lot. Based upon an approved conditional use for townhouse, this would mean the loss of two dwelling units.

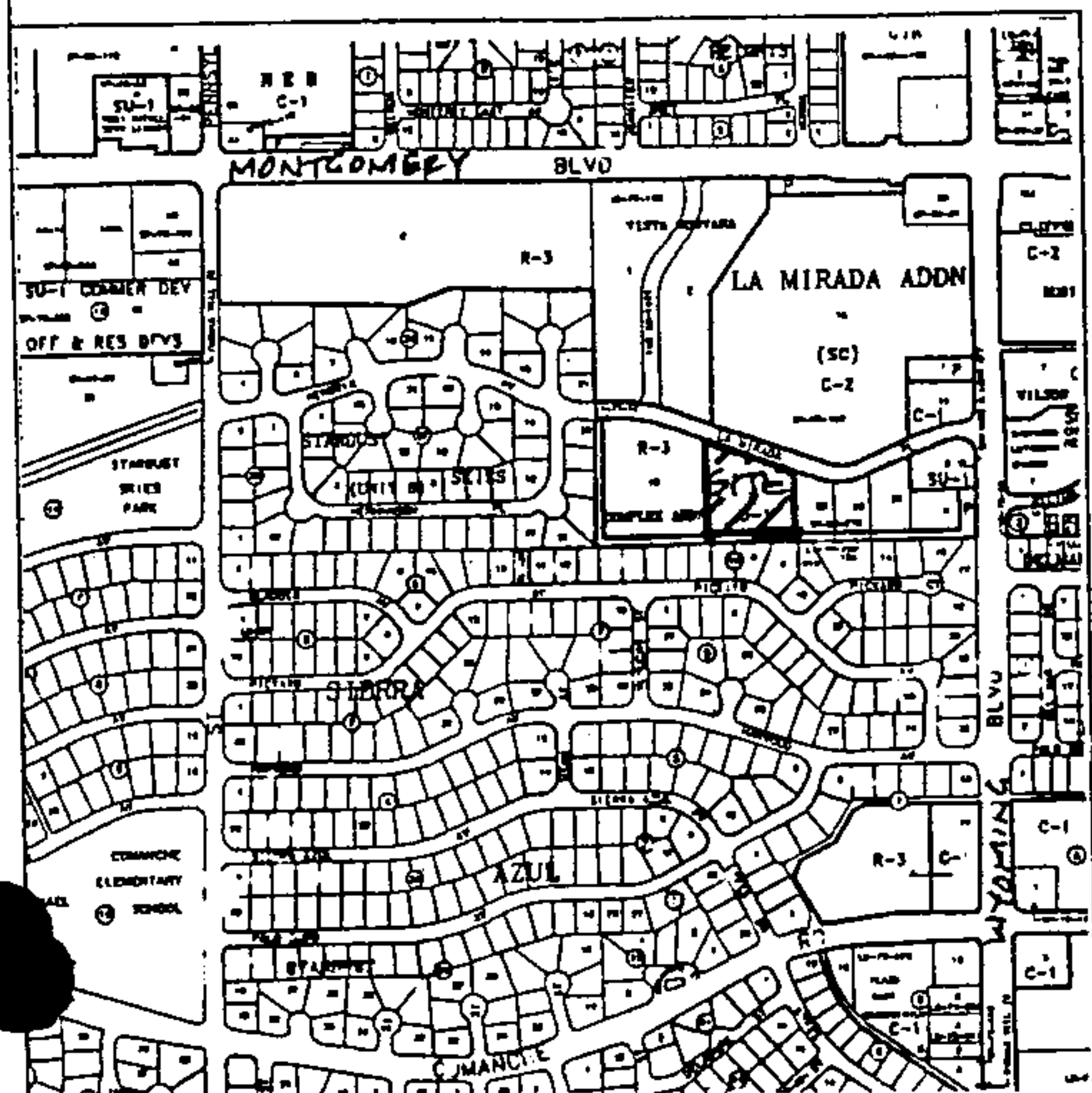
Applicant proposes to establish a new easement that maintains the same access point, but creates a larger hammerhead which will utilize the development's private street. The total area of the current access is 2744.71 square feet, while the proposed access will be 5959.30 square feet. Applicant believes that this change will serve the purpose of the original easement while allowing the site to be developed to its full potential.

Thank you for your consideration of this request.

Doug Crandall

  
DAC Enterprises, Inc.  
Agent for James Seligman, Applicant

VICINITY MAP (G-19) NO SCALE



2030225016  
 Page: 1 of 2  
 12/19/2003 02:56P  
 Mary Herrera Bern. Co. FLAT R 12.98 Bk-2093C Pg-321

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
 LOTS 2-A-1 and 2-A-2  
 LA MIRADA SUBDIVISION  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 A REPLAT OF LOT 2-A, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM  
 OCTOBER 2003

LEGAL DESCRIPTION

Lot numbered Two-A (2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 7, 1980, in Plat Book C17, folio 40.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. 1003095 APPLICATION NO. 03DRB-01900

Sherran Mateon 11/13/03  
 DRB Chairperson, Planning Department, City of Albuquerque Date

N/A  
 Property Management, City of Albuquerque Date

[Signature] 11/12/03  
 Traffic Engineer, City of Albuquerque Date

[Signature] 11/12/03  
 Water Utilities Department, City of Albuquerque Date

[Signature] 11-4-03  
 City Surveyor, City of Albuquerque Date

Christina Sandoval 11/12/03  
 Parks and Recreation, City of Albuquerque Date

[Signature] 11-13-03  
 A.M.A.F.C.A. Date

Bradley Biles 11/12/03  
 City Engineer, City of Albuquerque Date

SUBDIVISION DATA

1. DRB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Current Zoning 0-1
4. Gross acreage 2.1443 ac.
5. Total Number of Lots created - 2 -
6. This plat has been prepared for the purposes of creating two lots from one existing lot and to grant private mutual cross access easements.
7. TALOS LOG NO.: 2003441501

FREE CONSENT

The creation of Lots 2-A-1 and 2-A-2, of the LA MIRADA SUBDIVISION and granting of private access easements is with the free consent and in accordance with the desires of the undersigned owner.

[Signature]  
 Jim Brown, President, PBSI, a New Mexico Corporation, on behalf of said Corporation.

NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "3-F19AB", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Date of field survey: October 27, 2003.
4. Monuments recovered and accepted or set are noted on inscribed plat.
5. This plat shows all easements of record.
6. Record bearings in parenthesis. Record bearings from the following sources:  
 - Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980, in Vol. C17, folio 40
7. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
8. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
9. Private Cross access and turnaround easement for the benefit of Lot 2-A-1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 2-A-1 and 2-A-2.

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this 4th day of November, 2003, the foregoing instrument was acknowledged before me by Jim Brown, President, PBSI, a New Mexico Corporation, on behalf of said Corporation.

My Commission expires October 23, 2007

[Signature]  
 Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys as adopted by the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 11.03.03  
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 019 060 450 409 10929

PROPERTY OWNER OF RECORD: W & M CO.

BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature] 19 DEC 03

THOMAS D. JOHNSTON  
 NEW MEXICO  
 14269  
 REGISTERED LAND SURVEYOR

**WAYJOHN SURVEYING**  
 INC

330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

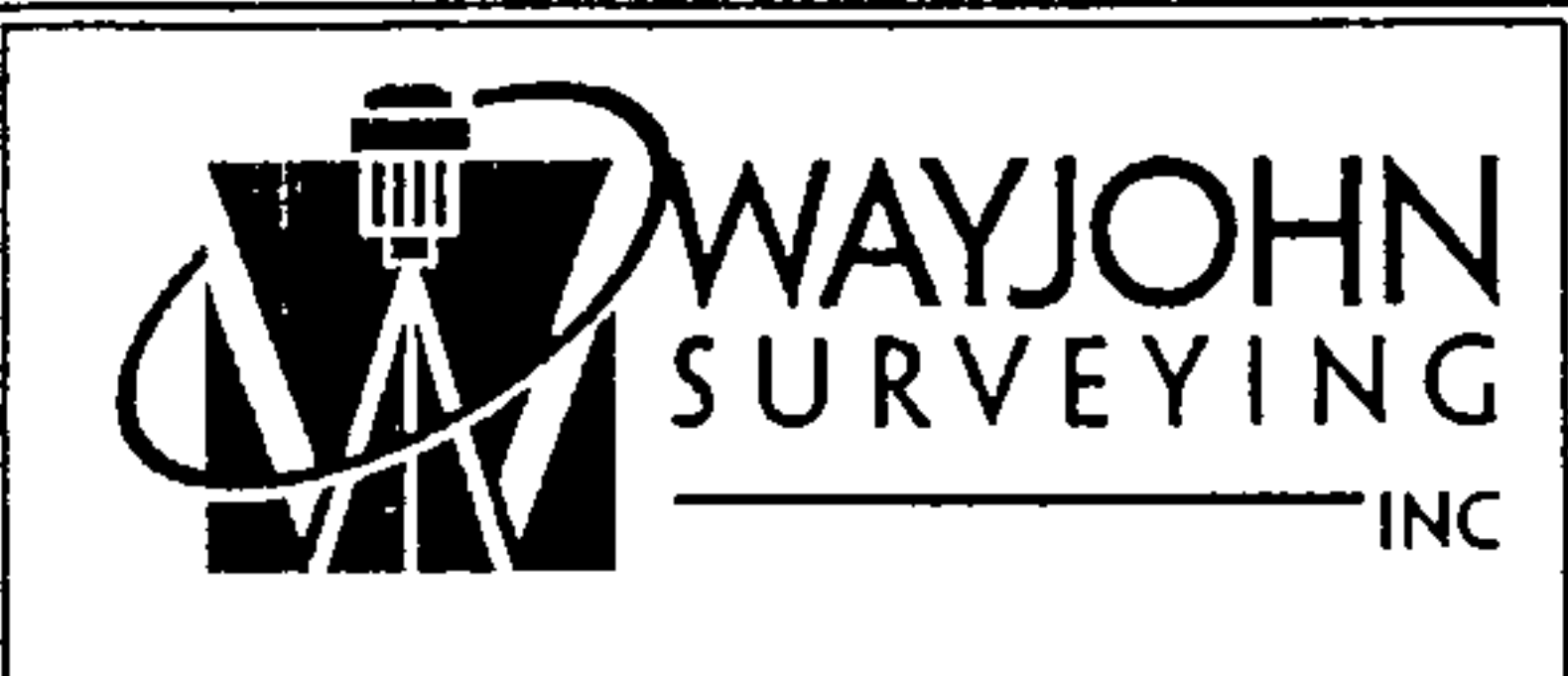
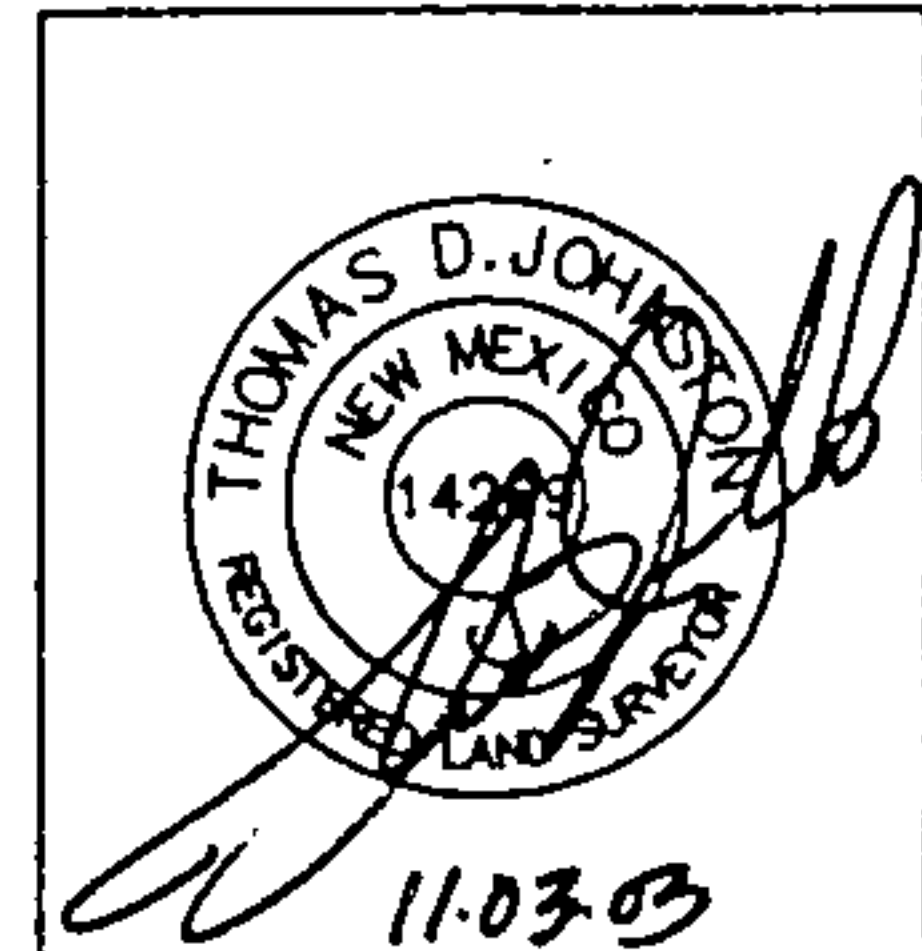
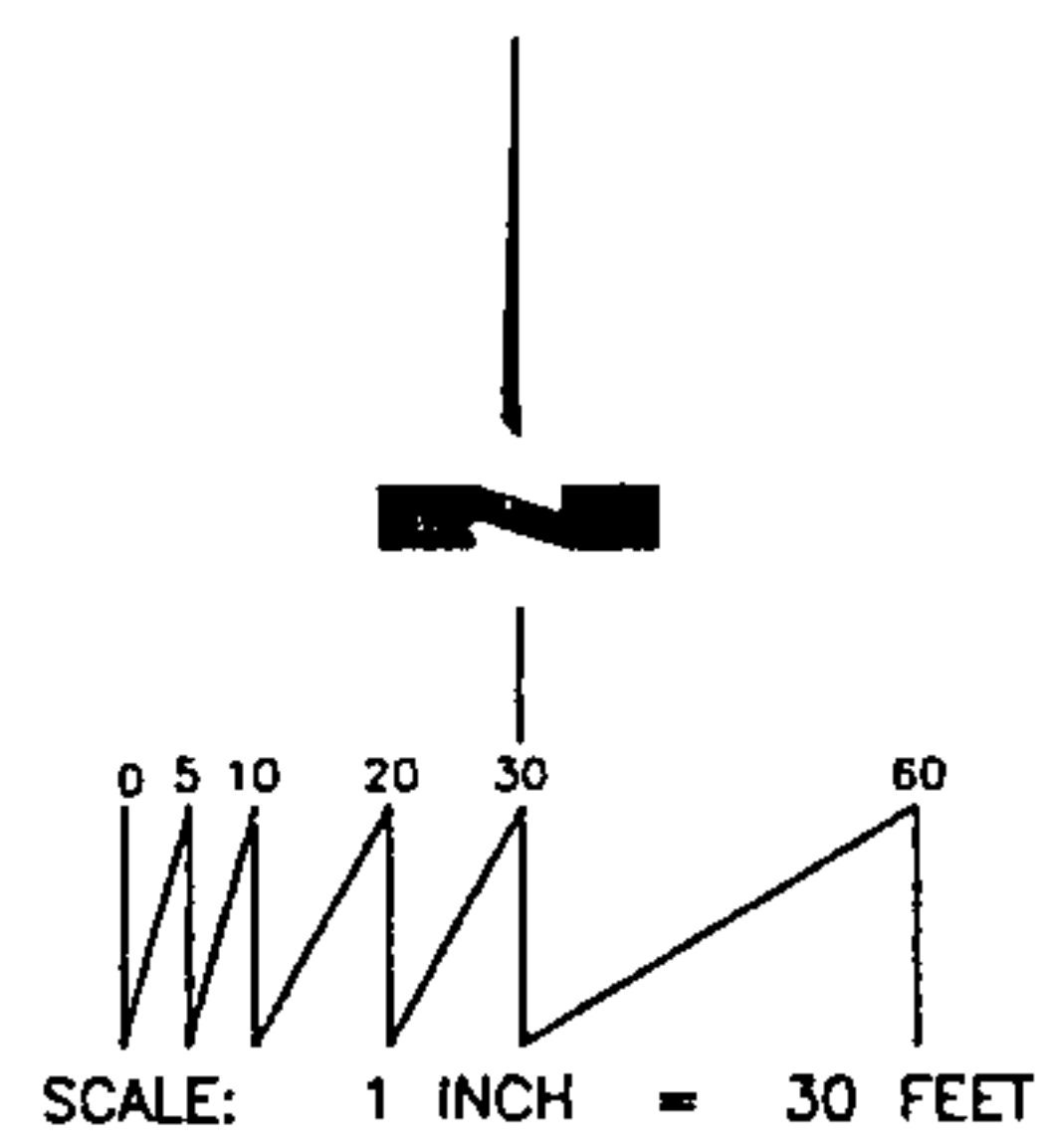
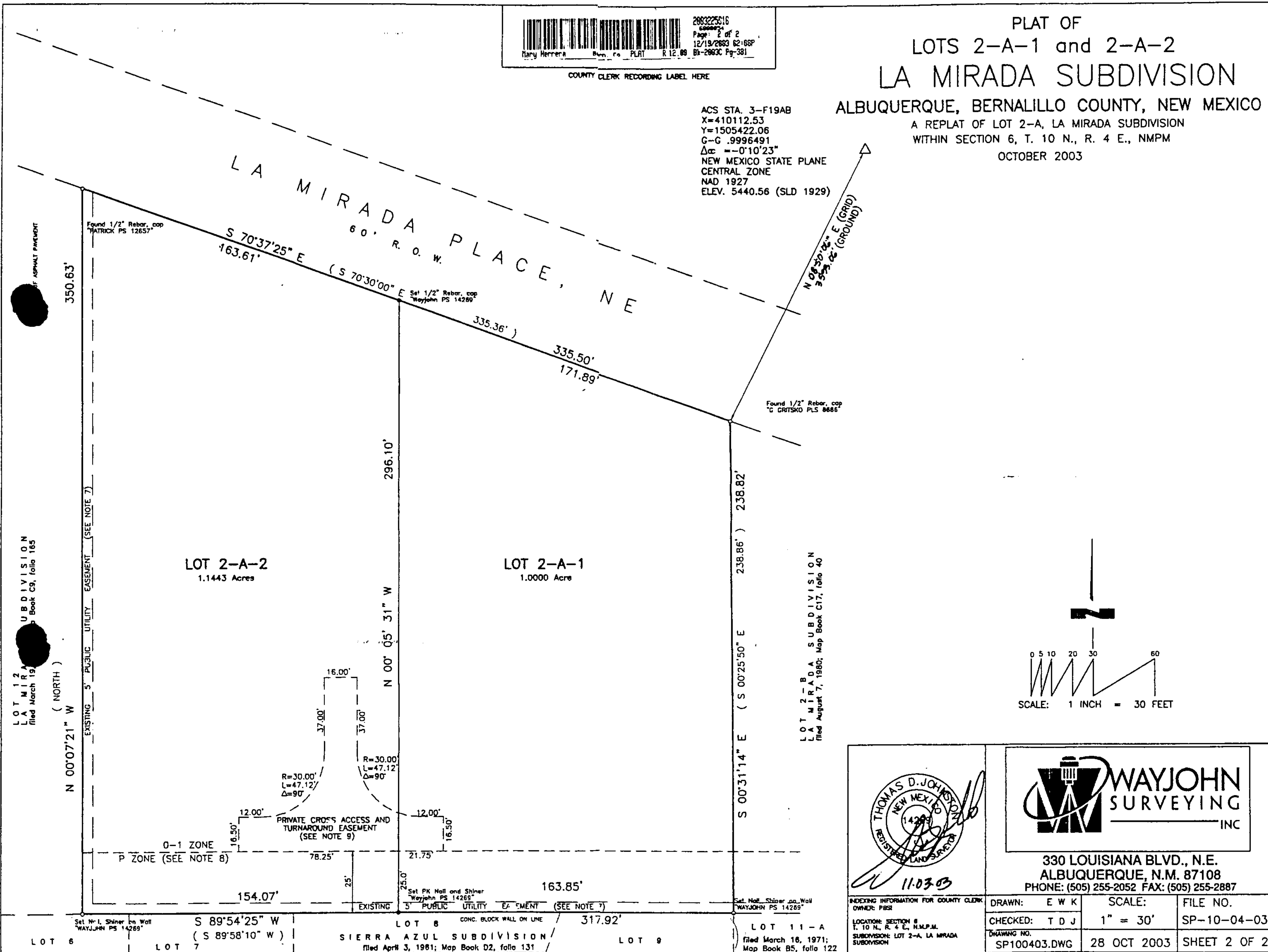
INDEXING INFORMATION FOR COUNTY CLERK OWNER: PBSI	DRAWN: E W K	SCALE: 1" = 30'	FILE NO. SP-10-04-03
LOCATION: SECTION 6 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: LOT 2-A, LA MIRADA SUBDIVISION	CHECKED: T D J	DATE: 28 OCT 2003	SHEET 1 OF 2
	DRAWING NO. SP100403.DWG		

2883225816  
 Page: 2 of 2  
 12/18/2003 02:08P  
 BL-2883C Pg-381

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
 LOTS 2-A-1 and 2-A-2  
 LA MIRADA SUBDIVISION  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 A REPLAT OF LOT 2-A, LA MIRADA SUBDIVISION  
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM  
 OCTOBER 2003

ACS STA. 3-F19AB  
 X=410112.53  
 Y=1505422.06  
 G-G .9996491  
 Δc = -0'10'23"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 1927  
 ELEV. 5440.56 (SLD 1929)



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

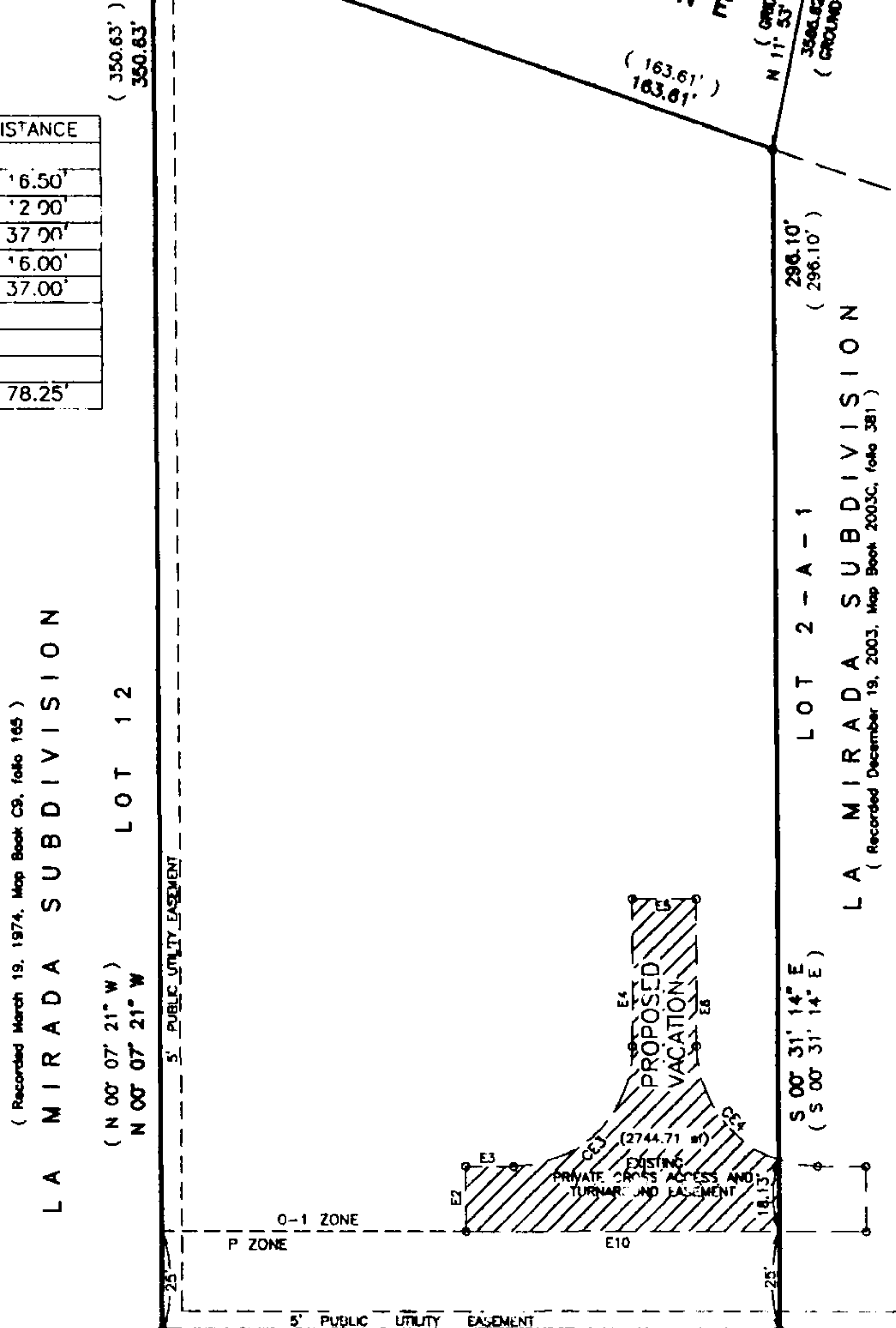
INDEXING INFORMATION FOR COUNTY CLERK OWNER: PBR	DRAWN: E W K	SCALE: 1" = 30'	FILE NO. SP-10-04-03
LOCATION: SECTION 6 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: LOT 2-A, LA MIRADA SUBDIVISION	CHECKED: T D J	DRAWING NO. SP100403.DWG	SHEET 2 OF 2

LA MIRADA PLACE, NE  
 (S 70° 37' 25" E) (60' R.O.W.)  
 (S 70° 37' 25" E) (163.61')

ACS STA. 3-F19AB  
 X=1,550,358.414  
 Y=1,505,484.694  
 GtoG 0.999852789  
 ΔG = -0'10"24.13"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
E2	N 00°05'31" W	16.50'
E3	N 89°54'29" E	2.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'29" E	16.00'
E6	S 00°05'31" E	37.00'
E10	S 89°54'29" W	78.25'



EASEMENT CURV. TABLE

CURVE	RAD. C.S.	LENGTH	DELTA	CHORD BEARING	CHORD
CE3	30.00'	47.12'	50°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

LA MIRADA SUBDIVISION  
 (Recorded March 19, 1974, Map Book C9, folio 165)

LA MIRADA SUBDIVISION  
 (Recorded December 19, 2003, Map Book 2003C, folio 381)

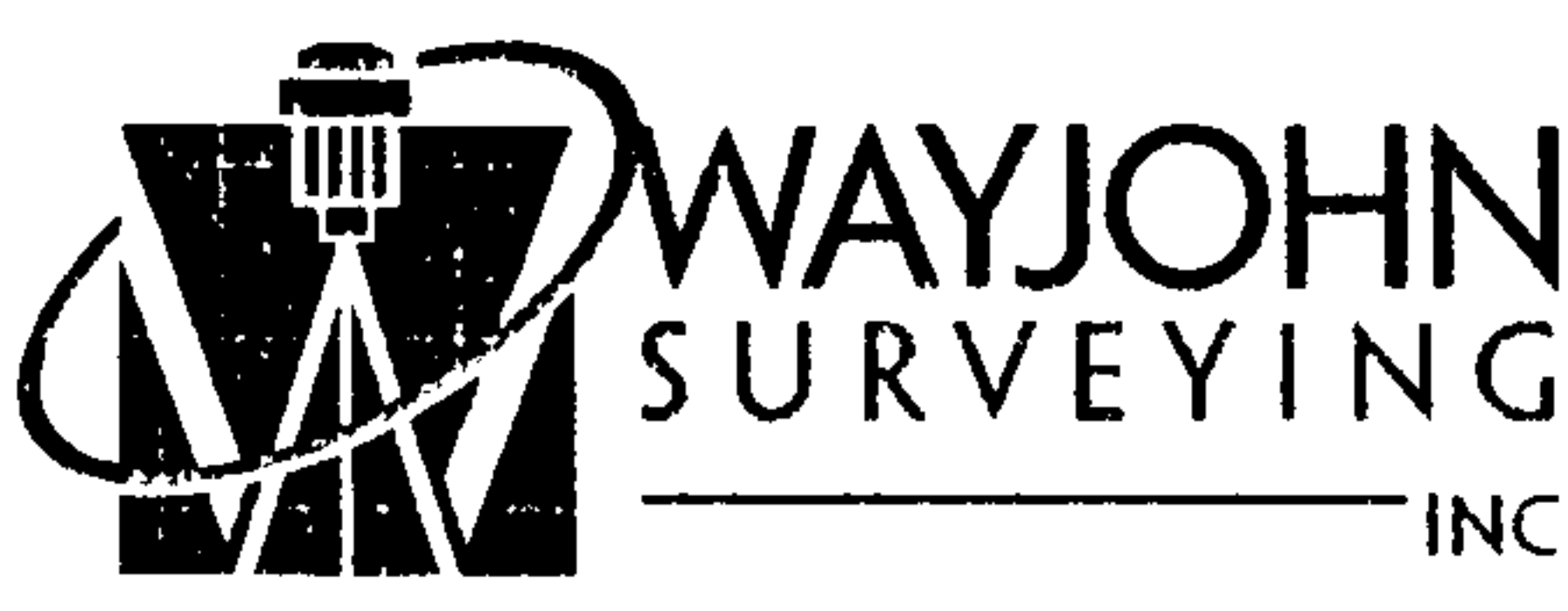
SIERRA AZUL SUBDIVISION  
 (Recorded April 3, 1961, Map Book D2, folio 131)

PARENT PARCEL LEGAL DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381.

EASEMENT VACATION EXHIBIT

JOB NO.: SP-7-01-2008 SCALE: 1" = 50'



LOT:	2-A-2
BLOCK:	
SUBDIVISION:	LA MIRADA SUBDIVISION
DATE:	7/01/2009
DRAWN BY:	TDJ



330 Louisiana Blvd., NE Albuquerque, NM 87108  
 Phone: (505) 255-2052 Fax: (505) 255-2887

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

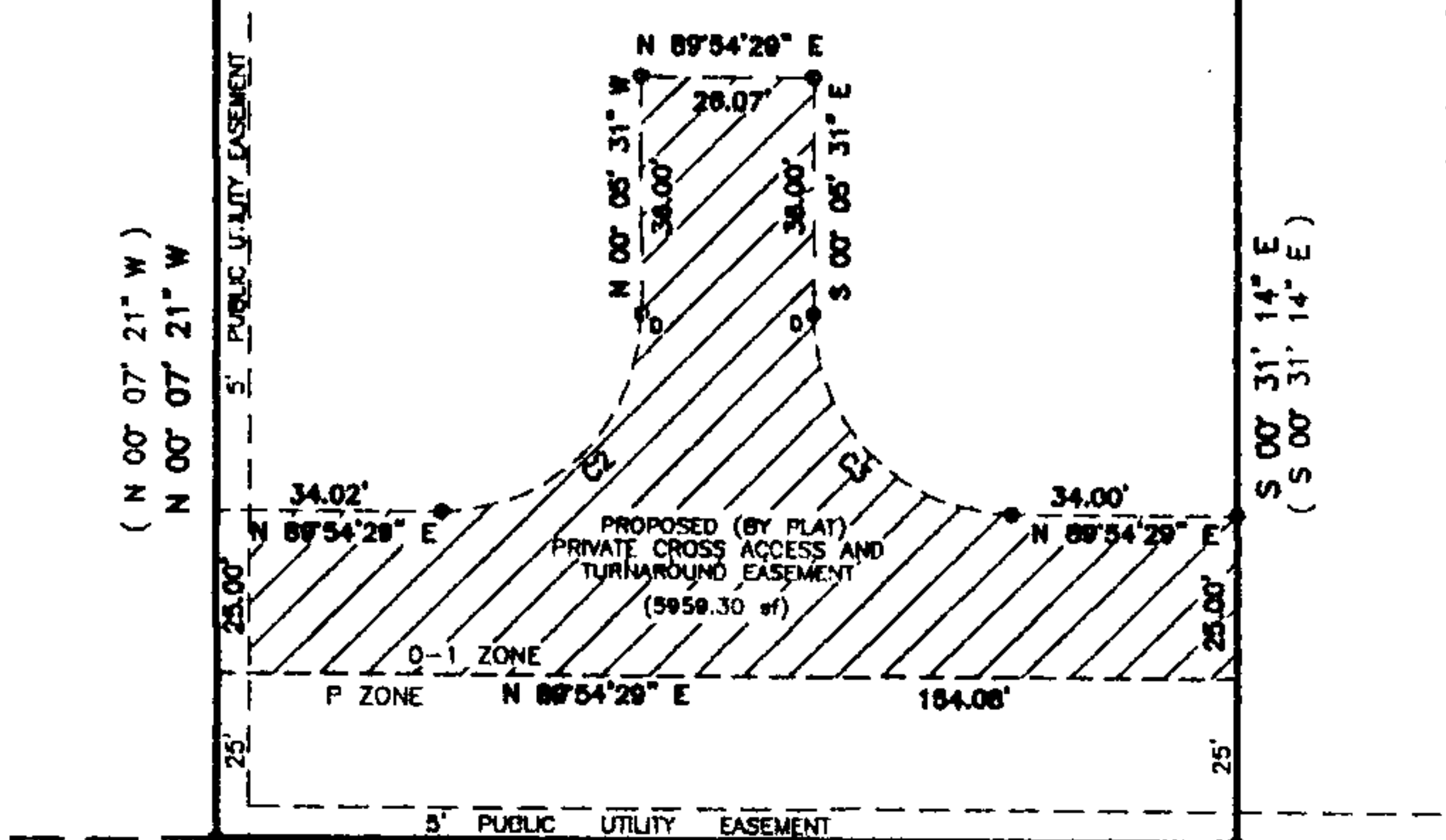


LA MIRADA PLACE, NE  
 (60' R.O.W.)  
 (S 70° 37' 25" E)  
 (S 70° 37' 25" E)  
 (163.61')  
 (163.61')

ACS STA. 3-F10AB  
 X=1,550,358.414  
 Y=1,505,484.894  
 CtoG 0.999652789  
 ΔC = -0'10"24.13"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

( Recorded March 18, 1974, Map Book CS, folio 105 )  
 LA MIRADA SUBDIVISION  
 LOT 12

LA MIRADA SUBDIVISION  
 LOT 2-A-1  
 ( Recorded December 19, 2003, Map Book 2003C, folio 381 )




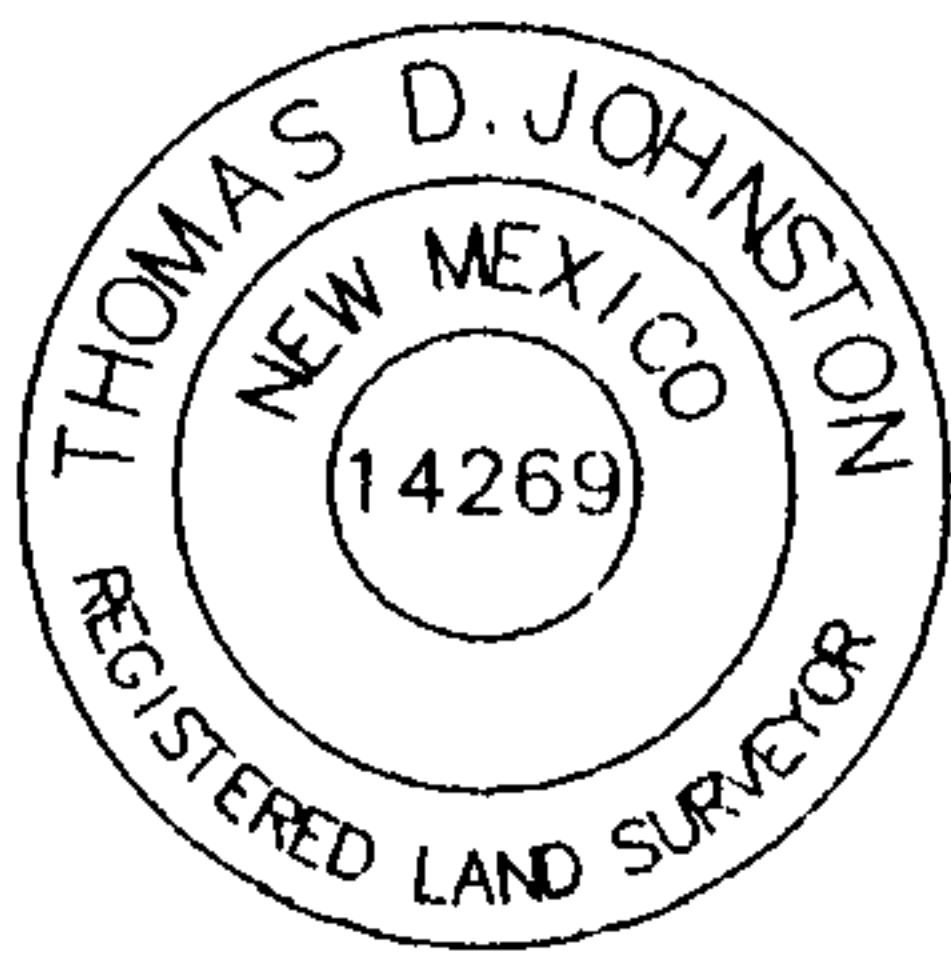
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C2	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

LOT 6 (N 00° 07' 21" W) (N 00° 07' 21" W)  
 SIERRA AZUL SUBDIVISION  
 ( Recorded April 3, 1981, Map Book D2, folio 131 )  
 LOT 7 (S 89° 54' 25" W) (S 89° 54' 25" W)  
 LOT 8 (154.07') (154.07')

PARENT PARCEL LEGAL DESCRIPTION  
 Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381.

**EASEMENT VACATION EXHIBIT**

JOB NO.:	SP-7-01-2008	SCALE:	1" = 50'
 <b>WAYJOHN SURVEYING</b> INC 330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887	LOT:	2-A-2	
	BLOCK:		
	SUBDIVISION:	LA MIRADA SUBDIVISION	
	DATE:	7/01/2009	
	DRAWN BY:	TDJ	

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

**DAC Enterprises, Inc.**  
*Zoning & Land Use Services*

July 14, 2009

CERTIFIED MAIL  
 SANDIA HIGH SCHOOL AREA  
 Betty Rosenberg  
 3108 Texas NE  
 Albuquerque, NM 98110

Re: Request to Vacate & Relocate Easement, Project #1003095

Dear Ms. Rosenberg:

DAC Enterprises, Inc. has been authorized to request a vacation of an existing private easement and to create a new, larger private easement that will serve the same purpose on Lot 2-A-2, La Mirada Subdivision. The new private easement will establish a new easement that maintains the same access point from the adjoining Lot 2-A-1, but creates a larger hammerhead which will utilize the proposed development's private street on Lot 2-A-2.

A copy of the existing and proposed private easement is enclosed for your review. Also enclosed is a copy of Zone Map G-19 in order to give you the location of the lots in question. We will file the request with the Development Review Board (DRB), City of Albuquerque, by the July 17, 2009 deadline for their review and approval at their August 12, 2009 hearing.

We will be more than happy to meet with you and/or your neighborhood association in order to present our request. In the mean time, please free to call on me if you should have any questions.

Sincerely,

*Doug Crandall*  
 Doug Crandall, Principal

Cc: Walt Tecklenburg, 7905 Sierra Azul NE 87110

5045 8109 6018 7000 0192 9002

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87110

Postage	\$	\$0.44
Certified Fee		\$2.80
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.54</b>

ALBUQUERQUE, NEW MEXICO 87107  
 0101  
 USPS  
 Postmark Here  
 07/14/2009

Sent To: **BETTY ROSENBERG**  
 Street, Apt. No., or PO Box No.: **3108 TEXAS NE**  
 City, State, ZIP+4: **ALBUQ, NM 87110**

PS Form 3800, August 2006 See Reverse for Instructions

5045 8109 6018 7000 0192 9002

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.54</b>

ALBUQUERQUE, NEW MEXICO 87107  
 JUL 14 2009  
 USPS  
 Postmark Here  
 07/14/2009

Sent To: **WALT TECKLENBURG**  
 Street, Apt. No., or PO Box No.: **7905 SIERRA AZUL NE**  
 City, State, ZIP+4: **ALBUQ, NM 87110**

See Reverse for Instructions

# NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

## WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

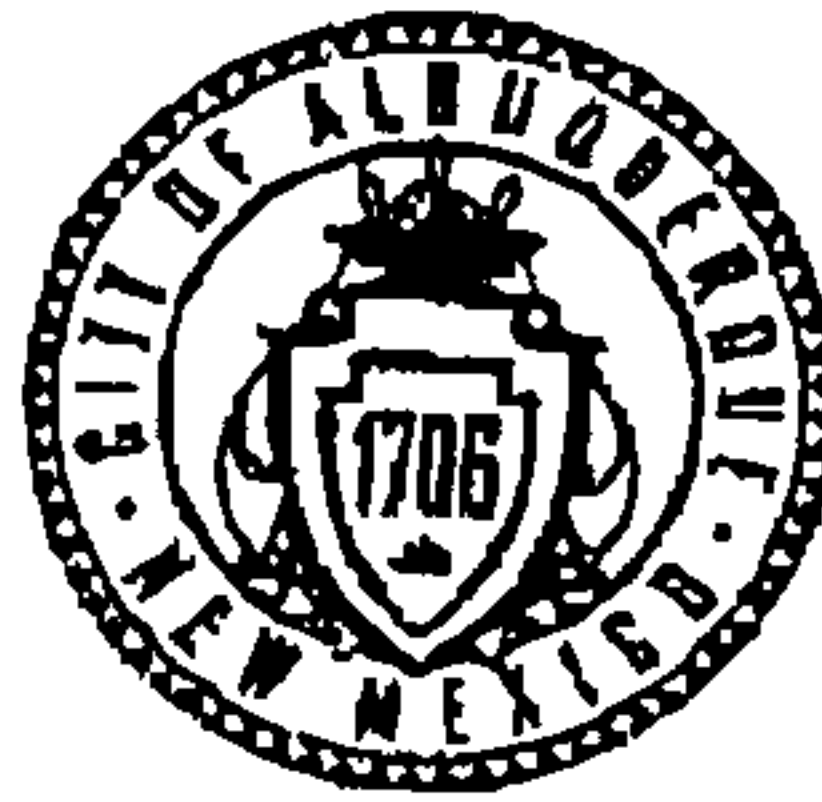
- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 7-14-09 Time Entered: 1:25 pm ONC Rep. Initials: DC



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: July 14, 2009

TO CONTACT NAME: Robert E. Romero  
 COMPANY/AGENCY: DAC Enterprises, LLC  
 ADDRESS/ZIP: PO Box 16658 / 87191  
 PHONE/FAX #: 242-3232 / 247-4530

Thank you for your inquiry of 7-14-09 (date) requesting the names of ALL Affected

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 2-A-2 La Mirada  
Subdivision located on Lamirada Pl. NE  
 zone map page(s) G-19

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

Sandia High School Area  
 Neighborhood or Homeowner Association  
 Contacts: Betty Rosenberg  
3108 Texas NE 87110  
no phone #  
Walt Tecklenburg  
7905 Sierra Azul NE  
no phone # 87110

Neighborhood or Homeowner Association  
 Contacts:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood and/or Homeowner Associations Information:**

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

YES { } NO

Sincerely,  
Dalaina Harmon  
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

ACS STA. 3-F19AB  
 X=1,550,358.414  
 Y=1,505,484.694  
 GtoG 0.999652789  
 ΔC = -0'10'24.13"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83

LA MIRADA PLACE, NE  
 (60' R.O.W.)  
 (S 70° 37' 25" E)  
 (S 70° 37' 25" E)  
 (163.61')  
 163.61'  
 N 11° 53' 10" E  
 350.63'  
 (GROUND)

EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
E2	N 00°05'31" W	16.50'
E3	N 89°54'29" E	12.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'29" E	16.00'
E6	S 00°05'31" E	37.00'
E10	S 89°54'29" W	78.25'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE3	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

LA MIRADA SUBDIVISION  
 (Recorded March 19, 1974, Map Book C9, folio 165)

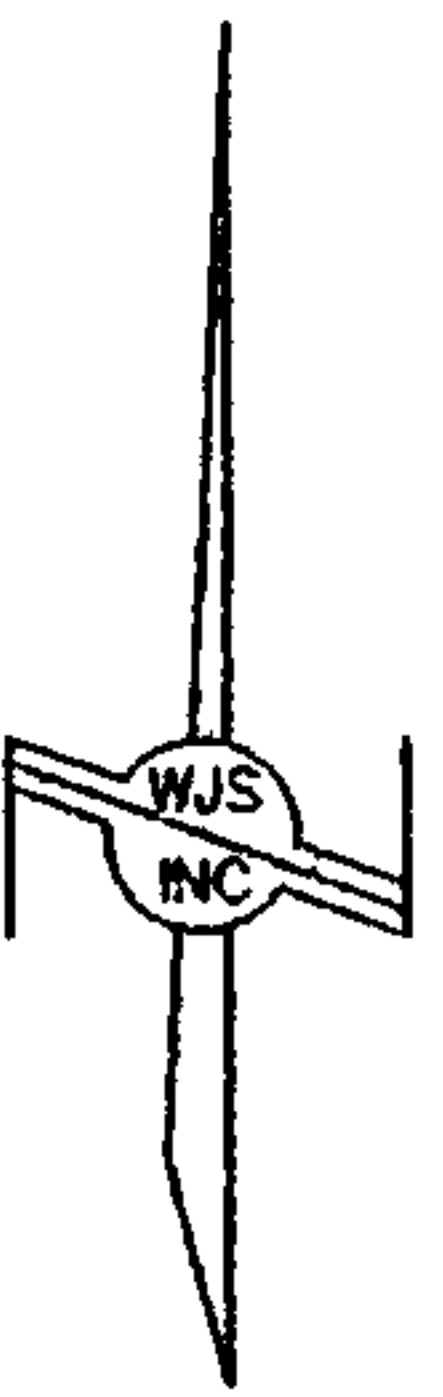
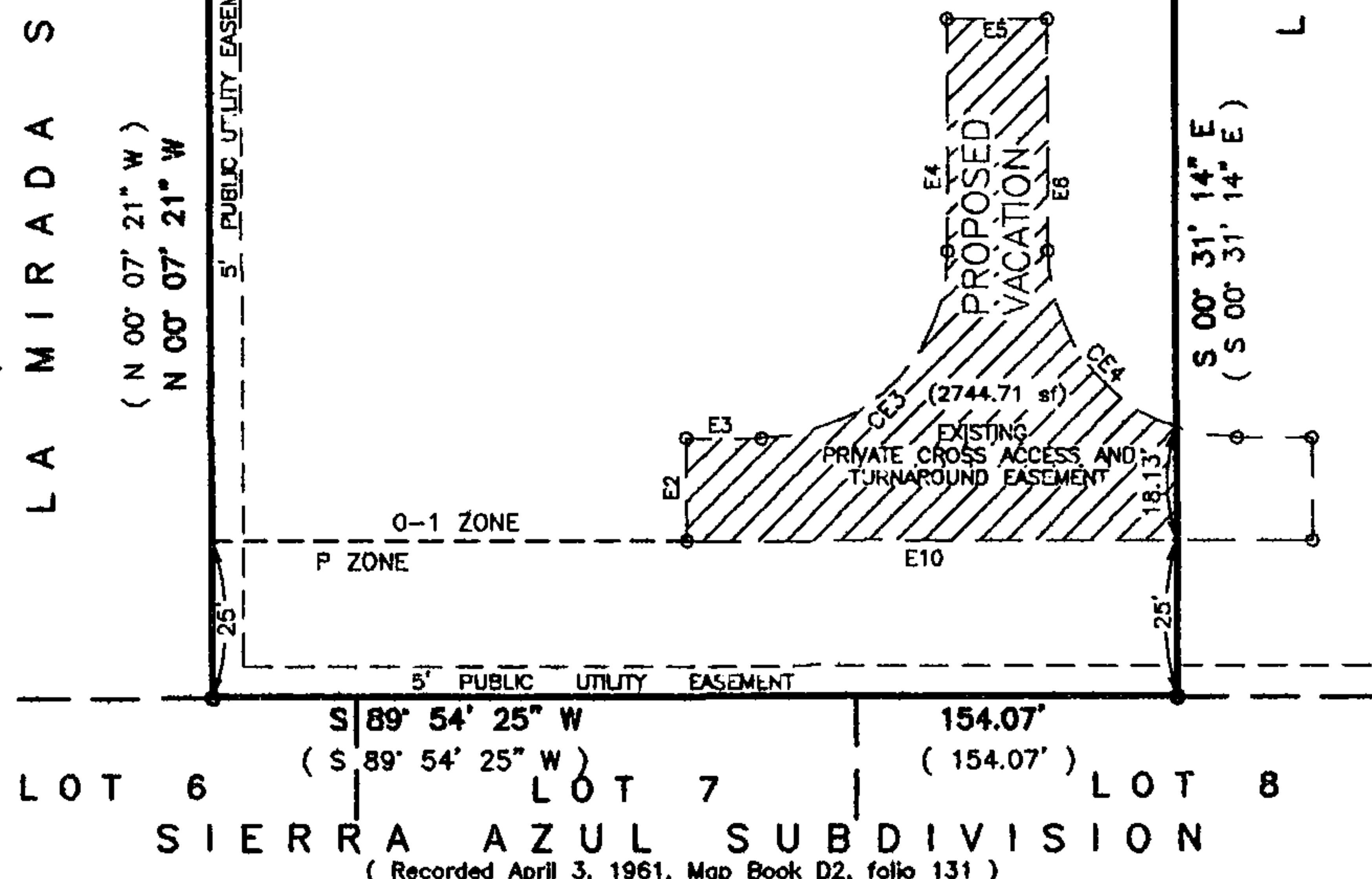
LOT 12

(N 00° 07' 21" W)  
 (N 00° 07' 21" W)

LOT 2-A-1

LA MIRADA SUBDIVISION  
 (Recorded December 19, 2003, Map Book 2003C, folio 381)



(S 00° 31' 14" E)  
 (S 00° 31' 14" E)



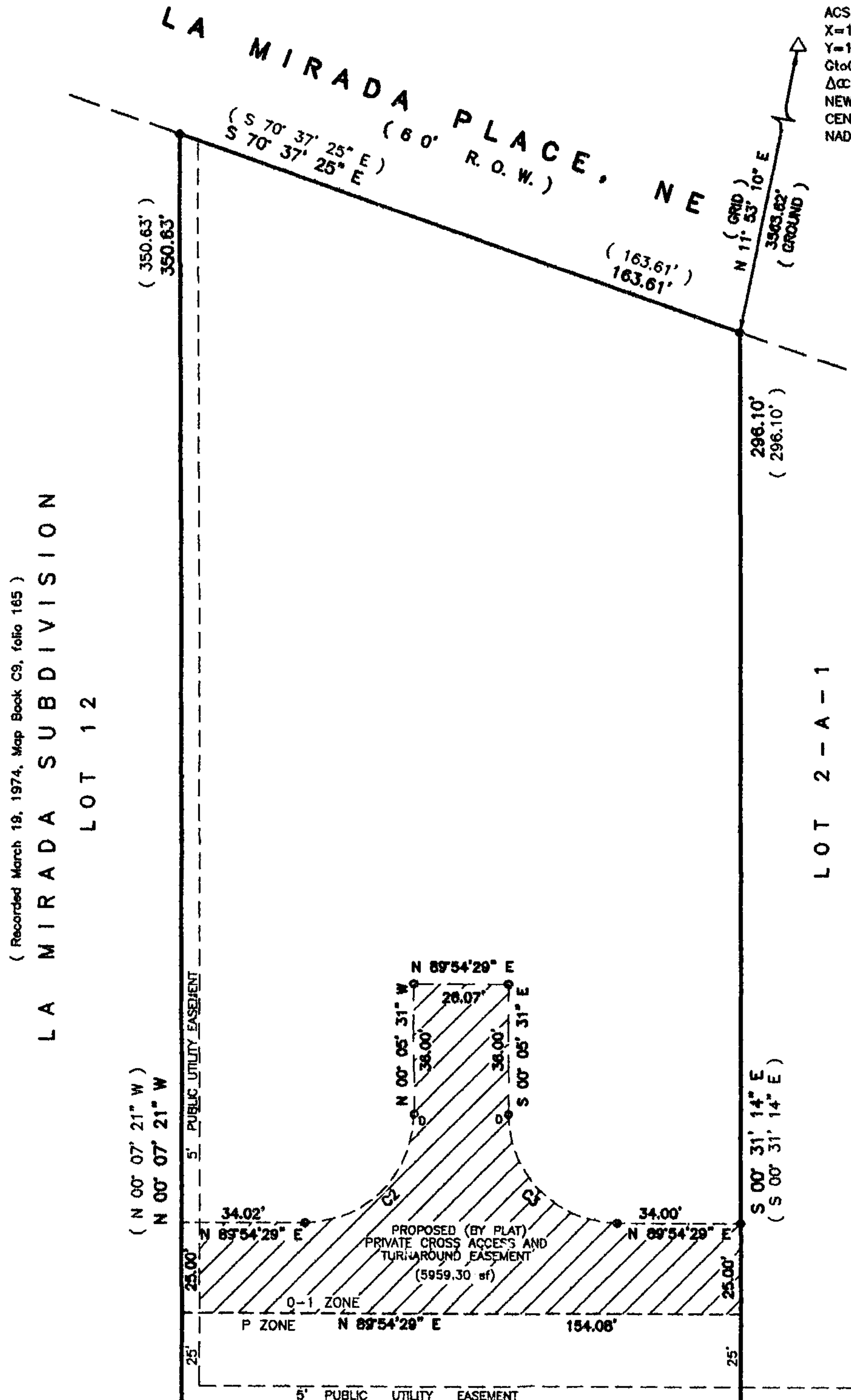
PARENT PARCEL LEGAL DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381.

EASEMENT VACATION EXHIBIT

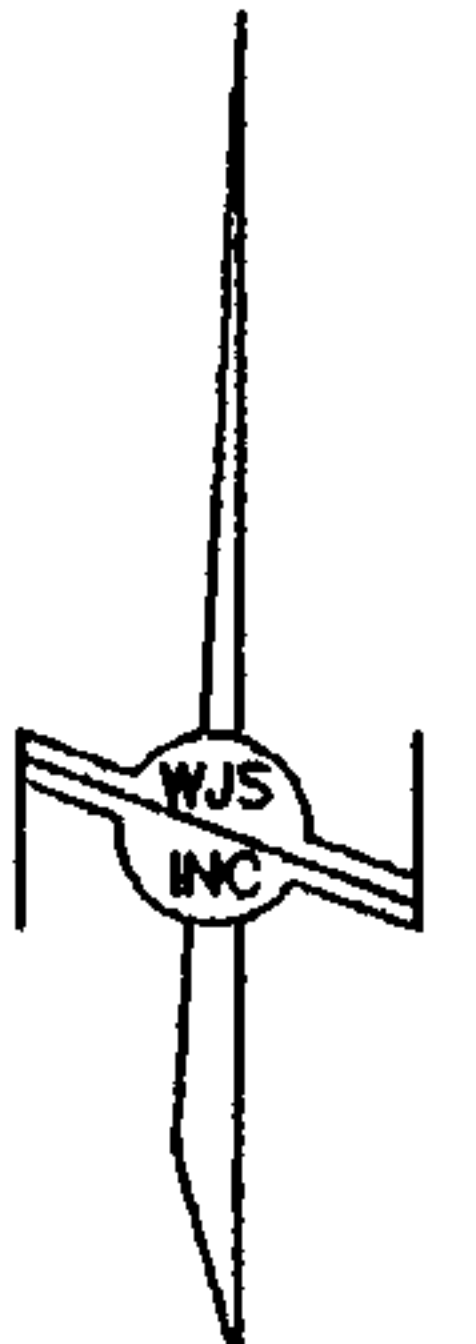
JOB NO.:	SP-7-01-2008	SCALE:	1" = 50'
 <b>WAYJOHN SURVEYING INC</b>	LOT:	2-A-2	
	BLOCK:		
	SUBDIVISION:	LA MIRADA SUBDIVISION	
	DATE:	7/01/2009	
	DRAWN BY:	TDJ	
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887			
THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.			

ACS STA. 3-F19AB  
 X=1,550,358.414  
 Y=1,505,484.894  
 GtOG 0.999852789  
 Δα = -0°10'24.13"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 83





CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C2	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'



PARENT PARCEL LEGAL DESCRIPTION  
 Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381.

**EASEMENT VACATION EXHIBIT**

JOB NO.:	SP-7-01-2008	SCALE:	1" = 50'
 <b>WAYJOHN SURVEYING</b> INC	LOT:	2-A-2	
	BLOCK:		
	SUBDIVISION:	LA MIRADA SUBDIVISION	
	DATE:	7/01/2009	
	DRAWN BY:	TDJ	
	330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887		

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

**Notice of Decision  
City Council  
City of Albuquerque  
March 4, 2008**

**AC-07-18** David S. Campbell, Esq., Vogel Campbell & Blueher, P.C., Agent for Robert Galligan, Appeals the Board of Appeals Decision to Reverse the Zoning Hearing Examiner's Denial of a Special Exception to Section 14.16.2.15.(B)(4): a Conditional Use to allow for proposed dwelling units constituting more that 25% of the gross floor area of a premises on all or a portion of Lot(s) 2 A 1, La Mirada Addition, Zoned O-1 and Located at 8120 La Mirada PI NE

**Decision**

On March 3, 2008, by a vote of 8 FOR and 1 AGAINST, the City Council voted to deny the appeal and affirm the decision of the Board of Appeals with the additional condition that the buildings shall be constructed in conformity with the submitted sketch plat. The findings of the LUHO were adopted.

For: 8  
Against: Mayer

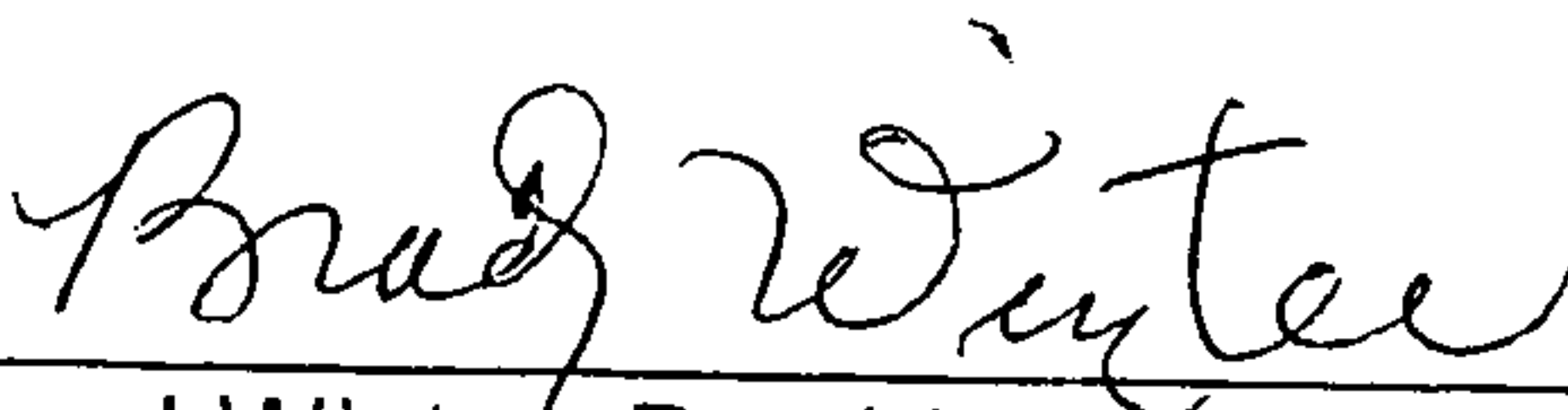
**IT IS THEREFORE ORDERED THAT THE APPEAL IS DENIED AND AN ADDITIONAL CONDITION IS IMPOSED.**

**Attachments**

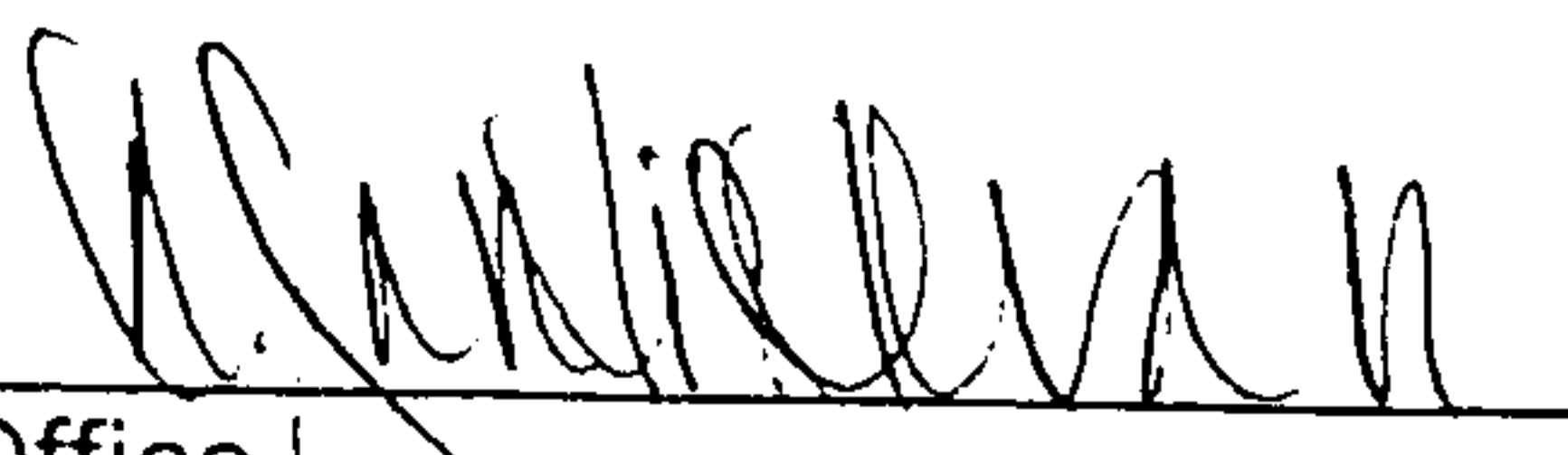
1. Land Use Hearing Officer's Decision
2. Action Summary from the March 3, 2008 Council meeting.

**Appeal of Final Decision**

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

  
\_\_\_\_\_  
Brad Winter, President  
City Council

Date: \_\_\_\_\_

Received by:   
\_\_\_\_\_  
City Clerk's Office

Date: 03-04-08

# LAND USE HEARING OFFICER'S RECOMMENDATION

APPEAL NO. AC-07-018

Appeal from the Board of Appeals, 00707

Project No. 1005016

Robert Galligan, Appellant,  
James Seligman, Party Opponent.

## I. PROCEDURAL BACKGROUND

The subject of this appeal involves parties and issues from a previous appeal (AC-07-01). It began with a July 10, 2006 application by James Seligman to the Albuquerque Planning Department for a conditional use permit to develop 19 residential dwelling units (town-homes) on his property located 8120 La Mirada Place, N.E. Mr. Seligman's property is zoned Office-1 (O-1). Mr. Seligman's application was heard by the Zoning Hearing Examiner (ZHE) in a scheduled public hearing on August 15, 2006. In a written decision, dated September 22, 2006, the ZHE denied Mr. Seligman's application. Mr. Seligman appealed the decision of the ZHE to the Board of Appeals (BOA) on October 9, 2006. The BOA heard the appeal in its regularly scheduled public hearing on November 28, 2006, and issued its written decision on the same day. The BOA remanded the matter to the ZHE "to allow [Mr. Seligman] to resubmit a site plan in accordance with the requirements of the Zoning Code relative to setbacks and buffering in the O-1 zone."<sup>1</sup>

Appellant, Mr. Robert Galligan, appealed the decision of the BOA to the Land Use Hearing Officer on December 13, 2006. An Appeal Hearing before this Land Use Hearing Officer was held on January 30, 2007.

That appeal involved two issues. The first question was whether, or not, a parcel of land in an O-1 zone can be developed to include a residential development as a conditional use at the exclusion of permissive office uses. The ZHE concluded that a parcel in the O-1 zone could not be developed in such a way. The BOA, on appeal made no specific finding on this question of law. My recommendation to the City Council in AC-07-01 was to remand the matter to the BOA to make appropriate findings consistent with the analysis I rendered on the question. I found that:

"[r]esidential uses are permissive in an O-1 Zone if that use does not comprise more than 25% of the "gross floor area on the premises." If, however, the gross floor area, of the residential use, on the premises

---

<sup>1</sup> See Official Notification of Decision, Record, Page 14.



1 exceeds 25%, an applicant must obtain a conditional use permit.”<sup>2</sup>  
2

3 The second question in AC-07-01, involved whether, or not, the proposed Seligman  
4 residential development, under conditions imposed, will not be injurious to the adjacent property,  
5 the neighborhood, or the community as required by 14-16-4-2(C) of the Zoning Code (Conditional  
6 Use Permit). The ZHE in AC-07-01 found that the Seligman development would be injurious to the  
7 neighborhood. In reversing the ZHE, the BOA made no findings on this question. On appeal before  
8 this Land Use Hearing Officer, I recommended that the City Council remand the matter back to the  
9 BOA to make findings on the factual questions of injury.

10  
11 On March 8, 2007, the City Council “voted to accept the Land Use Hearing Officer’s  
12 recommendation to remand...” Yet, it remanded the matter back to the ZHE rather than to the BOA.<sup>3</sup>  
13

14 On May 15, 2007, the ZHE again took up the Seligman application in a scheduled public  
15 hearing. On May 25, 2007, the ZHE, in a written decision, denied the Seligman proposal. The ZHE  
16 concluded that “...a conditional use is inappropriate at this location.” The basis for the ZHE’s  
17 decision was:

18  
19 “[t]he opposition clearly shows that [neighbors] conclude that allowing  
20 for this type of development in an O-1 zone adjacent to many of the  
21 residences will have a negative impact with the enjoyment of land, and  
22 therefore will cause injury.”<sup>4</sup>  
23

24 Thereafter, on June 11, 2007, Seligman appealed the ZHE decision to the BOA.<sup>5</sup> The BOA  
25 heard the appeal during its scheduled public hearing on August 28, 2007. The BOA again reversed  
26 the ZHE, set several conditions on development and approved the Seligman proposal. Appellant,  
27 herein (Robert Galligan), appealed the August 28, 2007 decision of the BOA. A hearing before this  
28 Land Use Hearing Officer was held on November 1, 2007.  
29  
30  
31  
32

---

<sup>2</sup> See Land Use Hearing Officer’s Recommendation, February 7, 2007, Pages 131-134 of the Record.

<sup>3</sup> See Notice of Decision, City Council, City of Albuquerque, March 8, 2007, page 137 of the Record.

<sup>4</sup> Page 154 of the Record.

<sup>5</sup> Notably, sometime during the second round of appeals, the applicant reduced the density, size and number of town homes in his proposal from 19 to 16.

1     **II. ISSUES PRESENTED**

2  
3     The issues presented in Appellant’s appeal can be consolidated into two issues:

- 4  
5     1.     Whether, or not, the BOA failed to apply the City Zoning Ordinance standards, or  
6           acted arbitrary or capriciously or wrongfully substituted its judgment for the  
7           judgment of the ZHE in reversing the ZHE;  
8  
9     2.     Whether, or not, the BOA’s approval of the Seligman application is commensurate  
10           to a *de facto*, unauthorized spot zone change because the approval allows the O-1  
11           zoned land to be developed for residential use without a change of the zone for the  
12           parcel.  
13

14  
15     **III. STANDARD OF REVIEW**

16  
17     A review of an appeal is a whole record review to determine if there is error:

- 18  
19     1.     In applying adopted city plans, policies, and ordinances in arriving at the decision;  
20     2.     In the appealed action or decision, including its stated facts;  
21     3.     In acting arbitrary, capriciously or manifestly abusive of discretion.  
22

23     The decision and record must be supported by a preponderance of the evidence to be upheld.  
24     The Land Use Hearing Officer may not substitute his judgment for that of the reviewing Body  
25     below. The Land Use Hearing Officer’s opinion is advisory to the City Council. The Land Use  
26     Hearing Officer may recommend that the Council “grant, in whole or in part, an appeal, deny, in  
27     whole or in part, an appeal, or remand an appeal for reconsideration if the remand is necessary to  
28     clarify or supplement the record, or if the remand would expeditiously dispose of the matter.”<sup>6</sup> The  
29     burden of proof rests upon a party seeking the appeal.  
30

31  
32     **IV. DISCUSSION**

33  
34     I start the analysis as it was commenced in AC-07-01. The City of Albuquerque  
35     Comprehensive Zoning Code allows for residential uses in the O-1 Zone at the exclusion of other  
36     permissive uses. Whether, or not, this is an anomaly is irrelevant. The applicable Zoning Code  
37     language authorizes it without ambiguity. A variety of uses, including “sites suitable for office,  
38     service, institutional, and **dwelling uses**” are permissive in the O-1 Zone<sup>7</sup> (Emphasis added). There

---

<sup>6</sup> See Rules of the Land Use Hearing Officer adopted by the City Council, February 18, 2004. Bill No. F/S OC-04-6.

<sup>7</sup> See Section 14-16-2-15 of the Zoning Code.

1 is no dispute that the O-1 Zone permissively allows residential uses. The only limitation on the  
2 extent of residential uses on a particular parcel of land in a O-1 Zone is when residential uses  
3 comprise more than 25% of the parcel. If residential uses exceed 25% of a parcel in the O-1 Zone,  
4 then the applicant must demonstrate that the residential uses proposed will not cause injury to  
5 adjacent property owners.<sup>8</sup>  
6

7 The ZHE's May 25, 2007 decision on this question was reversed by the BOA on August 28,  
8 2007. Appellant, argues that the BOA exceeded the scope of their authority in reversing the ZHE.  
9

10  
11 **1. Did the BOA Apply the City Zoning Ordinance Standards, or Did it Act**  
12 **Arbitrary or Capriciously or Wrongfully Substituted its Judgement for the**  
13 **Judgement of the ZHE?**  
14

15  
16 I find that the BOA's analysis of the ZHE decision was done in accord with the authority it  
17 was given by the City Council. I also find that the record of the BOA is well supported by its  
18 decision. Finally, I find that the BOA did re-weigh the evidence which was presented before the  
19 ZHE, and that it had the authority to do so.  
20

21 We begin with the evidence before the ZHE. Many neighborhood residents testified before  
22 the ZHE. A spokesperson for the Sandia High School Area Neighborhood Association (SHSANA)  
23 who represents over 500 families apparently testified that, by a majority vote, the SHSANA opposed  
24 the Seligman proposal. The basis for their opposition was that the three story town homes would  
25 "Tower over [their] backyards and destroy any privacy that they might have expected."<sup>9</sup> Others  
26 testified that the 16 town homes would generate too much traffic for the area streets and that the  
27 schools could not handle the increases. Testimony that the site, as it existed, undeveloped, was a  
28 beneficial buffer to the residential neighborhood was also proffered before the ZHE. Other less  
29 specific testimony concerned generalized fear of an increase in noise, crime and density would be  
30 injurious to the area neighborhood.  
31

32 During the hearing before the ZHE, the ZHE, on the record, acknowledged that the "opinions  
33 by the large number of people regarding how the Seligman proposal would be injurious to the  
34 neighborhood was "persuasive."<sup>10</sup>  
35

36 In the written decision, the ZHE placed considerable weight on the "opinions" of the area

---

<sup>8</sup> If the proposed residential uses exceed 25%, then a conditional use analysis under Section 14-16-4-2C of the Zone Code must be satisfied by the applicant.

<sup>9</sup> ZHE, May 15, 2007 Minutes, Page 177 of the Record.

<sup>10</sup> ZHE, May 15, 2007 Minutes, Page 188 of the Record.

1 residents who opposed the development. I agree that opinion testimony can at times be persuasive  
2 and may carry the day when it comes to deciding whether, or not, a particular development will be  
3 injurious to the area. Of critical importance in weighing opinion testimony is whether, or not, the  
4 opinions are supported by facts or supposition. The obvious danger in placing too much weight on  
5 opinion testimony, not supported in facts, is that the decision maker substitutes his judgment for the  
6 judgment of a party that can mass the greatest number of advocates for their position. Rather than  
7 a finder of fact, the hearing officer relegates himself to a counter of votes for and against a particular  
8 project. The hearing process becomes a referendum not based on fact or analysis but based on  
9 popularity.

10  
11 Appellant argues that the BOA does not have the authority to re-weigh the evidence,  
12 essentially substituting its collective judgement for the judgement of the ZHE. Yet, Appellant cites  
13 no authority for this position.

14  
15 The authority of the BOA to re-weigh evidence is derived from Section 14-16-4-4(E)(1)(2),  
16 Appeal. It states in relevant part:

17  
18 “The general procedure for an appeal hearing is as follows: (a) The  
19 appellate body, including the Land Use Hearing Officer, may hold a  
20 hearing *on the entire record sent to it* and reverse, affirm, or modify  
21 the decision appealed. (b) If it appears to the appellate body that some  
22 additional evidence is necessary for the proper disposition of the matter,  
23 it may allow evidence to be taken. (Emphasis added).

24  
25 Section 14-16-4-4 is the appellate enabling and jurisdiction authority of the BOA as well as of other  
26 appellate boards and commissions of the City. The above section does not limit the appellate  
27 authority of the BOA in the manner argued by Appellant.

28  
29 The BOA, on appeal, correctly applied the facts to the case and rejected the opinion  
30 testimony that was unsupported by facts. It correctly found that it was based on unsubstantiated fear  
31 and conjecture. The BOA did a good job at sorting out and determining what was fact and what was  
32 not. Notably, the BOA compared the varied other permissive uses allowed in the O-1 Zone and on  
33 the Seligman parcel, and determined that those uses would be more injurious to adjacent property  
34 than would the residential uses.

35  
36 The 13 Findings of the BOA in its August 28, 2007, Notification of Decision are well  
37 supported by the Record which was before it. The BOA on Pages 37-40 of the record, re-weighed  
38 the testimony regarding school overcrowding, traffic congestion, density and height of the proposed  
39 structures, the privacy and noise issues and found that the facts demonstrated that the opinion  
40 testimony was unsubstantiated when compared to all the evidence in the record. In its review of the  
41 “entire record” sent to it, the BOA found that the adjacent properties will not be injured as a result  
42 of the proposed development. In my review of the entire record, I cannot find that the BOA erred;  
43 therefore, Appellants have not met their burden.

1  
2           **2.     Is an Approval of the Seligman Application Commensurate to a *De Facto*,**  
3           **Unauthorized Spot Zone Change Because the Approval Allows the O-1 Zoned**  
4           **Land to Be Developed for Residential Use Without a Change of the Zone for the**  
5           **Parcel?**  
6  
7

8           Appellant also contends that allowing the Seligman parcel to contain residential uses at the  
9 exclusion of other permissive office uses in the O-1 Zone through a conditional use permit is  
10 violative of Albuquerque Law. Appellant takes the position that the final result of approval is a zone  
11 change. Although, I agree, a zone change for residential uses on the Seligman parcel may indeed  
12 have the same outcome as the result reached by the BOA in granting a conditional use permit for  
13 residential uses. However, just because the outcomes are similar, in itself, does not imply  
14 wrongdoing or improper *de facto* zoning, zoning by implication or otherwise. To find support in  
15 Appellant's argument, one must completely discount the fact that the Zone Code lawfully allows  
16 residential uses on a parcel in an O-1 Zone even at the exclusion of other uses traditionally allowed  
17 in the O-1 Zone (as long as the applicant satisfy the "injurious" standards of Section 14-16-4-2(C)).  
18

19           Moreover, Appellant's contention that the Seligman parcel is somehow indistinguishable  
20 from an inappropriately placed zone district is unpersuasive. A spot zone itself requires that a parcel  
21 of land's zone district be changed to a  
22

23                   "new rating that disturbs the tenor of the neighborhood, and which  
24 affects only the use of a particular piece of property or a small group  
25 of adjoining properties and is not related to the general plan for the  
26 community as a whole, but is primarily for the private interest of the  
27 owner of the property so zoned."<sup>11</sup>  
28  
29  
30  
31  
32

33           In this case the BOA did not approve a zone district change. It approved a conditional use  
34 permit to lawfully place residential uses in an O-1 Zone District pursuant to Section 14-16-2-5 and  
35 Section 14-16-4-2(C). And, although, it may have similar consequences as a zone change, the  
36 existing zone is still O-1. In addition, by definition, a spot zone is a zone ill-placed amongst  
37 arguably incompatible uses or zones. Yet the Seligman parcel abuts residential uses, uses which are  
38 not incompatible with the residential uses conditionally approved. Thus, for the above reasons, I  
39 cannot find merit in Appellant's rationale that the Seligman parcel will become a *de facto* spot zone.  
40

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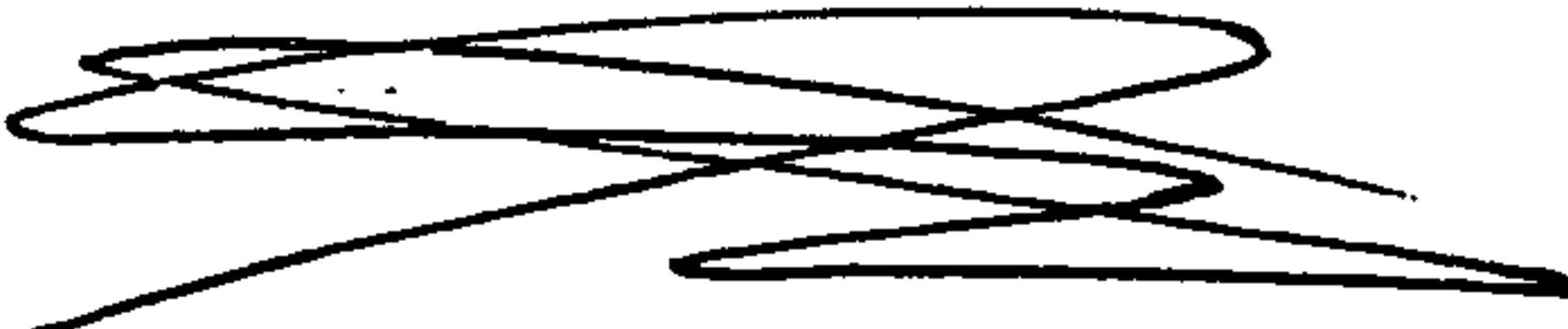
<sup>11</sup> City of Albuquerque v. Paradise Hills Special Zoning District Commission, 99 N.M.  
630, 632 (1989).

1 In summary, I find that the record of the BOA is impressive, well supported, and its reversal  
2 of the ZHE is based on the facts. I also find that the BOA may re-weigh the evidence in the record  
3 as it did in this case.  
4

5 Just as I found in AC-07-01, the Zoning Code allows residential uses in an O-1 Zone at the  
6 exclusion of other permissive office uses. As a result, a zone change is not required under these  
7 circumstances, as long as the applicant satisfies the criteria of Section 14-16-4-2(C), and the  
8 conditions placed on the development by the reviewing City agencies. Therefore, because a zone  
9 change is not required, the Seligman parcel will not result in an unlawful spot zone as Appellant  
10 contends.  
11

12 Accordingly, I respectfully recommend that the City Council uphold the decision of the BOA,  
13 approving the conditional use permit with all the conditions.  
14

15  
16  
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21  
22



---

Steven M. Chavez, Esq.  
Land Use Hearing Officer

November 10, 2007



# City of Albuquerque

## Action Summary

### City Council

Albuquerque/Bernalillo  
County  
Government Center  
One Civic Plaza  
Albuquerque, NM 87102

*Council President, Brad Winter, District 4*  
*Vice-President, Debbie O'Malley, District 2*

*Council Members: Ken Sanchez, District 1;*  
*Isaac Benton, District 3; Michael J. Cadigan, District 5;*  
*Rey Garduño, District 6; Sally Mayer, District 7;*  
*Trudy E. Jones, District 8; Don Harris, District 9*

*TTY Phone # - 1-800-659-8331*  
*For Weekly Schedule of Meetings Call: 768-4777*

---

Monday, March 3, 2008

5:05 PM

Vincent E. Griego Chambers  
One Civic Plaza  
Albuquerque/Bernalillo County  
Government Center

---

**O-07-78**      Establishing The Balloon Fiesta Park Operations And Management Policy Board By Ordinance; Ratifying The Actions of The Existing Board And Clarifying The Board's Responsibilities (O'Malley)

**Motion:** *Postpone, due back on March 17, 2008*

**Status:** Passed

**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer

**O-07-82**      F/S Providing For The Recovery of Costs For Providing Certain Police Services (Sanchez)

**Motion:** *Postpone, due back on April 7, 2008*

**Status:** Passed

**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer

**O-07-118**      Annexing Four (4) Acres, More Or Less, Located On Montoya Road NW, Between Maximillian Road NW and I-40; Amending The Zone Map To Establish RA-1 Zoning (O'Malley, by request)

**Motion:** *Postpone, due back on March 17, 2008*

**Status:** Passed

**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer

- O-07-2** Adopting A New Chapter 6, Article 1, Part 1 of The Revised Ordinances of Albuquerque, New Mexico 1994, Providing For Water Conservation And Repealing The Existing Chapter 6, Article 1, Part 1; Repealing The Existing Chapter 6, Article 1, Parts 2 And 4 The Requirement For The Mayor To Provide Fluoridation To The City Water Supply And Requiring Large Water Users To Adopt And Implement Water Conservation Plans In Conjunction With The City; Amending Chapter 6, Article 1, Part 5 To Allow For An Enforcement Method Other Than Through Increased Water Bills (Cadigan)
- Motion:** *Postpone, due back on April 7, 2008*
- Status:** Passed
- Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- R-07-327** C/S Repealing the 1993 Barelás Sector Development Plan; Adopting the 2007 Barelás Sector Development Plan for the Area Bounded by Alcalde Place and Coal Avenue on the North, Commercial Street on the East, Avenida Cesar Chavez on the South, and the Albuquerque Riverside Drain on the West; Changing the Zone Map and/or Text for Certain Properties Within the 2007 Barelás Sector Development Plan Boundary (Benton)
- Motion:** *Postpone, due back on March 17, 2008*
- Status:** Passed
- Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- R-08-47** Approving a Process For The Redevelopment of The Rail Yards Property (Benton)
- Motion:** *Postpone, due back on March 17, 2008*
- Status:** Passed
- Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- EC-08-37** FY/08 Carryover One Year Objectives, Environmental Protection and Enhancement. Goal, Objective #15 Status Report
- Motion:** *Receipt Be Noted*
- Status:** Passed
- Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- EC-08-38** Air Cargo Building Lease and Operating Agreement with Integrated Airline Services, Inc.
- Motion:** *Receipt Be Noted*
- Status:** Passed
- Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer



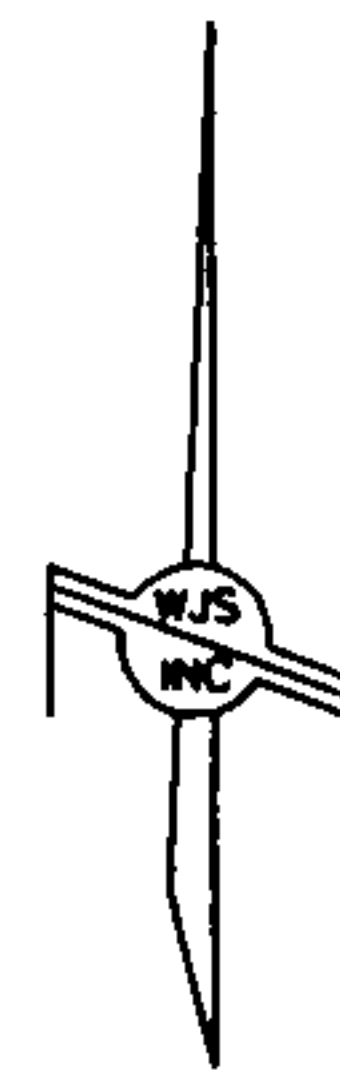
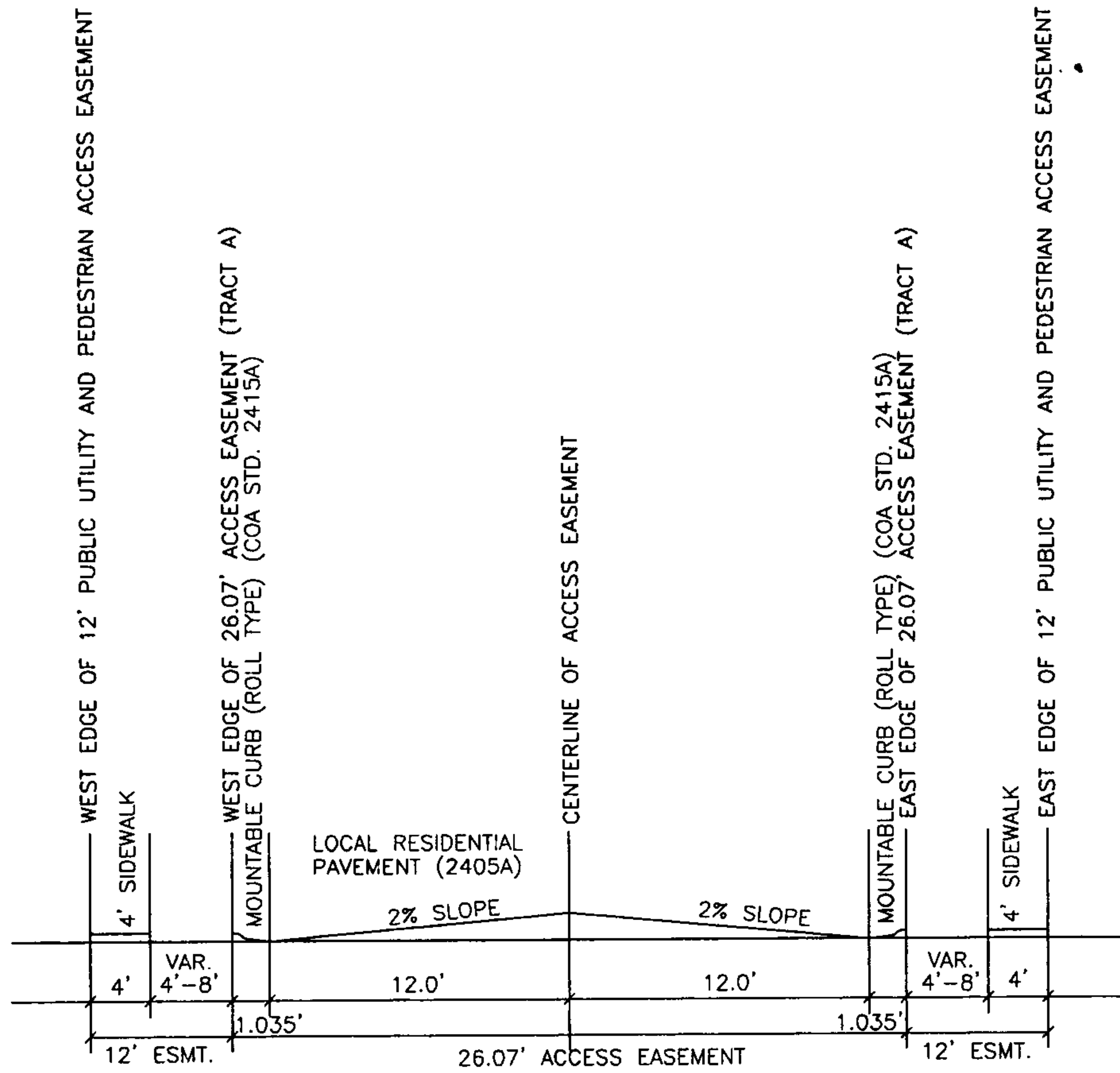
- EC-08-39** Report of FY/07 Outstanding Encumbrances Reappropriated in FY/08  
**Motion:** *Receipt Be Noted*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- EC-08-41** Preliminary Year End Report for Fiscal Year 2007  
**Motion:** *Receipt Be Noted*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- EC-08-42** Annual Report of Investment Activity, Open and Ethical Elections Fund (Charter Article XVI, Section 10(B))  
**Motion:** *Receipt Be Noted*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- EC-08-47** Agreement Between the Albuquerque Bernalillo County Water Utility Authority and the City of Albuquerque for Lease of Native Rio Grande Water Rights  
**Motion:** *Approve*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- EC-08-61** Mayor's Recommendation of PB Americas, Inc. for a Feasibility Study for Traffic on Tramway/Central Eubank Road  
**Motion:** *Approve*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- R-08-25** Approving and Authorizing The Filing of Sub-Grant Agreement For a DNA Identification System Grant From The New Mexico Department of Public Safety; Providing an Appropriation To The Police Department (Jones)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer

- R-08-26** Approving and Authorizing The Filing of Grant Agreement For An Antigang Subgrant From The New Mexico Department of Public Safety; Providing an Appropriation To The Police Department (Winter, by request)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- R-08-27** Appropriating District Benefit Fees To The Downtown Business Improvement District In Accordance With The Approved Budget (Benton)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- R-08-30** Approving and Authorizing The Filing of An Agreement Between The City of Albuquerque Environmental Health Department, and The State of New Mexico Department of Health, For The Acceptance of Funds For A Cities Readiness Initiative (CRI) To Increase The City of Albuquerque's Capacity To Deliver Medicines and Medical Supplies During A Large-Scale Public Health Emergency; Providing an Appropriation To The Environmental Health Department (Garduño)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- O-07-70** C/S Amending a Portion of ROA 1994 To Change The Requirements For Approval of a Variance (Benton)  
**Motion:** *Died on Expiration*  
**Status:**
- R-07-201** Directing The Administration To Include Names of Elected Officials and Contributing Government Agencies on Project Construction Signs (O'Malley, Harris)  
**Motion:** *Died on Expiration*  
**Status:**
- EC-08-40** Report on FY08 Objective 1, Goal 4 Sustainable Community Development, Construction of Balloon Fiesta Phase 5 Improvements  
**Motion:** *Postpone, due back on March 17, 2008*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer

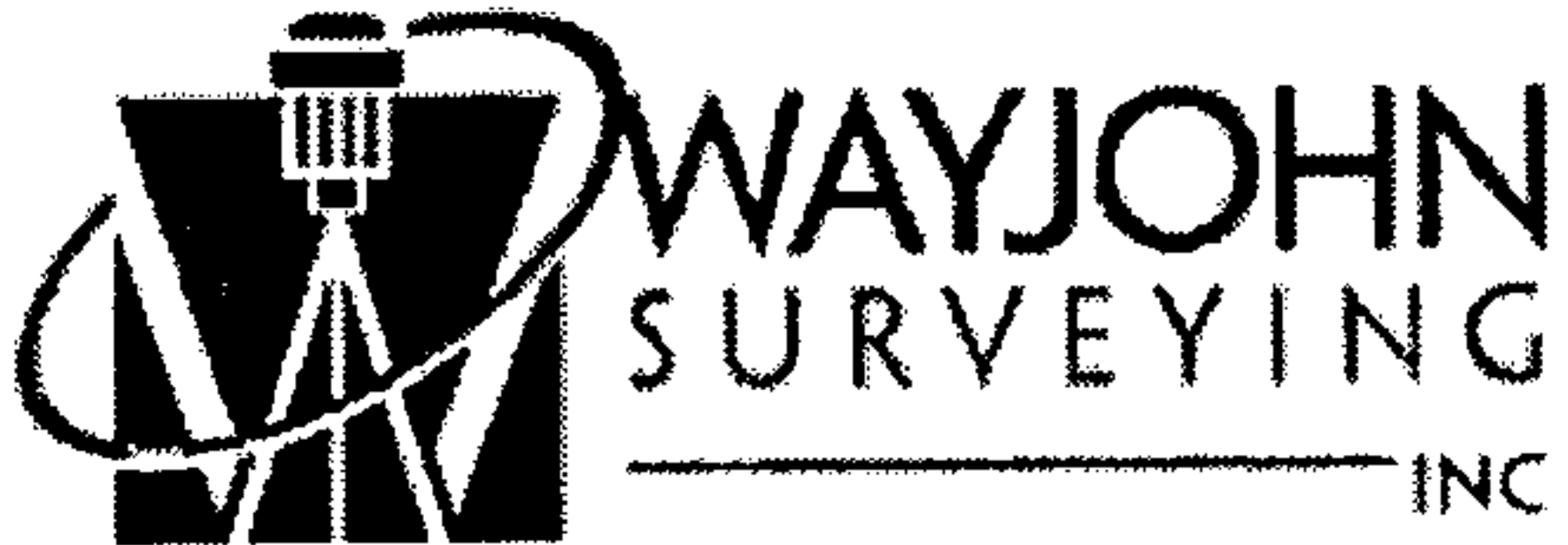

- EC-08-45** Mayor's Recommendation of Wilson & Company for Lead and Coal Improvements - Broadway to Washington  
**Motion:** *Approve*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- EC-08-72** Approval of a Second Supplemental Agreement for Tricore Reference Laboratories to Conduct Blood Draw Services of Suspected Alcohol and Drug Impaired Drivers  
**Motion:** *Approve*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer
- AC-07-18** David S. Campbell, Esq., Vogel Campbell & Blueher, P.C., Agent for Robert Galligan, Appeals the Board of Appeals Decision to Reverse the Zoning Hearing Examiner's Denial of a Special Exception to Section 14.16.2.15.(B)(4): a Conditional Use to allow for proposed dwelling units constituting more that 25% of the gross floor area of a premises on all or a portion of Lot(s) 2 A 1, La Mirada Addition, Zoned O-1 and Located at 8120 La Mirada PI NE  
**Motion:** *Deny with Findings*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Against: 1 - Council Members: Mayer
- O-08-7** Amending Sections 13-3-1-2, 13-3-1-4, 13-3-1-6 and 13-3-1-8 ROA 1994, The Business Solicitations Ordinance; Amending Definitions; Requiring Permit And Bond; Include No Knock Provisions (Sanchez, by request)  
**Motion:** *Postpone, due back on April 7, 2008*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris
- O-08-9** Amending Chapter 2, Article 8, Part 1 of The Revised Ordinances of Albuquerque 1994, Governing The Procedure For Settling Litigation and Creating a Settlement Advisory Committee (Cadigan)  
**Motion:** *Do Pass as Amended*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris

- O-08-10** Amending Section 9-4-1-4 ROA 1994, of The Police Oversight Ordinance and Section 10-5-3 ROA 1994, of The Arts In Municipal Places Ordinance; Making Technical Correction To Reinsert Portions Amended By An Amendment To The Public Boards, Commissions and Committees Ordinance To Be Consistent With The City Charter (Harris, Winter)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris
- R-08-17** Volcano Heights Sector Development Plan Amendments (07EPC-40014 & 07EPC-40059) Amending The Text To Create A New Zoning Category, SU-2/SR-ML (Suburban Residential - Medium Lot) and Amending the Land Use Map From SU-2/SR-LL (Suburban Residential - Large Lot) to SU-2/SR-ML For An Approximately 23-Acre Parcel of Land (Cadigan, by request)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris
- R-08-22** Providing Funding For Affordable Housing Development Capacity Building; Making An Appropriation To The Department of Family and Community Services (O'Malley)  
**Motion:** *Do Pass as Substituted*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris
- R-08-38** Calling On The Administration To Create One Or More Tax Increment Development Districts In The Core City For The Purpose Of Providing A Source Of Funding For Infrastructure Improvements And Redevelopment Of The Albuquerque Railyards, The Fourth Street Mass Transit Corridor, And The Downtown Area (Cadigan, Benton & O'Malley)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris
- R-08-39** Providing an Appropriation To The Department of Family and Community Services For Albuquerque Business Education Compact Recommended Educational Project (Community Schools) Funded By Settlement Money Paid By Philips Semiconductor Contributions (Garduño)  
**Motion:** *Do Pass*  
**Status:** Passed  
**Votes:** For: 8 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Jones and Harris  
Excused: 1 - Council Members: Mayer

- R-08-44** Approving The Petition of Mesa Del Sol, LLC For Formation of Mesa Del Sol Public Improvement Districts 1-5; Determining the Real Property to be Included Within Each District and the Purposes for Which the Districts are Being Formed; Approving the General Plan, Rate, Method of Apportionment and the Manner of Collection of a Special Levy to be Imposed Upon Real Property Within the Districts; Approving a Master PID Development Agreement; Approving Parameters for the Issuance of District Bonds; Providing for Governance of the Districts (Benton, by request)
- Motion:** *Do Pass as Amended*
- Status:** Passed
- Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris
- R-08-46** Establishing Interim Design Regulations Along 4th Street NW Between Marble Avenue and Solar Road; Extending a Moratorium On Roadway Facility Projects And The Issuance of Building Permits For Significant Construction or Demolition; Providing For Certain Exemptions; Declaring An Emergency (O'Malley)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris
- R-08-24** Authorizing The Removal of Certain Uncollectible Accounts From The City's Accounts Receivable Records FY 2003 (Harris, by request)
- Motion:** *Do Pass*
- Status:** Passed
- Votes:** For: 9 - Council Members: Winter, O'Malley, Sanchez, Benton, Cadigan, Garduño, Mayer, Jones and Harris



**ROADWAY CROSS SECTION EXHIBIT**

JOB NO.:	SP-7-01-2008	SCALE:	NONE
	LOT:	2-A-2	
	BLOCK:		
	SUBDIVISION:	LA MIRADA SUBDIVISION	
	DATE:	7/01/2009	
	DRAWN BY:	TDJ	
	330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887		

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

07/06/2009 Issued By: PLNSDH

-----  
**Permit Number: 2009 070 231** **Category Code 910**

**Application Number:** 09DRB-70231, Vacation Of Private Easement

**Address:**

**Location Description:** LA MIRADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003095

**Applicant**

James A Seligman

1525 32nd Circle Se  
Rio Rancho NM 87124  
463-1638

**Agent / Contact**

Dac Enterprises Inc

Po Box 16858  
Albuquerque NM 87181  
294-5243

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$45.00
<b>TOTAL:</b>		<b>\$65.00</b>

City Of Albuquerque  
Treasury Division

7/6/2009 10:12AM LOC: ANNX  
WSH 007 TRANS# 0005  
RECEIPT# 00117352-00117352  
PERMIT# 2009070231 TRSLJS  
Trans Amt \$65.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$45.00  
CK \$65.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): DAC ENTERPRISES, INC PHONE: 294-5243  
 ADDRESS: P.O. BOX 16658 FAX: 297-4530  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_

APPLICANT: JAMES A. SELIGMAN PHONE: 463-1636  
 ADDRESS: 1525 32<sup>ND</sup> CIRCLE SE FAX: 898-9317  
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATE & RELOCATE EASEMENT

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

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

Lot or Tract No. Lot 2-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION  
 Existing Zoning: O-1 Proposed zoning: O-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.1AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PL NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

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

SIGNATURE Doug Randall DATE 7/6/09  
 (Print) DOUG RANDALL, DAC ENTERPRISES, INC Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>09DRB 70231</u>	<u>VPRE</u>	<u>✓</u>	\$ <u>45.00</u>
	_____	<u>CME</u>	_____	\$ <u>20.00</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date <u>07/15/09</u>			Total	\$ <u>65.00</u>
<u>Sandy Handley</u> <u>07/06/09</u>	Project # <u>1003095</u>			
Planner signature / date				



FORM V: SUBDIVISION VARIANCES & VACATIONS

- 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
  - \_\_\_ 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)** **24 copies**
  - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")
  - \_\_\_ 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)** **6 copies**
  - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
  - \_\_\_ List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

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

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

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

DOUG CRANDALL, DAC ENTERPRISES, INC.

Applicant name (print)  
Doug Crandall 7/6/09  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
09PEB - 70231

Sandy Handley 07/06/09  
Planner signature / date  
Project # 1003095

07/02/09

James A. Seligman  
1525 32<sup>nd</sup> Circle SE  
Rio Rancho, NM 87124  
505-463-1636

RE: Lot 2-A-2 of La Mirada Subdivision

To Whom It May Concern:

As the owner of subject property known as 2-A-2 of La Mirada Subdivision, December 19, 2003 book 2003C, page 381, I, James A. Seligman, give DAC Enterprises authorization in any and all matters that come before the development review board.

If you have any questions, please do not hesitate to call.

Sincerely,

  
James A. Seligman

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

02/24/2009 Issued By: E08375

**Permit Number: 2009 070 075** **Category Code 910**

**Application Number: 09DRB-70075, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: LA MIRADA PLACE NE BETWEEN PENNSYLVANIA ST NE AND WYOMING BLVD NE**

**Project Number: 1003095**

**Applicant**

Frank Casale/James Seliaman

Po Box 11518  
Albuquerque NM 87192  
328-2201

**Agent / Contact**

Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$845.00
<b>TOTAL:</b>		<b>\$865.00</b>

City Of Albuquerque  
Treasury Division

2/24/2009 9:47AM LOC: ANNX  
WSH 006 TRANS# 0008  
RECEIPT# 00103378-00103379  
PERMIT# 2009070075 TRSDMG  
Trans Amt \$1,170.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$845.00  
CK \$305.00  
CK \$865.00  
CHANGE \$0.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

12/22/2008 Issued By: E08375

**Permit Number: 2008 070 526** **Category Code 910**

**Application Number:** 08DRB-70526, Sidewalk Variance

**Address:**

**Location Description:** LA MIRIADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE

**Project Number:** 1003095

**Applicant**  
James Seligman

**Agent / Contact**  
Dac Enterprises, Inc

8120 La Mirada Pl Ne  
Albuquerque NM 87112  
294-5243

Po Box 18858  
Albuquerque NM 87191

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
<b>TOTAL:</b>		<b>\$20.00</b>

City Of Albuquerque  
Treasury Division

12/22/2008 1:04PM LOC: ANNX  
WS# 006 TRANS# 0021  
RECEIPT# 00101531-00101531  
PERMIT# 2008070526 TRSDMG  
Trans Amt \$20.00  
Conflict Manag. Fee \$20.00  
VI \$20.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYSON SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURVE@AOL.COM

APPLICANT: FRANK CASALE/JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: PO BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR PRELIMINARY PLAT/INFRASTRUCTURE LIST TO CREATE 10 LOTS FROM 1 LOT

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. 2-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBD TBKA LA MIRADA TOWNHOMES  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 1-019-060-448-406-10933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003095  
03DRB-01900; 08DRB-70320; 08DRB-70526

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 10 Total area of site (acres): 1.1443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: PENNSYLVANIA STREET NE and WYOMING BLVD NE  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 7/23/08

SIGNATURE [Signature] DATE 2.23.09  
 (Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	09DRB - 70075	P3F		\$ 845.00
<input checked="" type="checkbox"/>	All fees have been collected	09DRB - 70077	CMF		\$ 20.00
<input checked="" type="checkbox"/>	All case #s are assigned		SV		\$ 2
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$
<input checked="" type="checkbox"/>	Case history #s are listed				\$
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/>	F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate				\$
		Hearing date <u>March 4 2009</u>			Total
					\$ 865.00

[Signature]

2.24.09

Project #

1003095

**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.**

- N/A* 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
- N/A* 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
- N/A* 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.**

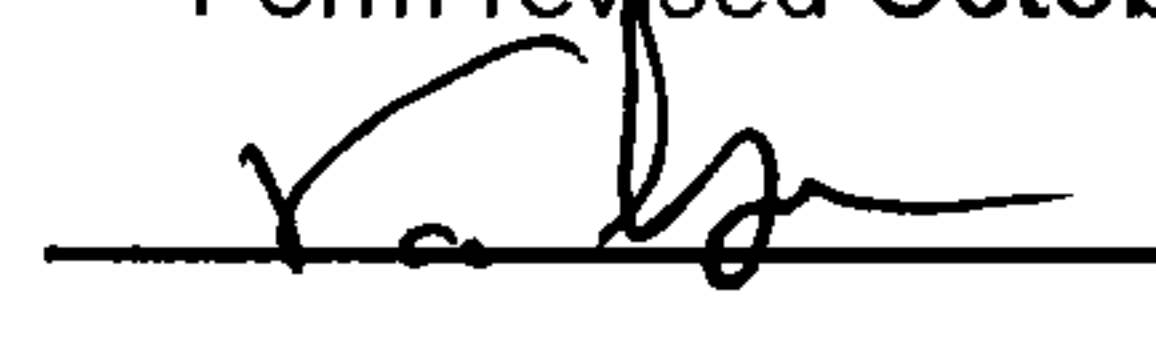
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded 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.

THOMAS D. JOHNSTON  
 Applicant name (print)  
  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
09DRB - 70075

Form revised October 2007  
 2.24.09  
 Planner signature / date  
 Project # 1003095

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

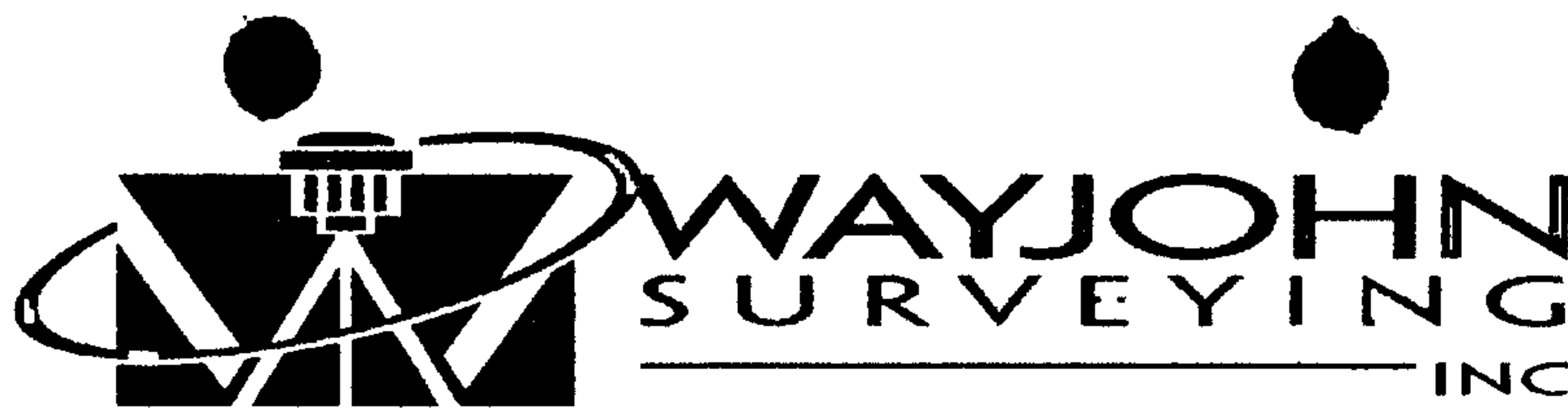
THOMAS D. JOHNSTON (AGENT)  
 Applicant name (print)  
[Signature] 2.23.09  
 Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 DRB - 70077

[Signature] 2.24.09  
 Planner signature / date  
 Project # 1003095



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

February 23, 2009

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Preliminary Minor Plat of Lot 2-A-2, La Mirada Subdivision (To Be Known as La Mirada Townhomes Unit 1)

To Whom It May Concern:

I am submitting a request for preliminary minor plat to create ten lots from one existing lot. The parcel is currently vacant. The client is proposing to create a ten lot subdivision with a homeowner's association tract and a private street. An infrastructure list has been included. The APS PDFF Preliminary Fee Sheet has been submitted and it will be ready by the hearing date. A copy of the submittal is provided. We are also requesting a sidewalk variance from design standards. Due to the nature of this submittal, the clients would like to have the sidewalk adjacent to the curb to provide sufficient setback room for their proposed layouts.

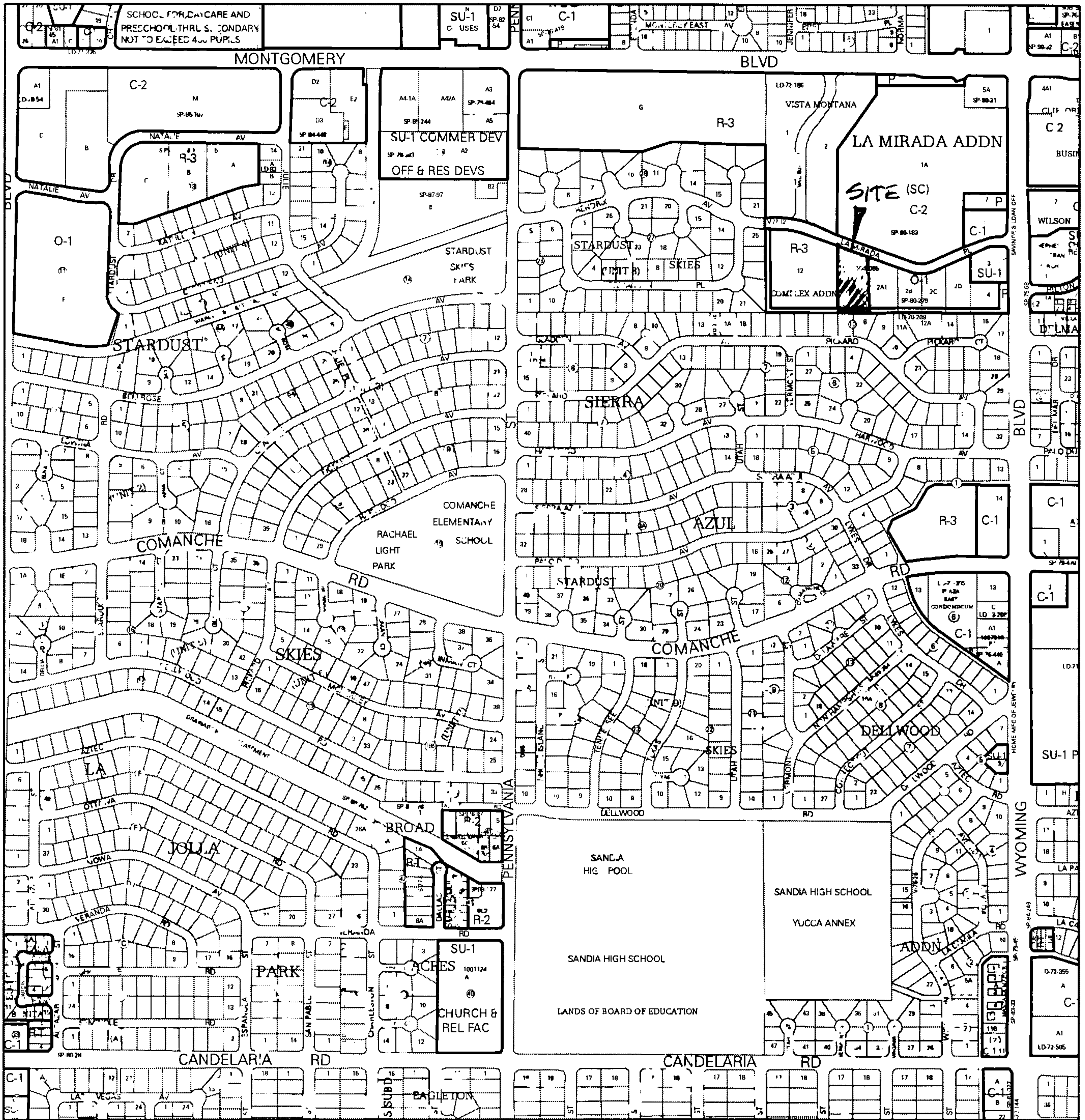
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

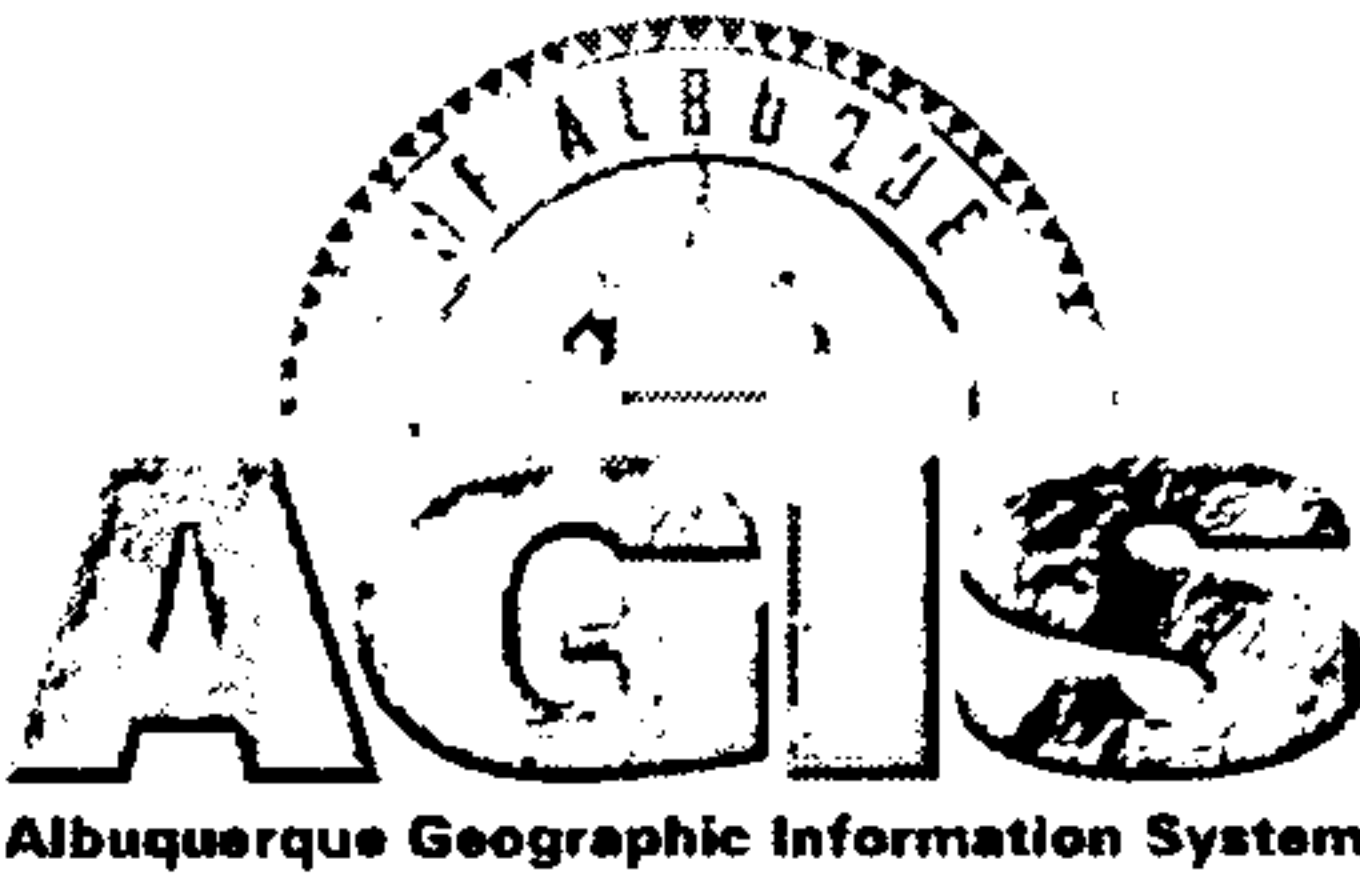
A handwritten signature in black ink, appearing to read "T. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

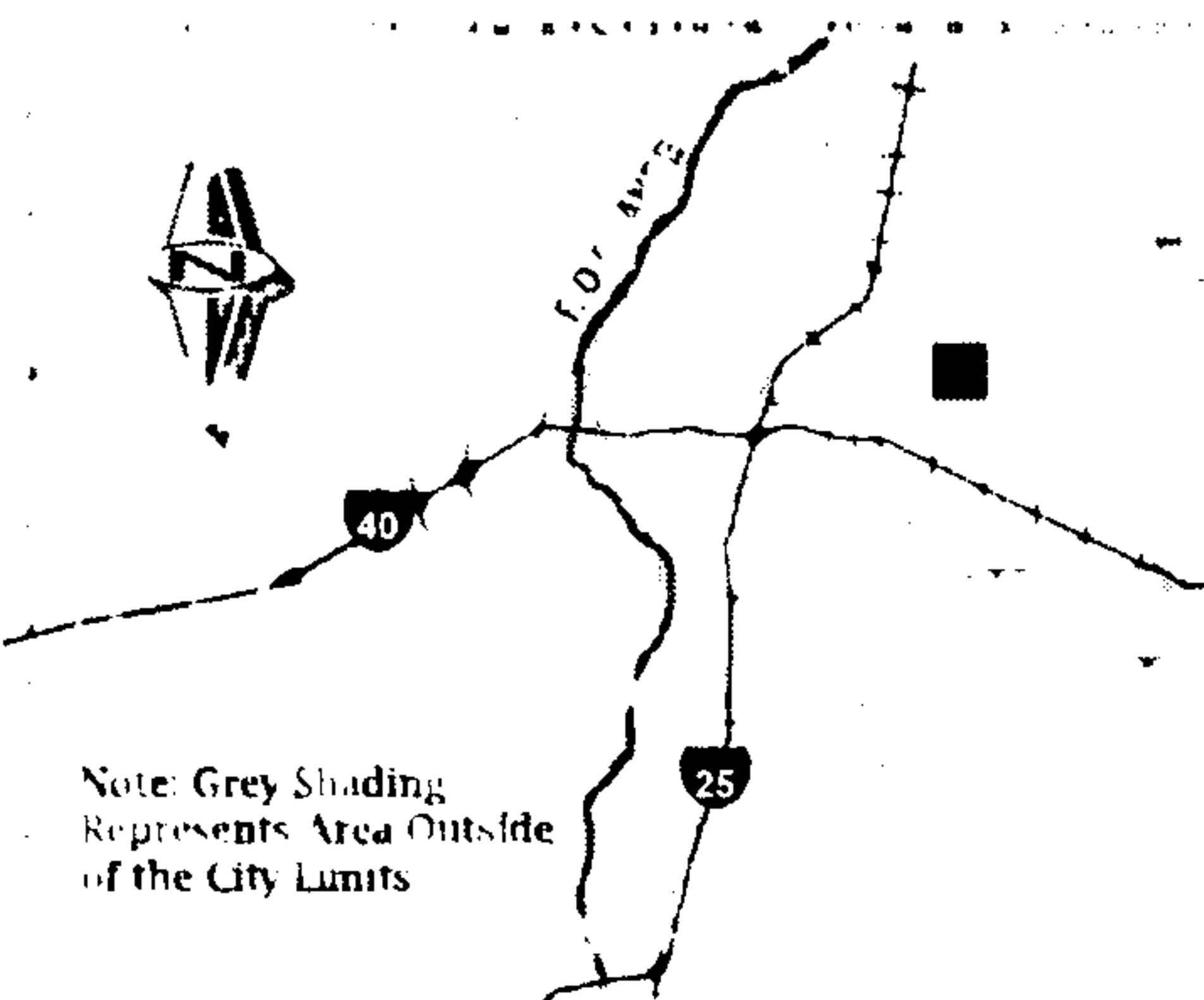




For more current information and more details visit: <http://www.cabq.gov/gis>






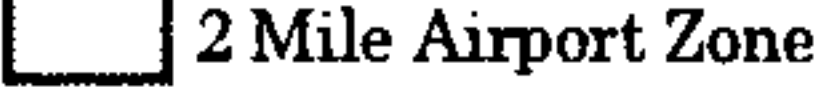
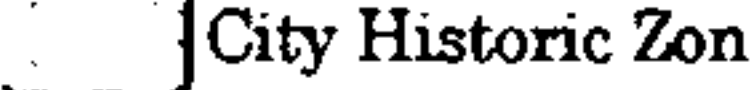



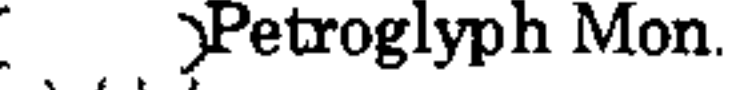
Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan

Expect Great Things!

M. Elizabeth Everitt, Ph.D.  
SUPERINTENDENT

### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.  
Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1003095

Please check one:

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

#### Project Information

Subdivision Name LA MIRADA TOWNHOMES

Location of Project (address or major cross streets) LA MIRADA PLACE NE (WYOMING & MONTGOMERY)

Proposed # of Units: 9 Single-Family 0 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

#### Contact Information

Name THOMAS D. JOHNSTON (AGENT)

Company WAYJOHN SURVEYING INC.

Phone 255-2052

E-mail WAYJOHN SURVE AOL.COM

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster Sandia

Preliminary PDFF Date Submitted 2-23-09

Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_

Final PDFF Date Completed \_\_\_\_\_

DRB Project # 1003095  
APS Cluster Sandia

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

FRANK CASALE AND JAMES SELIGMAN ("Developer") effective as of this 23rd day of FEBRUARY, 2009 and pertains to the subdivision commonly known as LA MIRADA TOWNHOMES and more particularly described as PLAT OF LOTS 1-9 AND TRACT A, LA MIRADA TOWNHOMES, A REPLAT OF LOT 2-A-2, LA MIRADA ADDITION

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

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

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

DRB Project # 1003095

APS Cluster Sandia

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

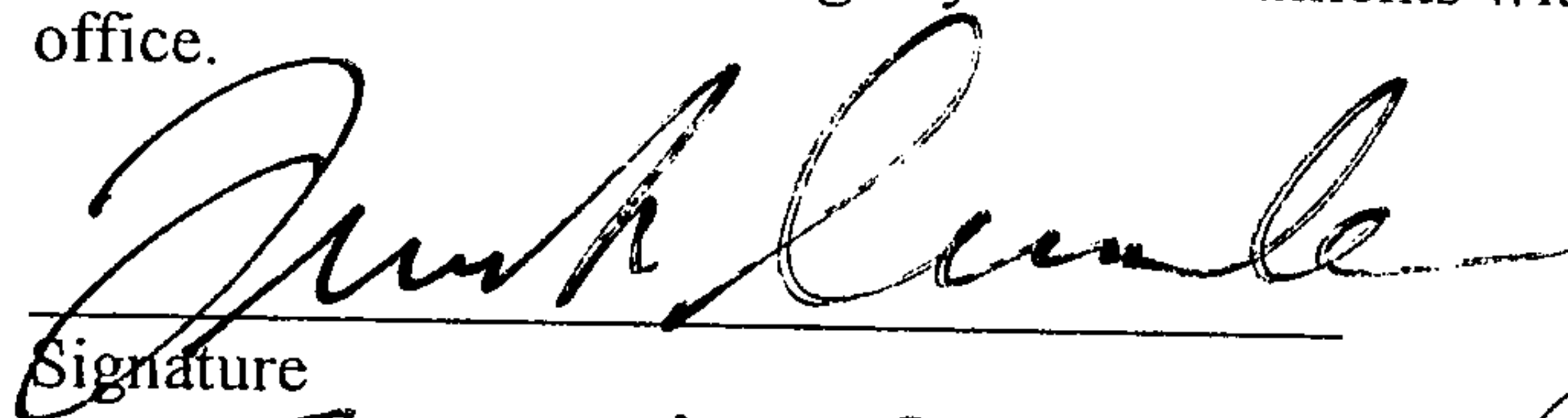
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

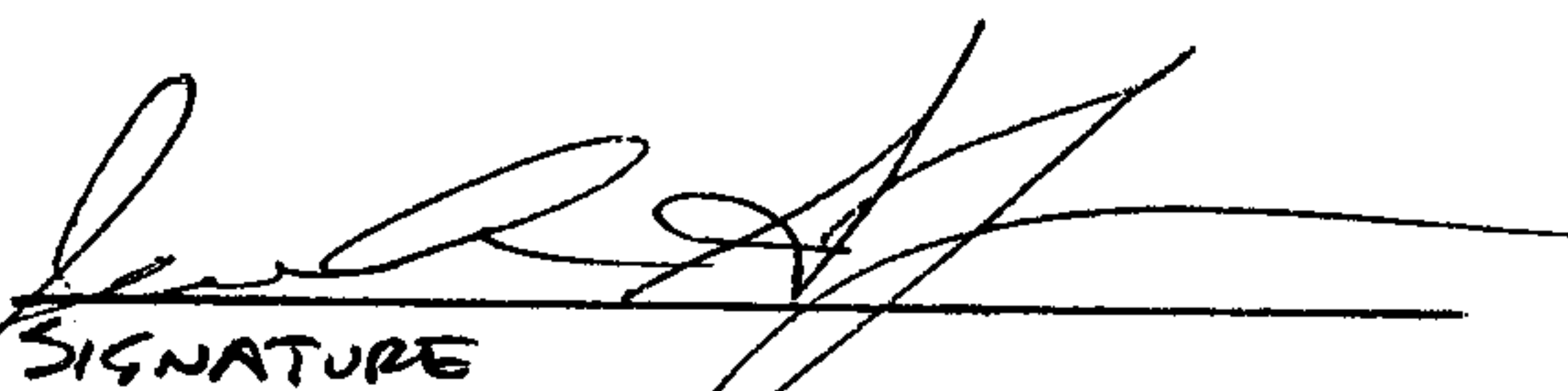
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

  
Signature

FRANK CASALE  
Name (typed or printed) and title

\_\_\_\_\_  
Developer

  
SIGNATURE

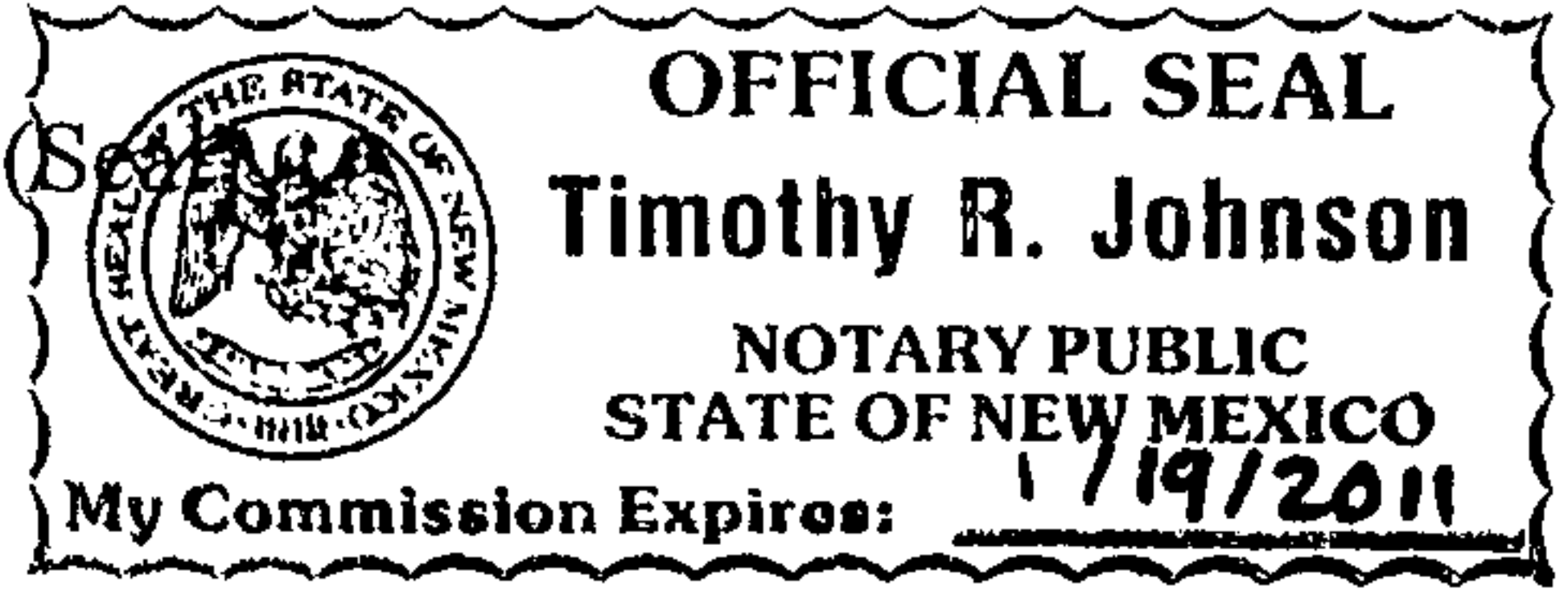
JAMES A. SELIGMAN  
NAME AND TITLE

\_\_\_\_\_  
DEVELOPER

DRB Project # 1003095  
APS Cluster Sandia

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2/29/09, by FRANK CISALET  
JAMES SELIGMAN as OWNERS of \_\_\_\_\_, a corporation.



[Signature]  
Notary Public  
My commission expires: 1/19/2011

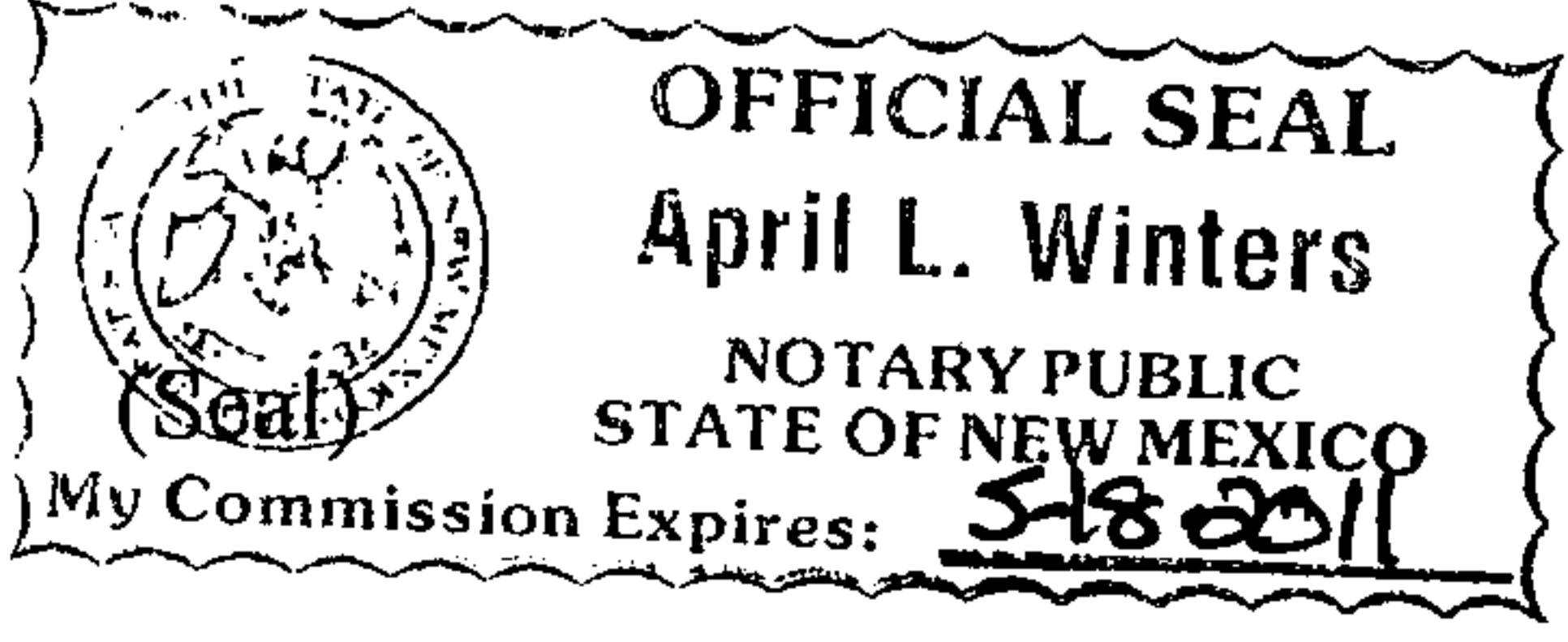
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

Kizito Wijenje, Director, Capital Master Plan  
Name (typed or printed) and title

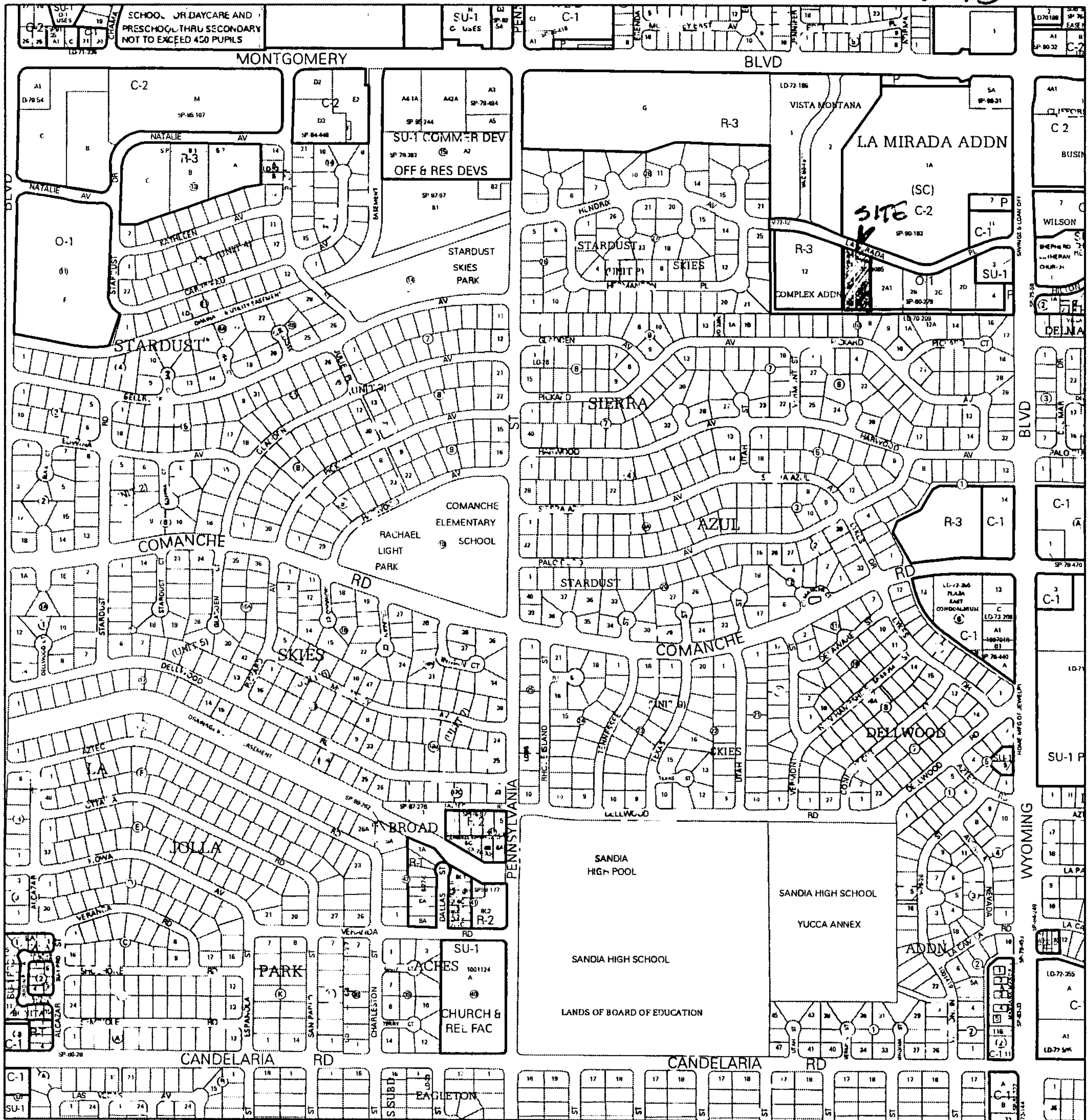
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 23, 2009 by Kizito Wijenje  
as Director of CMP 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.



April L. Winters  
Notary Public  
My commission expires: May 18, 2011

1003095



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-Z**

Selected Symbols

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

Map amended through: 6/13/2008

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

Lots 1 through 9 and Tract A, La Mirada Townhomes  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 2-A-2, La Mirada Subdivision  
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		
							Inspector	P.E.	City Cnst Engineer
		8"	Water Line	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		8"	Sewer Line	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		1	Fire Hydrant	Private roadway esmt.	South line of private roadway easement	South line of private roadway easement	/	/	/
		16 (9 Unit 1; 7 Unit 2)	Residential sewer stub-outs	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		16 (9 Unit 1; 7 Unit 2)	Residential water stub-outs	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		1	Full Section asphalt pavement	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		1	Curb and gutter	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
		1	Sidewalk	Private roadway esmt.	La Mirada Place, NE	South line of private roadway easement	/	/	/
							/	/	/
							/	/	/

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"/>						/	/	/	
<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

Engineer's certification of grading per DPM requirements before financial guaranty can be released.

Street lights per City requirements.

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Thomas Johnston, PS, PE

NAME (print)

TGC Engineering Inc.

FIRM



SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

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

CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER





Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): DAC ENTERPRISES, INC PHONE: 294-5243  
 ADDRESS: P.O. Box 116658 FAX: 247-4530  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_

APPLICANT: JAMES SELIGMAN PHONE: 294-5243 (AGENT)  
 ADDRESS: 8120 LA MIRADA PL. NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: 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. LOT 2A1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA ADDITION  
 Existing Zoning: O-1 Proposed zoning: O-1  
 Zone Atlas page(s): G-19 UPC Code: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
PROJECT # 1003095, CBDRB-76320

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 9 Total area of site (acres): 1.1443 ac  
 LOCATION OF PROPERTY BY STREETS: On or Near: 8120 LA MIRADA PL NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA ST NE  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 7/23/08

SIGNATURE Doug Crandall DATE 12/22/08  
 (Print) DOUG CRANDALL, DAC ENTERPRISES, INC Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>CBDRB - 70526</u>	<u>SR</u>		\$ <u>0</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 checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" 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	Hearing date <u>Dec. 31, 2008</u>			\$ <u>20.00</u>

*[Signature]*

12.22.08  
 Planner signature / date

Project # 1003095

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

DOUG CRANDALL, DAC ENTERPRISES, INC

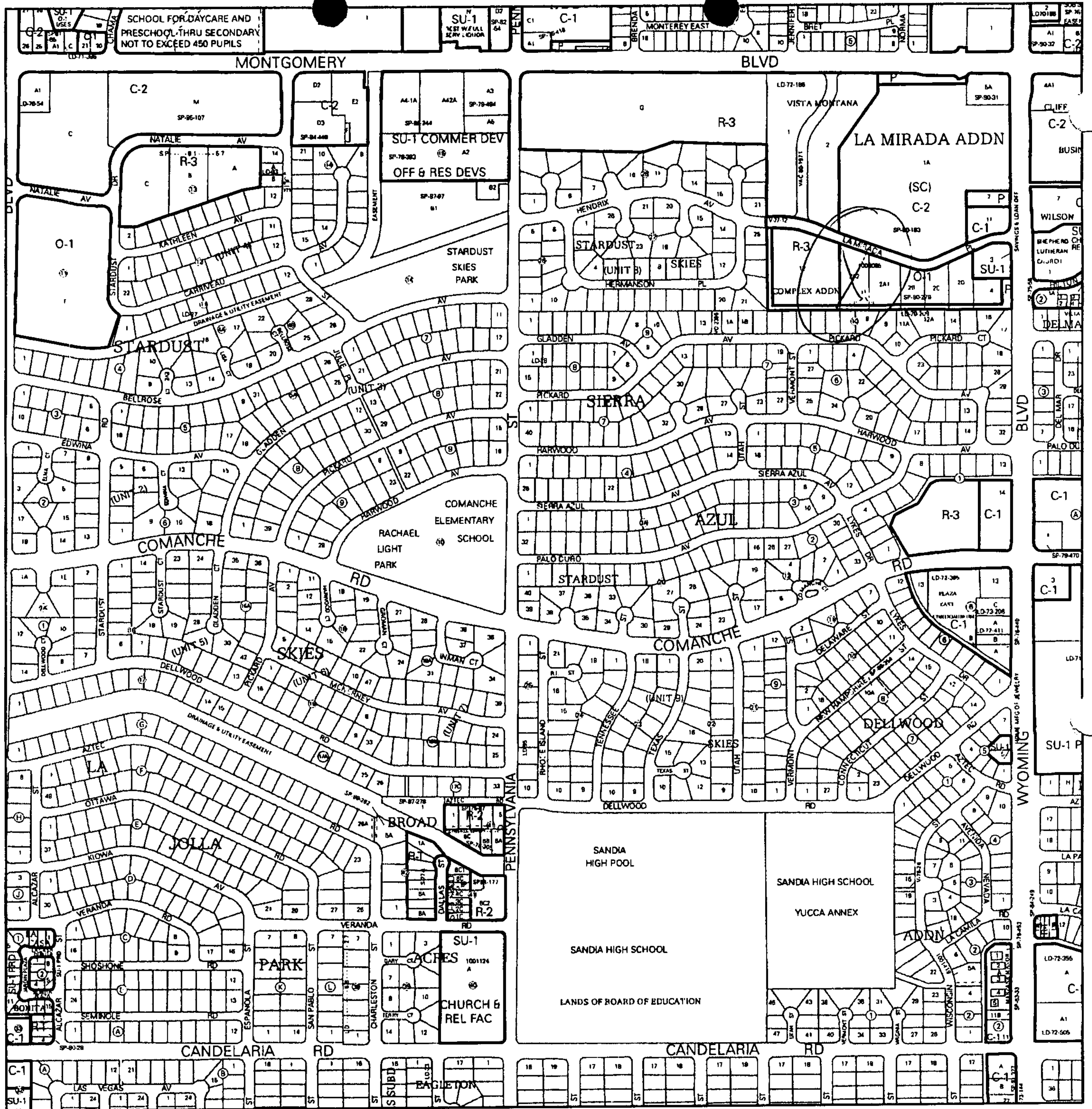
Applicant name (print)  
Doug Crandall 12/22/08  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
28DRB - - 70526

[Signature] 12.22.08  
Planner signature / date  
Project # 1003095



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

Map amended through: 5/17/2007

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-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

December 21, 2008

Jack Cloud, Chair  
Development Review Board  
Planning Department  
City of Albuquerque

**Re: Request for Sidewalk Variance, Lot 2-A-2, La Mirada Subdivision/Project  
#1003095**

Dear Chairman Cloud:

This is a request for a sidewalk variance to access up to 16 proposed townhouses on the above referenced property. Applicant has previously appeared before the Development Review Board regarding this development for sketch plat review.

The project will be gated and all units will be accessed from a private street. La Mirada Place, the public street abutting this site, dead ends just to the west of the site. There will be no extraneous traffic onto the property.

A discussion was held with f Transportation Development regarding the possibility of a total sidewalk waiver. Kristal Metro, Traffic Engineer, stated that the number of units being served by the sidewalk would not be conducive to approval of a sidewalk waiver.

As an alternative, applicant is asking for a variance to allow a 4' sidewalk with an additional 10' pedestrian access easement of each side of the private street. This variance request would eliminate the buffer between the sidewalk and the back of the curb, thus allowing the sidewalk to directly abut the curb.

Each side of the private street has a 10' public utility access easement. PNM has stated that they do not want the sidewalk to overlap onto their easement. Front and rear setbacks on this development are at allowable minimums and the requirement to place a sidewalk behind the PNM access is not only burdensome, but will also severely limit the placement of the dwellings.

Approval of this sidewalk variance would not be detrimental to traffic or public utility easements. In addition to the four foot wide sidewalk, access along either the public utility easement or the 24' wide private street would be adequate. This will be a green development, and as such, limited impervious sidewalk surface is desirable.

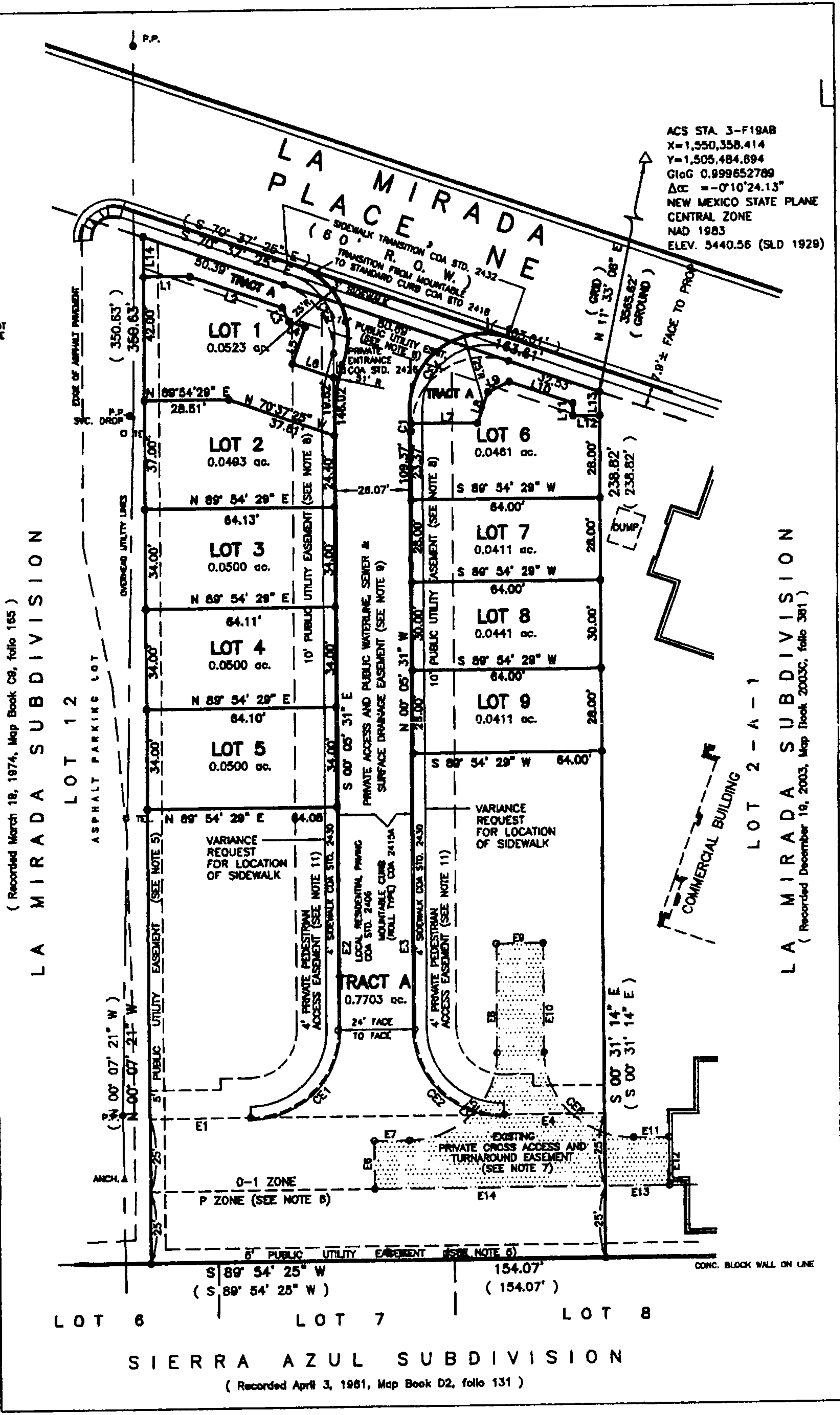
Thank you for your consideration of this request.

Doug Crandall

*Doug Crandall*

DAC Enterprises, Inc.

Agent for James Seligman, Applicant





**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): WAYJOWN SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@aol.com

APPLICANT: FRANK CASALE / JAMES SELIGMAN PHONE: 328-2201  
 ADDRESS: PO BOX 11518 FAX: 255-5777  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT TO CREATE 10 LOTS FROM 1 LOT

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. 2-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MIRADA SUBDIVISION TBKA LA MIRADA TOWNHOMES UNIT 1  
 Existing Zoning: O-1 (CONDITIONAL USE) Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-19 UPC Code: 101906044840610933

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003095  
03DRB-01900

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 10 Total area of site (acres): 1.1443  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE  
 Between: WYOMING BLVD NE and PENNSYLVANIA STREET NE

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

SIGNATURE [Signature] DATE 7-15-08

(Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/>	<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>03DRB</u> - <u>90320</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>July 23, 2008</u>					Total
					\$ <u>0</u>

[Signature]

7-15-08

Project # 1003095

**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.

THOMAS D. JOHNSTON  
Applicant name (print)  
  
Applicant signature / date 7.15.08

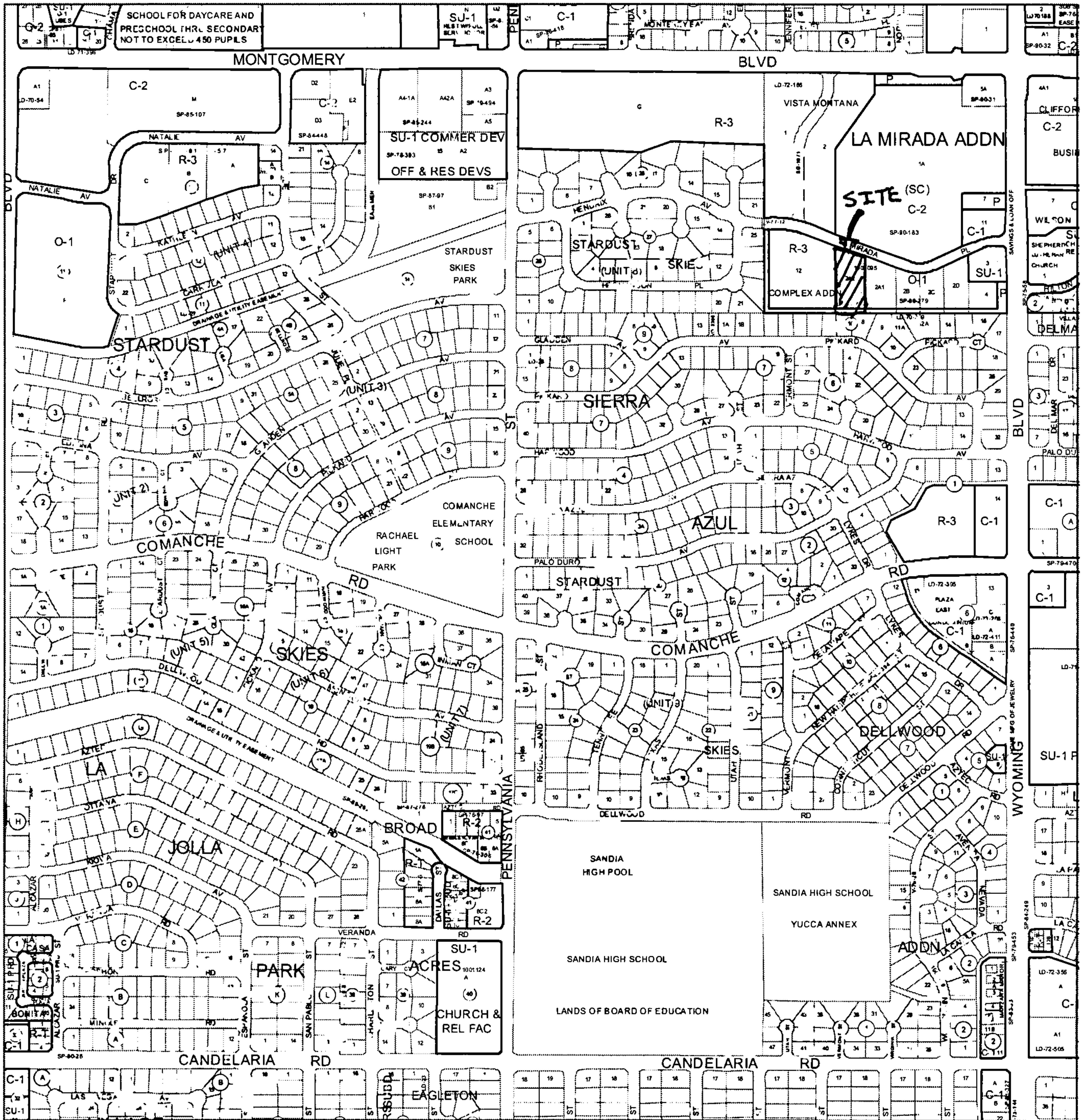


Form revised October 2007


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
S&DRB - 70320

Vulp 7-15-08  
Planner signature / date  
Project # 1003095

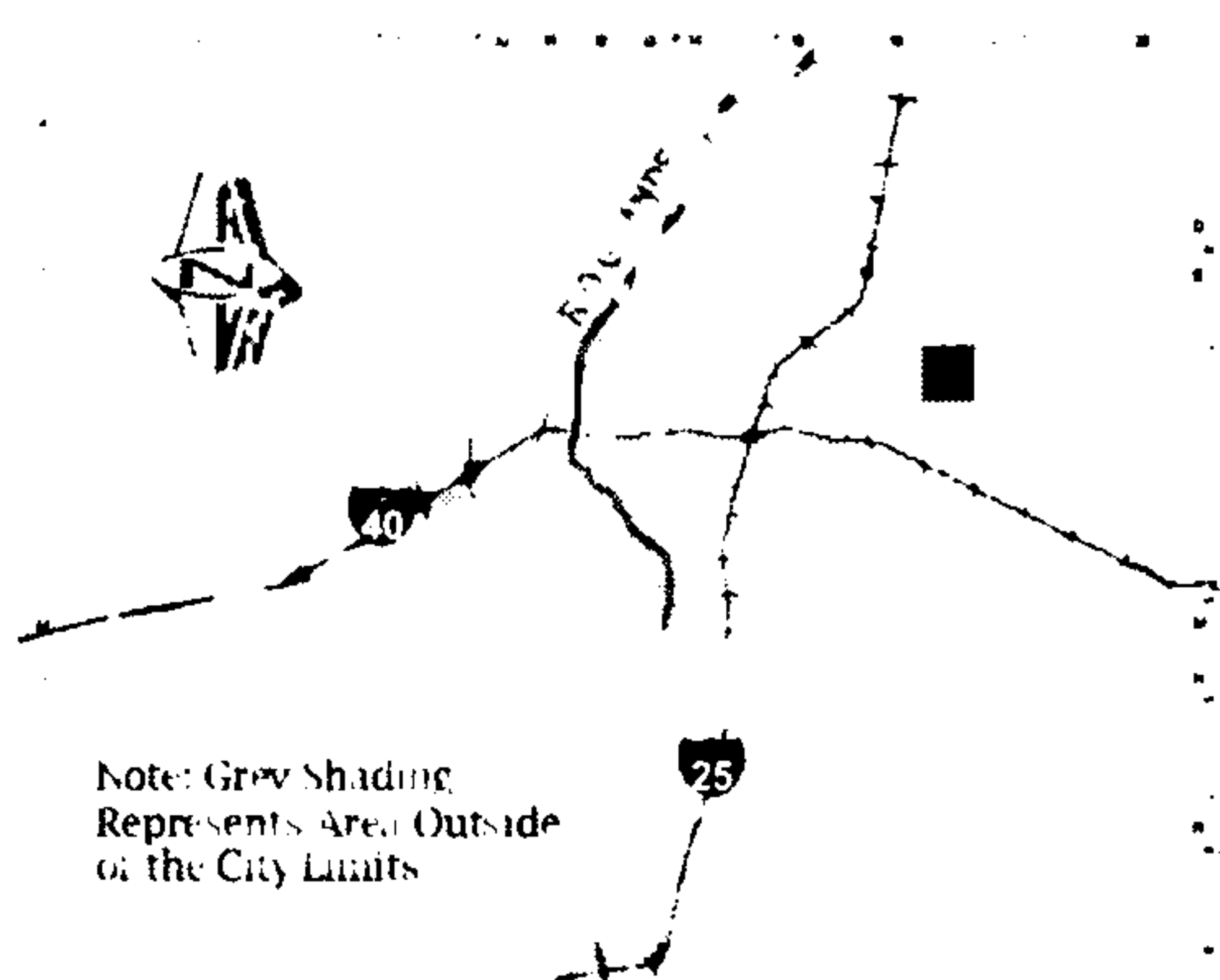




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/14/2006

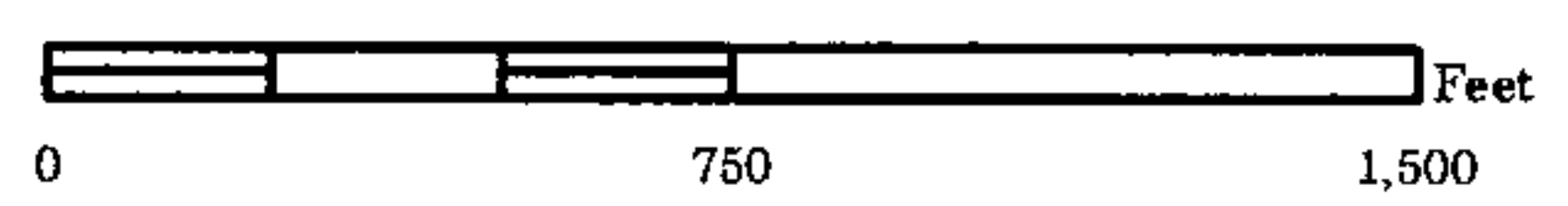


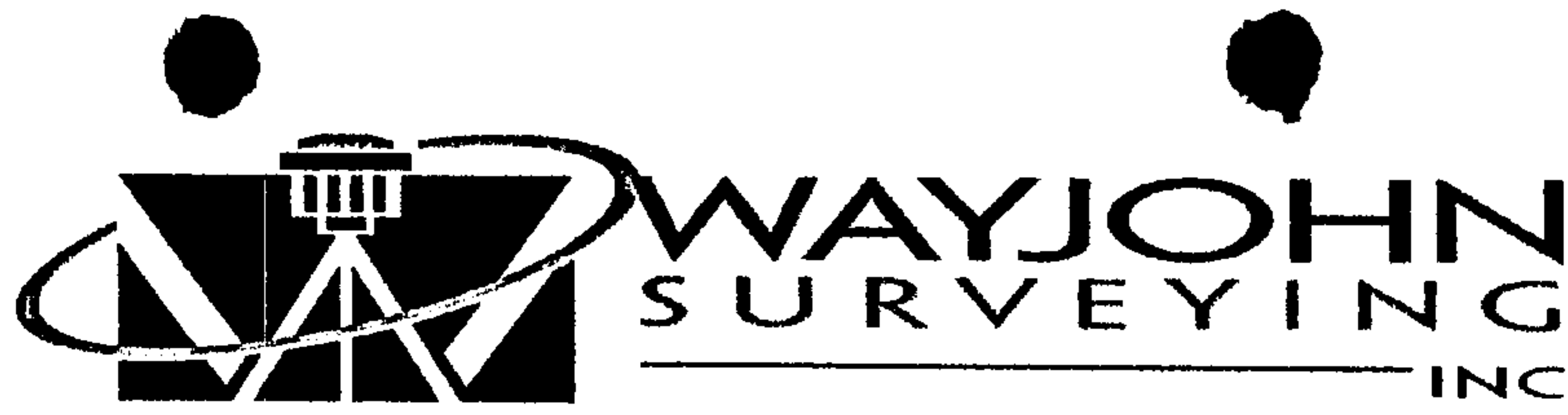
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-19-Z**

Selected Symbols

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





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 15, 2008

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Sketch Minor Plat of Lot 2-A-2, La Mirada Subdivision (To Be Known as La Mirada Townhomes Unit 1)

To Whom It May Concern:

I am submitting a request for sketch minor preliminary and final plat to create ten lots from one existing lot. The parcel is currently vacant. The client is proposing to create a ten lot subdivision with a homeowner's association tract and a private street.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", with a long, sweeping flourish extending to the right.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

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

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

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

**APPLICANT INFORMATION:**

NAME: PREFERRED BUILDING SYSTEMS PHONE: 822-0800

ADDRESS: 9100 PAN AMERICAN FREEWAY NE FAX: 822-1299

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255-2052

ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING.AOL.COM

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PLAT Prelim. & Final.

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

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

Lot or Tract No. 2.A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. LA MIRADA

Current Zoning: 0-1/P Proposed zoning: SAME

Zone Atlas page(s): G-19 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 2.1443 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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

UPC No. 1-019-060-450-409-10929 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: LA MIRADA PLACE NE

Between: WYOMING BLVD NE and PENNSYLVANIA ST NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): SP 80-279

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: DATE 11/04/03

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

(Print) THOMAS D. JOHNSTON \_\_\_\_\_  Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>03DRB-01900</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Nov 12<sup>th</sup> 03</u>			Total <u>\$ 285.00</u>

[Signature] 11/4/03  
Planner signature / date

Project # 1003095

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of previous D.R.B. approved infrastructure list
  - \_\_\_ Copy of the Official D.R.B. Notice of approval
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
  - \_\_\_ SIA financial guaranty verification
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSON (AGENT)  
Applicant name (print)  
[Signature] 11.04.03  
Applicant signature / date

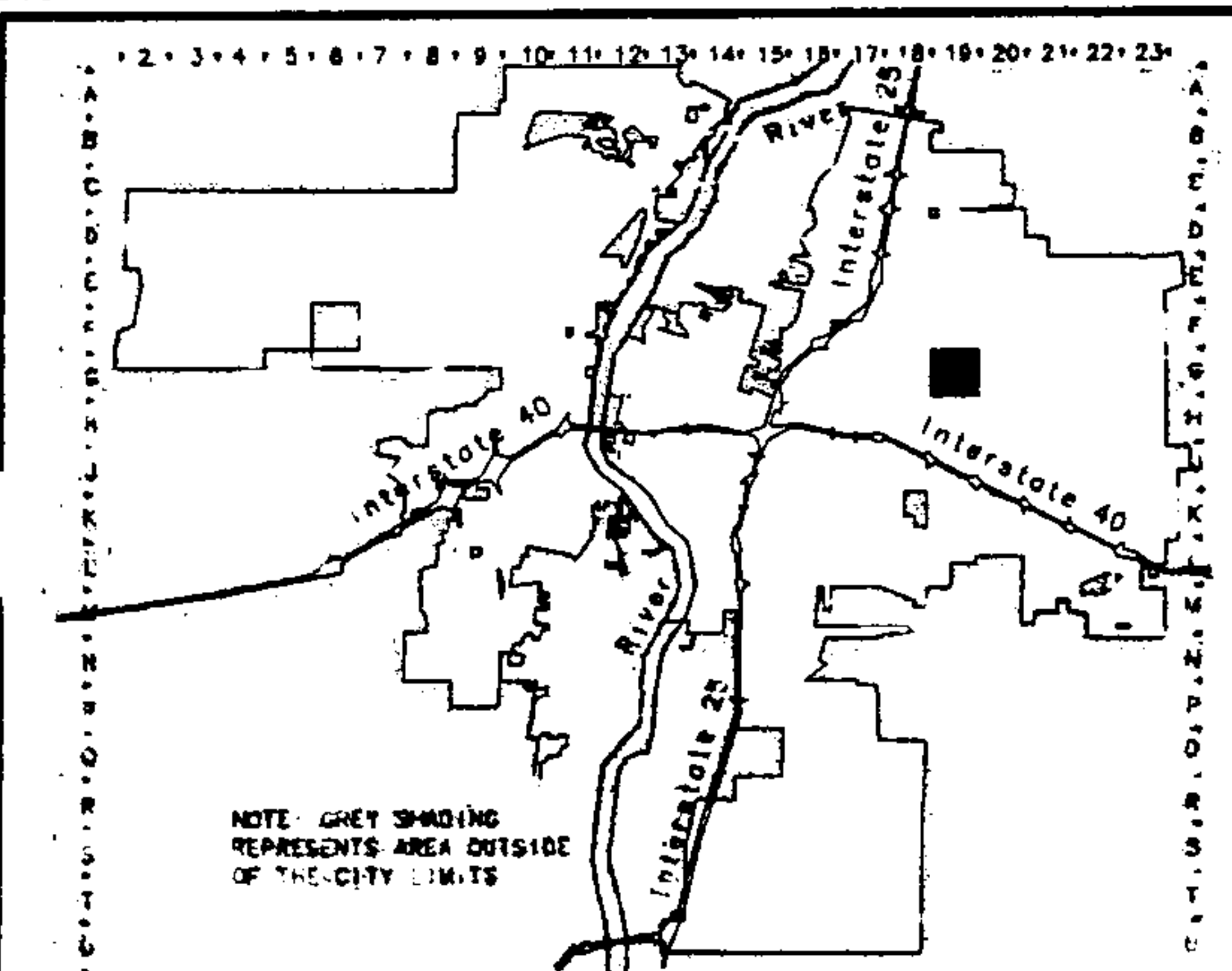
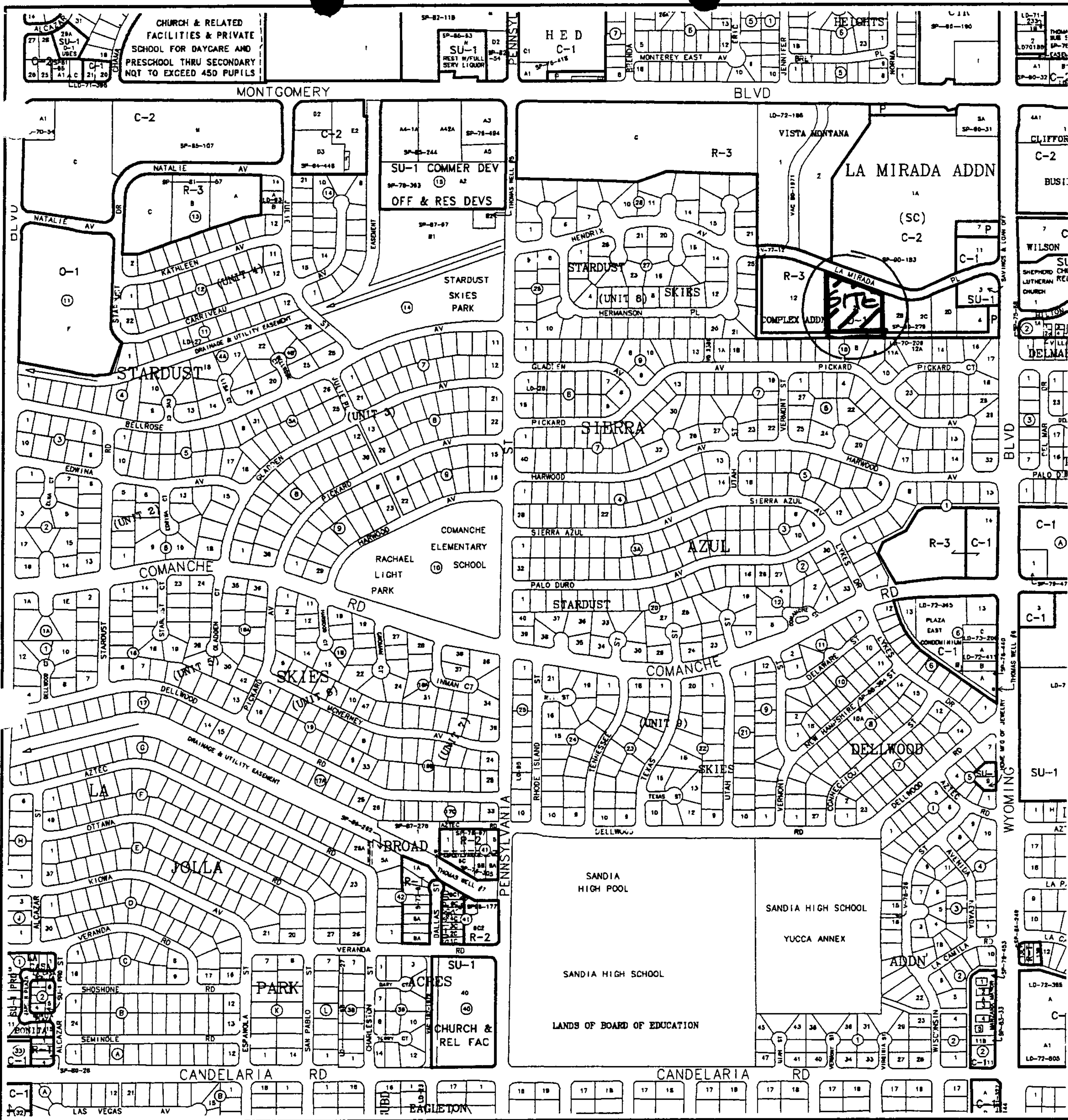


Form revised MARCH 2003

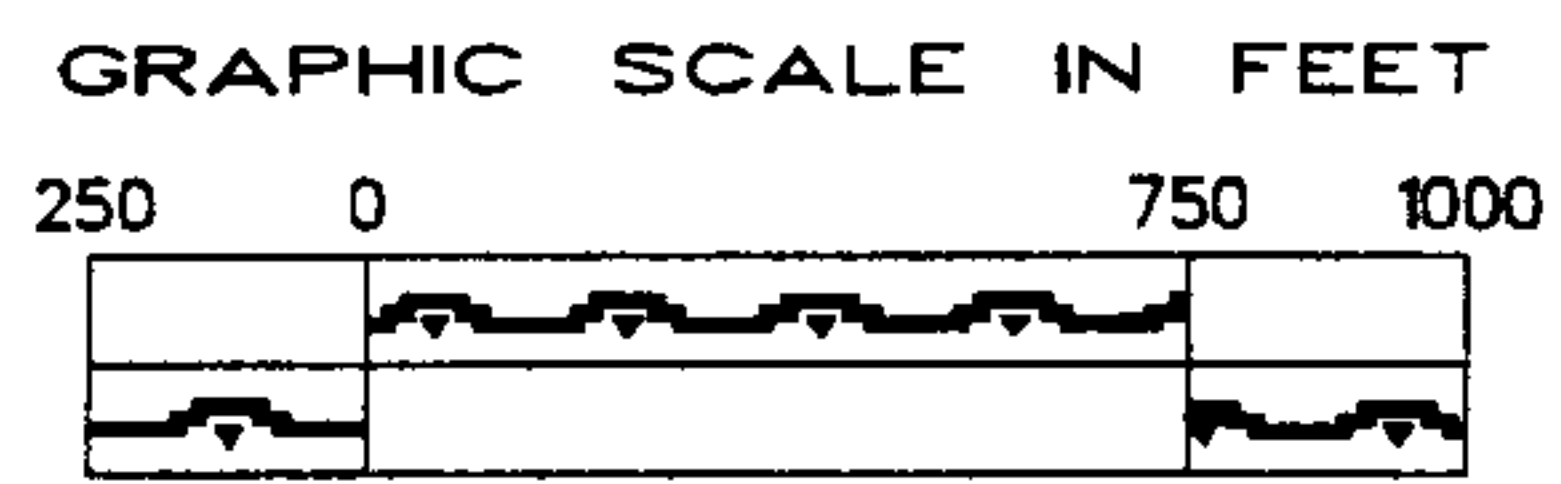
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03DRB- \_\_\_\_\_ - 01900  
\_\_\_\_\_- \_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_- \_\_\_\_\_ - \_\_\_\_\_

[Signature] 11/4/03  
Planner signature / date  
Project # 1003095



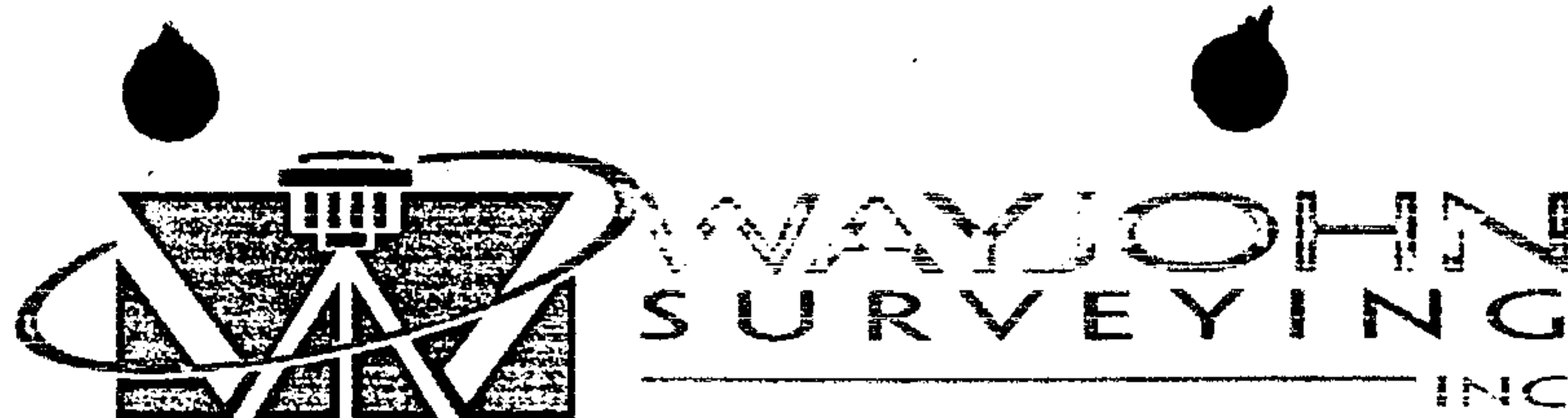
CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

G-19-Z

Map Amended through April 03, 2002



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

November 4, 2003

City of Albuquerque Planning  
Plaza Del Sol Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

RE: Replat of Lot 2-A, La Mirada Subdivision

To Whom It May Concern:

I am submitting a preliminary/final plat for the following DRB meeting. My client, Preferred Building Systems, desires to replat Lot 2-A of the La Mirada Subdivision into two lots. The parcel currently has one existing commercial building on site. This building was completed this year and it has received a certificate of occupancy. My client desires to divide the property in order to provide for an additional commercial building site.

Thank you for your consideration. Feel free to contact me if you have any questions regarding this matter.

Regards,

Thomas D. Johnston, PS

enc.

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>th</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

**APPLICANT NAME** PREFERRED BLDG. SYST.  
**AGENT** WAYJOHN SURV. INC.  
**ADDRESS** 330 LOUISIANA BLVD. NE. 87108  
**PROJECT NO.** 1003095  
**APPLICATION NO.** 03DRB-01900

\$ 285<sup>00</sup> 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)  
  
\$ 285<sup>00</sup> **Total amount due**

**WAYJOHN SURVEYING, INC.** 10773  
11108 HUME AVE. NE. 505-255-2052  
ALBUQUERQUE, NM 87112

PAY TO THE ORDER OF CITY OF ALBUQUERQUE DATE 11/04/03 95-32-1070

TWO HUNDRED EIGHTY FIVE AND NO/100 \$ 285.00  
DOLLARS

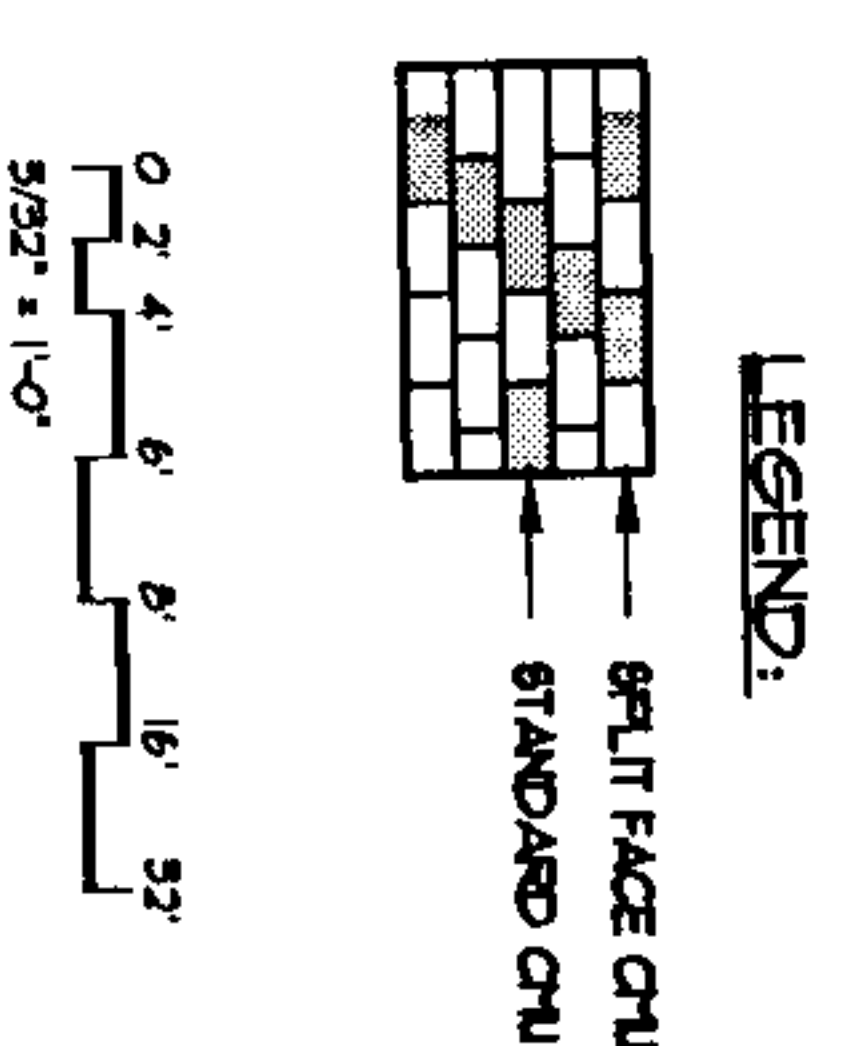
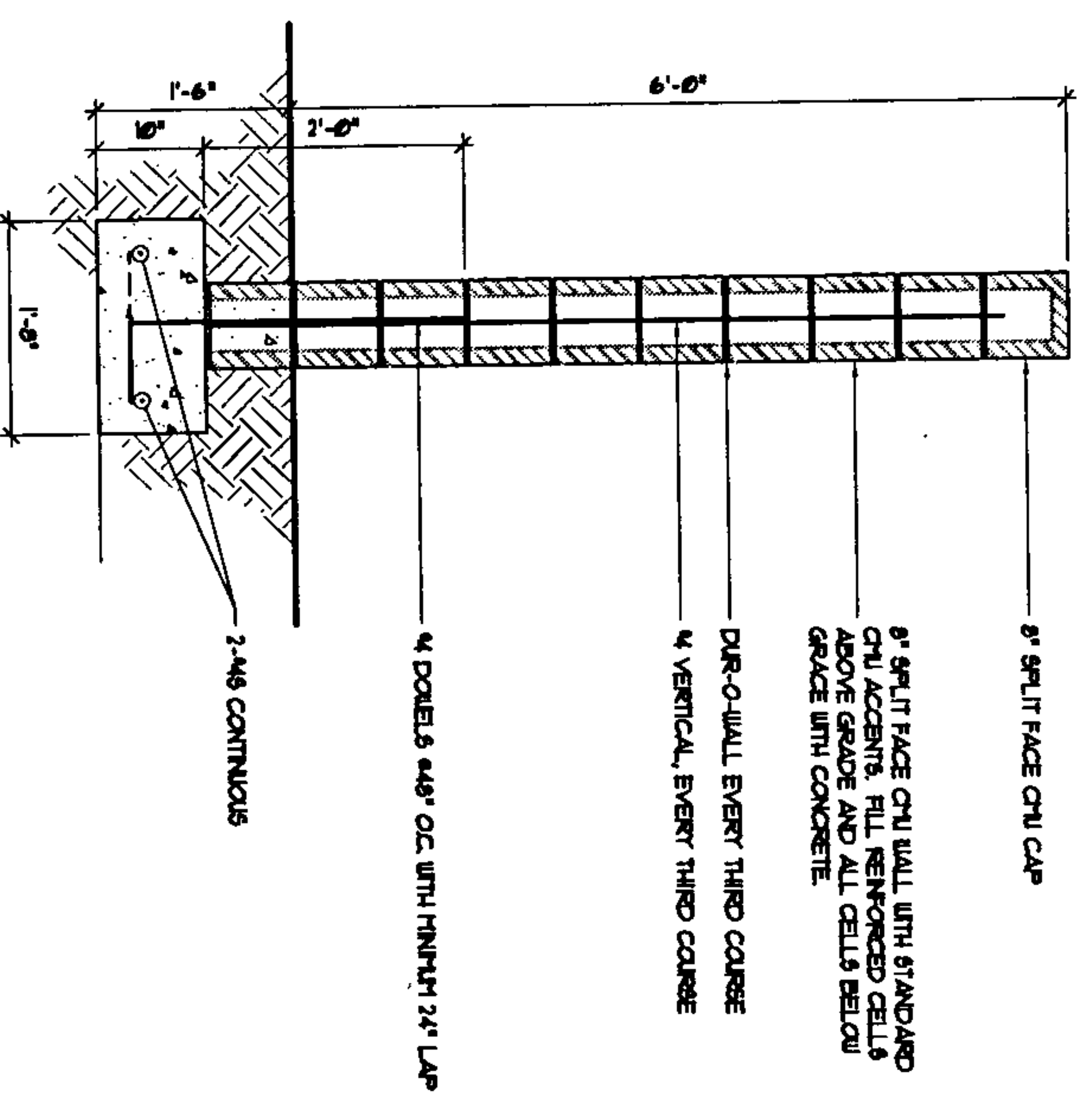
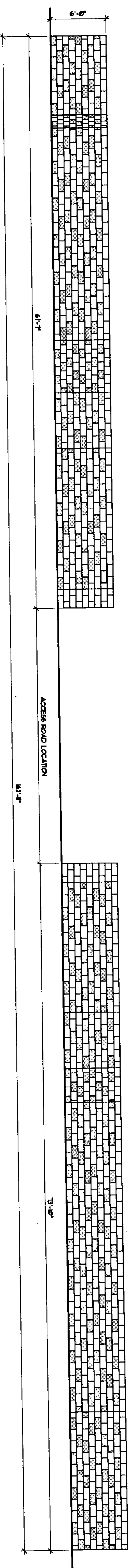
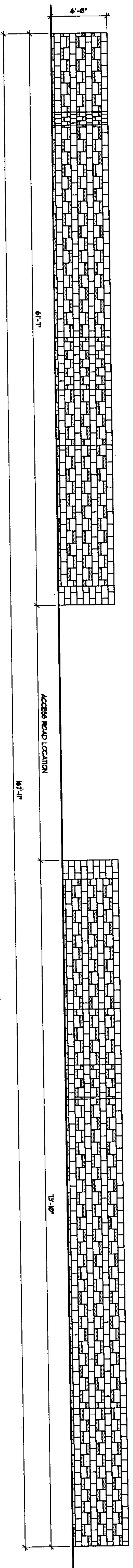
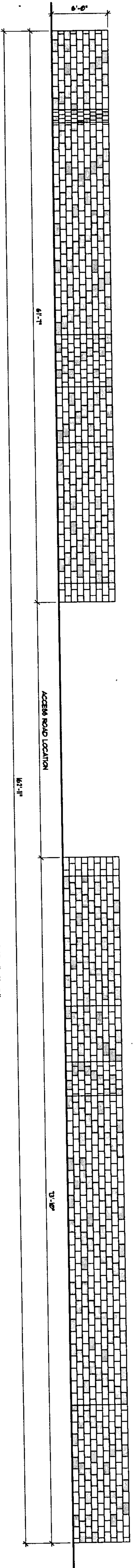
**Bank of America.** \*\*\*DUPLICATE\*\*\*  
City of Albuquerque Treasury Division

FOR PLAT SUBMITTAL [Signature]

ACH R/T 107000327  
11/04/2003 11:07AM LOC: ANN

⑈010773⑈ ⑆107000327⑆ 000123385377⑈

RECEIPT# 00015107-4158-000 - TRANCHE 0010  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$285.00  
J24 Misc \$285.00  
CK 10/28/02 \$285.00  
CHANGE \$0.00



**PROJECT #: 1003095**  
**DATE: 10-30-13**  
**APP#: 13-70721 (FP)**

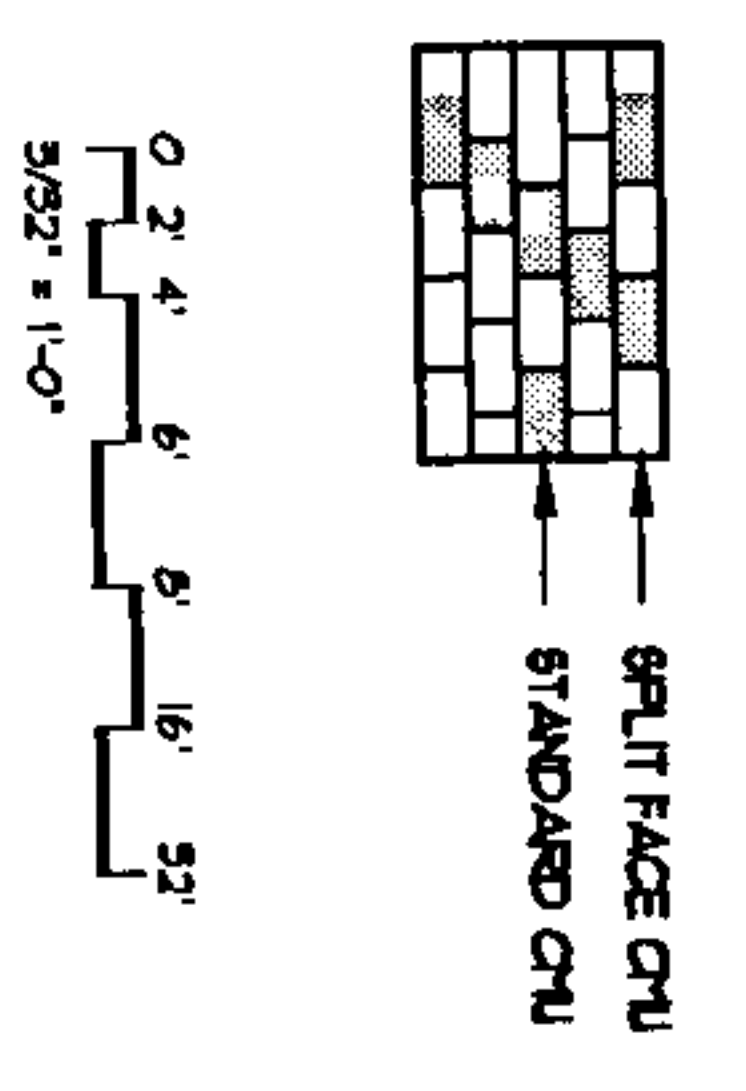
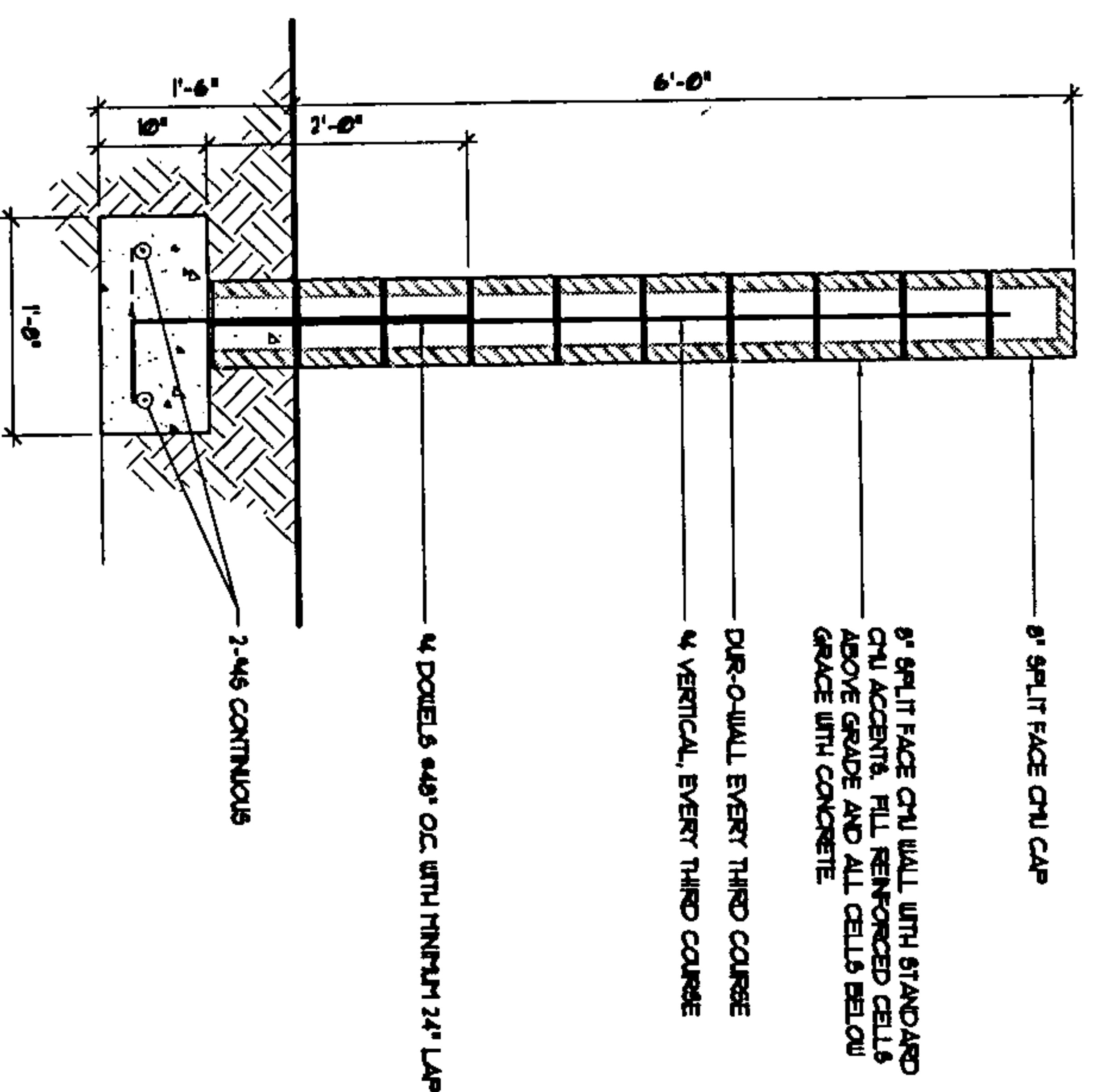
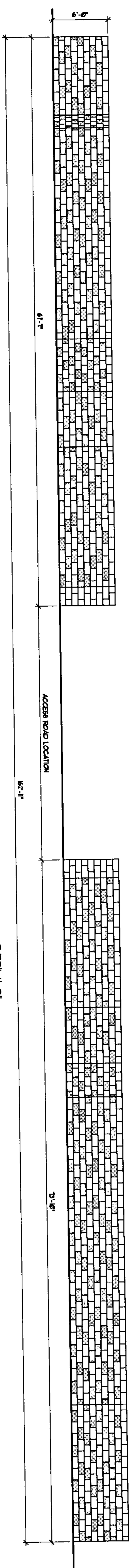
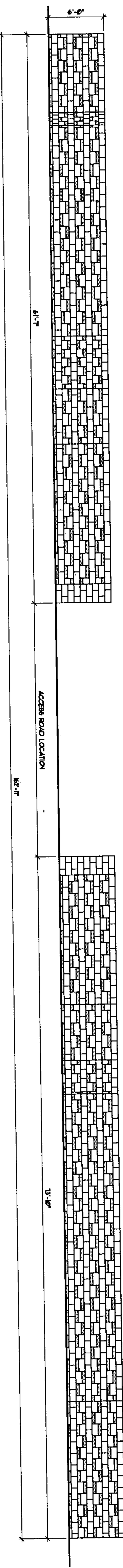
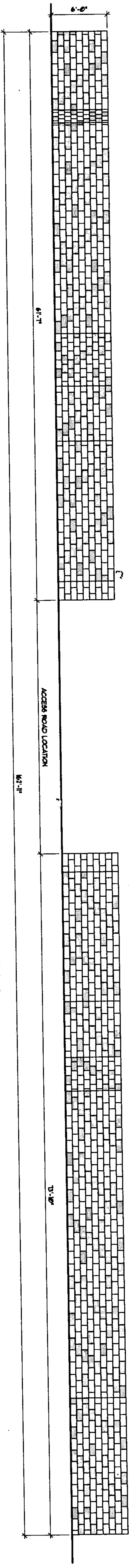
LA MIRADA TOWNHOMES  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PERIMETER WALL AT ENTRY

MARTHA K. PAPADOPOULOS R.A.  
 P.O. BOX 21417  
 ALBUQUERQUE, NM 87154  
 505-296-1287

APRIL 20, 2010





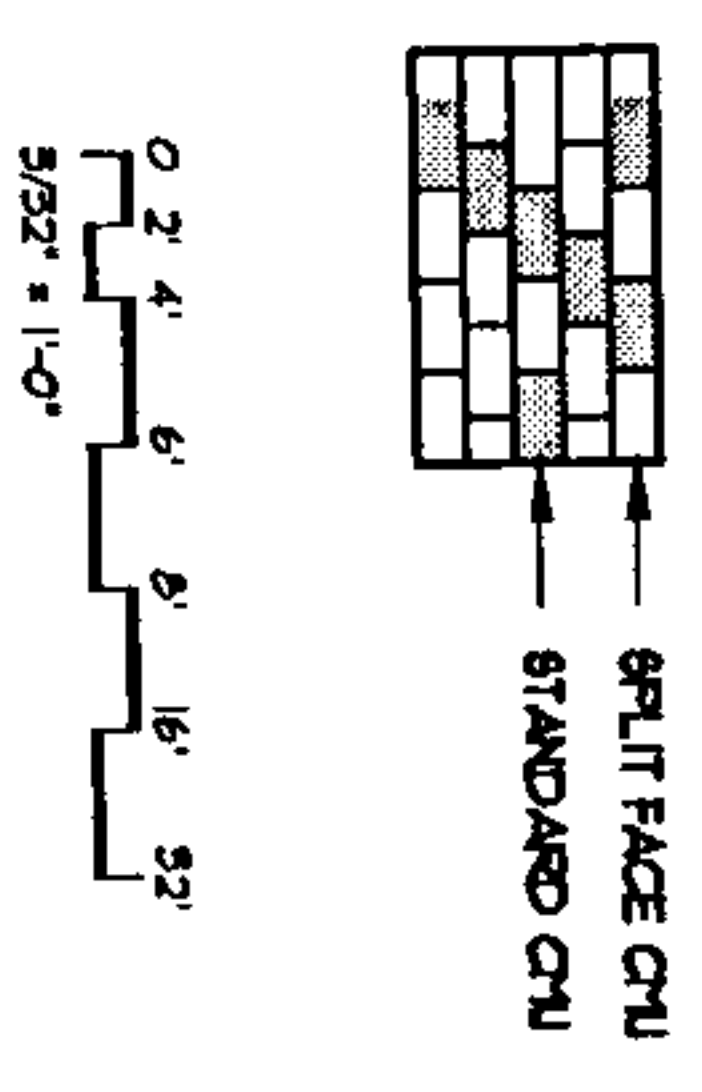
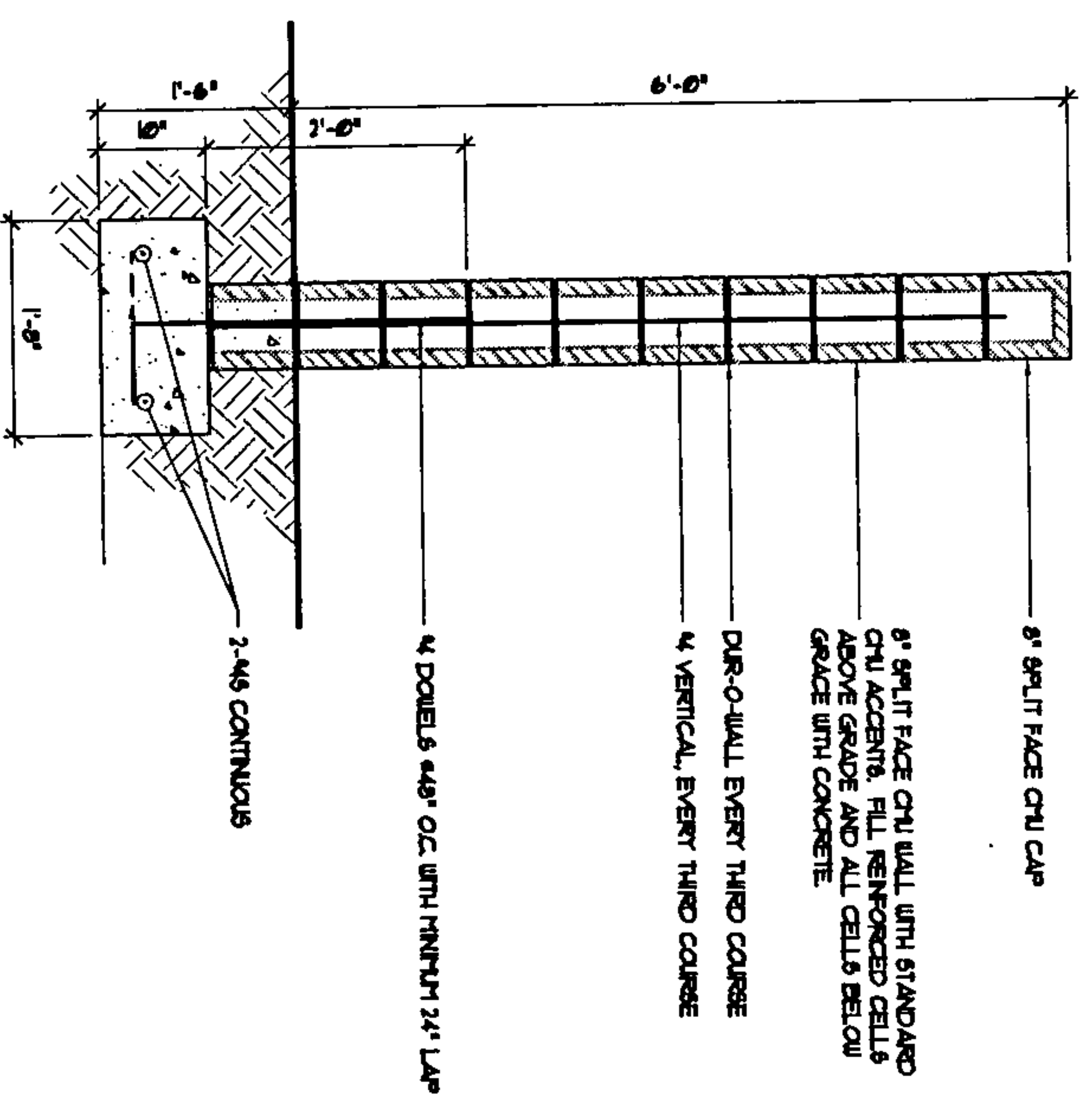
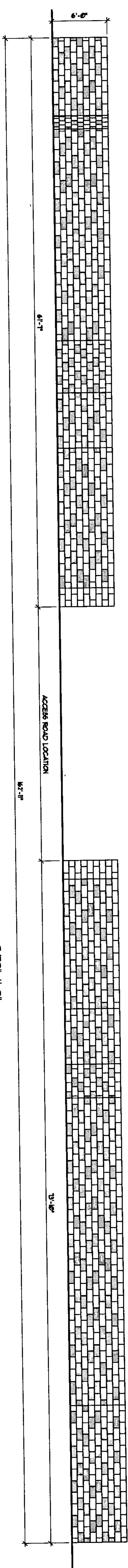
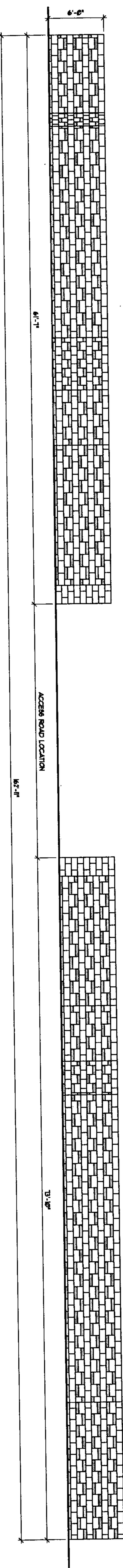
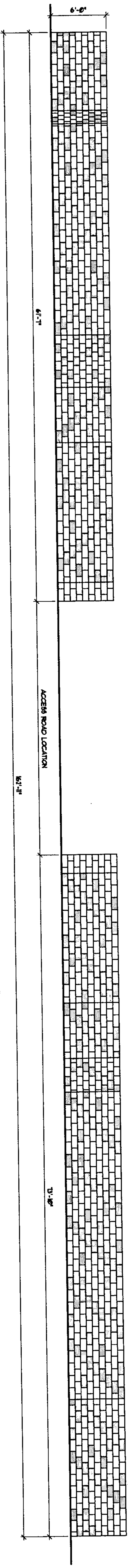
TYPICAL WALL SECTION  
3/32"=1'-0"

LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PERIMETER WALL AT ENTRY

MARTHA K. PAPADOPOULOS R.A.  
P.O. BOX 21417  
ALBUQUERQUE, NM 87154  
505-296-1287

APRIL 20, 2010



TYPICAL WALL SECTION  
3/32" = 1'-0"

LA MIRADA TOWNHOMES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PERIMETER WALL AT ENTRY

MARTHA K. PAPADOPoulos R.A.  
P.O. BOX 21417  
ALBUQUERQUE, NM 87154  
505-296-7287

APRIL 20, 2010

# PROJECT #

1003095

*App #*

*Action*

*Date*

13-70637

APP

8/7/13

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Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 8-11-10

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 8-11-10

Date Preliminary Plat Expires: 8-11-11

DRB Project No.: 1003095

DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**

**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
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access/Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

719882

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"/>						/	/	/
<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

Engineering certification of the Grading Plan required for release of SIA and financial guarantees.

- 1 16 RESIDENTIAL WATER AND SEWER STUB-OUTS INCLUDED FOR SANITARY SEWER AND WATERLINE ITEMS.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

[Signature] 8-10-10  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8-11-10  
DRB CHAIR - date

[Signature] 8-11-10  
PARKS & RECREATION - date

[Signature] 08-11-10  
TRANSPORTATION DEVELOPMENT - date

[Signature] 08/11/10  
ABCWUA - date

[Signature] 8/11/10  
CITY ENGINEER - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

**LA MIRADA TOWNHOMES**

**LOT 2-A-2-A LA MIRADA SUBDIVISION**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	SANITARY SEWER	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 275 lf	/	/	/
		6"	WATERLINE	VIDA VERDE LANE, NE (Within Public/Private Easement)	LA MIRADA PL. NE	South, 280 lf	/	/	/
		25' F-F	Residential pavement w/ Mountable curb & gutter on Vida Verde Ln. NE	Private Access\Public Utility Easement	LA MIRADA PL. NE	End of hammerhead	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE West side	LA MIRADA PL, NE	North edge of hammerhead, Lot 8-P1	/	/	/
		4' Wide	Sidewalk	Vida Verde Lane, NE East side	LA MIRADA PL. NE	North edge of hammerhead, Lot 9-P1	/	/	/
		Manhole	Center of La Mirada Place, NE				/	/	/
		Manhole	Center of Vida Verde Lane, NE				/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 1-P1	Lot 8-P1	/	/	/
		2' wide	Concrete Drainage Channel	5' Private Easement	Lot 9-P1	Lot 16-P1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To
16	Residential Waterline Stub-outs	VIDA VERDE LANE, NE (Within Public/Private Easement)	Waterline	Easement line
16	Residential Sewerline Stub-outs	VIDA VERDE LANE, NE (Within Public/Private Easement)	Sewerline	Easement line
4' Wide	Sidewalk	La Mirada Place, NE	East property line	West property line
12"	Sidewalk culvert	La Mirada Place, NE	South ROW line at east prop. Line	Existing curb and gutter

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
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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"/>						/	/	/	
<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

Engineer's certification of grading per DPM requirements before financial guaranty can be released.  
Street lights per City requirements.

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

Thomas Johnston, PS, PE  
NAME (print)

TGC Engineering Inc.  
FIRM

 7-30-13  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

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

CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVIS	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



# PROJECT #

1003095

*App #*

*Action*

*Date*

13-70654

SDV

8-21-13

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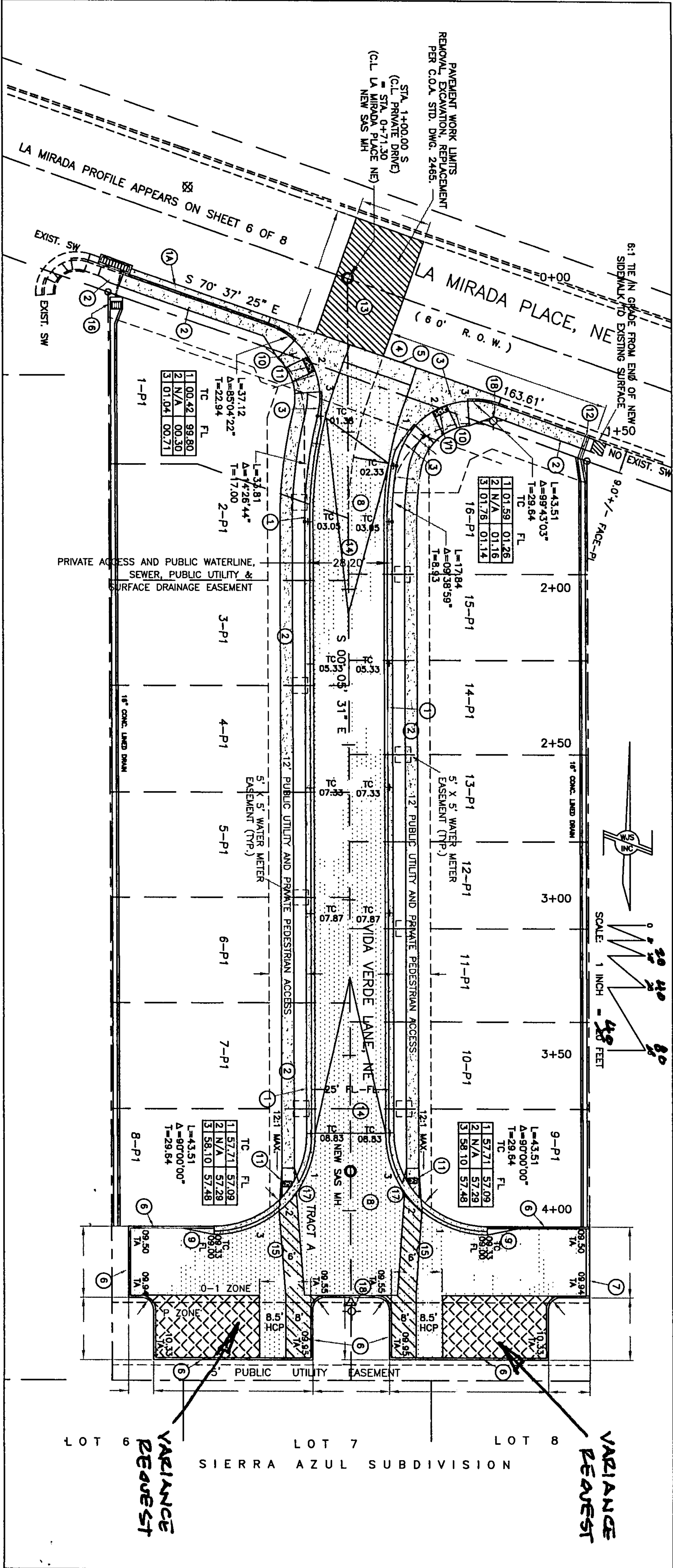
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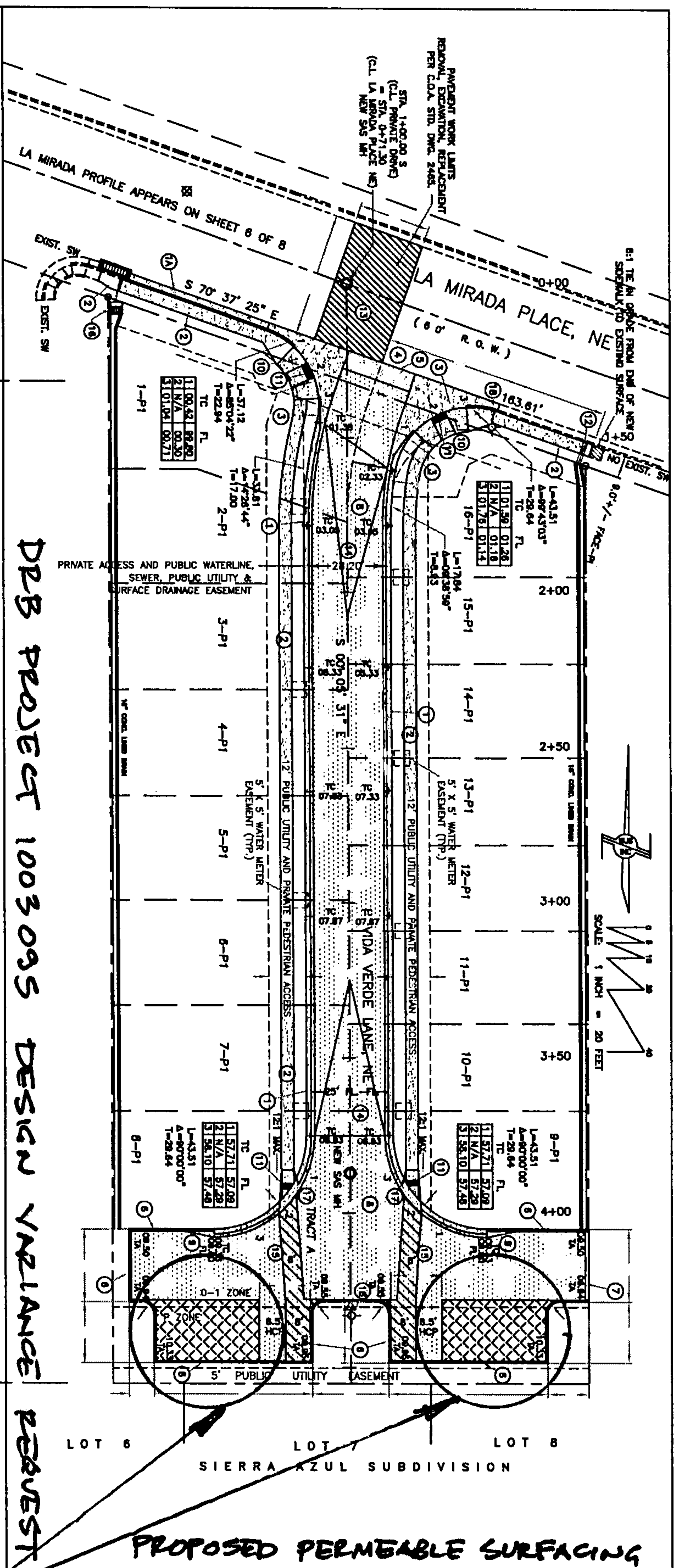
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DRB PROJECT 1003095 DESK DRAWING VARIANCE REQUEST



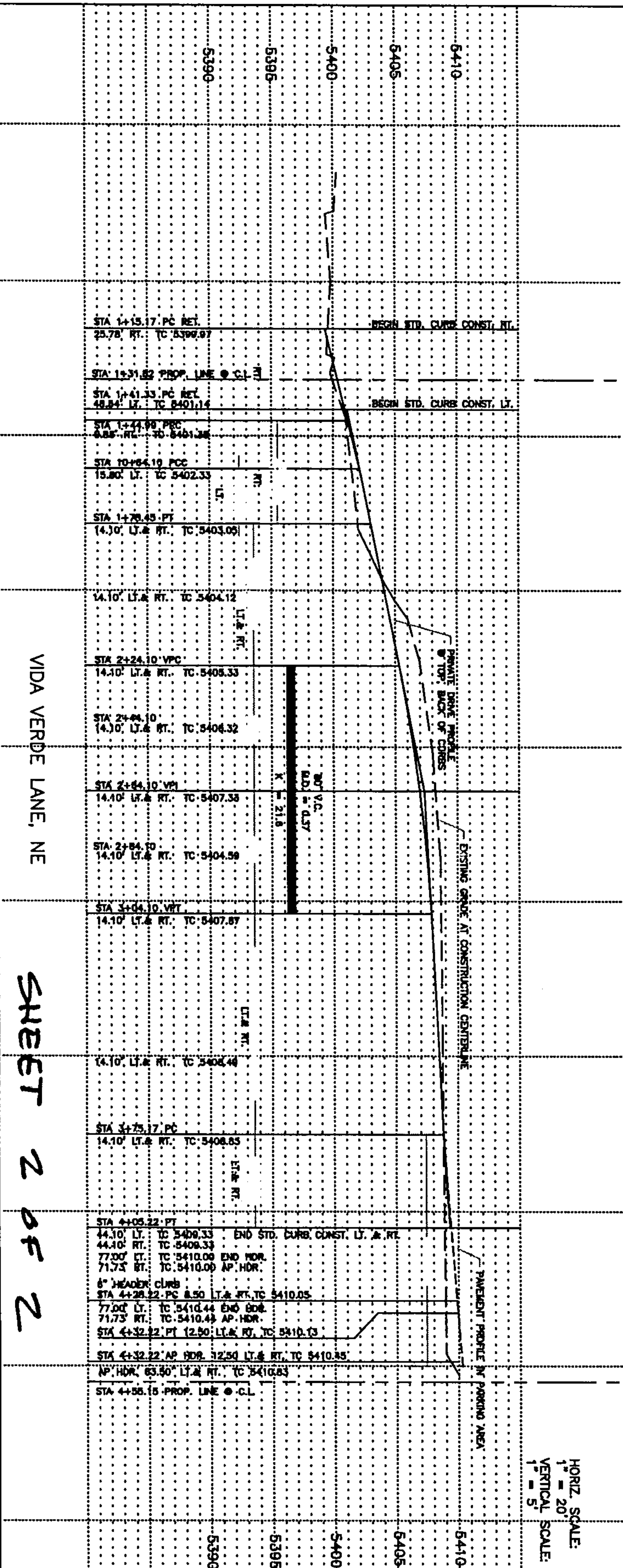
SHEET 1 OF 2

LOT 6 VARIANCE REQUEST LOT 7 SIERRA AZUL SUBDIVISION LOT 8 VARIANCE REQUEST



DRB PROJECT 1003095 DESIGN VARIANCE REQUEST

**PROPOSED PERMEABLE SURFACING**



VIDA VERDE LANE, NE

SHEET 2 OF 2

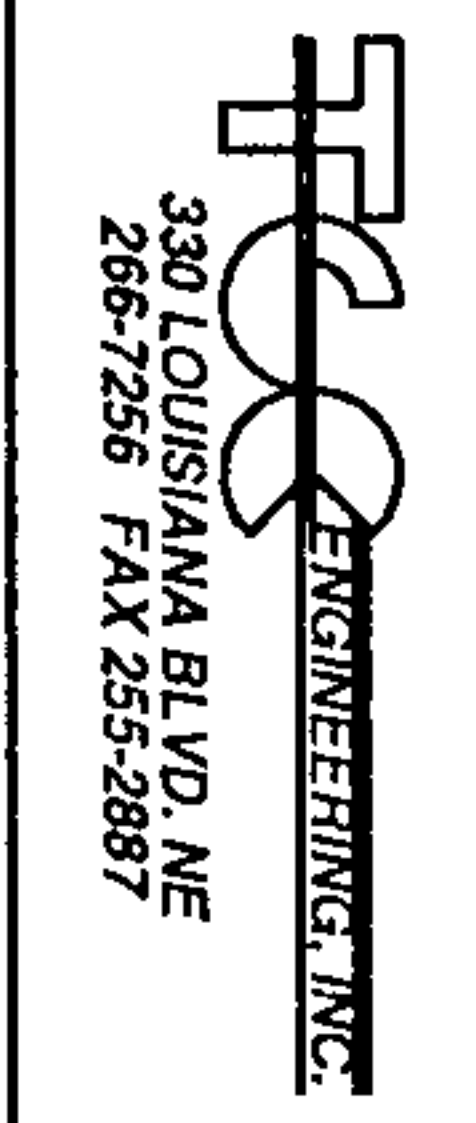
HORIZ. SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'

- KEYED NOTES:**
- 1 CONSTRUCT MOUNTABLE CURB (ROLL TYPE) COA STD. DWG. 2415A
  - 2 CONSTRUCT STANDARD CURB & GUTTER COA STD. DWG. 2415A
  - 3 CONSTRUCT 4" SIDEWALK COA STD. DWG. 2430
  - 4 10' TRANSPORT FROM MOUNTABLE TO STANDARD CURB COA STD. DWG. 2418
  - 5 CONSTRUCT PRIVATE ENTRANCE COA STD. DWG. 2428
  - 6 CONSTRUCT 6" VALLEY GUTTER COA STD. DWG. 2430
  - 7 CONSTRUCT CROWN CURB COA STD. DWG. 2415-B W/1" INVERT
  - 8 CONSTRUCT CROWN CURB COA STD. DWG. 2430
  - 9 LOCAL RESIDENTIAL PAVING COA STD. DWG. 2404A
  - 10 TRANSPORT MOUNTABLE TO HEADER CURB PER COA STD. DWG. 2418
  - 11 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418
  - 12 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418
  - 13 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418
  - 14 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418
  - 15 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418
  - 16 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418
  - 17 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418
  - 18 CONSTRUCT 2" W/1" INVERT PER COA STD. DWG. 2418

**LEGEND**

- NEW RESIDENTIAL PAVING
- NEW CONCRETE WALLS, APRONS
- PERMEABLE SURFACING MANUFACTURER'S DETAILS, SPECIFICATIONS APPEAR ON SHEET 7 OF 8
- REMOVE, REPLACE PAVEMENT
- ADA PATH STRIPING
- NEW CURB & GUTTER
- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE

- EXISTING FEATURES**
- WATER VALVE
  - STORM DROP INLET



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE:  
LA MIRADA TOWNHOMES  
PAVING PLAN, VIDA VERDE LANE

Design Review Committee City Engineer Approval  
Last Design Update



FIELD NOTES		BENCH MARK	
NO.	DATE	BENCH MARK IS ACS STA. "13.719" ACS	AS-BUILT INFORMATION
		Aluminum disk spotted to top of concrete curb, NW quadrant of Wyoming Blvd & Montgomery Blvd., NE	CONTRACTOR
		ELEV. 5434.324 (NWD 88)	DATE
		X=1,550,358.414 Y=1,505,484.884 NAD CENTRAL ZONE	DATE
		TBM: NE corner of fire hydrant on N. side of La Mirada Pl., NE, approx. 154' East of NE corner of site. ELEV. 5407.29	MICRO-FILM INFORMATION
			RECORDED BY
			DATE
			RECORDED BY
			DATE

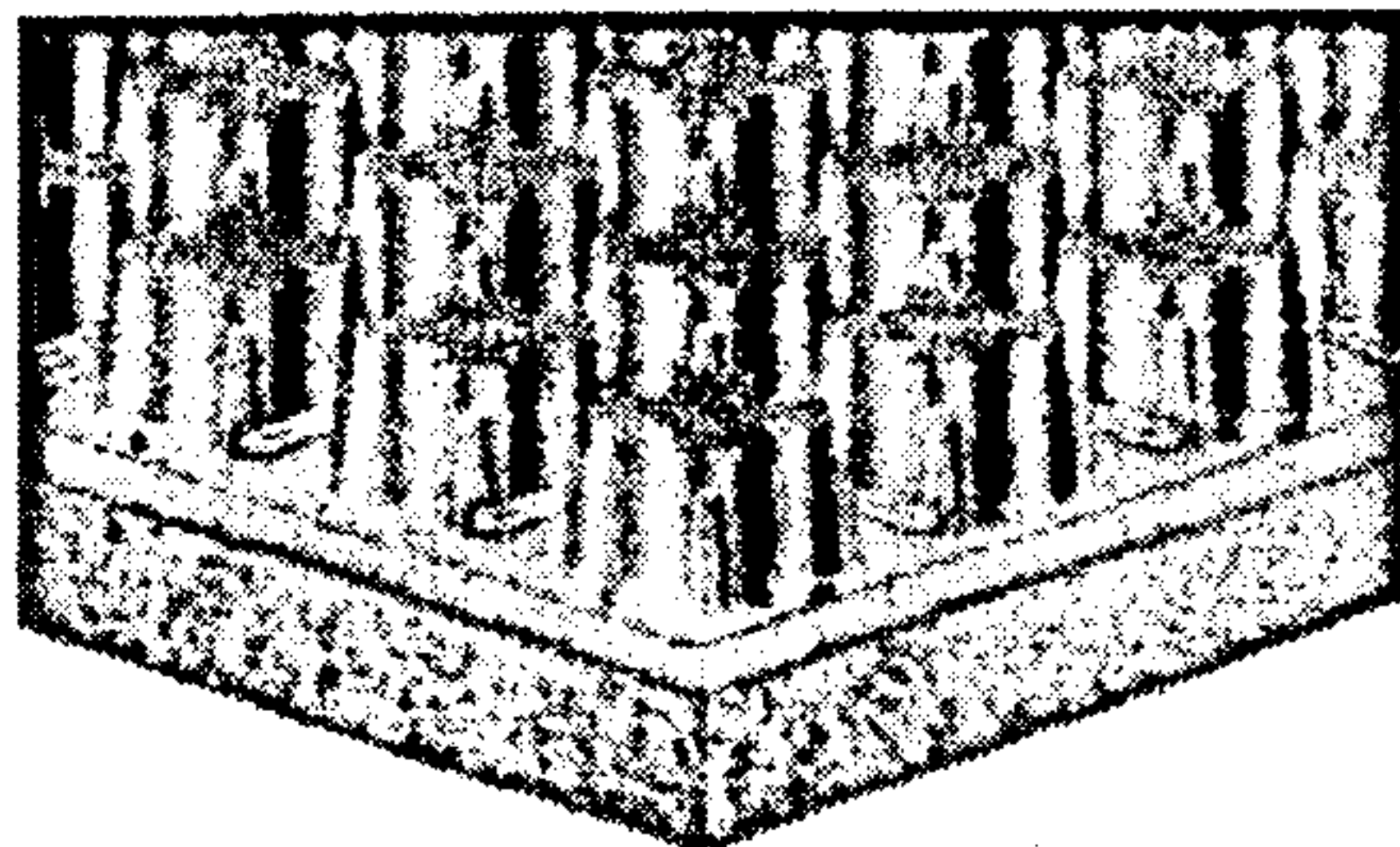
NO.	DATE	REMARKS	BY
REVISIONS			
DESIGN			
DESIGNED BY	TDJ	DATE	12-15-10
DRAWN BY	EWK	DATE	02-20-11
CHECKED BY	TDJ	DATE	05-02-11

City Project No. 719882 Zone Map G-19 Sheet 5 of 8

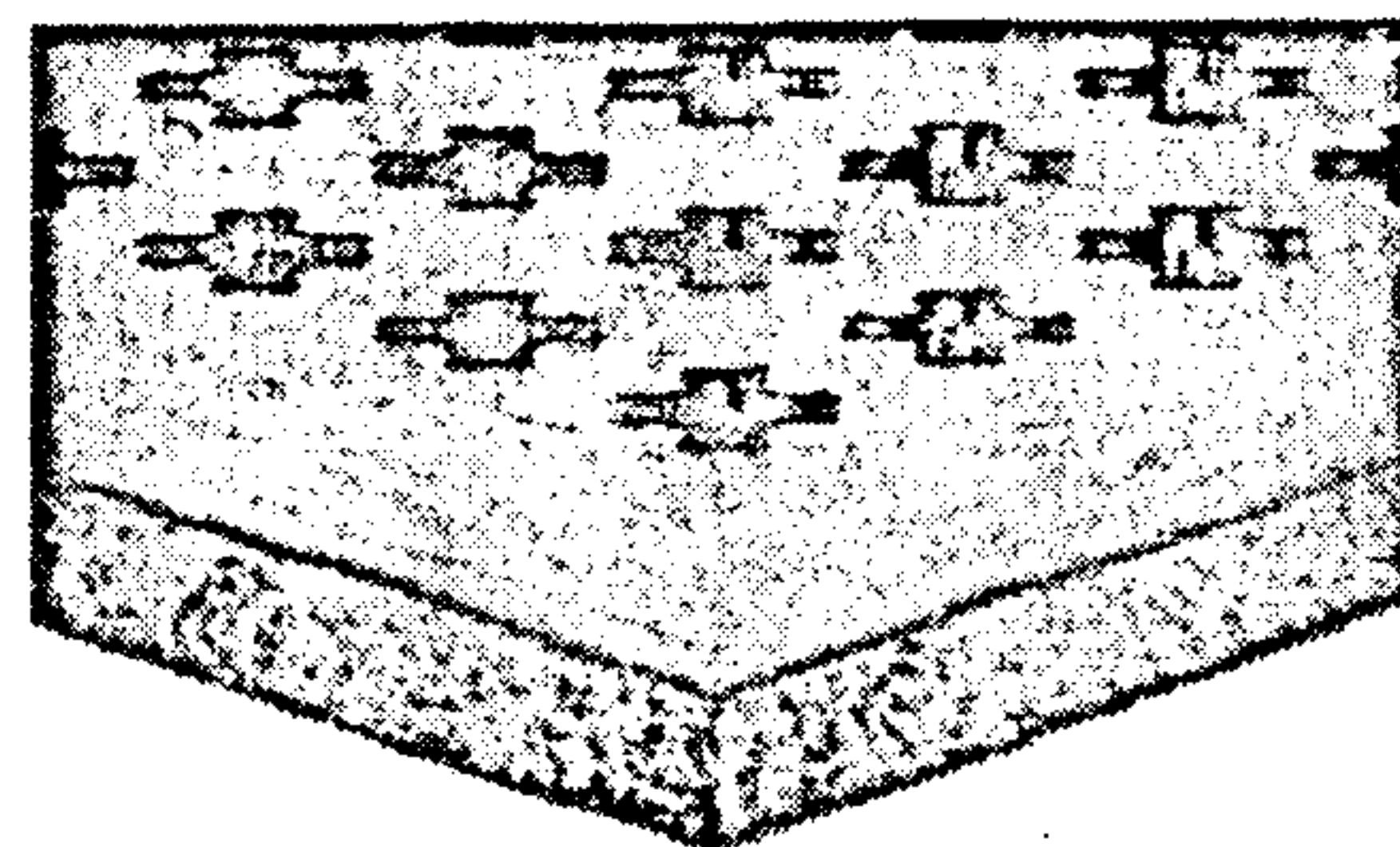
# Porous Parking System - CM100

## TECHNICAL DATA SHEET

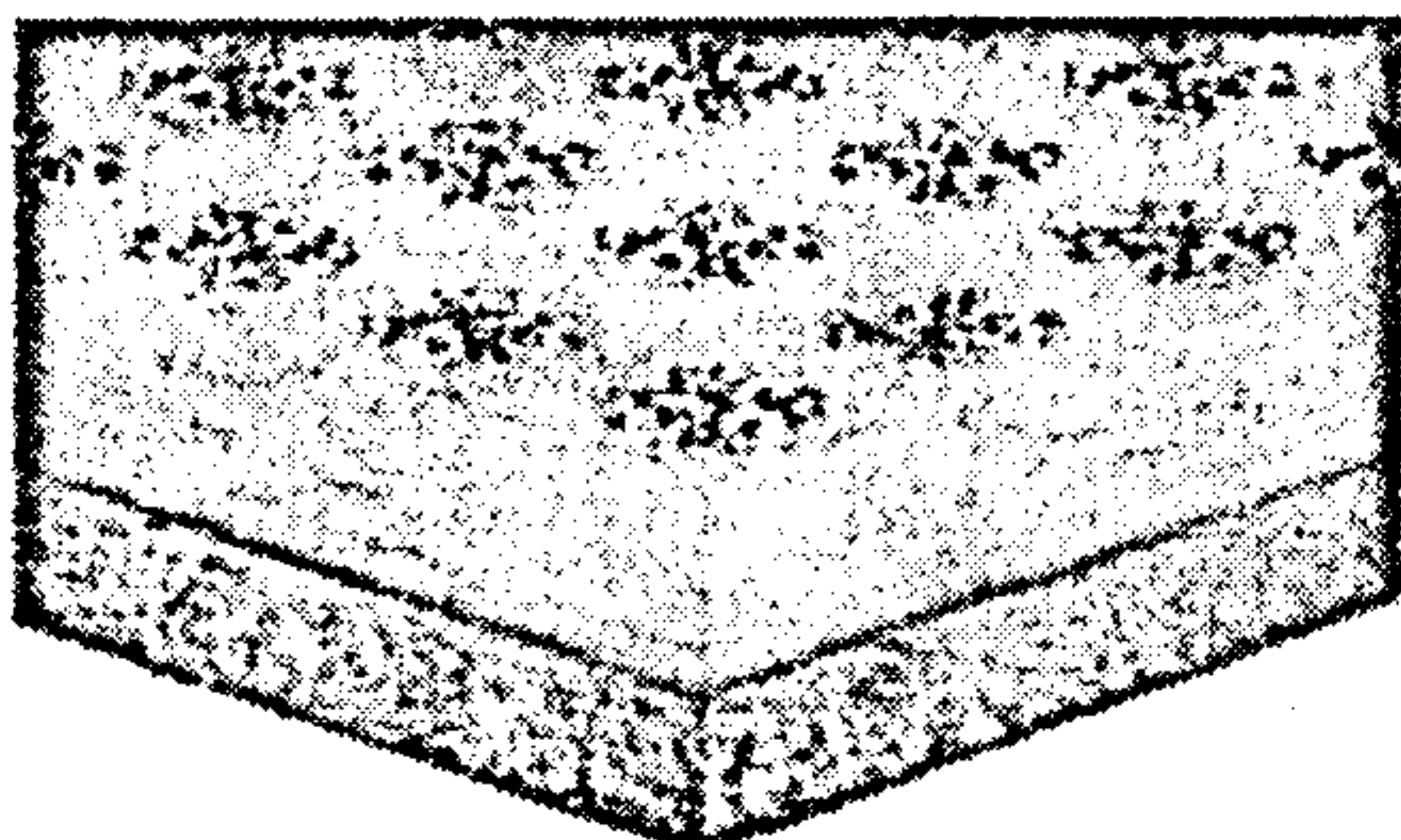
### STORM WATER MANAGEMENT SOLUTIONS



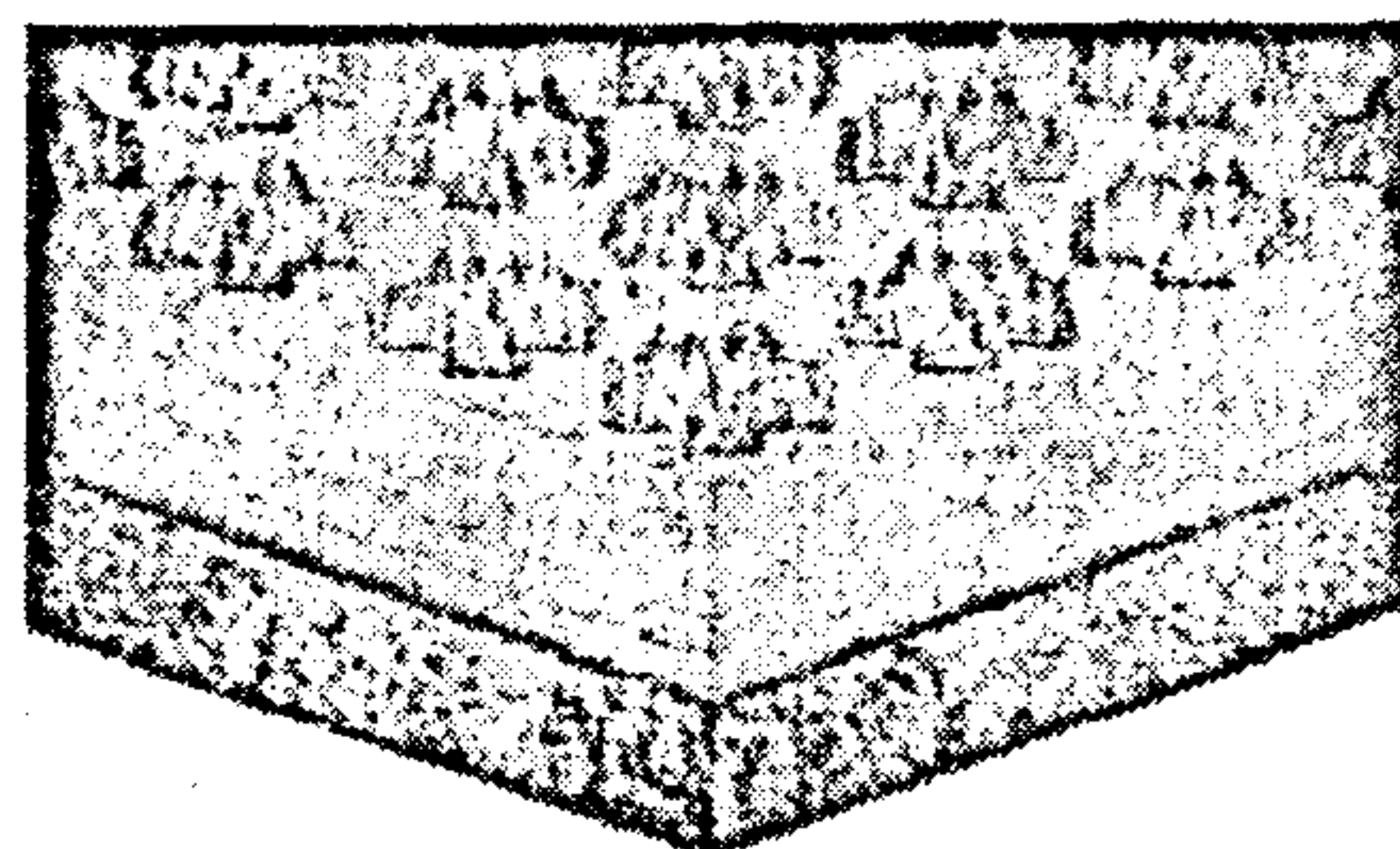
PREPARE SUB-BASE OF GRAVEL AND SAND, INSTALL CM100. ADD REBAR AS PER LOCAL ENGINEERING REQUIREMENTS.



POUR CONCRETE AS PER SPECIFICATIONS AND SMOOTH FLUSH TO TOP OF THE CM100 FORMS. MELT THE TOP THIN SECTION TO REVEAL THE VOID SPACE.

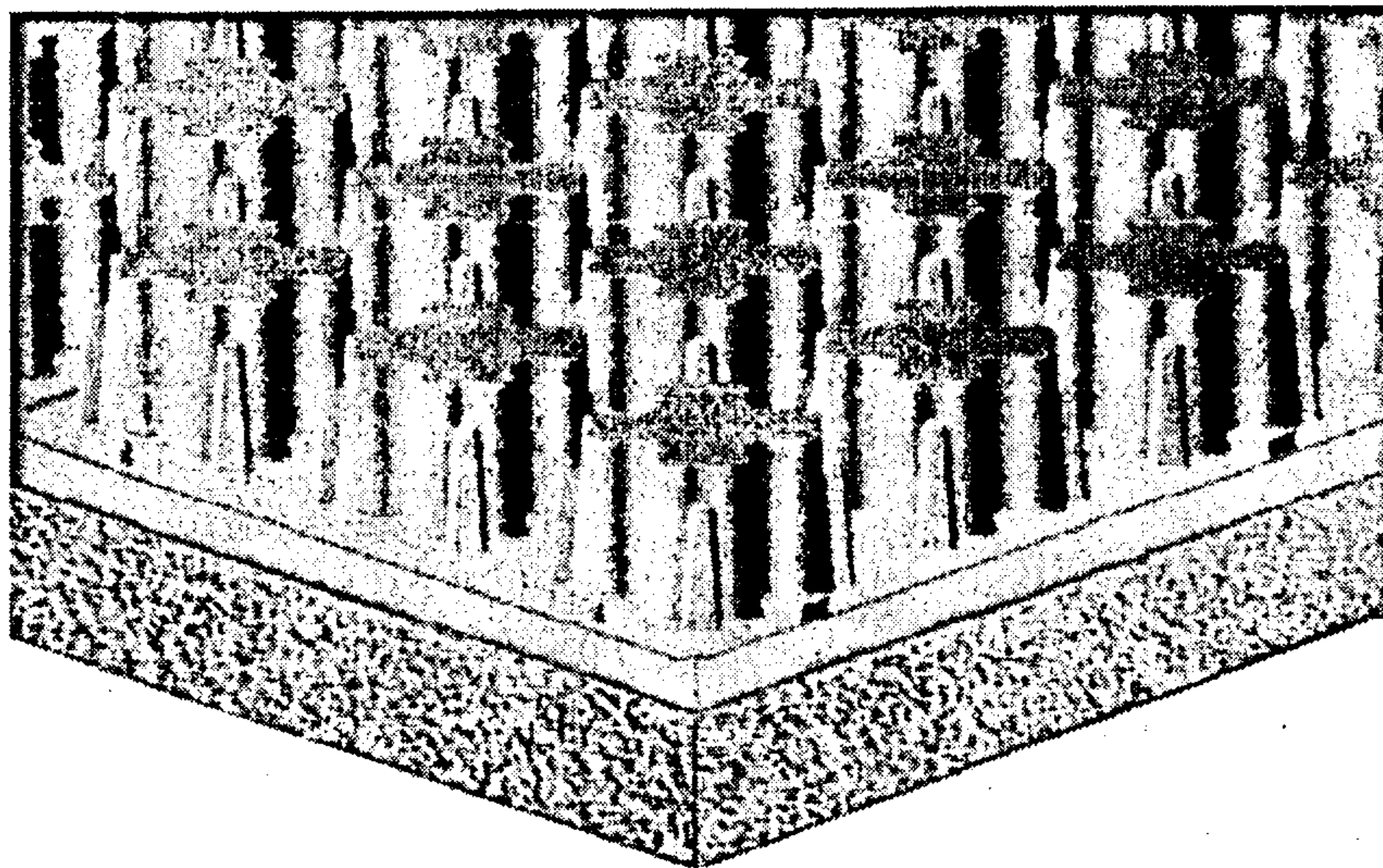


IF NOT A GRASS APPLICATION, FILL VOIDS WITH GRAVEL/DECORATIVE STONE.

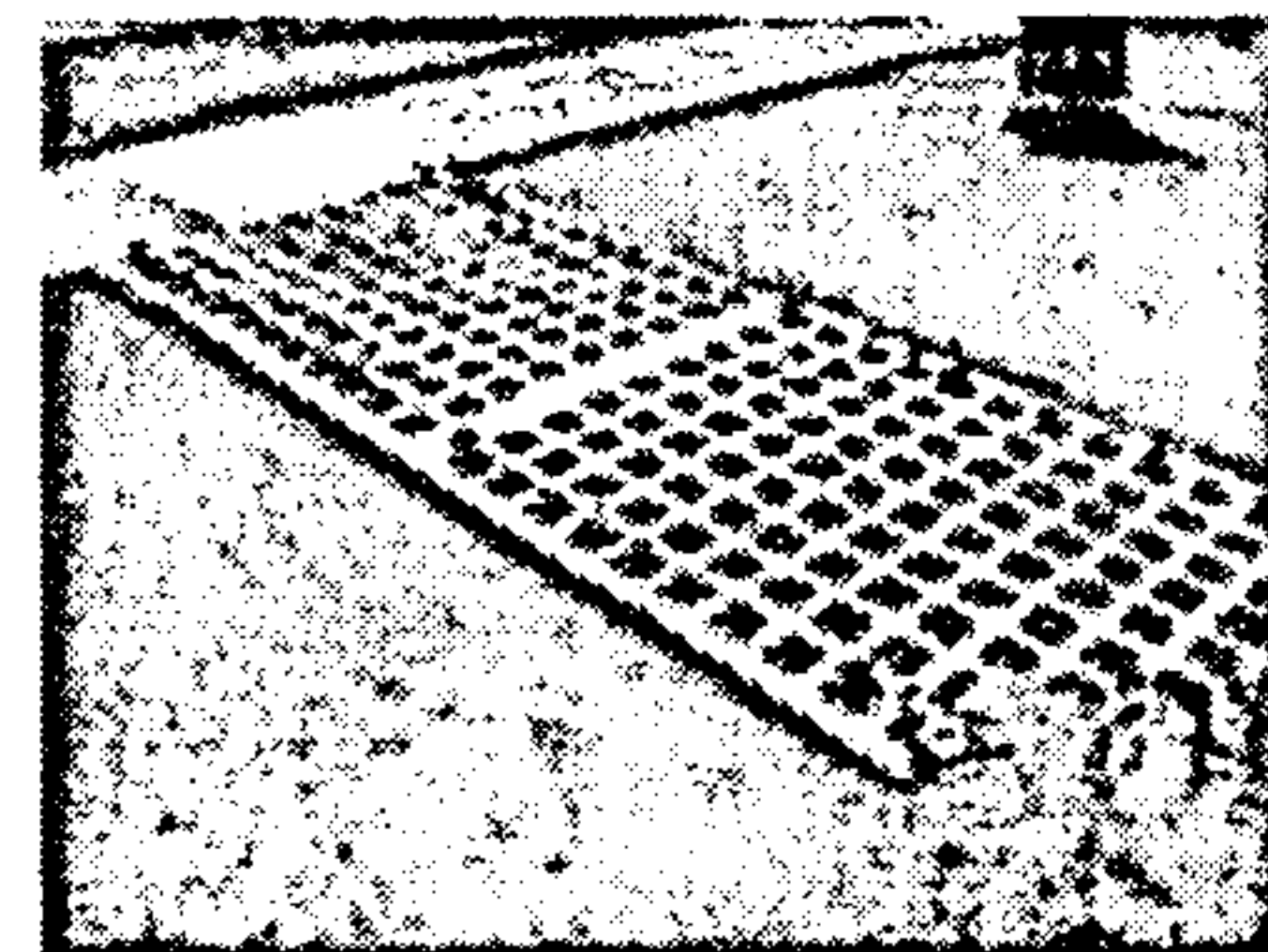
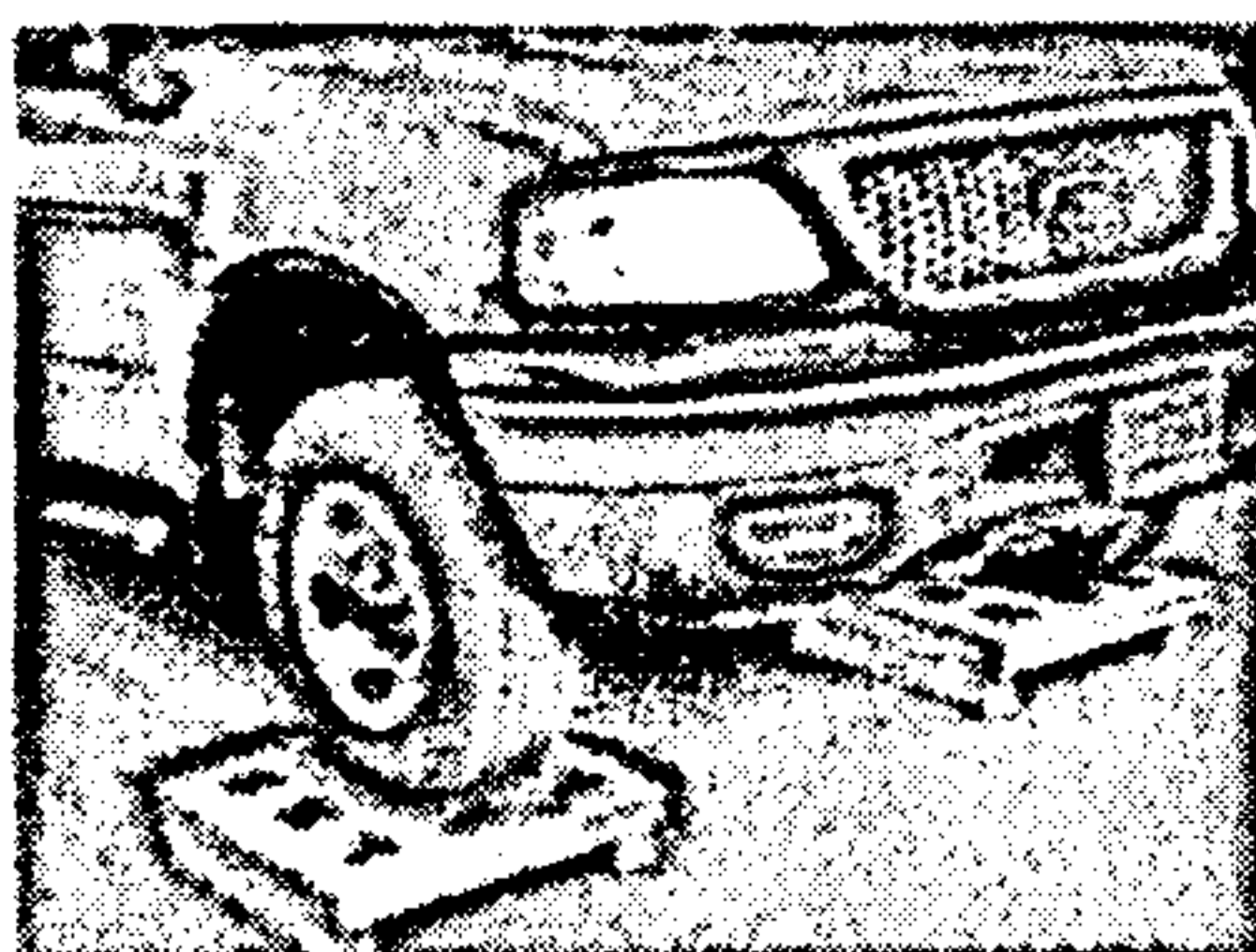


FILL VOIDS WITH SOIL SEED MIX. GRASS TYPICALLY READY TO DRIVE ON AFTER 3 CUTTINGS.

NOTE: BE SURE CONCRETE IS FULLY CURED BEFORE DRIVING ON WITH HEAVY LOADS. TYPICAL CURING TAKES 28 DAYS.



The CM100 Porous Parking System is designed for residential and commercial applications for driveways, laneways and parking lots.



### SPECIFICATIONS

SIZE	24" x 24" x 4" 4sq. ft. / .372m <sup>2</sup>
WEIGHT (EMPTY)	1.2 lb per panel 0.3 lbs per sq.ft
CONCRETE CONSUMPTION	8.25 cu. Yds./ 1,000 sq. foot
VOID SPACE	3.80 cu. Yds./ 1,000 sq. foot
MATERIAL	100% Recycled HIPS (color black- shade may vary)
WORKING TEMP.	minus 40°F to 167°F
LEED CREDITS	Coming Soon



PATENT PENDING



3700 SALEM RD.  
PICKERING, ON L1Y 1E8  
888-725-7524  
porousparking.com

