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

6. ~~Project# 1003522~~
09DRB-70127 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of **SYDNEY PLACE** zoned RA-2, located on CANDELARIA NW BETWEEN INDIAN FARM LANE NW AND LA PLAZA NW containing approximately 4.3758 acre(s). (G-13)

7. **Project# 1003571**
09DRB-70128 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE I** zoned R-LT, located on BLAKE RD SW BETWEEN 98TH ST SW AND MUSTANG RIDGE DR SW containing approximately 35.1413 acre(s). (N-9)

8. **Project# 1006749**
09DRB-70123 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BRUNO MOROSIN agent(s) for BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 13, **FOUR HILLS VILLAGE AND 14TH INSTALLMENTS Unit(s) 2nd & 14th,** zoned R-1, located on HIDEWAY LN SE BETWEEN STAGECOACH RD SE AND SAGEBRUSH TR SE containing approximately 3.6051 acre(s). (M-13)

9. **Project# 1007726**
09DRB-70131 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for RICHARD ADAMS & TERESA SMITH request(s) the above action(s) for all or a portion of Lot(s) 1 & 4, Block(s) 5, **RINCON SUBDIVISION** zoned R-D, located on CONRAD NW BETWEEN CHAPLIN NW AND ASTAIR NW containing approximately .348 acre(s). (F-10)

10. **Project# 1007490**
08DRB-70466 MINOR - PRELIMINARY PLAT APPROVAL - REMAND

CONSENSUS PLANNING agent(s) for C&S EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) 3B, **LANDS OF IHS ACQUISITION NO. 120, INC.,** zoned SU-2 FOR HOSPITAL AND MEDICAL, located on HORIZON BLVD NW BETWEEN NORTH DIVISION CHANNEL AND BALLOON FIESTA PARK NW containing approximately 18.7 acre(s). (B-17 & C-17) [Remanded from City Council – refer to Appeal AC – 09-01]

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 8, 2009

P Project# 1003522
09DRB-70127 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of **SYDNEY PLACE** zoned RA-2, located on CANDELARIA NW BETWEEN INDIAN FARM LANE NW AND LA PLAZA NW containing approximately 4.3758 acre(s). (G-13)

At the DATE Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

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

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

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Assoc. – P.O. Box 90606 – Albuquerque, NM 87199
Cc: Alpha Equities, LLC – 100 Gold SW, Ste 209 – Albuquerque, NM 87102
Marilyn Maldonado
File

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003522 **AGENDA ITEM NO: 6**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

APPROVED X 2 yr; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

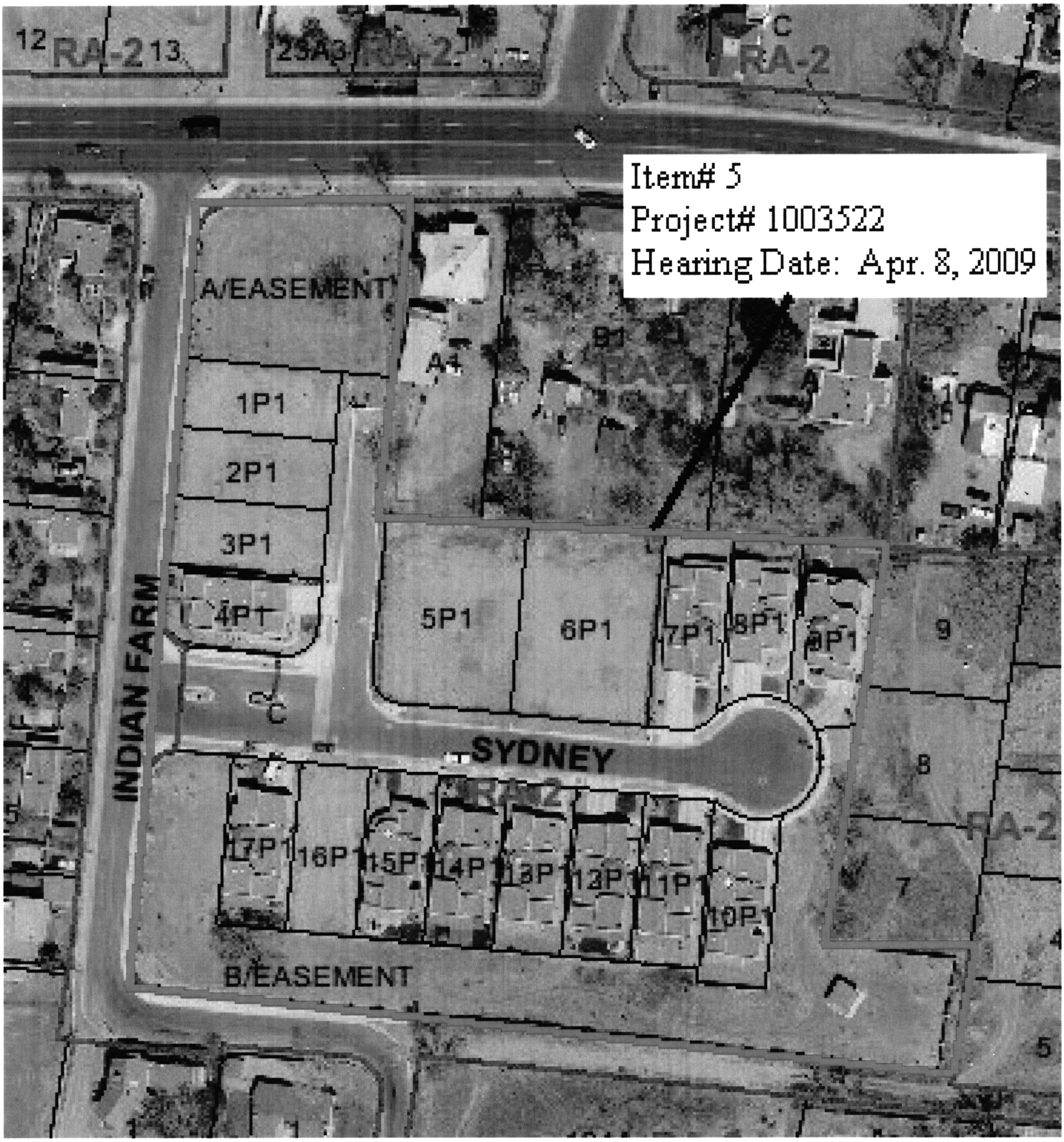
SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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: April 8, 2009


Item# 5
Project# 1003522
Hearing Date: Apr. 8, 2009
12
RA-2
13
23A
RA-2
C
RA-2
4
A/EASEMENT
A4
B1
A
10
1P1
2P1
3P1
4P1
5P1
6P1
7P1
8P1
9P1
9
INDIAN FARM
C
SYDNEY
8
RA-2
RA-2
17P1
16P1
15P1
14P1
13P1
12P1
11P1
10P1
7
4
B/EASEMENT
5

#6

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

Project Number 1003522

DRB Application No.: **05DRB-00703 (FP)** Project # **1003522**

Project Name: **SYDNEY PLACE**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 5-4-05 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: Cash-in-Lieu payment
- ☐ PLANNING (Last to sign):
- ☒ **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.**
- ☐ **AGIS DXF File approval required.** — O Kay
- ☐ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 4, 2005 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: 10:25 A.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 # 1003813
05DRB-00590 Major-Preliminary Plat Approval
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] *(Deferred from 5/4/05)* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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.

2. Project # 1002944
05DRB-00706 Minor-SiteDev Plan Subd/EPC
05DRB-00707 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] **[Elvira Lopez, EPC Case Planner]** *(Indef deferred 5/4/05)* (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

3. Project # 1003672
05DRB-00704 Minor-Prelim&Final Plat Approval
05DRB-00705 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] *(Deferred from 5/4/05)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

4. Project # 1002858
05DRB-00699 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 AND R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 05DRB00488, 05DRB01744, 04DRB01683] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE**

AMENDED INFRASTRUCTURE LIST DATED 5/4/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

5. **Project # 1003080**
05DRB-00701 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE,** zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] *(Deferred from 5/4/05)* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

6. **Project # 1003522**
05DRB-00703 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 & 6, Tract(s) B2, **SYDNEY PLACE,** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB01002, 04DRB01725, 04DRB01726, 04DRB01727, 04DRB01728] (G-13) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

7. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, Z-72,

05DRB00301] (Deferred from 5/4/05) (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

8. **Project # 1003273**
05DRB-00671 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION,** zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (Deferred from 5/4/05) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

9. **Project # 1003687**
05DRB-00697 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNIT 1,** zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 29 acre(s). [REF: 04DRB01461, 04DRB01510, 04DRB01511, 04DRB01512 04DRB01513] (B-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

10. Approval of the Development Review Board Minutes for April 20, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 4/20/05 WERE APPROVED.**

ADJOURNED: 10:25 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 4, 2005
DRB Comments

ITEM # 6

PROJECT # 1003522 **APPLICATION # 05-00703/minor FP**

RE: Sydney Place/minor FP

Are there any changes from preliminary plat?

No objections to this request

Perimeter walls are OK

AGIS dxf is on file.

Recorded SIA is on file.

Planning will record the plat.

Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003522	**DRB Date:** 5/4/2005
Application Number: 05DRB-00703	**Item Number:** 6

Subdivision: Syndey Place
Lots 89 & 6, Tracts B2, Sydney Place

Zoning: RA-2

Zone Page: G-13

New Lots (or units) : 17

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

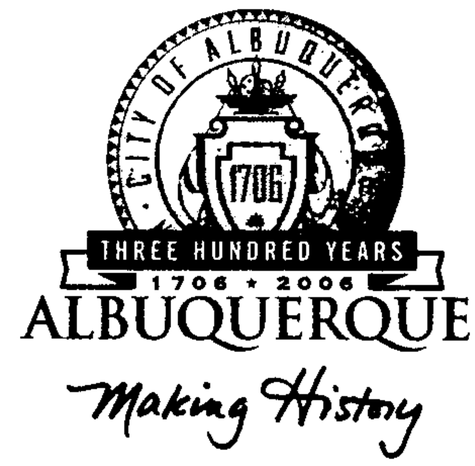
Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 17 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003522 **AGENDA ITEM NO: 6**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

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: May 4, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

3522

DXF Electronic Approval Form

DRB Project Case #: 1003522

Subdivision Name: SYDNEY PLACE

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 4/26/2005 Hard Copy Received: 4/26/2005

Coordinate System: NMSP Grid (NAD 83)

Approved 04-26-2005 Date

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

AGIS Use Only

Copied cov **3522** to agiscov on **4/26/2005** Contact person notified on **4/26/2005**

UNPLATTED

UNPLATTED/AIRPORT SITE

SU-1 FOR MAJOR PUBLIC OPEN SPACE

SU-1 FOR MAJOR PUBLIC OPEN SPACE

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

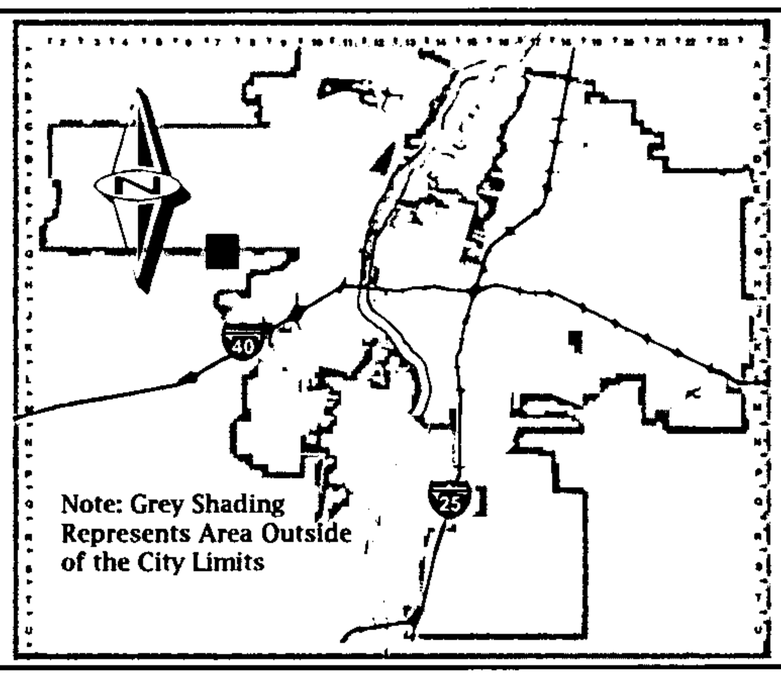
UNPLATTED

A-1

A-1

Albuquerque Geographic Information System

Map amended through: **Apr 06, 2005**



Zone Atlas Page:

G-7-Z

Selected Symbols

- Outside City Limits
- Sector Plan Boundaries
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

9. Project # 1003522
04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE),** zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13)

At the December 1, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 12/1/04 and approval of the grading plan engineer stamp dated 11/3/04 the Preliminary Plat was approved.

The site plan for subdivision was approved with final sign off delegated to Planning for landscape plans for open space tracts.

A sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior lots was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 16, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. 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.)

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc: Alpha Equities LLC, P.O. Box 10005, 87184
Mark Goodwin & Associates, P.O. Box 90606, 87199
Shirley Salvi, 2721 Indian Farm Ln NW, 87107
Claude Morelli, 2236 Dietz Pl NW, 87107
Sharon Ahern, 3005 Indian Farm Ln NW, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003522 AGENDA#: 9 DATE: 12-1-04

1. Name: Shirley Sodvi Address: 2721 Indian Farm NW Zip: 87107

2. Name: Claude Morelli Address: 2236 Dietz Pl NW Zip: 87107

~~Notify~~ ~~Notice~~ Name: Sharon A Ahern Address: 3005 Indian Farm Rd NW Zip: 87107
Only

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: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003522 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 11-3-04 is on file for Preliminary Plat approval.

RESOLUTION: signal I.L.

APPROVED X; 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: December 1, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

#9

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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.: **04DRB-01726 (SPS)**	Project # **1003522**
Project Name: **SYDNEY PLACE**	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ 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): Add landscape plans for Open Space tracts
- ☐ **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.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1003522

1003528

Shirley Bahui

- Indian Farm Lane neighbors
- Scott Ashcraft - metal nghbr

Claudia Morelli -

Sidewalk Design

- Supports project
- Fencing - follow plan
- Curb ramps - AASHTO, FHWA

FHWA SA05019

change ADRC designs - not okay parallel or perpend.

AASHTO Green Book for Pedestrians 2/04

- Crosswalk - slope too steep
- below sidewalk

§ 14-16-3-16 PRIVATE COMMONS DEVELOPMENT.

(A) A Private Commons Development (PCD) may be established on a tract of land containing two or more acres and zoned RA-1, RA-2 or RO-1, or any zone designated for this type of development in a sector or area plan in accordance with the Zoning Code.

(B) The number of dwelling units permitted in a PCD is determined by dividing the site area by the minimum lot size permitted in the zone rounded to the nearest whole number. However, the number of dwellings in a PCD may not be more than 50. The minimum lot size to be used for determining the number of dwelling units in a PCD with RA-1 zoning shall be 21,780 square feet.

(C) The dwelling units may be houses or townhouses or any combination thereof on any size lots.

(D) The minimum setbacks are as follows:

(1) Front - 15 feet except driveways shall not be less than 20 feet long.

(2) Rear - 15 feet for houses and townhouses unless adjoining R-1, RA-1, RA-2, or RO-1 zoned land, in which case the setback for townhouses shall be 25 feet.

(3) Side - there shall be no required side yard setback except that there shall be a minimum setback of five feet for all side yards contiguous with the PCD boundary.

(E) A minimum of 30% of the gross area of a PCD or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as a Private Commons Area (PCA).

(F) The PCA may be used for agriculture, landscaping, recreation or any combination thereof. It may be composed of separate tracts but each shall have a minimum length and width of 35 feet and shall be visible from a public right-of-way. Land used for streets, driveways, parking, sidewalks and private yards may not be counted as part of a PCA. No buildings or structures are permitted in a PCA except those necessary for the operation and maintenance of the PCA. A PCA may have underground easements. The use of a PCA may be restricted to the residents of the PCD and may be fenced so long as the public's view is not significantly diminished.

(G) The PCA shall be set aside by the developer through a land use easement and restrictive covenants acceptable to the Development Review Board (DRB).

(1) The covenants shall be in the form of recorded deed restrictions and shall be referenced on the subdivision plat.

(2) The covenants shall assure that the PCA will be protected from all forms of development except as shown on an approved site development plan.

(3) The covenants shall require individual lot owners and the members of the homeowner's association, if applicable, to be jointly and severally liable for maintenance of the PCA.

(4) The land use easement, in favor of the city, shall state the proposed allowable use(s) of the PCA, and require that the PCA be maintained by parties who have ownership interest in the PCD.

(5) The land use easement shall state that if the responsible parties fail or refuse to act on maintenance obligations as set forth in the easement, the city shall have the authority to perform such maintenance as necessary to protect public health and safety. The easement shall state that the city may, after written notice and failure to comply within 30 days, enter upon and maintain the PCA. The easement shall state that the cost of such maintenance plus any other penalties or costs allowed by law in connection therein, shall be assessed against the properties within the PCD and failure to pay assessed charges may result in a municipal lien against each of the individual lots in the PCD. This provision shall not be deemed to create an obligation to act on the part of the city. Under no circumstances will the city maintain recreational uses. Under no circumstances shall the city maintain the PCA for a period longer than one year.

(H) A PCD is created by DRB approval of a site development plan and a subdivision plat. Site plan and subdivision approval are contingent upon recorded deed restrictions approved by the DRB.

(I) The recorded deed restrictions may not be amended or repealed without the city's prior written approval.

(J) Upon recording the plat and all required documents for a PCD the area of the PCD shall be delineated and designated with the letters "PCD" on the official zone map.

(K) The Planning Director, at the request of the owner, may void the site development plan and remove the PCD designation if no development has occurred on the site, and the property is replatted to conform to the requirements of the underlying zoning district.
(Ord. 10-1995)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 4, 2004

Ms. Joan McDougall
Los Griegos Neighborhood Association
4020 Grande Dr., NW
Albuquerque, NM 87107

Ms. Sandra Valdez
Los Griegos Neighborhood Association
4505 Pedroncelli NW
Albuquerque, NM 87107

Re: Sydney Place Subdivision

Dear Ms. McDougall and Ms. Valdez:

Enclosed please find a copy of the DRB application to the City of Albuquerque for Preliminary Plat, Temporary Sidewalk Deferral, Variance from DPM, and Site Plan approval for the referenced project. The anticipated date to be heard is December 1, 2004. Please contact Greg Krenik, PE, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

/sr

Enclosure

f:\\4053 –Sydney Place\neighborhood assoc.doc

RECEIVED
NOV 1 7 2004
HYDROLOGY SECTION

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 4, 2004

Mr. Claude Morelli
Rio Grande Blvd Neighborhood Association
2236 Dietz Place NW
Albuquerque, NM 87107

Ms. Connie Adler
Rio Grande Blvd Neighborhood Association
2616 Harvest Lane NW
Albuquerque, NM 87104

Re: Sydney Place Subdivision

Dear Mr. Morelli and Ms. Adler:

Enclosed please find a copy of the DRB application to the City of Albuquerque for Preliminary Plat, Temporary Sidewalk Deferral, Variance from DPPM and Site Plan approval for the referenced project. The anticipated date to be heard is December 1, 2004. Please contact Greg Krenik, PE, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

/sr

Enclosure

f:\\4053 –Sydney Place\neighborhood assoc.doc

RECEIVED
NOV 17 2004
HYDROLOGY SECTION

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 5, 2004

Ms. Mary Spensley
Matthew Meadows Home Owners Association
1517 Camino Amparo NW
Albuquerque, NM 87107

Mr. Steve Ingram
Matthew Meadows Home Owners Association
3401 Mateo Prado NW
Albuquerque, NM 87107

Re: Sydney Place Subdivision

Dear Mr. Ingram and Ms. Spensley:

Enclosed please find a copy of the Preliminary/Final Plat approval, Temporary Sidewalk Deferral and Variance to DPM application for City of Albuquerque for the referenced project. The anticipated date to be heard December 1, 2004. Please contact Gregory J. Krenik, PE, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Beth Gonzales

JSD/bg

Enclosure

f:\\forms\neighborhood assoc..wpd

RECEIVED
NOV 17 2004
HYDROLOGY SECTION

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, December 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000464 04DRB-01729 Major-Preliminary Plat Approval	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12)
Project # 1001445 04DRB-01681 Major-Bulk Land Variance	SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] (B-14)
Project # 1002315 04DRB-01723 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE @ HIGH DESERT,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23)
Project # 1002702 04DRB-01664 Major-Vacation of Public Easements 04DRB-01686 Minor-Prelim&Final Plat Approval	ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s).[REF:03DRB00886](K-14)
Project # 1002779 04DRB-01730 Major-Preliminary Plat Approval 04DRB-01731 Major-Vacation of Public Easements 04DRB-01732 Minor-Temp Defer SDWK	ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION)** zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] (M-11)

SEE PAGE 2 . . .

Project # 1003039
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] (C-20)

Project # 1003475
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] (B-10)

Project # 1003522
04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE),** zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13)

Project # 1003606
04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5,** zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). (J-9)

Project # 1003752
04DRB-01679 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAUL DEVELOPMENT AREA,** zoned C-3, located on MENAUL BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16)

SEE PAGE 3 . . .

Project # 1003757
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] (H-14)

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 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 15, 2004.

#193

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: DECEMBER 1, 2004
Zone Atlas Page: G-13-Z
Notification Radius: 100 Ft.

Project# 1003522
App# 04DRB-01725
App# 04DRB-01726
App# 04DRB-01727
App# 04DRB-01728

Cross Reference and Location:

Applicant: ALPHA EQUITIES, LLC
Address: PO BOX 10005
ALBUQUERQUE NM 87184

Agent: MARK GOODWIN & ASSOCIATES
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: NOVEMBER 12, 2004

Signature: KYLE TSETHLIKAI

101306017329020601 LEGAL: 012 001M ANCHESTER PL EXC N20 FT BLK 1 LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: CUNNINGHAM MOLLY E
OWNER ADDR: 03715 LA PLAZA NW ALBUQUERQUE NM 87107

101306020229020605 LEGAL: 002 C CA NDELARIA PLAZA LAND USE:
PROPERTY ADDR: 00000 LA PLAZA
OWNER NAME: CUNNINGHAM MOLLY E
OWNER ADDR: 03715 LA PLAZA DR NW ALBUQUERQUE NM 87107

101306018228820602 LEGAL: 013 001M ANCHESTER PL EXC N 20 FT LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: CUNNINGHAM MOLLY E
OWNER ADDR: 03715 LA PLAZA NW ALBUQUERQUE NM 87107

101306019128820603 LEGAL: MAP 34 T RACT 23 A 3 LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: CUNNINGHAM MOLLY E
OWNER ADDR: 03715 LA PLAZA NW ALBUQUERQUE NM 87107

101306020028420604 LEGAL: 001 CAND ELARIA PLAZA LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: MARTINEZ JOSE HERMINIO
OWNER ADDR: 02007 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306016325031908 LEGAL: MRGC D MA P 34 TRS 91-A 91-B 91-C CONT 1.428 ACRES LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: PRICE VINCENT B & NANCY R
OWNER ADDR: 02026 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306017626831903 LEGAL: 1 AM ENDE D PLAT OF INDIAN FARMS ADD'N BEING A SUB'D LAND USE:
PROPERTY ADDR: 00000 INDIAN FARMS
OWNER NAME: D'PORT KD
OWNER ADDR: 03023 INDIAN FARM LN NW ALBUQUERQUE NM 87107

101306020126632022 LEGAL: A1 O F TH E LAND OF JANE BATTEN LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: BATTEN JANE
OWNER ADDR: 02006 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306021226532021 LEGAL: B1 O F TH E LAND OF JANE BATTEN LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: BATTEN JANE
OWNER ADDR: 01934 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306019224332002 LEGAL: MAP 34 T R 89 LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: ~~RHODES JOHN B~~ Paika mohiyuddin & mumtaz
OWNER ADDR: 00000 605 4th St NW ALBUQUERQUE NM ~~87198~~ 87104

101306022626032019 LEGAL: TRAC T A LAND OF HARVENA RICHTER (COMPRISING TRACTS LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: RICHTER HARVENA
OWNER ADDR: 01932 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306023426032018 LEGAL: EAST ERY PORTION LOT 10 ASSESSMENT PLAT OF ESTATE O LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: GUTIERREZ EMILIANO N
OWNER ADDR: 01922 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306025025932015 LEGAL: MRGC D MA P 34 TRACT 83A 2A CONT 0.678 AC LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: HILL KREG B
OWNER ADDR: ~~00000~~ po Box 6408 ALBUQUERQUE NM 87197

101306017525931905 LEGAL: 2 AM ENDE D PLAT OF INDIAN FARMS ADD'N BEING A SUB'D LAND USE:
PROPERTY ADDR: 00000 INDIAN FARMS
OWNER NAME: PALMER CAROLYN
OWNER ADDR: 03019 INDIAN FARM LN NW ALBUQUERQUE NM 87107

101306017425131906 LEGAL: 3 AM ENDE D PLAT OF INDIAN FARMS ADD'N BEING A SUB'D LAND USE:
PROPERTY ADDR: 00000 INDIAN FARMS
OWNER NAME: GOOD MARGIT ELSE EMMA TRUSTEE
OWNER ADDR: 01302 LEJANO LN SANTA FE NM 87501

101306021824032003 LEGAL: B2 O F TH E LAND OF JANE BATTEN CONT 1.55 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BATTEN JANE
OWNER ADDR: 01934 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306023524632007 LEGAL: 009 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: FRAGA MARIA ELENA
OWNER ADDR: 01922 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306024624832008 LEGAL: 001 ESTA TE OF EMILANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: MUNIZ SOLOMON ETUX
OWNER ADDR: 36841 N 29TH AV PHOENIX AZ 85027

101306017324331907 LEGAL: 4 AM ENDE D PLAT OF INDIAN FARMS ADD'N BEING A SUB'D LAND USE:
PROPERTY ADDR: 00000 INDIAN FARM
OWNER NAME: NICHOLS PETER W
OWNER ADDR: 03009 INDIAN FARM LN NW ALBUQUERQUE NM 87107

101306024524132009 LEGAL: 002 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: FRAGA FERNANDO
OWNER ADDR: 01922 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306023323832006 LEGAL: 008 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: FRAGA MARIA ELENA
OWNER ADDR: 01922 CANDELARIA RD NW ALBUQUERQUE NM 87114

101306024423532010 LEGAL: 003 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: GUTIERREZ EDWARD H
OWNER ADDR: 05315 5TH ST NW ALBUQUERQUE NM 87107

101306017223531909 LEGAL: 5 AM ENDE D PLAT OF INDIAN FARMS ADD'N BEING A SUB'D LAND USE:
PROPERTY ADDR: 00000 INDIAN FARMS
OWNER NAME: AHERN SHARON ANN
OWNER ADDR: 03005 INDIAN FARM LN NW ALBUQUERQUE NM 87107

101306023223032005 LEGAL: 007 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: GONZALES CAROLINA
OWNER ADDR: 01109 56TH ST NW ALBUQUERQUE NM 87105

101306024322632011 LEGAL: 004 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: FRAGA ADOLFO C & MARY LOU
OWNER ADDR: 01922 CANDELARIA RD NW ALBUQUERQUE NM 87107

101306017122931910 LEGAL: 6 AM ENDE D PLAT OF INDIAN FARMS ADD'N BEING A SUB'D LAND USE:
PROPERTY ADDR: 00000 INDIAN FARMS
OWNER NAME: WOODLAND GARY LEE ETUX
OWNER ADDR: 03001 INDIAN FARMS LN NW ALBUQUERQUE NM 87104

101306023122232004 LEGAL: 006 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: SALAS HELEN
OWNER ADDR: 00720 FITZGERALD RD NW ALBUQUERQUE NM 87107

101306015021531918 LEGAL: 007 THE COLONY SUBD CONT 1.00 AC LAND USE:
PROPERTY ADDR: 00000 CAMPBELL
OWNER NAME: LYNCH THOMAS J & KATHRYN A
OWNER ADDR: 02108 CAMPBELL RD NW ALBUQUERQUE NM 87104

101306024122032012 LEGAL: 005 ESTA TE OF EMILIANO GUTIERREZ LAND USE:
PROPERTY ADDR: 00000 CANDELARIA
OWNER NAME: FRAGA CARLOS ETUX
OWNER ADDR: 00274 VILLAGE DR LOS LUNAS NM 87031

101306016521231919 LEGAL: 008 THE COLONY SUBD CONT 1.00 AC LAND USE:
PROPERTY ADDR: 00000 CAMPBELL
OWNER NAME: COLELLA NEIL & PATRICIA A
OWNER ADDR: 02112 CAMPBELL RD NW ALBUQUERQUE NM 87104

101306018121831306 LEGAL: TR 1 THE 3RD AMENDED SUMMARY PL LANDS OF JEFF BOYD LAND USE:
PROPERTY ADDR: 00000 INDIAN FARMS
OWNER NAME: STAPLETON JOHN G ETUX
OWNER ADDR: 02912 INDIAN FARMS LN NW ALBUQUERQUE NM 87107

101306019121831305 LEGAL: LOT 1 IN DIAN FARM ESTATES LTS 1-14 CONT 10.167 SQ LAND USE:
PROPERTY ADDR: 00000 INDIAN FARM
OWNER NAME: OROZCO ELIZABETH
OWNER ADDR: 02829 INDIAN FARM LN NW ALBUQUERQUE NM 87107

101306020619631403 LEGAL: MAP 34 T R104A CONT 2.400 AC LAND USE:
PROPERTY ADDR: 00000 MEADOW VIEW
OWNER NAME: WERNER FLOYD L & VICTORIA P
OWNER ADDR: 01608 STANFORD NE ALBUQUERQUE NM 87106

101306022820532121 LEGAL: 21 1 AME NDED MATTHEW MEADOW SUBD. BEING A REPLAT O LAND USE:
PROPERTY ADDR: 00000 AVENIDA CHARADA
OWNER NAME: BOMBERGER DAVID L & MACHIKO
OWNER ADDR: 03517 AVENIDA CHARADA NW ALBUQUERQUE NM 87107

101306019120731304 LEGAL: LOT 2 IN DIAN FARM ESTATES LTS 1-14 CONT 10.642 SQ LAND USE:
PROPERTY ADDR: 00000 INDIAN FARMS
OWNER NAME: BLAIR DARRELL JAMES &
OWNER ADDR: 02126 MATTHEW NW ALBUQUERQUE NM 87104

101306017920831313 LEGAL: TR 2 THE 3RD AMENDED SUM PL LDS OF JEFF BOYD BEING LAND USE:
PROPERTY ADDR: 00000 INDIAN FARM
OWNER NAME: COVA GUILLERMO J & EDNA Q
OWNER ADDR: 02908 INDIAN FARM LN NW ALBUQUERQUE NM 87107

"Attachment A"

Susan Rasinski, Mark Goodwin & Assoc., PA
Zone Map: G-13

Rio Grande Blvd. NA (R)
***Claude Morelli**
2236 Dietz Pl. NW / 87107 344-9742 (h)
Connie Adler
2616 Harvest ln. nw / 87104 343-9664 (h)

Los Griegos NA (R)
***Joan McDougall**
4020 Grande Dr. NW / 87107 344-9272 (h)
Sandra Valdez
4505 Pedroncelli nw / 87107 345-7553 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Matthew Meadows HOA
***Mary Spensley**
1517 Camino Amparo NW / 87107 344-1442 (h)
Steve Ingram
3401 Mateo Prado NW / 87107 341-9429 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

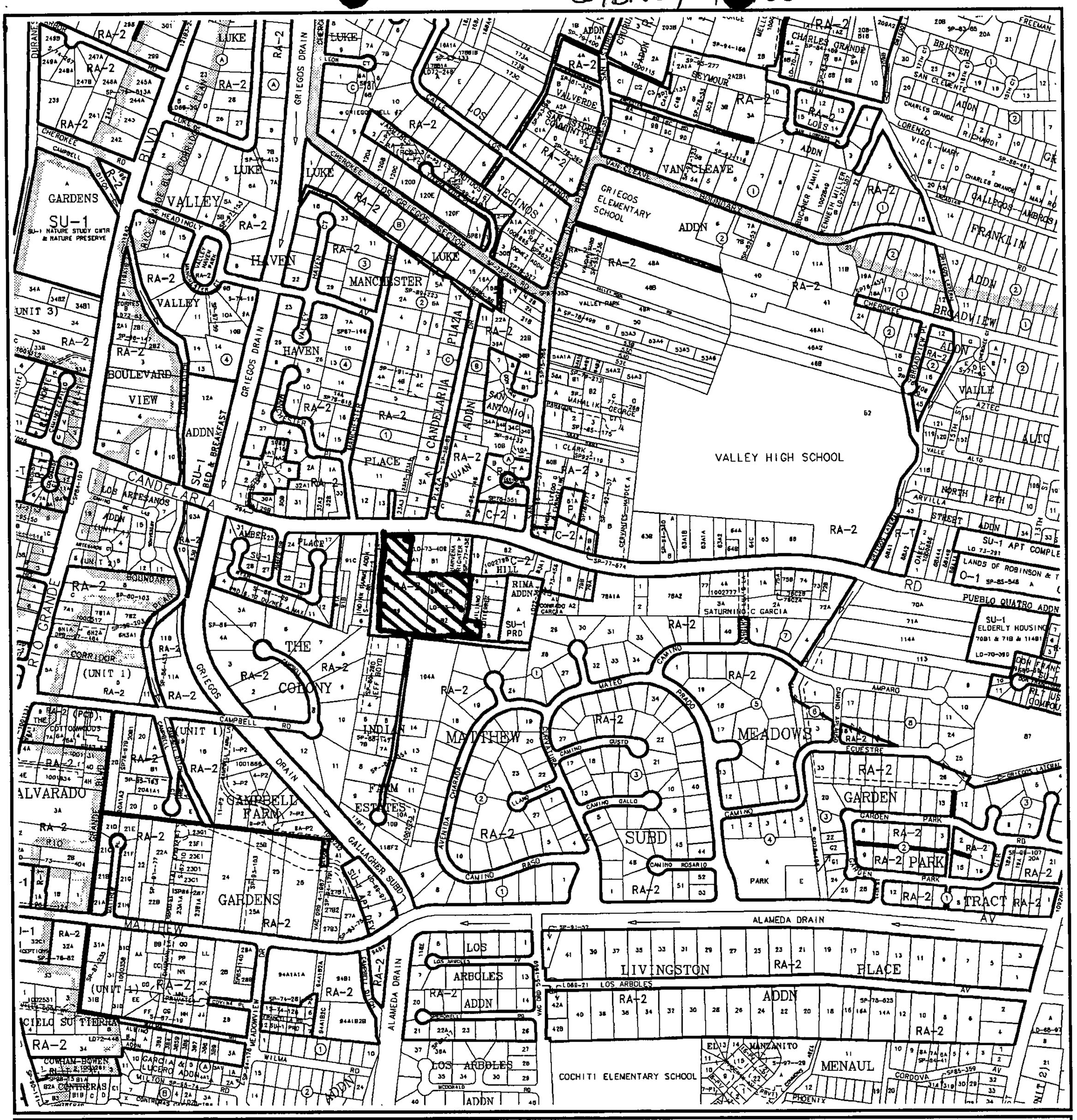
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.***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

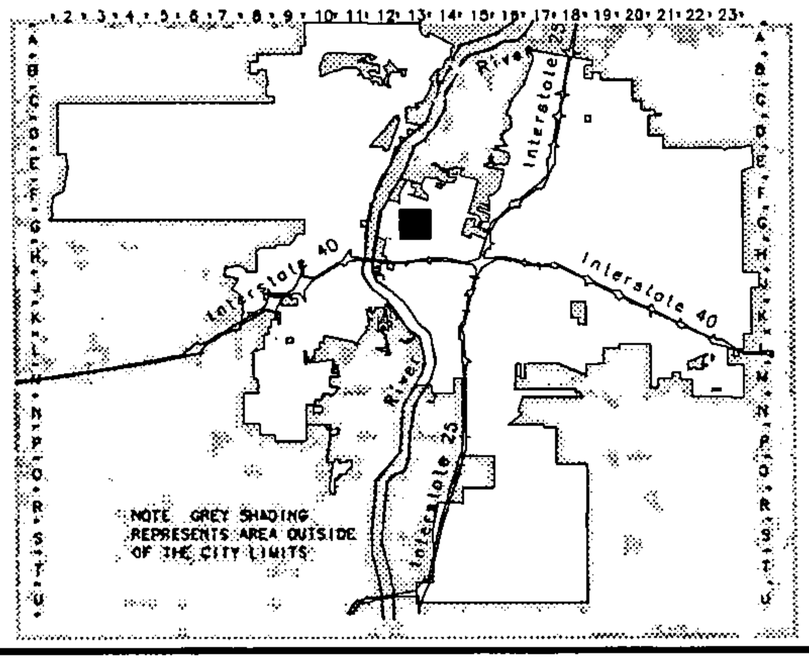
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment 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 associations may contact someone with questions or comments.

* * * \

SYDNEY PLACE





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-13-Z

Map Amended through October 05, 2004

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In **Id Address** **Id ZM** **Pan** **Zoom Out**

ReDraw Screen

LAYER LEGEND

- [x] STREET NAMES
- [ ] PARKS
- [ ] CITY LIMITS
- [x] ZONE MAP GRID
- N
- [ ] NBR BOUNDARY
- [ ] COMMUNITY PLANI
- [ ] WATER LINES
- [ ] SEWER LINES
- [ ] STORM DRAINS
- [ ] ZONING
- [ ] LOT NUMBERS
- [ ] ZIP CODES
- [ ] COUNCIL DISTRICT
- [ ] FLOOD ZONES (dis
- [x] PARCELS
- [ ] CONTROL STATION
- [ ] SENATE DIST.
- [ ] REPRESENTATIVE I
- [ ] COUNTY COMMISSI
- [ ] PARCEL ADDRESS
- [ ] CRIMINAL ACTIVIT
- [ ] PUBLIC FACILITIES
- [ ] LAND USE
- [ ] 1960 CITY LIMITS
- [ ] LANDFILLS/BUFFE
- [ ] CRP LOCATIONS

SHOW LOCATION M

SHOW 1999 AERIAI

Selected Address: 2008 CANDELARIA RD NW
Zoning: RA-2 **Lot/Block/Subd: 89 , 0000 , MRGCD MAP 34**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 17** , 13
Nbr Assoc: NO NEIGHBORHOOD ASSOCIATION Comp. Plan: Established Urban
Voter Pct: 185
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: COCHITI**
ZoneMap Page: G13 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE X (500 YR)
Comm Plan Area: **NORTH VALLEY**
UPC #: 101306019224332002
Owner Name: RHODES JOHN B
Owner City/State/Zip: ALBUQUERQUE / NM / 87198 2221 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

ZOOM LEVEL MEDIUM **TEXT SIZE** MEDIUM

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/30/2009 Issued By: E08375

Permit Number: **2009 070 127** **Category Code 910**

Application Number: **09DRB-70127**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: CANDELARIA NW BETWEEN INDIAN FARM LANE NW AND LA PLAZA NW

Project Number: 1003522

Applicant
Alpha Equities, Llc

100 Gold Sw Suite 209
Albuquerque NM 87102

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

3/30/2009 10:48AM LOC: ANAX
WS# 007 TRANS# 0019
RECEIPT# 00112655-00112655
PERMIT# 2009070127 TRSCXG
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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) — 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200
ADDRESS: P.O. BOX 90606 FAX: ___
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

APPLICANT: ALPHA EQUITIES, LLC PHONE: ___
ADDRESS: 100 GOLD SW, SUITE 209 FAX: ___
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ___
Proprietary interest in site: OWNER **List all owners:** ___

DESCRIPTION OF REQUEST: 2-YEAR EXTENSION OF SIDEWALK DEFERRAL (SYDNEY PLACE)

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

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

Lot or Tract No. ___ Block: ___ Unit: ___
Subdiv/Addn/TBKA: SYDNEY PLACE
Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No ___
Zone Atlas page(s): G-13 UPC Code: 101306019224332002

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003522, 04DRB-01728

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of **existing** lots: 17 No. of **proposed** lots: - Total area of site (acres): 4.3758
LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA NW
Between: INDIAN FARM LANE and LA PLAZA.

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

SIGNATURE ___ DATE 3.25.09
(Print) GREGORY J. KRENIK, PE 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
04DRB - - 70127	TDS		$ 50.00
- -	LMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 70.00

Hearing date April 8, 2009

3.30.09
Planner signature / date

Project # 1003522

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.

GREGORY J. KRENIK
Applicant name (print)

3-25-09
Applicant signature / date

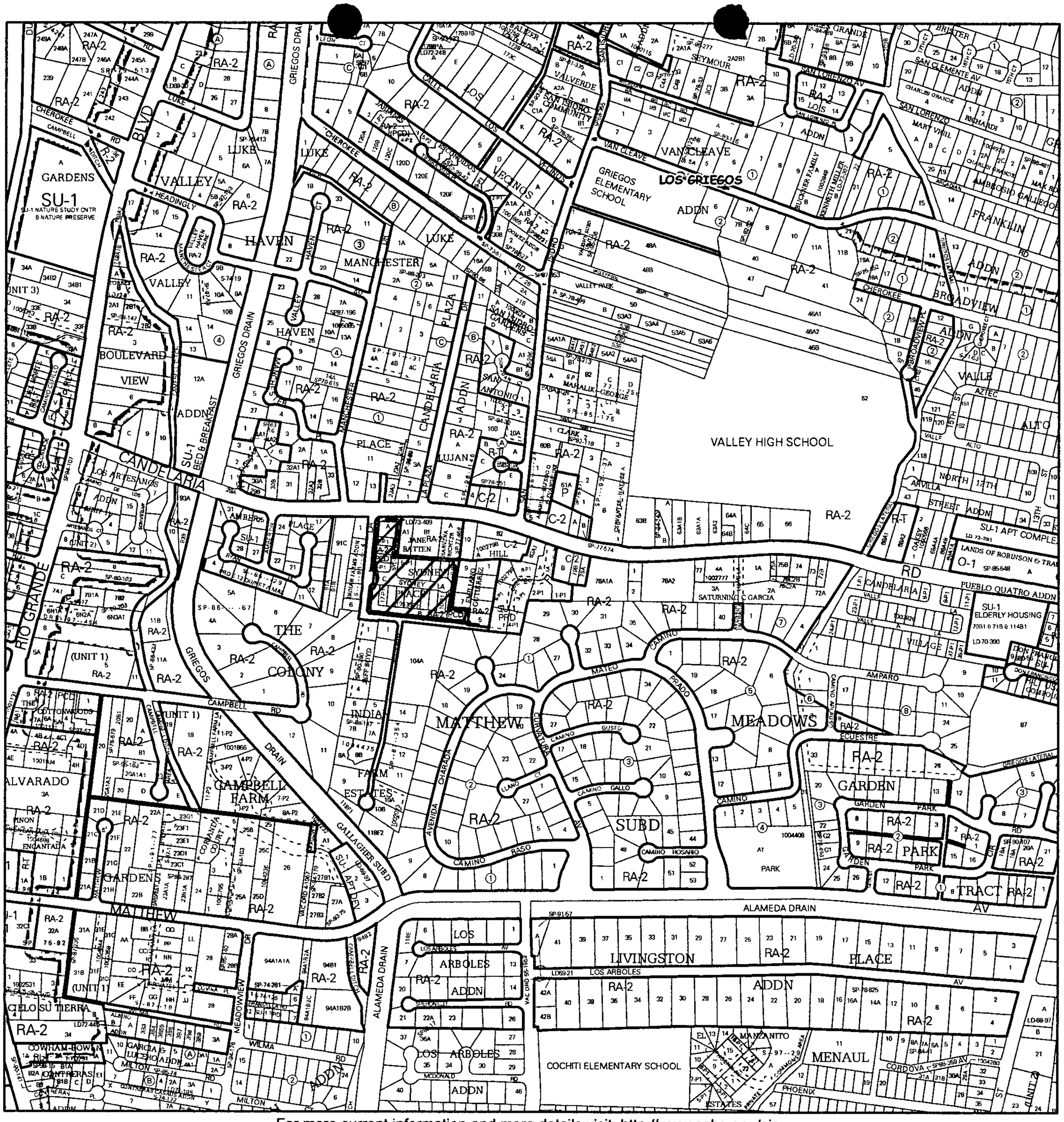
Form revised 4/07

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

Application case numbers
09DRB - - 70127
- -
- -

3.30.09
Planner signature / date

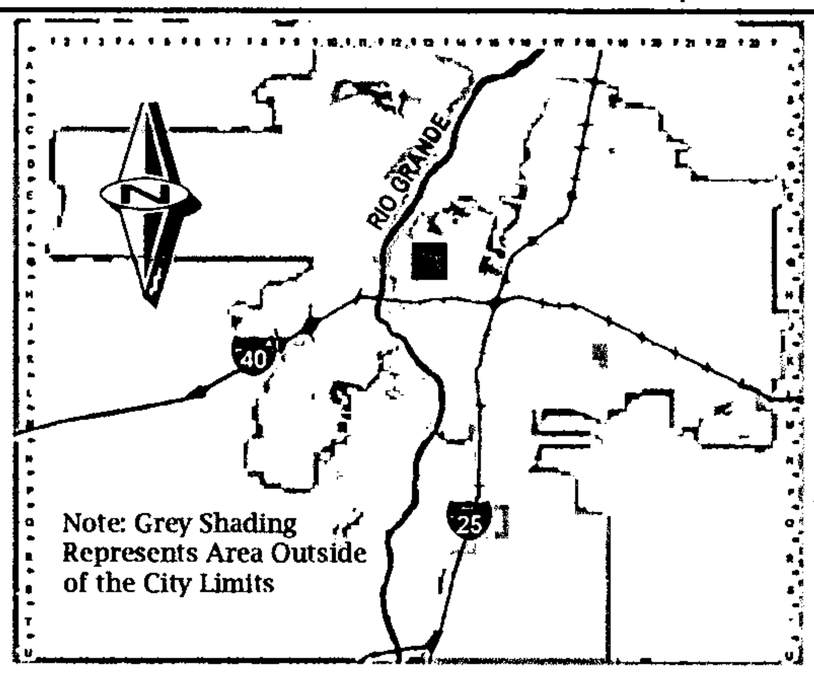
Project # 1003522



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

G-13-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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

March 24, 2009

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

Re: Sydney Place - 1003522

Dear Mr. Cloud:

On behalf of our client, Alpha Equities, LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the Sidewalk Deferral Agreement.

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

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer

GJK/sr

Attachments

A04\005/A4053F/PLANS/A4053PP-1.dwg/05-11-05 SPS JCC DER

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
759181	G-13-Z	5	8

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.

TITLE: SYDNEY PLACE SUBDIVISION
SYDNEY LANE N.W./SYDNEY LANE N.W. STUB
PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

PER 30A STD DWG 2426.

NO.	DATE	REMARKS	BY

REVISIONS

		DESIGN	DATE
DRAWN BY	KJS	DESIGNED BY	SD
CHECKED BY	DMG	DRAWN BY	KJS
		CHECKED BY	DMG

DATE 1/05

ENGINEER'S SEAL

SURVEY INFORMATION

NO.	BY	FIELD NOTES	DATE

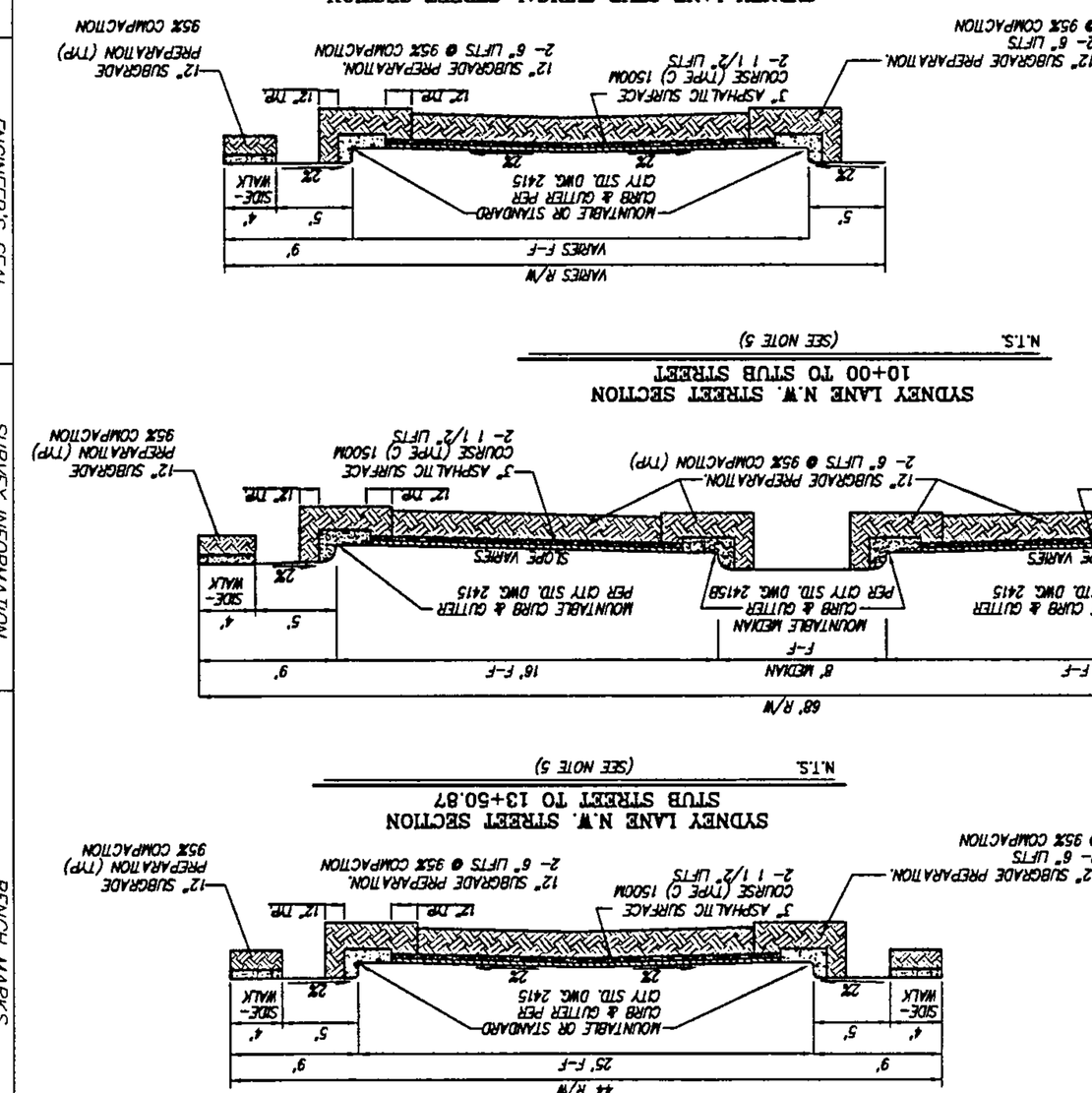
BENCH MARKS

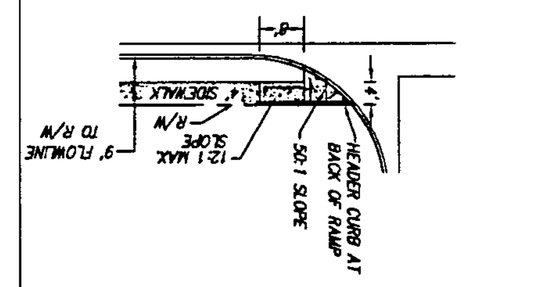
CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR	DATE
ACCEPTANCE BY	DATE
FIELD CALCULATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

AS BUILT INFORMATION

NOTES

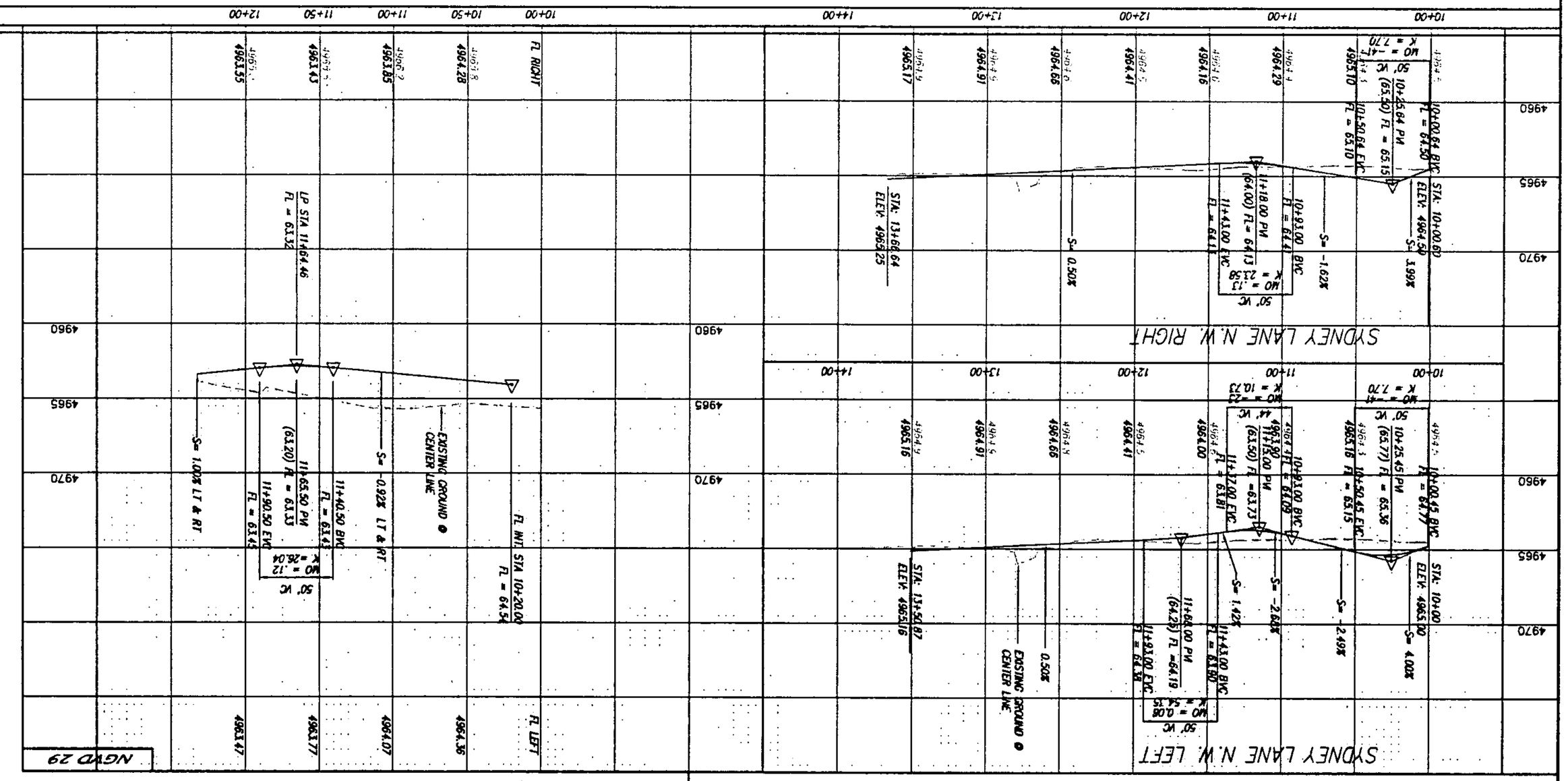
1. ALL STATIONING IS CENTERLINE STATIONING.
2. SAW CUT EXISTING ASPHALT, AS NECESSARY, IN INDIAN FARM LANE FOR CONSTRUCTION OF NEW VALLEY GUTTER (VALLEY GUTTER CONSTRUCTION PER COA STD. DWG. 2420). IF PAVEMENT IS OUT IN A NEAT STRAIGHT LINE, AND EXACTLY IN THE CORRECT LOCATION, THE VALLEY GUTTER WAY BE POURED DIRECTLY AGAINST THE PAVEMENT. IF NOT, PROVIDE A MIN. ONE FOOT WIDE PATCH TO BE REMOVED AND REPLACED AS PER COA STD. SPEC. 2465.
3. CONSTRUCT STND. WHEELCHAIR RAMPS PER COA STD. DWG. 2441. CASE II CONSTRUCT UNI-DIRECTIONAL WHEELCHAIR RAMP PER DETAIL THIS SHEET.
4. CONSTRUCT STREETS PER COA STD. DWG. 2405A.
5. SUBGRADE R-VALUE MUST BE >50. REPLACE ANY UNSUITABLE MATERIAL WITH SUITABLE MATERIAL (MIN. DEPTH = 24")

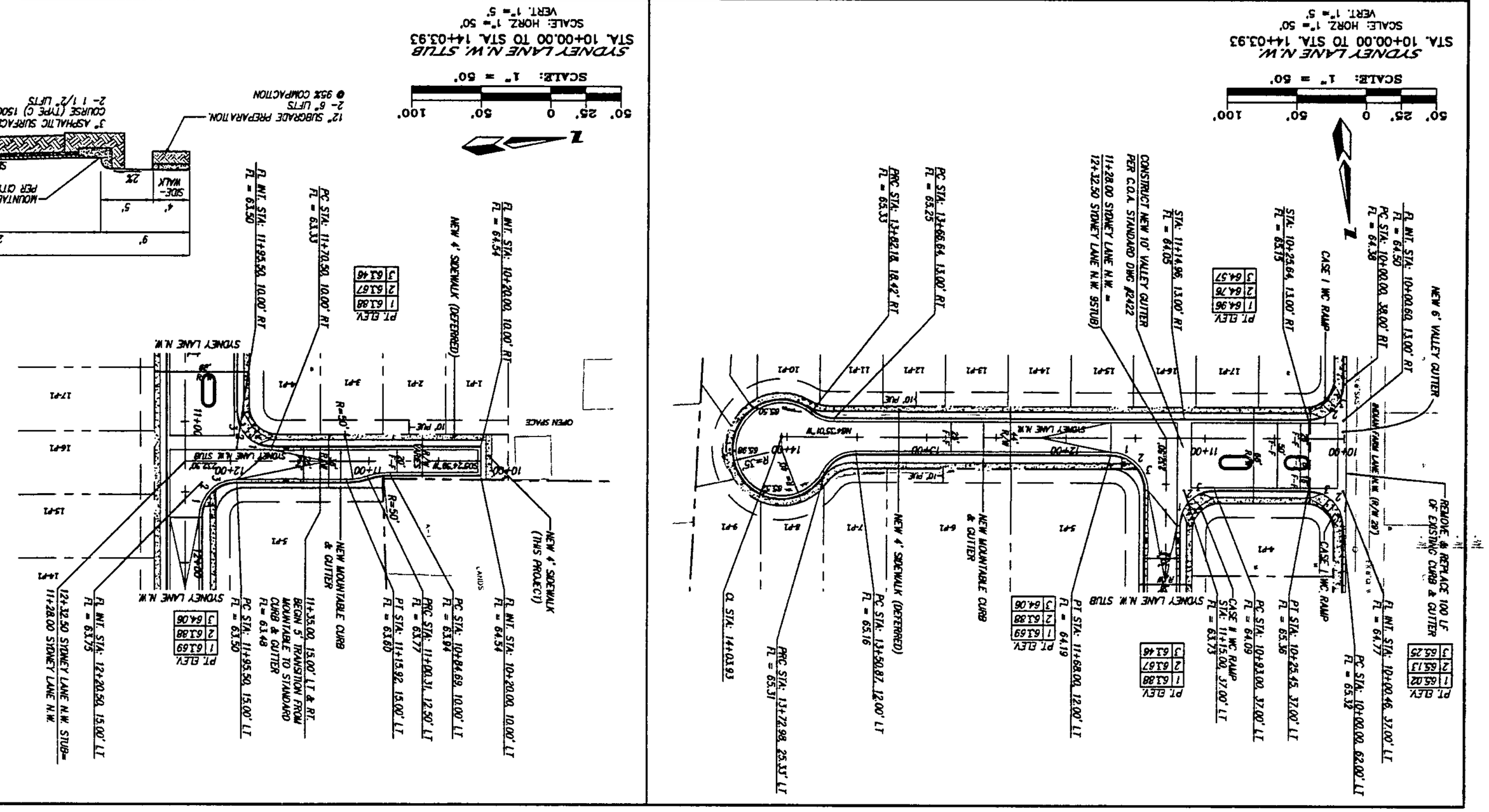


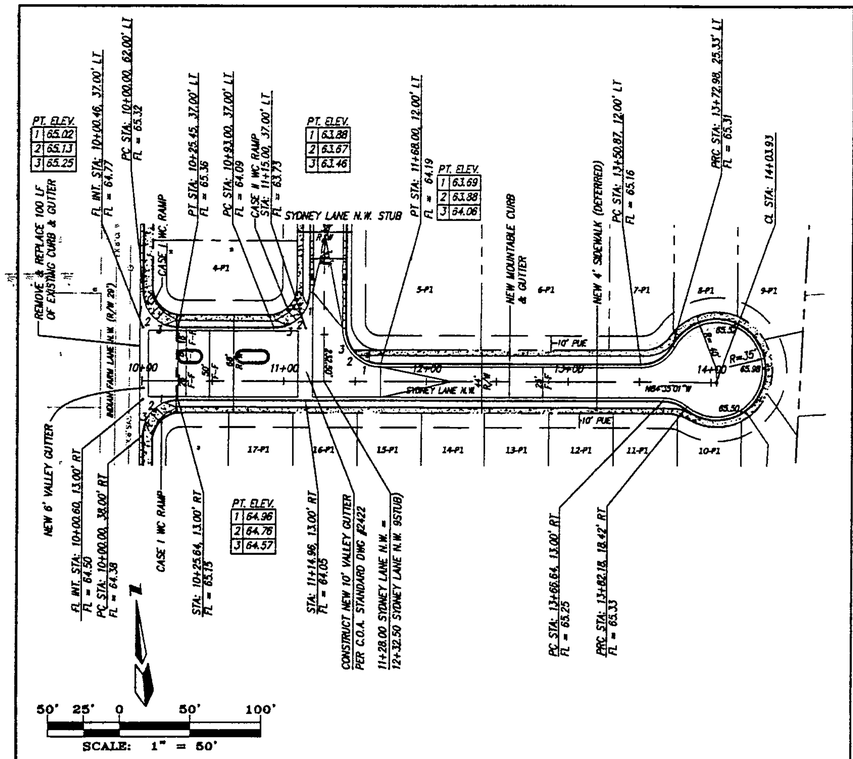


LEGEND

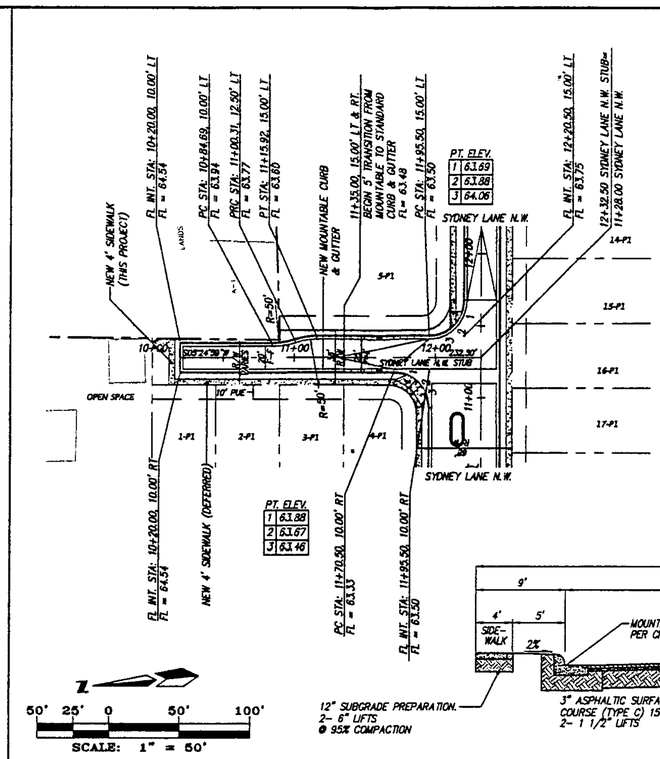
- EXISTING CONCRETE CURB
- EXISTING UTILITY PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MH
- EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED STORM INLET
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED 4' SIDEWALK (DEFERRED)
- PROPOSED WHEEL CHAIR RAMP
- DOWN TRANSITION
- PROPOSED WHEELCHAIR RAMP
- PROPOSED STREET LIGHT







SYDNEY LANE N.W.
STA. 10+00.00 TO STA. 14+03.93
SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



SYDNEY LANE N.W. STUB
STA. 10+00.00 TO STA. 14+03.93
SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

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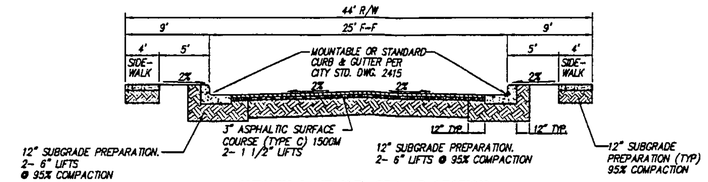
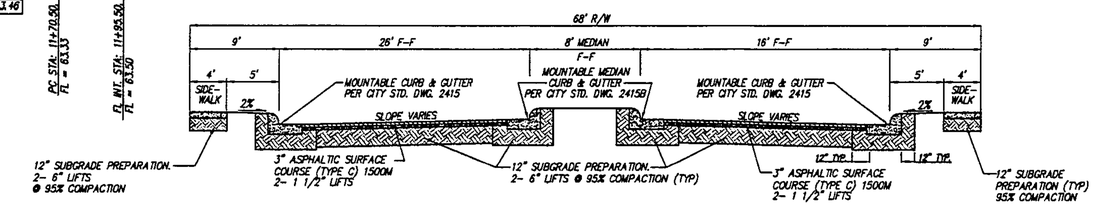
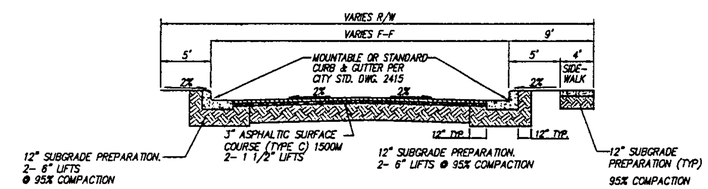


SYDNEY LANE N.W. STREET SECTION
STUB STREET TO 13+50.87
N.T.S. (SEE NOTE 5)



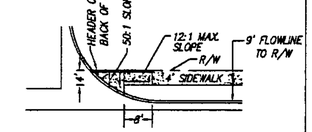
SYDNEY LANE N.W. STREET SECTION
10+00 TO STUB STREET
N.T.S. (SEE NOTE 5)



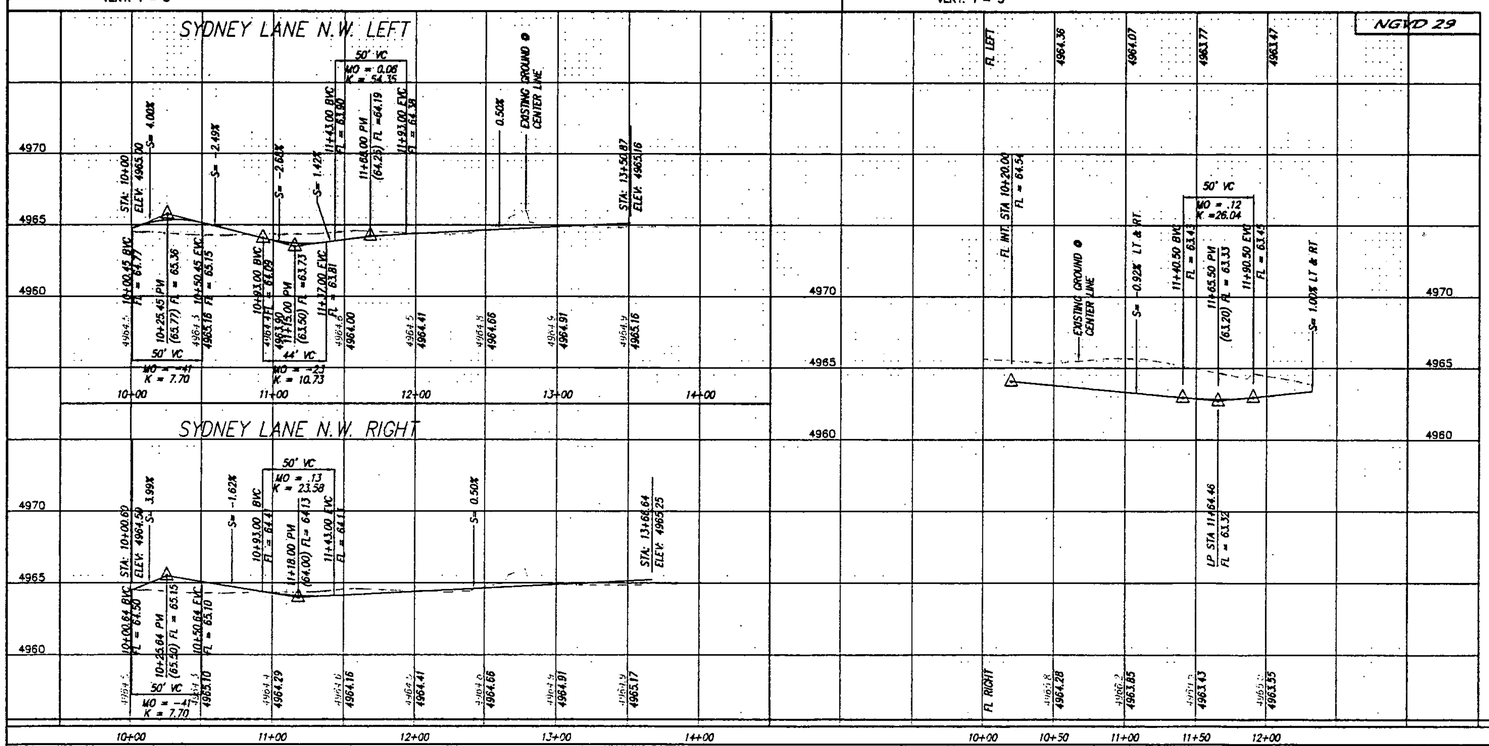
SYDNEY LANE STUB TYPICAL STREET SECTION
N.T.S. (SEE NOTE 5)

LEGEND

- EXISTING CONCRETE CURB
- EXISTING UTILITY PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MH
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED STORM INLET
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED 4' SIDEWALK (DEFERRED)
- PROPOSED WHEEL CHAIR RAMP
- CROWN TRANSITION
- PROPOSED WHEELCHAIR RAMP
- PROPOSED STREET LIGHT



UNI-DIRECTIONAL CURB ACCESS RAMP
PER COA STD DWG 2426. N.T.S.



AS BUILT INFORMATION: CONTRACTOR, WORK STAKED BY, INSPECTED BY, ACCEPTANCE BY, FIELD VERIFICATION BY, DRAWINGS CORRECTED BY, MICRO-FILM INFORMATION, RECORDED BY, NO., DATE

BENCH MARKS

SURVEY INFORMATION: FIELD NOTES, NO., BY, DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	SD	1/05
DRAWN BY	KJS	1/05
CHECKED BY	DMG	1/05

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SYDNEY PLACE SUBDIVISION
SYDNEY LANE N.W./SYDNEY LANE N.W. STUB
PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 759181 | ZONE MAP NO. G-13-Z | SHEET 5 OF 8

A04\jobs/A4053JF/PLANS/A4053JPP-1.dwg/05-11-05 SPS JCC DER

DRB

APPLICATION NO. 06AA - 01465	PROJECT NO. 1003522
PROJECT NAME LANDS of JANE BATTAN	
EPC APPLICATION NO.	
APPLICANT / AGENT CHARLES WONG	PHONE NO. 828-2200
ZONE ATLAS PAGE	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

completed 10/16/06

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

Sheran Deferred Plan 10/16/06

Revised 3/3/04

(Return form with plat / site plan)

DRB AA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: ALPHA EQUITIES, LLC PHONE: 922-4911

ADDRESS: PO BOX 10005 FAX: 922-9418

CITY: ALBUQUERQUE STATE NM ZIP 87184 E-MAIL:

Proprietary interest in site: OWNER **List all owners:**

AGENT (if any): MARK GOODWIN + ASSOCIATES, PA PHONE: 828-2200

ADDRESS: PO BOX 90606 FAX: 797-9539

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL:

DESCRIPTION OF REQUEST:

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. LOT 89; TRACT B2; LOT 6 Block: Unit:

Subdiv. / Addn. MRGCD MAP #34; LANDS OF JANE BATTEN; ESTATE OF EMILIANO GUTIERREZ

Current Zoning: RA-2 Proposed zoning: SAME

Zone Atlas page(s): G-13 No. of **existing** lots: 17 No. of **proposed** lots: 17

Total area of site (acres): 4.3758 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) 101306023122232004 Within 1000FT of a landfill? NO

UPC No. 101306019224332002; 101306021824032003; MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA RD NW

Between: INDIAN FARM LANE NW and LA PLAZA DR NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003522

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 7-14-04

SIGNATURE DATE 10.6.06

(Print) CHARLES WONG ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☑ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06AA - - 01465	ASB B	P(4)	$ 45.00
☑ All fees have been collected	- -			$
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
NA ☐ Site is within 1000ft of a landfill	- -			$
NA ☐ F.H.D.P. density bonus				Total
NA ☐ F.H.D.P. fee rebate	Hearing date			$ 45.00

10/6/06

Planner signature / date

Project # 1003522

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Solid Waste Management Department signature on Site Plan if relevant
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Copy of the LUCC approval if the site is in an historic overlay zone
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**
☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

__ ~~Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies~~
✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of EPC or DRB Notice of Decision (not required for WTF)
✓ Fee (see schedule) 45
✓ Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

__ Notifying letter & certified mail receipts addressed to owners of adjacent properties
__ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:

__ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

CHARLES WONG
Applicant name (print)

10-6-06
Applicant signature / date

Form revised June 04, October 2004

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

Application case numbers
06AA - - 01465
- -
- -

10/6/06
Planner signature / date

Project # 1003522

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ALPHA EQUITIES

AGENT Corinthian Const. Inc

ADDRESS

PROJECT & APP # 1003522 / ULAA-01465.

PROJECT NAME SYDNEY PLACE

$ _____ 441032/3424000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

$ 45.00 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 45.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.***

10005

ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, NM 87184

CHARTER BANK
ALBUQUERQUE, NM 87112
95-7242/3070

10/5/06

$ 45.00

City Of Albuquerque
Treasury Divis DOLLARS

PAY TO THE ORDER OF City of Albuq

Forty Five and 00/100

10/6/2006 2:57PM LOC: ANNX
RECEIPT# 00067784 WS# 006 TRANS# 0033
Account 441006 [illegible]110
Activity 4971000 TRSCCS
Trans Amt $45.00
324 Misc $45.00 MP
CK $45.00
CHANGE $0.00

MEMO C of A Application Fee

Thank You

⑈001001⑈ ⑆307072427⑆ 0070013762⑈

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

9. Project # 1003522
04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13)

At the December 1, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 12/1/04 and approval of the grading plan engineer stamp dated 11/3/04 the Preliminary Plat was approved.

The site plan for subdivision was approved with final sign off delegated to Planning for landscape plans for open space tracts.

A sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior lots was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 16, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. 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).

OFFICIAL NOTICE OF DECISION
PAGE 2

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.)

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc: Alpha Equities LLC, P.O. Box 10005, 87184
Mark Goodwin & Associates, P.O. Box 90606, 87199
Shirley Salvi, 2721 Indian Farm Ln NW, 87107
Claude Morelli, 2236 Dietz Pl NW, 87107
Sharon Ahern, 3005 Indian Farm Ln NW, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Alpha Equities, LLC
100 Gold SW, Suite 209
Albuquerque, NM 87102
505-922-9411 phone
505-922-9418 fax

October 5, 2006

City of Albuquerque
Planning Department

Re: Sydney Place Subdivision Project number 1003622

To Whom It May Concern,

Please review the attached application for amendment of the site development plan for the Sydney Place subdivision. The notes section of the approved site development plan inadvertently included a provision that all homes in the subdivision be limited to one story and/or 17' in height. It was not the intent of the developer, or the surrounding neighborhood associations to require this provision. The neighbors and the original developer support this action and there is no opposition to the amendment of the site development plan. Your prompt action in this matter is appreciated.

Sincerely,

T. Scott Ashcraft
Managing Member
Alpha Equities, LLC

City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Sydney Place Subdivision

To Whom It May Concern:

The Indian Farm Lane Neighborhood Association does **NOT** have any issues with Corinthian Construction, Inc. building homes that are two-story in the area known as the Sydney Place Subdivision. Height restrictions were never a concern with the aforementioned area.

Sincerely,

Shirley Salvie	neighborhood representative	10-3-06
Signed	Title	Date
Steven Pazand	Block Capt.	10-3-06
Signed	Title	Date

State of NEW MEXICO)
) ss
County of BERNALILLO)

I, CHARLES WONG, a notary public, do hereby certify that on this 3 day of OCTOBER, 2006, personally appeared before me SHIRLEY SALVIE declared that s/he is the NEIGHBORHOOD REP. of INDIAN FARM LANE, that s/he signed the foregoing document on behalf of the association as the authorized representatives, and that the statements therein contained are true.

OFFICIAL SEAL
Charles T. Wong
Notary Public
State of New Mexico
My Commission Expires 12-23-09

Notary Public Chl T. Wong
My Commission Expires on 12.23.09

I, CHARLES WONG, a notary public, do hereby certify that on this 3 day of OCTOBER, 2006, personally appeared before me STEVEN PAZAND declared that s/he is the BLOCK CAPTAIN of INDIAN FARM LANE, that s/he signed the foregoing document on behalf of the association as the authorized representatives, and that the statements therein contained are true.

Notary Public Chl T. Wong
My Commission Expires on 12.23.09

OFFICIAL SEAL
Charles T. Wong
Notary Public
State of New Mexico
My Commission Expires 12.23.09

DRB AA

APPLICATION NO. DGAA - 01465	PROJECT NO. 1003522
PROJECT NAME LANDS of JANE BATTAN	
APPLICANT / AGENT CHARLES WONG	PHONE NO. 828 - 2200
ZONE ATLAS PAGE G-13	DATE SUBMITTED 10/6/06

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:
Administrative Amendments (AA's)	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:	F: D: F: D: A:	
Minor Plat / Major Final Plat	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:
Vacation-Private Easement	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:

Project Number 1003522

First Review-Total City Days	
Second Review-Total City Days	
Third Review-Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

Sherman Eight Plan 10/6/06

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Second Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Third Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Fourth Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

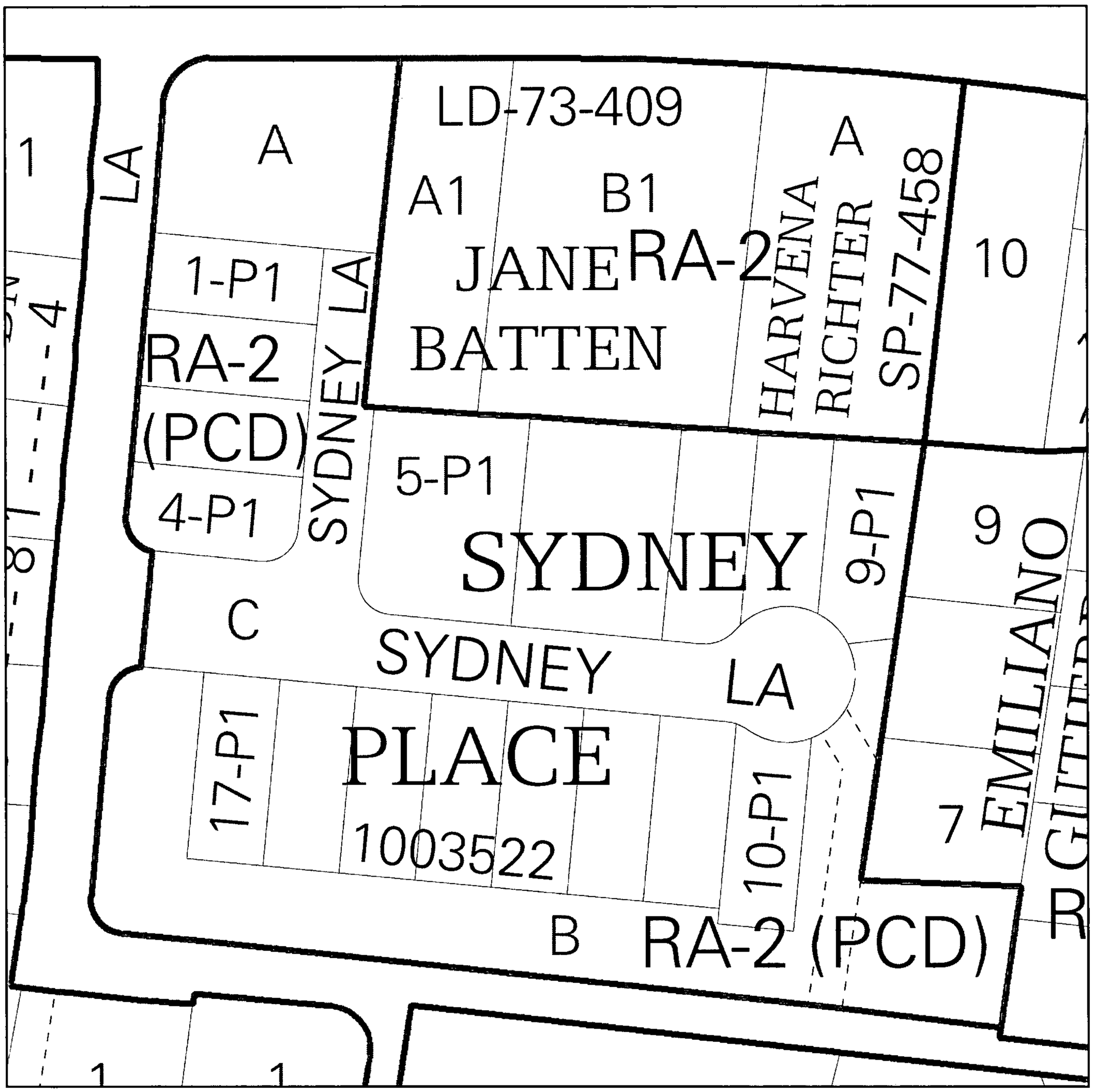
Print Name: _____

Signed: _____

Zone Map Change Verification

File No.: 2005C-177

Approved _____ Date _____



6/20/2006

0 100 Feet

Albuquerque Geographic Information System

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
_X_ Major Subdivision action		____ Annexation	
____ Minor Subdivision action		____ County Submittal	
____ Vacation	**V**	____ EPC Submittal	
_X_ Variance (Non-Zoning)		____ Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	**P**	____ Sector Plan (Phase I, II, III)	
_X_ ...for Subdivision Purposes		____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ ...for Building Permit		____ Text Amendment (Zoning Code/Sub Regs)	
____ 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: Alpha Equities, LLC PHONE: 922-4911

ADDRESS: PO Box 10005 FAX: 922-9418

CITY: Albuquerque STATE NM ZIP 87184 E-MAIL:

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

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Sydney Place – Final Plat

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

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

Lot or Tract No. Lot 89 ; Tract B2; Lot 6 Block: Unit:

Subdiv. / Addn. MRGCD Map # 34; Lands of Jane Batten; Estate of Emiliano N Gutierrez

Current Zoning: RA-2 Proposed zoning: Same

Zone Atlas page(s): G-13 No. of **existing** lots: 1 Lot / 2 Tracts No. of **proposed** lots: 17 Lots / 3 Tracts

Total area of site (acres): 4.3758 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 101306019224332002; 101306021824032003; 101306023122232004 MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Rd NW

Between: Indian Farm Lane NW and La Plaza Dr NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003522

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 07/14/2004

SIGNATURE _____ DATE 4/26/05

(Print) Scott Davis ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ 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
05DRB - - 00703	FP	5(3)	$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date 5-4-05

Project # 1003522

4-26-05

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ 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.**

✓ X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ X Design elevations & cross sections of perimeter walls
✓ X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ X Property owner's and City Surveyor's signatures on the Mylar drawing
✓ X SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ X Any original and/or related file numbers are listed on the cover application
✓ X **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.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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.

Lorraine Davis
Applicant name (print)

Lorraine Davis 4-26-05
Applicant signature / date

Form revised 3/03, 8/03 and 11/03

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

Application case numbers
05DRB-_____-00703
_____-_____-_____
_____-_____-_____

4-26-05
Planner signature / date

Project # 1003522

F-13-Z

F-12-Z

F-14-Z

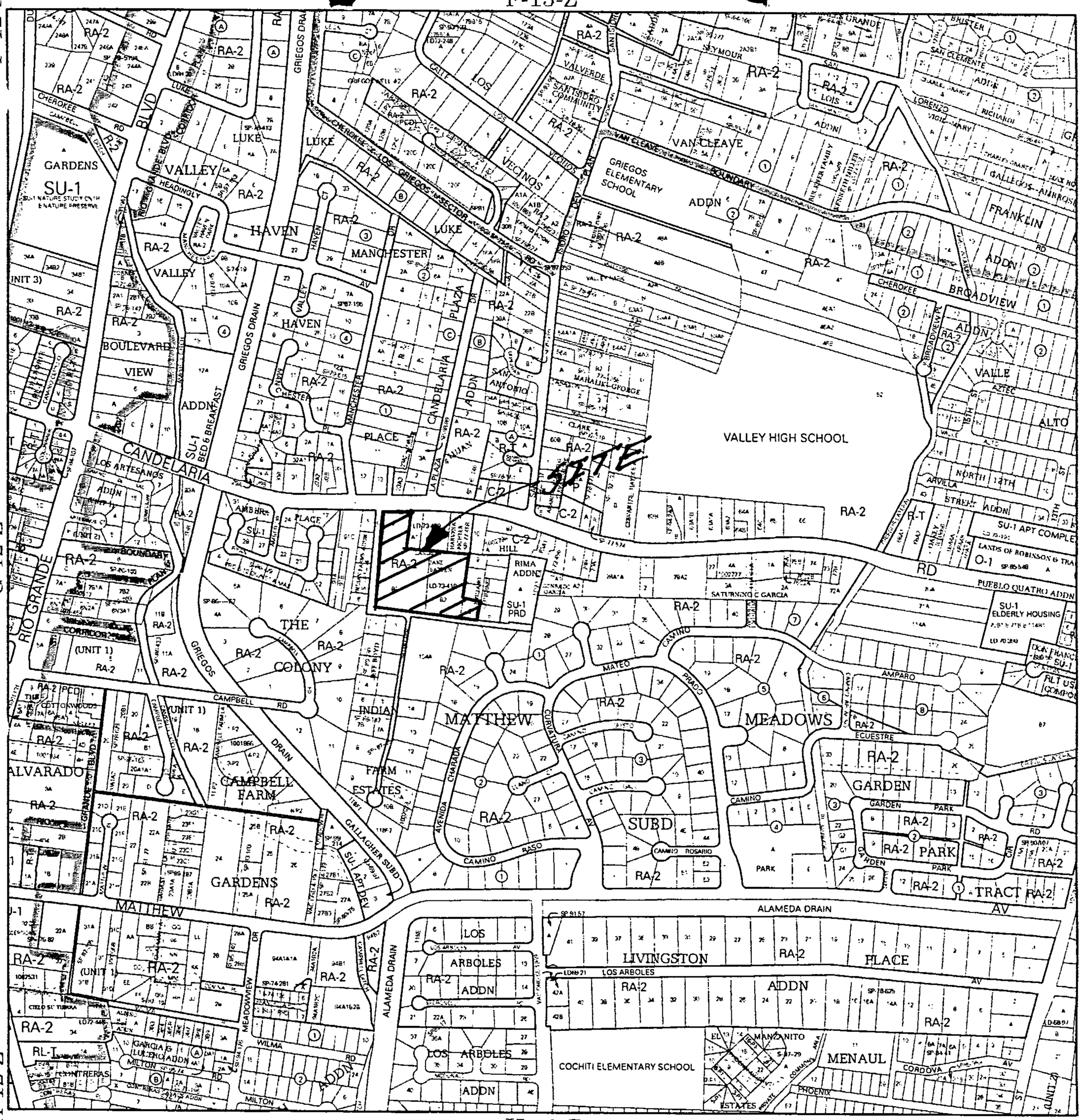
G-12-Z

G-14-Z

H-12-Z

H-14-Z

H-13-Z



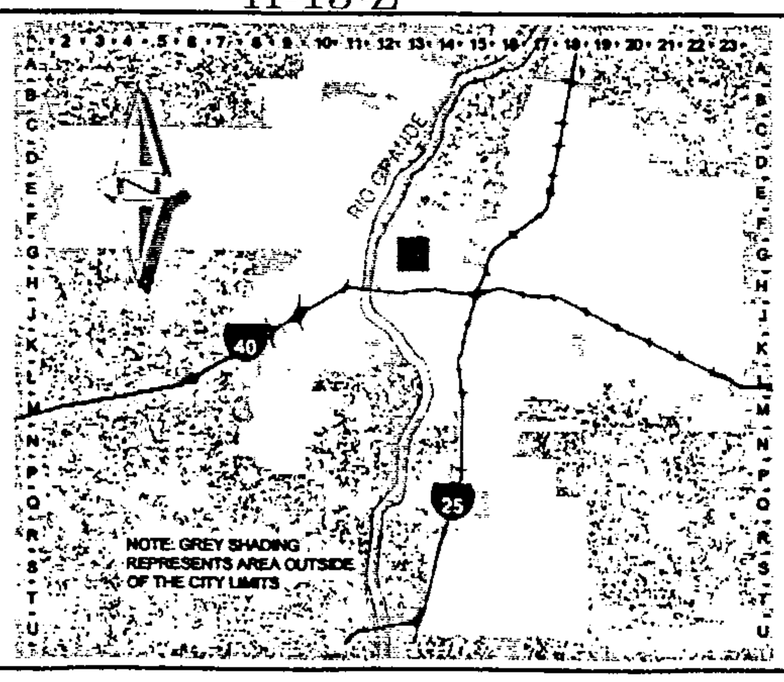
Zone Atlas Page: **G-13-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 · 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

Scott Ashcraft
922-9411

No. of Lots: 17
Nearest Major Streets Candelaria & Indian Farm Ln

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

Sydney Place CPN 759181

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of April, 2005, 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 Alpha Equities, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM Limited Liability Company, whose address is PO Box 10005, Albuquerque, NM 87184 and whose telephone number is 922-9411, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 89, MRGCD Map No. 34 AND ALL of Tract B2, Lands of Jane Batten, recorded on 8/20/1973 in the records of the Bernalillo County Clerk at Book B8, pages 144 thru -- together with Lot 6, Estate of Emiliano N. Gutierrez, recorded on 7/13/1960 the records of the Bernalillo County Clerk at Book B3, pages 152 thru -- (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:] Alpha Equities, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SYDNEY PLACE describing Subdivider's Property.

As a result of the development of the 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 of, 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of April 2007 ("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. 759181.

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 Subdivision Ordinance 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 Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 19.00
2005053974
6250022
Page: 1 of 6
04/19/2005 04:27P
Bk-A95 Pg-3813

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Alpha Equities

AGENT MARK GOODWIN

ADDRESS

PROJECT & APP # 1003522/05DRB 00703

PROJECT NAME Sydney Place

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

4503

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

95-681/1070

DATE April 26, 2005

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty NO/100 DOLLARS

DUPLICATE
City Of Albuquerque
Treasury Division

Security Features Details on Back.

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

FOR Sydney Place

⑈004503⑈ ⑆107006813⑆ 28300 7403⑈

4/26/2005 10:35AM LOC: ANNX
RECEIPT# 00039593 WS# 008 TRANS# 0003
Account 441032 Fund 0110
Activity 3424000 MP
Trans Amt $20.00
TOTAL $20.00
CK $20.00
CHANGE $0.00

Thank You

©HARLAND STYLE XKJ

CANDELARIA ROAD NW (R/W-80')

N

60' 30' 0 60' 120'

SCALE: 1" = 60'

PRIVATE DRAINAGE EASEMENT

OPEN SPACE (0.3361 Acres)

LOT 1-P1

7.03' R/W DEDICATION

24' F-F

LOT 2-P1

LOT 3-P1

LOT 4-P1

STONEY LANE N.W. (PRIVATE STREET)

38'

20'

68'

9'

24'

INDIAN FARM LANE N.W. (R/W 29')

INDIAN FARMS ADDITION (02-09-81, C18-2)

1

2

3

4

5

6

LANDS OF JANE BATTEN (08-20-73, B8-145)

A-1

B-1

LAND OF HARVENA RICHTER (09-29-77, B13-125)

A

(*)REMAINDER 10

(*)ESTATE OF EMILIANO N. GUTIERREZ (07-13-60, B3-152)

9

8

7

4

5

LOT 5-P1

LOT 6-P1

LOT 7-P1

LOT 8-P1

LOT 9-P1

SYDNEY TRAIL N.W. (PRIVATE STREET)

44'

LOT 17-P1

LOT 16-P1

LOT 15-P1

LOT 14-P1

LOT 13-P1

LOT 12-P1

LOT 11-P1

LOT 10-P1

10' PUE

OPEN SPACE (0.9144 Acres)

PRIVATE DRAINAGE EASEMENT

7.5±' ROW DEDICATION

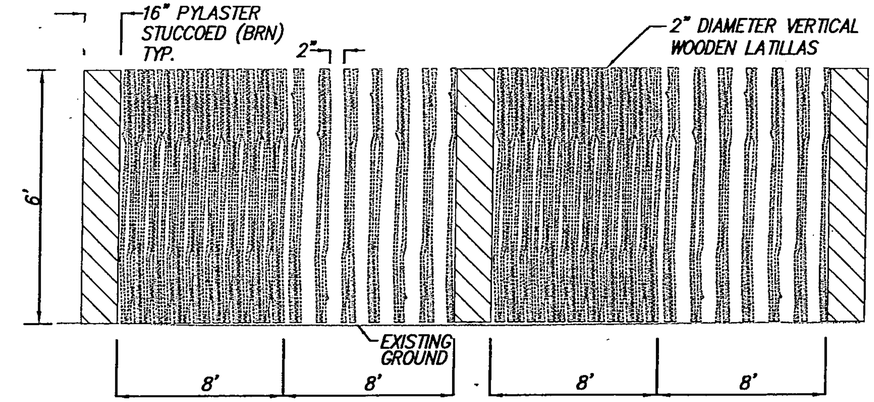
20' PUBLIC WATERLINE EASEMENT

24' F-F

INDIAN FARM LANE

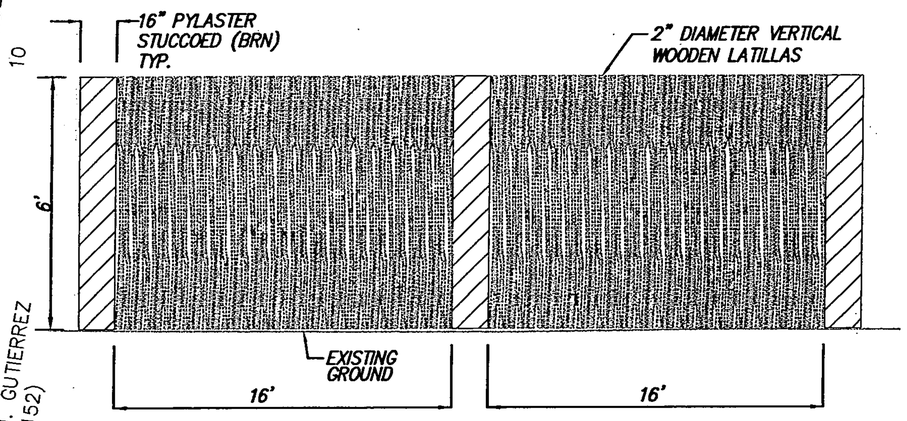
TRACT 1

LOT 1



NEW OPEN SPACE FENCE

N.T.S.



NEW REAR YARD & ENTRY FENCE

N.T.S.

Perimeter Wall Approved

DRB Chair

11/24/04

Date

LEGEND

NEW REAR YARD & ENTRY FENCE

NEW OPEN SPACE FENCE

RECEIVED NOV 23 2004 HYDROLOGY SECTION

dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

PERIMETER WALL DESIGN PROJECT DATA

NAME: SYDNEY PLACE

LOCATION: S.E. CORNER OF CANDELARIA RD. N.W. AND INDIAN FARM LANE N.W.

DRB PROJECT NO.	ZONE MAP NO.
1003522	G-13-Z

A4053IF/DWG/A4053SITE-WALL/11-22-04/ACH

Current DRC
Project Number:_____

9 ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 11/4/04
Date Site Plan Approved: 12/01/04
Date Preliminary Plat Approved: 12/01/04
Date Preliminary Plat Expires: 12/01/05
DRB Project No.: 1003522
DRB Application No. 04-01725

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

SYDNEY PLACE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 89, MRGCD Map #34; Tract B2,Lands of Jane Batten, with Lot 6, Estate of Emiliano N. Gutierrez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		2' FE	Residential Paving	Indian Farm Lane	Candelaria	South Pl	/	/	/
			C & G (east side)						
		6'	Sidewalk (east side)						
		2' FE	Residential Paving	Indian Farm Lane	West PL	Lot 15	/	/	/
			C & G (north side)						
		6'	Sidewalk (north side)						
		20'	GRAVEL ROAD	INDIAN FARM LANE EAST EXTENTION	INDIAN FARM LANE	EAST PL			
		26' FF	Residential Paving	Sidney Lane	Sydney Lane Stub	cul-de-sac	/	/	/
			C & G (both sides)						
		4'	* Sidewalk (both sides)						
		20' FF	Residential Paving	Sydney Lane Stub	Lot 2	Terminus	/	/	/
			C & G (both sides)						
		4'	* Sidewalk (~~south~~ WEST side)						
		25' FF	Residential Paving	Sydney Lane Stub	Sydney Lane	Lot 2	/	/	/
			C & G, Std (both sides)						
		4'	* Sidewalk (~~south~~ WEST side)						
			WATER						
		6"	Waterline	Sydney Lane	Indian Farm Lane	20' PWE	/	/	/
		6"	Waterline	20' PWE	Sydney Lane	Indian Farm Lane	/	/	/
		6"	Waterline	Indian Farm Lane	20' PWE	Exist WL in Rancho de Candelaria	/	/	/
		6"	Waterline	Sydney Lane Stub	Entire Length		/	/	/

A04053

revised 07/01/01

ORIGINAL

Project name: Sydney Place

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		8"	SAS	Sydney Lane	Indian Farm Lane	cul-de-sac	/ /	/ /	/ /
		8"	SAS	Sydney Lane Stub	Entire Length				
		4"	PRESS SAS	INDIAN FARM LANE EAST EXTENSION	INDIAN FARM LANE	EAST PL			
			STORM DRAIN						
		18"-24"	Storm Drain	Sydney Lane Stub	Terminus	Sydney Lane	/ /	/ /	/ /
		24"	Storm Drain w/ FLAP GATE	Private drainge esmt ON TRACT A	Sydney Lane Stub Terminus	Candelaria			
			~~Retention Pond~~	~~Tract A w/ A & C~~			/ /	/ /	/ /
			~~Retention Pond~~	~~Tract B w/ A & C~~					

* Sidewalks to be deferred.

1 Water Infrastructure to include valves, fittings, and firehydrants.

2 SAS Infrastructure to include manholes and service connections.

3 Storm Drain Infrastructure to appurtenances.

4 Street lights per DPM.

5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

11-4-04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

12/01/04
DRB CHAIR - date

Christina Sandoval 12/1/04
PARKS & GENERAL SERVICES - date

12-1-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

12/1/04
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bjorkman 12/1/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

A04053

revised 07/01/01

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 11/4/04
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1003522
DRB Application No.:_____

INFRASTRUCTURE LIST

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

SYDNEY PLACE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 89, MRGCD Map #34; Tract B2,Lands of Jane Batten, with Lot 6, Estate of Emiliano N. Gutierrez
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		2' FE	Residential Paving	Indian Farm Lane	Candelaria	South Pl	/	/	/
			C & G (east side)						
		6'	Sidewalk (east side)						
		2' FE	Residential Paving	Indian Farm Lane	West PL	Lot 15	/	/	/
			C & G (north side)						
		6'	Sidewalk (north side)						
		26' FF	Residential Paving	Sidney Lane	Sydney Lane Stub	cul-de-sac	/	/	/
			C & G (both sides)						
		4'	* Sidewalk (both sides)						
		20' FF	Residential Paving	Sydney Lane Stub	Lot 2	Terminus	/	/	/
			C & G (both sides)						
		4'	* Sidewalk (south side)						
		25' FF	Residential Paving	Sydney Lane Stub	Sydney Lane	Lot 2	/	/	/
			C & G, Std (both sides)						
		4'	* Sidewalk (south side)						
			WATER						
		6"	Waterline	Sydney Lane	Indian Farm Lane	20' PWE	/	/	/
		6"	Waterline	20' PWE	Sydney Lane	Indian Farm Lane	/	/	/
		6"	Waterline	Indian Farm Lane	20' PWE	Exist WL in Rancho de Candelaria	/	/	/
		6"	Waterline	Sydney Lane Stub	Entire Length		/	/	/

A04053

revised 07/01/01

Project name: Sydney Place

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SAS						
		8"	SAS	Sydney Lane	Indian Farm Lane	cul-de-sac	/	/	/
		8"	SAS	Sydney Lane Stub	Entire Length		/	/	/
			STORM DRAIN						
		18"-24"	Storm Drain	Sydney Lane Stub	Terminus	Sydney Lane	/	/	/
		24"	Storm Drain	Private drainge esmt	Sydney Lane Stub Terminus	Candelaria	/	/	/
			Retention Pond	Tract A w/ A & C			/	/	/
			Retention Pond	Tract B w/ A & C			/	/	/

* Sidewalks to be deferred.

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AGENT / OWNER

Gregory J. Krenik, PE

NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM

11-4-04

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - 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

A04053

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
_X_ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
_X_ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
_X_ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
____ 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)	
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: Alpha Equities, LLC PHONE: 922-4911

ADDRESS: PO Box 10005 FAX: 922-9418

CITY: Albuquerque STATE NM ZIP 87184 E-MAIL:

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

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:greg@goodwinengineers.com

DESCRIPTION OF REQUEST: Major Subd: Sydney Place: Application for Prelim Plat; Sidewalk Deferral; Variance to DPM, Site Plan for Subdivision

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

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

Lot or Tract No. Lot 89 ; Tract B2; Lot 6 Block: Unit:

Subdiv. / Addn. MRGCD Map # 34; Lands of Jane Batten; Estate of Emiliano N Gutierrez

Current Zoning: RA-2 Proposed zoning: Same

Zone Atlas page(s): G-13 No. of **existing** lots: 1 Lot / 2 Tracts No. of **proposed** lots: 17 Lots / 3 Tracts

Total area of site (acres): 4.3758 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 101306019224332002; 101306021824032003; 101306023122232004 MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Rd NW

Between: Indian Farm Lane NW and La Plaza Dr NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003522

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 07/14/2004

SIGNATURE _____ DATE 11-4-04

(Print) Gregory J. Krenik, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **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
04DRB - - 01725	PP		$ 1055.00
04DRB - - 01726	SPS		$ 385.00
04DRB - - 01727	SDV		$ -0-
04DRB - - 01728	TDS		$ -0-
- -	ADV		$ 75.00
	CMF		Total 20.00
			$ 1535.00

Hearing date 12-1-04

Clare Lemm 11/5/04
Planner signature / date

Project # 1003522

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

X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
X Proposed Infrastructure List
X Design elevations & cross sections of perimeter walls
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Property owner's and City Surveyor's signature on the proposed plat
X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ 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 ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
__ 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
__ 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
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

GREGORY J. KRENIK
Applicant name (print)

11-4-04
Applicant signature / date

Form revised 9/01, 8/03 and **9/03**

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

Application case numbers
04DRB - _____ - 01725
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 11/5/04

Project # 1003522

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

- ☐ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☐ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** 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
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

- ☒ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through 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 variance or waiver
- ☒ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through 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 deferral or extension
- ☒ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed 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.

GREGORY J. KRENIK
Applicant name (print)

11-4-04
Applicant signature / date

Form revised April 2003

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

Application case numbers
04DRB - - 01727
04DRB - - 01728
- -

11-5-04
Planner signature / date

Project # 1003522

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ☒ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ☒ 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
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☐ 6 copies of the Infrastructure List, if relevant to the site plan
- ☒ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- ☐ Solid Waste Management Department signature on Site Plan
- ☐ 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
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Building Permit Checklist
- ☐ 6 copies of the Infrastructure List, if relevant to the site plan
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- ☐ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- ☐ 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
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☐ 6 copies of the Infrastructure List, if relevant to the site plan
- ☐ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

GREGORY J. KRENIK
Applicant name (print)

11-4-04
Applicant signature / date

Form revised September 2001

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

Application case numbers
04DRB-_____-01726
_____-_____-_____
_____-_____-_____

11-5-04
Planner signature / date

Project # 1003522

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Sydney Place Subdivision
AGIS MAP #: G-13
LEGAL DESCRIPTION: Tract 89, MRGCD Map # 34; Tract B2, Lands of Jane Batten; Lot 6, Estate of Emiliano N. Gutierrez

✔ **DRAINAGE REPORT**
A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on November 3, 2004 [date].

Applicant / Agent — Date: 11-4-04

Hydrology Division Representative — Date: 11/5/04

✔ **WATER AND SEWER AVAILABILITY STATEMENT**
A Water and Sewer Availability Statement for this project was ~~requested~~ received from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on July 20, 2004 [date].

Applicant / Agent — Date: 11-4-04

Utility Division Representative — Date: 11-5-2004

DRB# 1003522

f:\\forms\formdrws

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Alpha Equities, LLC **Date of request**: 11/4/04 **Zone atlas page(s)**: G-13

CURRENT:

Zoning RA-2

Parcel Size (acres / sq.ft.) 4.3758 acres

Legal Description -

Lot or Tract # Tract 89, MRGCD Map # 34; Tract B2, Lands of Jane Batten; Lot 6, Estate of Emiliano N. Gutierrez Block #_____

Subdivision Name Sydney Place

Single unit Hosing

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[X]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[ ]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:

No construction / development [ ]
New Construction [X]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 17

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 _____ Date November 5, 2004

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes: Under the threshold

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 11/5/04 DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required **TIS** **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** ___/___/___	_____	_____
	- FINALIZED ___/___/___	TRAFFIC ENGINEER	DATE

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 4, 2004

Ms. Sheran Matson, Chair
Design Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sydney Place Subdivision

Dear Ms. Matson:

As agent for the owner, we are submitting a request to subdivide one lot and two tracts which are zoned RA-2 into 17 lots and 3 private tracts. We also request a temporary deferral of sidewalk construction within the subdivision and a variance from minimum standards of the DPM to have sidewalk on only the south side of the stub street, and narrow the pavement at the end of the stub street from 25' F-F to 20' F-F. We also request a variance from minimum standards of the DPM to have the sidewalk on Indian Farm Lane at the back of curb. As part of this project, a site plan for subdivision is required and is included with the submittal.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, P.E.
Vice President

GJK/sr

f:\\A04053-Sydney Place\DRB Ltr PP SW SV.doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 4, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sydney Place Subdivision – Site Development Plan for Private Commons Development

Dear Ms. Matson:

As you recall, I have met with you twice on this project in an effort to receive preliminary guidance from you on how this site development plan was to be presented. This letter helps explains how the final configuration was determined in general terms. More detailed information is contained within notes on the plan.

The property is currently zoned RA-2, which allows for lots to be as small as 0.25 acres, net. The Private Commons Development (PCD) regulations in the zoning code allow for this minimum lot size to be divided into the area of property in order to determine the maximum number of lots allowed within the subdivision. In this case we have shown seventeen lots.

Next, the amount of private commons area (PCA) is calculated. A minimum of thirty percent of the area of the PCD must be set aside for the PCA. You referred me to Ellen Concini after our last meeting so that she could make an official determination on the methodology I used on the site development plan details. At my meeting with Ms. Concini it was resolved that the PCD boundary would be established after appropriate right-of-way dedication. I will be sending a copy to her asking that if she has any additional comments they forwarded to you.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M MacKenzie

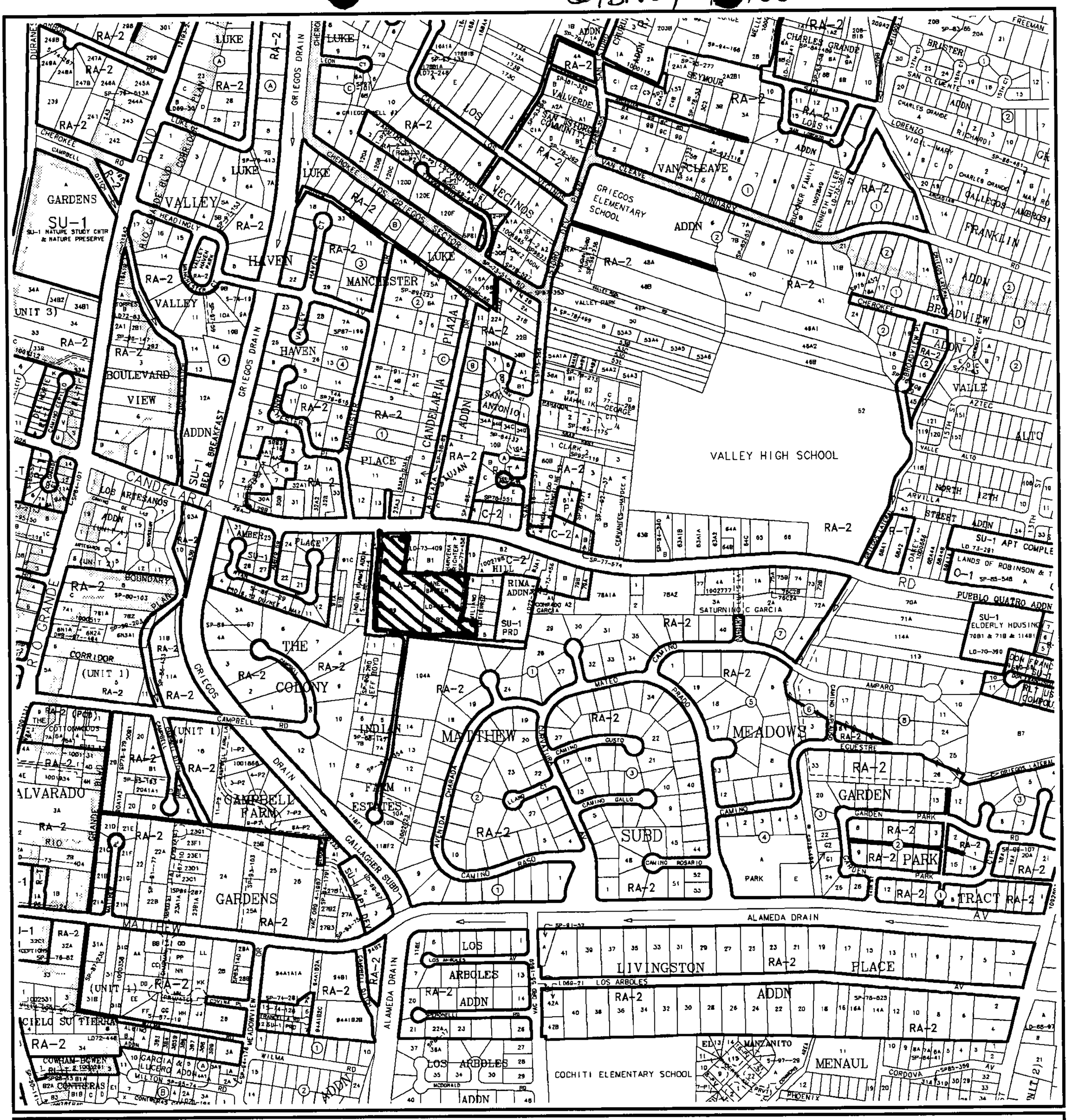
John M. MacKenzie, PE
Vice President

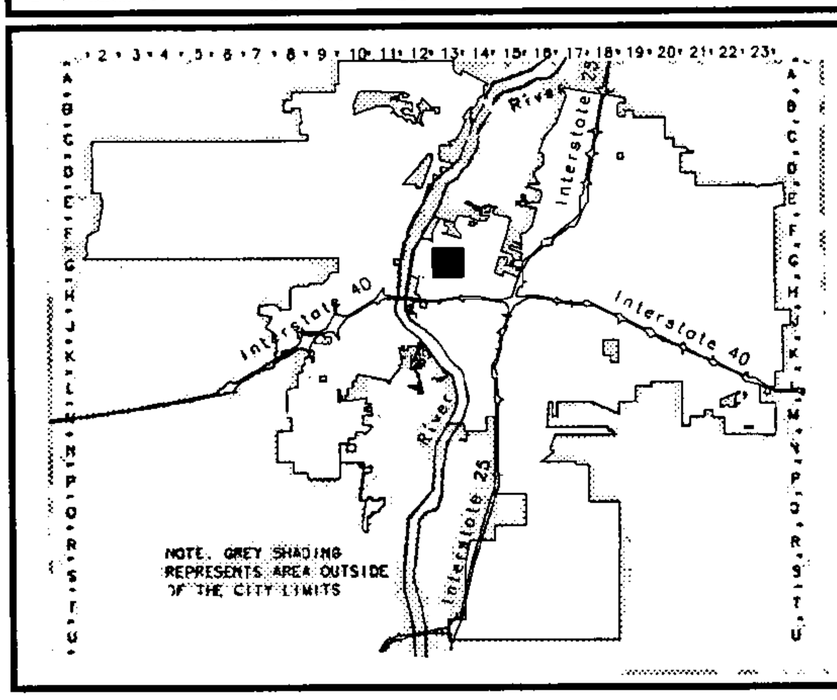
JMM/sr

xc: Ellen Concini – Zoning Enforcement Manager, City of Albuquerque

f:\\4053-sydney place\commons site plan.doc

SYDNEY PLACE





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-13-Z

Map Amended through October 05, 2004

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In **Id Address** **Id ZM** **Pan** **Zoom Out**

ReDraw Screen

LAYER LEGEND

- [x] STREET NAMES
- [ ] PARKS
- [ ] CITY LIMITS
- [x] ZONE MAP GRID
- [ ] NBR BOUNDARY
- [ ] COMMUNITY PLANI
- [ ] WATER LINES
- [ ] SEWER LINES
- [ ] STORM DRAINS
- [ ] ZONING
- [ ] LOT NUMBERS
- [ ] ZIP CODES
- [ ] COUNCIL DISTRICT
- [ ] FLOOD ZONES (dis
- [x] PARCELS
- [ ] CONTROL STATION
- [ ] SENATE DIST.
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- [ ] PARCEL ADDRESS
- [ ] CRIMINAL ACTIVIT
- [ ] PUBLIC FACILITIES
- [ ] LAND USE
- [ ] 1960 CITY LIMITS
- [ ] LANDFILLS/BUFFE
- [ ] CRP LOCATIONS

SHOW LOCATION M

SHOW 1999 AERIAI

Selected Address: 2008 CANDELARIA RD NW
Zoning: RA-2 **Lot/Block/Subd: 89 , 0000 , MRGCD MAP 34**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 17** , 13
Nbr Assoc: NO NEIGHBORHOOD ASSOCIATION Comp. Plan: Established Urban
Voter Pct: 185
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: COCHITI**
ZoneMap Page: G13 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE X (500 YR)
Comm Plan Area: **NORTH VALLEY**
UPC #: 101306019224332002
Owner Name: RHODES JOHN B
Owner City/State/Zip: ALBUQUERQUE / NM / 87198 2221 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

ZOOM LEVEL MEDIUM **TEXT SIZE** MEDIUM

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In **Id Address** **Id ZM** **Pan** **Zoom Out**

ReDraw Screen

LAYER LEGEND

- [x] STREET NAMES
- [ ] PARKS
- [ ] CITY LIMITS
- [x] ZONE MAP GRID
- [ ] NBR BOUNDARY
- [ ] COMMUNITY PLANI
- [ ] WATER LINES
- [ ] SEWER LINES
- [ ] STORM DRAINS
- [ ] ZONING
- [ ] LOT NUMBERS
- [ ] ZIP CODES
- [ ] COUNCIL DISTRICT
- [ ] FLOOD ZONES (dis
- [x] PARCELS
- [ ] CONTROL STATION
- [ ] SENATE DIST.
- [ ] REPRESENTATIVE I
- [ ] COUNTY COMMISSI
- [ ] PARCEL ADDRESS
- [ ] CRIMINAL ACTIVIT
- [ ] PUBLIC FACILITIES
- [ ] LAND USE
- [ ] 1960 CITY LIMITS
- [ ] LANDFILLS/BUFFE
- [ ] CRP LOCATIONS

SHOW LOCATION M

SHOW 1999 AERIAI

Selected Address: 99999 CANDELARIA RD NW
Zoning: RA-2 **Lot/Block/Subd: B2 , 0000 , BATTEN--JANE**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 17** , 13
Nbr Assoc: NO NEIGHBORHOOD ASSOCIATION Comp. Plan: Established Urban
Voter Pct: 185
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: COCHITI**
ZoneMap Page: G13 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE X (500 YR)
Comm Plan Area: **NORTH VALLEY**
UPC #: 101306021824032003
Owner Name: BATTEN JANE
Owner Street Adress: 1934 CANDELARIA RD
Owner City/State/Zip: ALBUQUERQUE / NM / 87107 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

ZOOM LEVEL MEDIUM **TEXT SIZE** MEDIUM

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In **Id Address** **Id ZM** **Pan** **Zoom Out**

ReDraw Screen

LAYER LEGEND

- [x] STREET NAMES
- [ ] PARKS
- [ ] CITY LIMITS
- [x] ZONE MAP GRID
- [ ] NBR BOUNDARY
- [ ] COMMUNITY PLANI
- [ ] WATER LINES
- [ ] SEWER LINES
- [ ] STORM DRAINS
- [ ] ZONING
- [ ] LOT NUMBERS
- [ ] ZIP CODES
- [ ] COUNCIL DISTRICT
- [ ] FLOOD ZONES (dis
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- [ ] REPRESENTATIVE I
- [ ] COUNTY COMMISSI
- [ ] PARCEL ADDRESS
- [ ] CRIMINAL ACTIVIT
- [ ] PUBLIC FACILITIES
- [ ] LAND USE
- [ ] 1960 CITY LIMITS
- [ ] LANDFILLS/BUFFE
- [ ] CRP LOCATIONS

SHOW LOCATION M

SHOW 1999 AERIAI

Selected Address: **2004 CANDELARIA RD NW**
Zoning: RA-2 **Lot/Block/Subd: 6 , 0000 , GUTIERREZ--EMILIANO**
Council District/Name: TWO , O'MALLEY **County Commission: 1** **Rep District/Sen District: 17** , 13
Nbr Assoc: NO NEIGHBORHOOD ASSOCIATION Comp. Plan: Established Urban
Voter Pct: 185
High Sch District: VALLEY **Mid Sch District: GARFIELD** **Elem Sch District: COCHITI**
ZoneMap Page: G13 **Jurisdiction: CITY**
Police Beat: 235/VALLEY
Flood Zone: ZONE X (500 YR)
Comm Plan Area: **NORTH VALLEY**
UPC #: 101306023122232004
Owner Name: SALAS HELEN
Owner Street Adress: 720 FITZGERALD RD
Owner City/State/Zip: ALBUQUERQUE / NM / 87107 2436 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

ZOOM LEVEL MEDIUM **TEXT SIZE** MEDIUM

Alpha Equities, LLC
PO Box 10005
Albuquerque, NM 87184
(505) 922-9411
(505) 922-9418 fax

November 4, 2004

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sydney Place Subdivision

To Whom It May Concern:

Please be advised that we have authorized the firm of Mark Goodwin and Associates to act on our behalf with reference to Sydney Place Subdivision.

Please contact our office if you have questions.

Sincerely,

Scott Ashcraft
Member

ALBUQUERQUE
Making History

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

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.

November 4, 2004

SusanRasinski
Mark Goodwin & Associates, PA
P.O. Box 90605 / 87199
Phone 828-2200 Fax: 797-9539

Sydney Pack

Dear Chris:

Thank you for your inquiry of **November 4, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT B2, LANDS OF JANE BATTEN TOGETHER WITH LOT 6, ESTATE OF EMILLANO N. GUTIERREZ** zone map **G-13.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD 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 me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment 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 associations may contact someone with questions or comments.

* * * \

"Attachment A"

Susan Rasinski, Mark Goodwin & Assoc., PA
Zone Map: G-13

Rio Grande Blvd. NA (R)
***Claude Morelli**
2236 Dietz Pl. NW / 87107 344-9742 (h)
Connie Adler
2616 Harvest ln. nw / 87104 343-9664 (h)

Los Griegos NA (R)
***Joan McDougall**
4020 Grande Dr. NW / 87107 344-9272 (h)
Sandra Valdez
4505 Pedroncelli nw / 87107 345-7553 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

Matthew Meadows HOA
***Mary Spensley**
1517 Camino Amparo NW / 87107 344-1442 (h)
Steve Ingram
3401 Mateo Prado NW / 87107 341-9429 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Ms Mary Spensley, Matthew Meadows HoA
Street, Apt. No.; or PO Box No. 1517 Camino Amparo NW
City, State, ZIP+4 Albuquerque, NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

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:
Ms. Mary Spensley
Matthew Meadows HOA
1517 Camino Amparo NW
Albuquerque, NM
87107

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

A04053-GJK

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:
Mr. Steve Ingram
Matthew Meadows HOA
3401 Mateo Prado NW
Albuquerque, NM
87107

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
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☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

A04053-GJK

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Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Mr. Steve Ingram, Matthew Meadows HoA
Street, Apt. No.; or PO Box No. 3401 Mateo Prado NW
City, State, ZIP+4 Albuquerque NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To C. Morelli - Rio Grande NA
Street, Apt. No.; or PO Box No. 2236 Dietz Pl. NW
City, State, ZIP+4 87107

PS Form 3800, June 2002 See Reverse for Instructions

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:

Claude Morelli
Rio Grande NA
2236 Dietz Pl. NW.
Albuq NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service la* 7003 3110 0001 2522 7637

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

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:

Connie Adler.
Rio Grande Blvd. NA
2616 Harvest Lane NW
Albuq NM 87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service la* 7003 3110 0001 2522 7644

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To C. Adler - Rio Grande NA
Street, Apt. No.; or PO Box No. 2616 Harvest Lane NW
City, State, ZIP+4 87104

PS Form 3800, June 2002 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: J. McDougall - Los Griegos NA
Street, Apt. No.; or PO Box No.: 4020 Grande Dr. NW
City, State, ZIP+4: 87107

PS Form 3800, June 2002 — See Reverse for Instructions

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:

Ms. Joan McDougall
Los Griegos NA
4020 Grande NW
Albuq 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service): 7003 3110 0001 2522 7613

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

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:

Sandra Valdez
Los Griegos NA
4505 Cedroncelli NW
Albuq NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from se): 7003 3110 0001 2522 7620

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: S. Valdez - Los Griegos NA
Street, Apt. No.; or PO Box No.: 4505 Cedroncelli NW
City, State, ZIP+4: 87107

PS Form 3800, June 2002 — See Reverse for Instructions

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Alpha Equities

AGENT Mark Goodwin

ADDRESS PO Box 90606

PROJECT & APP # 1003522/01725/01726/01727/

PROJECT NAME Sydney Place

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 1440.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ 75.00 **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 1535.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

DUPLICATE
City Of Albuquerque
Treasury Division
11/5/2004 11:09AM LOC: ANNX
RECEIPT# 00034222 WSH 007 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $1,535.00
J24 Misc $20.00
Thank You

ALPHA EQUTIES, LLC
501 - 3RD STREET SW PH. 505-248-1688
ALBUQUERQUE, NM 87102

2076
95-101/1070

11/4/04
DATE

PAY TO THE ORDER OF City of Alb. $ 1,535.00

One thousand five hundred thirty five & 00/100 DOLLARS

Security Features Details on Back

Los Alamos NATIONAL BANK
P.O. Box 60 Los Alamos, NM 87544 (505) 662-5171
Member FDIC

FOR Sydney Place

⑆107001012⑆ 2076⑈ 006882311⑈ 01

© HARLAND 2001

11/5/2004 11:09AM LOC: ANNX
RECEIPT# 00034224 WS# 007 TRANS# 0016
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,535.00
CK $75.00
CHANGE $1,535.00
$0.00
Thank You

Thank You
11/5/2004 11:09AM
RECEIPT# 00034223 WS# 007 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $1,535.00
J24 Misc $1,440.00

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 $3.50 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 11-16-04 To 12-1-04

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.

Lauren Davis (Applicant or Agent) 11-5-04 (Date)

I issued 2 signs for this application, 11-5-04 (Date), _____ (Staff Member)

DRB PROJECT NUMBER: 1003522

Rev. 5/9/03

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
~~1003~~ 7/14/04	1003522	Sketch comments	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
July 14, 2004 Comments

ITEM # 32

PROJECT # 1003522 **APPLICATION # 04-01002**

Re: Indian Farms/sketch

As previously discussed with the agent & owner, a meeting with the adjacent neighborhood associations is highly recommended, particularly given the fact that access is proposed off Indian Farms Lane.

Any perimeter walls abutting streets, open space, parks or trails must ~~an~~ have design approval at the time of preliminary plat approval.

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

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003522
Application Number: 04DRB-01002

DRB Date: 7/14/04
Item Number: 32

Subdivision:

Lots 6, Tract B-2 & 89 Lands of Jane Batten , MRGCD Map 34, Lands of Emilio Gutierrez, Indian Farms

Zoning: RA-2

Zone Page: G-13

New Lots (or units) : 17

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 17 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Who will maintain open space tracts?

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003522 Item No. 32 Zone Atlas G-13

DATE ON AGENDA 7-14-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure per DPM will be required.
2)	Need x-sections of Indian Farm Lane to define both right-of-way dedication and improvements.
3)	Are these P1 lots?
4)	Check sight distance onto Candelaria and provide x-section.
5)	Assuming a sidewalk waiver will be requested for one side of stub street.
6)	Check entrance width for gated subdivision with DPM.
7)	Gated subdivision requires streets to be private.

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

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB- 1003522 Item No. 32 Zone Atlas G-13

DATE ON AGENDA 7/14/04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

Need to request a water/sewer availability statement.
A dead end water line will not be allowed.

If you have any questions or comments please call Roger Green at 924-3989. Meeting notes:

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003522 **AGENDA ITEM NO: 32**

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:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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: July 14, 2004

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

____ Major Subdivision action
____ Minor Subdivision action
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

____ 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)

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: Ashwater Homes, LLC PHONE: 922-9411
ADDRESS: PO Box 10005 FAX: 922-9418
CITY: Albuquerque STATE NM ZIP 87184 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:john@goodwinengineers.com

DESCRIPTION OF REQUEST: Major Subdivision: Indian Farms: Sketch Plat Approval (name changed)

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

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

Lot or Tract No. Tract B-2, Tract 89, Lot 6 Block: Unit:
Subdiv. / Addn. Lands of Jane Batten, MRGCD Map No. 34, Lands of Emilio Gutierrez Indian Farms
Current Zoning: RA-2 Proposed zoning: Same
Zone Atlas page(s): G-13 No. of **existing** lots: 3 Tracts No. of **proposed** lots: 17 lots / 2 Tr
Total area of site (acres): 4.32 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101306019224332002101306021824032003, 101306023122232004 MRGCD Map No. 34
LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road
Between: Indian Farms Lane and La Plaza Drive NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ZA-768

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

SIGNATURE John MacKenzie DATE 6/28/04
(Print) John M. MacKenzie, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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
04DRB	-	01002	Sketch		$ Ø
	-				$
	-				$
	-				$
	-				$ Ø
					Total $ Ø

Hearing date JULY 14TH 04

B Anderson 6/28/04
Planner signature / date

Project # 1003522

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

- X 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.
- X 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.
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X 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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- __ 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.
- __ Design elevations & cross sections of perimeter walls
- __ 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.
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
- __ 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.

JOHN MACKENZIE
Applicant name (print)

John M MacKenzie 6/28/04
Applicant signature / date

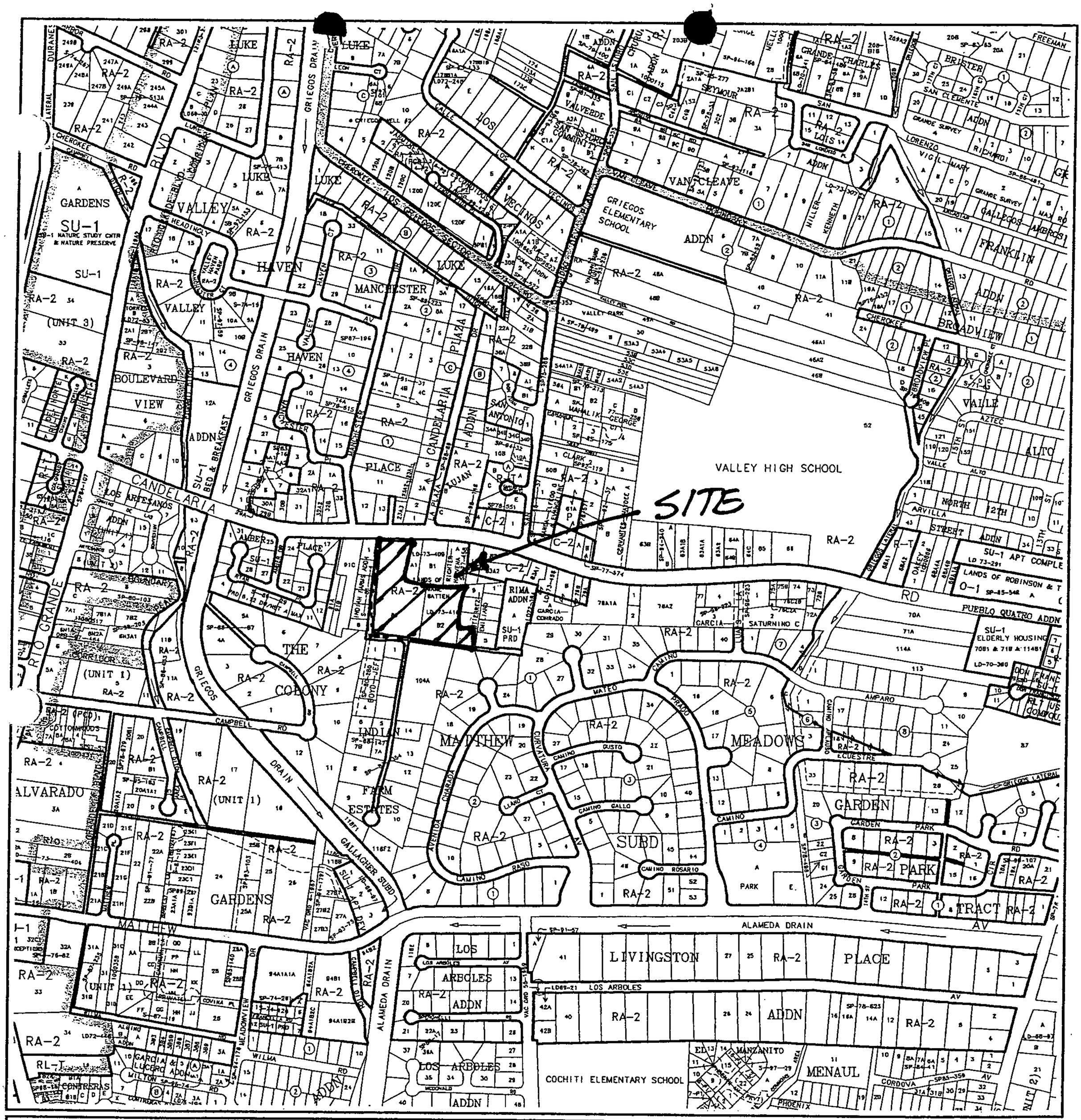
Form revised 3/03, 8/03 and **11/03**

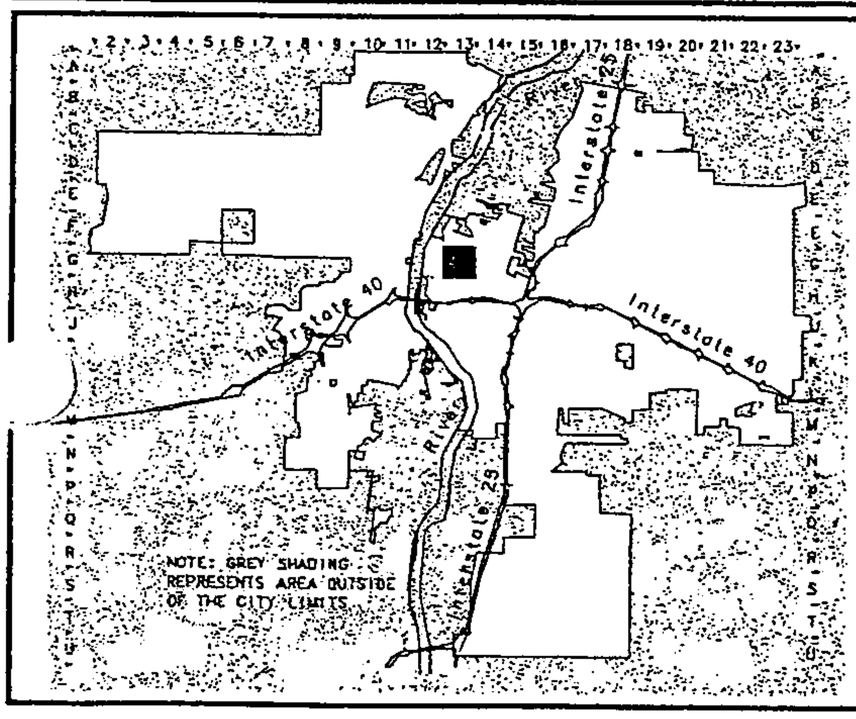
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - - 01002
- -
- -

Planner signature / date 6/28/04

Project # 1003522





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

G-13-Z

Map Amended through January 21, 2003

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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

June 28, 2004

Ms. Sheran Matson, Chair
Design Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Tract B-2, Lands of Jane Batten; Tract 89, MRGCD Map No. 34; Lot 6, Lands of Emiliano Gutierrez

Dear Ms. Matson:

This letter accompanies our application for a Sketch Plat to subdivide the referenced property into seventeen (17) lots and open space in accordance with the subdivision ordinance's Private Commons Development section.

This project will consist of single-family, detached units getting access via a private street connected to Indian Farm Lane. Public utilities will be provided with routine connections to the existing system. It is yet to be determined if there is downstream storm drainage capacity, or if there would be on-site ponding.

A major portion of the site is occupied by thirty-four (34) mobile homes, all of which will eventually be removed in connection with the contract purchaser's agreement with current the mobile home park owner.

Please contact our office if I can be of further assistance..

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
Vice President

JMM/bg

f:\\a04053-indian farms\sketch plat ltr

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, December 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000464
04DRB-01729 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12)

Project # 1001445
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH,** zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] (B-14)

Project # 1002315
04DRB-01723 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE @ HIGH DESERT,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23)

Project # 1002702
04DRB-01664 Major-Vacation of Public Easements
04DRB-01686 Minor-Prelim&Final Plat Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s).[REF:03DRB00886](K-14)

Project # 1002779
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION)** zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] (M-11)

SEE PAGE 2 . . .

Project # 1003039
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] (C-20)

Project # 1003475
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] (B-10)

Project # 1003522
04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE),** zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13)

Project # 1003606
04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5,** zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). (J-9)

Project # 1003752
04DRB-01679 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAUL DEVELOPMENT AREA,** zoned C-3, located on MENAUL BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16)

SEE PAGE 3 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1003757
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] (H-14)

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 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 15, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Making History

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Planning Department

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Albuquerque, NM 87103

10130601792083131 3

COVA GUILLERMO J & EDNA Q
2908 INDIAN FARM LN NW
ALBUQUERQUE NM 87107

COVA908 87107 3017 1N 10 11/16/04
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87107+2640 1B

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 15, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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