



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Huitt-Zollars / Scott Eddings PHONE: 505-892-5141
 ADDRESS: 333 Rio Rancho Drive NE, Suite 101 FAX: 505-892-3259
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: seddings@huitt-zollars.com
 APPLICANT: Michael Montoya, Novus Properties, LLC PHONE: 505-897-4225
 ADDRESS: P.O. Box 94088 FAX: 505-792-2399
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: michael@cginm.com
 Proprietary interest in site: Manager List all owners: _____

DESCRIPTION OF REQUEST: SIA Extension

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. A,B,C,D,E,F,G,H & I Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision
 Existing Zoning: SU-1 Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): C-12-Z 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.): _____
DRB 1003445 CABQ Project 584480

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 9 No. of proposed lots: 9 Total site area (acres): 39.9074
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch Rd NW
 Between: Paseo Del Norte NW and Paradise Blvd NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE _____

(Print Name) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input 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				\$ _____
	Hearing date _____			

Project # 1003345

Staff signature & Date _____

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Applicant name (print)

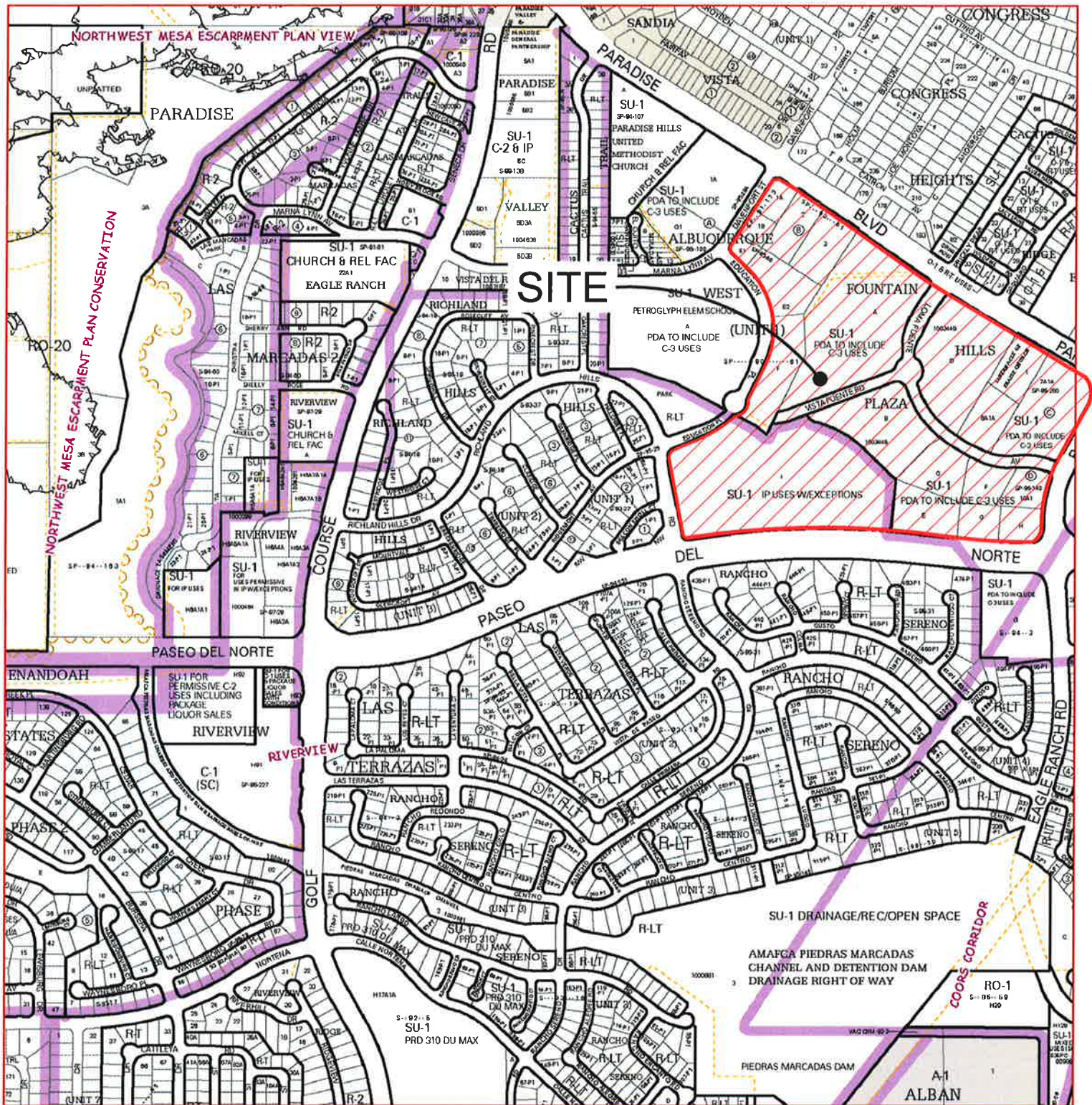
Applicant signature / date



Form revised **October 2007**

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

Planner signature / date
Project # 1003345



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




Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-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.	



March 2, 2017

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445
(Zone Atlas C-12)

Dear Jack:

Huitt-Zollars, Inc has recently been retained by Mr. Michael Montoya, managing member, Novus Properties, LLC to prepare infrastructure improvement plans for remaining required infrastructure. Thirty percent complete plans were prepared and reviewed by DRC on February 27, 2017. We anticipate sixty percent DRC submittal on or about April 12, 2017.

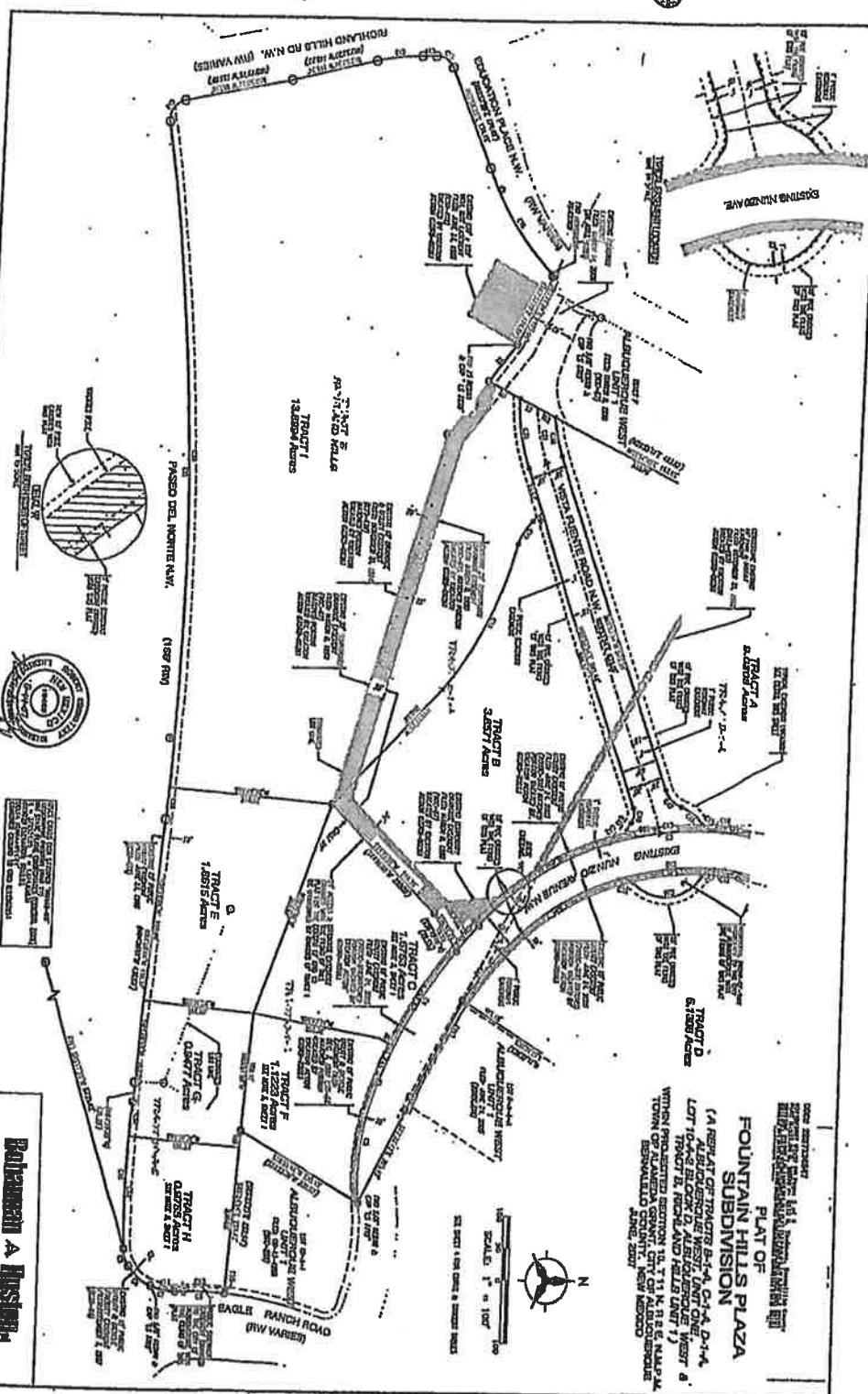
It is our understanding this project stalled during the recent economic downturn and the developer is anxious to work through plan development and construction. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Vice President

CC: Michael Montoya, Novus Properties, LLC



THIS SUBDIVISION
 WAS PREPARED BY
 ROBERT A. HUSTON, CIVIL ENGINEER
 LICENSE NO. 10000
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF ALABAMA
 DATE: JANUARY 1964

PLAT OF
FOUNTAIN HILLS PLAZA
SUBDIVISION

(A PART OF TRACTS B-1-4, C-1-4, D-1-4,
 LOT 10-45 B, BUCKINGHAM WEST, UNIT ONE, WEST &
 TRACTS B, RICKS, AND BELL, UNIT 1
 WITHIN PROTECTED SECTION 15, T11 N, R1 E, N1/4 P4
 TOWN OF ALABAMA COUNTY, CITY OF ALABAMONTE
 SPANISH LAKE, NEW MEXICO

Robert A. Huston
 Registered Professional Engineer
 License No. 10000
 State of Alabama

SHEET 3 OF 4



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD**

August 19, 2009

**Project# 1003445
09DRB-70238 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT
(2YR SIA)**

At the August 19, 2009 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

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


Jack Cloud, AICP, DRB Chair

Cc: Bohannon Huston, Inc. - 7800 Jefferson St. - Albuquerque, NM 87109
Cc: Dwayne Pino - P.O. Box 86683 - Albuquerque, NM 87187
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 1, 2014

Project# 1003445

**14DRB-70308 - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)**

CUSTOM GRADING INC agents for JASON SHAFFER request the referenced/ above action for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C-3/ IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 39.9074 acres. (C-12)

At the October 1, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved with the condition the improvements for Vista Fuente Rd NW be completed and accepted by the City within one year, otherwise the extension shall only be for one year.

If you wish to appeal this decision, you must do so by October 16, 2014, in the manner described below.

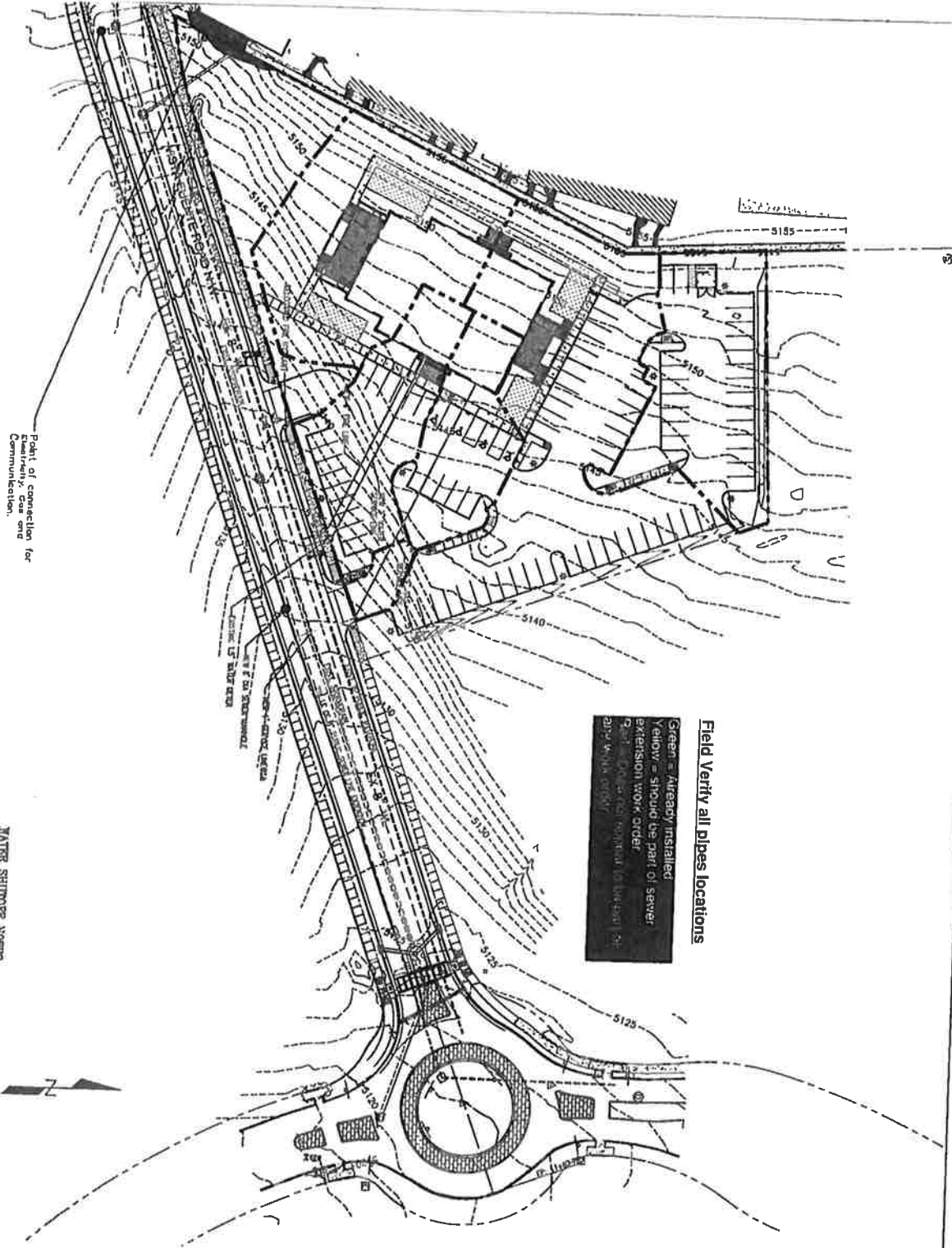
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

Cc: CUSTOM GRADING INC
Planning file



Field Verify all pipes locations

Green = already installed
 Yellow = should be part of sewer
 expansion work order
 Blue = proposed expansion of the field
 also in the order

Point of connection for
 existing sewer line

MAJOR SHIMMERS NOTES:
 1. All new electric distribution lines shall be placed underground.
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 9. All new electric distribution lines shall be placed underground.
 10. All new electric distribution lines shall be placed underground.



NOTICE TO CONTRACTORS

1. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND NOTES.
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LEGEND

- 42" - 18" --- EXISTING STORM SEWER LINE
- 36" --- EXISTING SAN SEWER LINE
- 30" --- EXISTING SANITARY SEWER LINE
- 24" --- EXISTING WATER MAIN
- 18" --- EXISTING WATER MAIN
- 12" --- EXISTING WATER MAIN
- 6" --- EXISTING WATER MAIN
- 4" --- EXISTING WATER MAIN
- 2" --- EXISTING WATER MAIN
- 1" --- EXISTING WATER MAIN
- 1/2" --- EXISTING WATER MAIN
- 1/4" --- EXISTING WATER MAIN
- 1/8" --- EXISTING WATER MAIN
- 1/16" --- EXISTING WATER MAIN
- 1/32" --- EXISTING WATER MAIN
- 1/64" --- EXISTING WATER MAIN
- 1/128" --- EXISTING WATER MAIN
- 1/256" --- EXISTING WATER MAIN
- 1/512" --- EXISTING WATER MAIN
- 1/1024" --- EXISTING WATER MAIN
- 1/2048" --- EXISTING WATER MAIN
- 1/4096" --- EXISTING WATER MAIN
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AMENDED OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2016

Project# 1003445

16DRB-70293 EXT OF SUBDIVISION IMPROVEMENT AGREEMENT

CUSTOM GRADING agent(s) for NOVUS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C, D, E, F, G, H & I, **FOUNTAIN HILLS PLAZA SBD** zoned SU-1, located on EAGLE RANCH BETWEEN PASEO DEL NORTE AND PARADISE NW containing approximately 39.9074 acre(s). (C-12)

At the August 24, 2016 Development Review Board meeting, a six month 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 September 8, 2016, 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

September 28, 2011

Project# 1003445
11DRB-702 4 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HOUSTON INC agent(s) for JASON SHAFFER request(s) the referenced/ above action(s) for all or a portion of FOUNTAIN HILLS PLAZA SUBDIVISION zoned SU-1/ PDA/ C- / IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 9.9074 acre(s). (C-12)

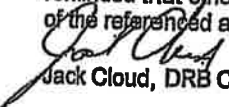
At the September 28, 2011 Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved through September 30th, 2012.

If you wish to appeal this decision, you must do so by October 13, 2011, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: Bohannon Huston Inc - 7500 Jefferson St. - Albuquerque, NM 87109

Cc: Jason Shaffer - P.O. Box 66897 - Albuquerque, NM 8719

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 14, 2015

Project# 1003445

15DRB-70369 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

CUSTOM GRADING, INC. agent(s) for FOUNTAIN HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C, D, E, F, G, H & I, **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1, located on EAGLE RANCH BETWEEN PASEO DEL NORTE AND PARADISE NW containing approximately 39.9074 acre(s).

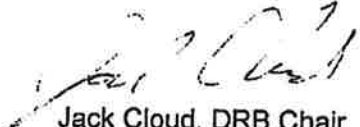
At the October 14, 2015 Development Review Board meeting, the one year extension of the Subdivision Improvement Agreement was approved.

If you wish to appeal this decision, you must do so by October 29, 2015, 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



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA 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.

February 24, 2017

Scott A. Eddings
Huitt-Zollars, Inc.
333 Rio Rancho Dr. NE, Ste. 101
Rio Rancho, NM 87124
(505) 892-5141
seddings@huitt-zollars.com

Dear Scott:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[DRB Submittal]** project recorded as **[Fountain Hills Plaza Subdivision, Lots A, B, C, D, E, F, G, H & I]** located on **[Eagle Ranch Road between Paseo Del Norte Blvd. and Paradise Blvd. NW]** zone map **[C-12]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded 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 and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Monday March 13, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **2/24/17** ONC Staff Initials: **DLC**

ATTACHMENT A

LAS TERRAZAS N.A. (LTZ) "R"

***Mario Hidalgo** *e-mail:* mario.l.hidalgo@gmail.com

8400 Vista Verde Pl. NW/87120 270-1271 (c)

Lauren Hidalgo *e-mail:* laurenkshidalgo@gmail.com

8400 Vista Verde Pl. NW/87120 977-8030 (c)

Website: www.ltnaabq.org **NA E-mail:** lasterrazasna@yahoo.com

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

***Tom Anderson** *e-mail:* ta_a@msn.com

10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

Maria Warren *e-mail:* samralphroxy@yahoo.com

5020 Russell NW/87114 440-2240 (c)

Website: www.paradisehillsnm.org **NA E-mail:** phcassoc@gmail.com

PIEDRAS MARCADAS N.A. (PMC) "R"

Lawrence Fendall *e-mail:* lfendall@aim.com

8600 Tia Christina Dr. NW/87114 381-9227 (c)

Karen Daniel

4815 Sherry Ann Rd. NW/87114 459-7504 (c)

RANCHO SERENO N.A. (RSO) "R"

Debra Cox *e-mail:* debracox62@comcast.net

8209 Rancho Paraiso NW/87120 792-0448 (h) 238-8563 (c)

Sander A. Rue *e-mail:* sanderrue@comcast.net

7500 Rancho Solano Ct. NW/87120 899-0288 (h) 301-0189 (c)

Website: www.abqrsna.com **NA Email:** board@abqrsna.com

RICHLAND HILLS H.O.A. (RHH)

***Chris Roth** *e-mail:* croth@swcp.com

8701 Silvercrest Ct. NW/87114 798-2816 (h)

John Dailey *e-mail:* johndaileyabq@gmail.com

8728 Springhill Dr. NW/87114 227-6812 (c)

TAYLOR RANCH N.A. (TRN) "R"

Jolene Wolfley *e-mail:* sagehome@live.com

7216 Carson Trl. NW/87120 890-9414 (h)

Rene Horvath *e-mail:* land@trna.org

5515 Palomino Dr. NW/87120 898-2114 (h)

Website: www.trna.org **NA E-mail:** president@trna.org



Notification Inquiry Form

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

Instructions: Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5th Floor, 600 2nd Street NW; or 2) Email it to ONC@cabq.gov.

Developer Inquiry For:

- | | |
|---|--|
| <input type="checkbox"/> Cell Tower Submittal – Type: Select Tower Type | <input type="checkbox"/> ZHE Submittal <i>(need address & zone map only)</i> |
| <input checked="" type="checkbox"/> DRB Submittal | <input type="checkbox"/> AA Submittal |
| <input type="checkbox"/> EPC Submittal | <input type="checkbox"/> City Project Submittal |
| <input type="checkbox"/> LUCC Submittal | <input type="checkbox"/> Liquor License Submittal |
| | <input type="checkbox"/> Other: |

Anticipated Advertised Public Hearing Date: *(list here)* March 29, 2017 (Hearing Date)

Contact Name: Scott A. Eddings

Company Name: Huitt-Zollars, Inc.

Address: 333 Rio Rancho Drive NE, Suite 101

City: Rio Rancho

State: NM

Zip Code: 87124

Phone: 505-892-5141

Email: seddings@huitt-zollars.com

Legal Description Information:

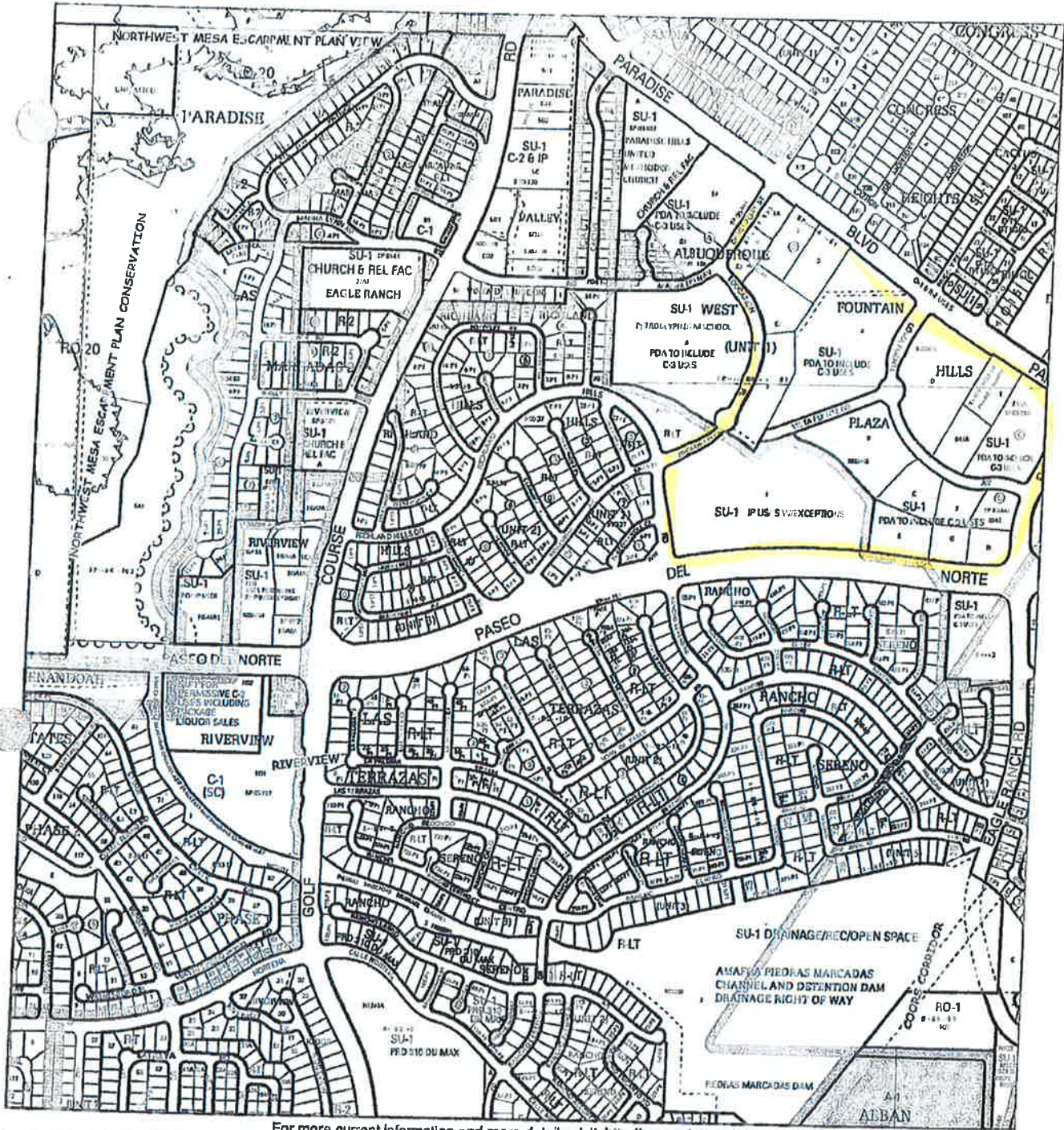
Describe the legal description of the subject site for this project:

Fountain Hills Plaza Subdivision
Lots A,B,C,D,E,F,G,H & I
zoned SU-1

Located on/between *(street name or other identifying mark):*

Located on Eagle Ranch Road between Paseo Del Norte Blvd and
Paradise Blvd NW

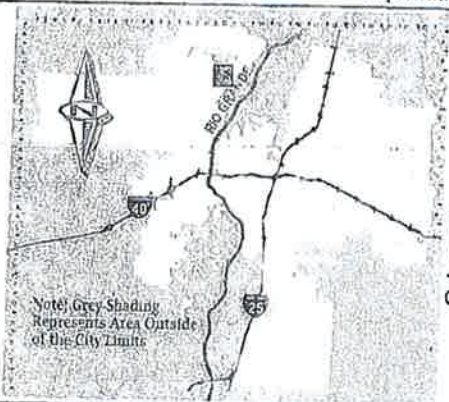
This site is located on the following zone atlas page: C-12-Z



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:
C-12-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



March 1, 2017

LAS TERRAZAS N.A. (LTZ) "R"

Mr. Mario Hidalgo

8400 Vista Verde Place NW

Albuquerque, NM 87120

505.270.1271

Email: Mario.l.hidalgo@gmail.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr. Hidalgo:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017 and the sixty percent plan review is tentatively scheduled for April 12, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)

Attachments: Project Exhibit

March 1, 2017

LAS TERRAZAS N.A. (LTZ) "R"
Ms. Lauren Hidalgo
8400 Vista Verde Place NW
Albuquerque, NM 87120
505.977.8030
Email: laurenkshidalgo@gmail.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Ms. Hidalgo:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
Mr. Tom Anderson
10013 Plunkett Dr. NW
Albuquerque, NM 87114
505.897.2593 (h)
505.304.0106 (c)
Email: ta_a@msn.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr. Anderson:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
Ms. Maria Warren
5020 Russell NW
Albuquerque, NM 87114
505.440.2240
Email: samralphroxy@yahoo.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Ms. Warren:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

Huitt-Zollars has completed thirty percent infrastructure improvement plans for improvements listed above and a thirty-percent complete plan infrastructure improvement plan review with the City of Albuquerque Design Review Committee occurred on February 27, 2017 and the sixty percent plan review is tentatively scheduled for April 12, 2017.

Novus Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: [Michael Montoya, Novus Properties, LLC](#)

Attachments: Project Exhibit

March 1, 2017

PIEDRAS MARCADAS N.A. (PMC) "R"
Mr. Lawrence Fendall
8600 Tia Christina Dr. NW
Albuquerque, NM 87114
505.381.9227
Email: lfendall@aim.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr. Fendall:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

PIEDRAS MARCADAS N.A. (PMC) "R"
Ms. Karen Daniel
4815 Sherry Ann Rd NW
Albuquerque, NM 87114
505.459-7504

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Ms. Daniel:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

PIEDRAS MARCADAS N.A. (PMC) "R"
Ms. Karen Daniel
4815 Sherry Ann Rd NW
Albuquerque, NM 87114
505.459-7504

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Ms. Daniel:

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

RANCHO SERENO N.A. (RSO) "R"
Ms. Debra Cox
8209 Rancho Paraiso NW
Albuquerque, NM 87120
505.792.0448 (h)
505.238.8563 (c)
Email: debracox62@comcast.net

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Ms. Cox:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

RANCHO SERENO N.A. (RSO) "R"
Mr. Sander Rue
7500 Rancho Solano Ct NW
Albuquerque, NM 87120
505.899.0288 (h)
505.301.0189 (c)
Email: sanderrue@comcast.net

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr. Rue:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

RANCHO SERENO N.A. (RSO) "R"
Mr. Sander Rue
7500 Rancho Solano Ct NW
Albuquerque, NM 87120
505.899.0288 (h)
505.301.0189 (c)
Email: sanderrue@comcast.net

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr. Rue:

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

RICHLAND HILLS H.O.A. (RHH)
Mr. Chris Roth
8701 Silvercrest Ct. NW
Albuquerque, NM 87114
505.798-2816
Email: croth@swcp.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr. Roth:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

RICHLAND HILLS H.O.A. (RHH)
Mr. John Dailey
8728 Springhill Dr. NW
Albuquerque, NM 87114
505.227-6812
Email: johndaileyabq@gmail.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr. Dailey:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

TAYLOR RANCH N.A. (TRN) "R"
Ms. Jolene Wolfley
7216 Carson Trail NW
Albuquerque, NM 87120
505.890.9414
Email: sagehome@live.com

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Ms. Wolfley:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, P.E.
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit

March 1, 2017

TAYLOR RANCH N.A. (TRN) "R"

Mr. Rene Horvath

5515 Palomino Dr. NW

Albuquerque, NM 87120

505.898.2114

Email: land@trna.org

Ref: Subdivision Improvement Agreement Time Extension Request
Fountain Hills Plaza Subdivision
DRB Project #1003445

Dear Mr Horvath:

Huitt-Zollars, Inc. on behalf of Novus Properties, LLC is processing a one-year subdivision improvement agreement thru the City of Albuquerque Development Review Board for Fountain Hills Plaza Subdivision lots A thru I zoned SU-1. The application should be presented on the March 29, 2017 meeting. The required infrastructure improvements include improvements to vehicle and pedestrian improvements along Paseo Del Norte from Eagle Ranch Road to Richland Hills Drive. The required infrastructure improvements also include a new traffic signal at Paradise Boulevard and Prickly Pear Street.

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Sincerely,

HUITT-ZOLLARS, INC.

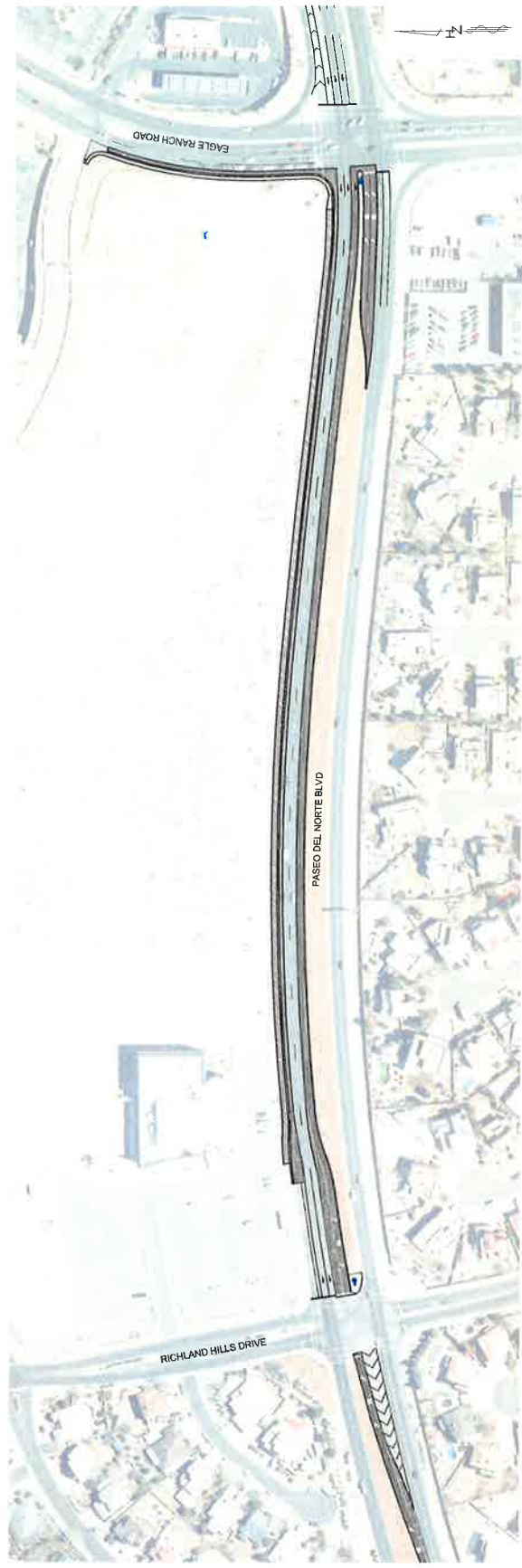


Scott Eddings, P.E.

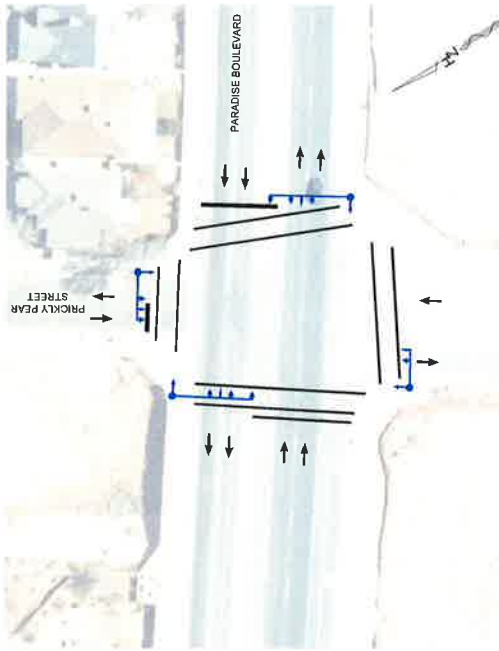
Vice President

cc: Michael Montoya, Novus Properties, LLC

Attachments: Project Exhibit



PASEO DEL NORTE ROADWAY IMPROVEMENTS



TRAFFIC SIGNAL - PHASE II



INTENT PROJECT DESCRIPTION

PHASE 1
ROAD IMPROVEMENTS AT PASEO DEL NORTE BLVD FROM RICHLAND HILLS DRIVE TO EAGLE RANCH ROAD INCLUDE ADDING A BIKE LANE, NEW CURB & GUTTER AND A TRAIL ON NORTH SIDE AND A WEST BOUND LANE WITH CURB & GUTTER AND A SIDEWALK. ALSO ON EAGLE RANCH ROAD ADDING A BIKE LANE, NEW CURB & GUTTER AND A SIDEWALK

PHASE 2
SIGNALIZATION IMPROVEMENTS AT THE INTERSECTION OF PARADISE BLVD & PRICKLY PEAR STREET

FOUNTAIN HILLS PLAZA SUBDIVISION

HUITT-ZOLLARS
Huitt-Zollars, Inc.
Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE: **MARCH 2017**
EXHIBIT **A**

7011 1570 0000 0174 2554

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Sent To LAURON Hidalgo
 Street, Apt. No.,
 or PO Box No. 8400 Vista Verde PL NW
 City, State, ZIP+4 ALB, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7011 1570 0000 0174 2561

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Total Postage & Fees	\$ 6.56



Sent To MARIO Hidalgo Verde
 Street, Apt. No.,
 or PO Box No. 8400 Vista Pl NW
 City, State, ZIP+4 ALB, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7006 0810 0005 0585 0812

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Total Postage & Fees	\$ 6.56



Sent To Chris Roth
 Street, Apt. No.,
 or PO Box No. 8701 Silvercrest Ct NW
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0005 0585 0782

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Sent To Rene Horvath
 Street, Apt. No.,
 or PO Box No. 5515 Palomino DR NW
 City, State, ZIP+4 ALB, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0005 0585 0805

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Sent To John Dailey
 Street, Apt. No.,
 or PO Box No. 8728 Springhill DR NW
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0005 0585 0799

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Sent To Jylene Wolfley
 Street, Apt. No.,
 or PO Box No. 7216 CARSON TEL. NW
 City, State, ZIP+4 ALB, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Sent To
 Debra Cox
 Street, Apt. No.;
 or PO Box No. 8209 Rancho Paraiso NW
 City, State, ZIP+4 ALB, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Sent To
 Karen Daniel
 Street, Apt. No.;
 or PO Box No. 4815 Sherry Ann Rd NW
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

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Sent To
 Lawrence Fendall
 Street, Apt. No.;
 or PO Box No. 8600 Tia Christina Dr NW
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

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Sent To
 Sander A. Rue
 Street, Apt. No.;
 or PO Box No. 7500 Rancho Salans Ct NW
 City, State, ZIP+4 ALB, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
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Sent To
 Maria Warren
 Street, Apt. No.;
 or PO Box No. 5020 Russell NW
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

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Sent To
 Tom Anderson
 Street, Apt. No.;
 or PO Box No. 10013 Plunkett Dr NW
 City, State, ZIP+4 ALB, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

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 _____ To _____

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.

Scott Eddings

(Applicant or Agent)

3/2/17

(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: 1003345