

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 13, 2015

Project# 1003610

15DRB-70179 EXT OF SIA FOR TEMP DEFR SDWK CONST

GALWAY CONSTRUCTION INC request(s) the above action(s) for all or a portion of **ARROW WOOD HILLS, UNIT 1** zoned RLT, located on AMOLE MESA BETWEEN MESA ARENOSO AND MORRISSEY containing approximately 29 acre(s). (N-9)

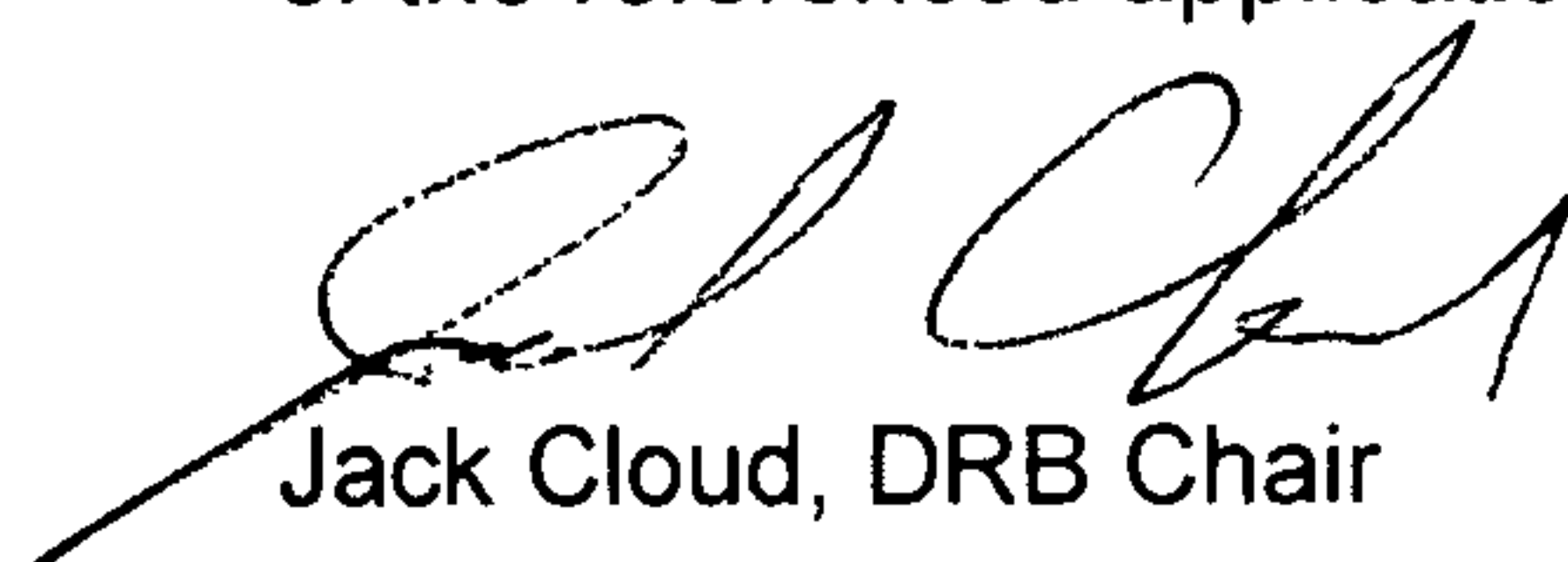
At the May 13, 2015 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by May 28, 2015, in the manner described below.

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

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

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



Jack Cloud, DRB Chair



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

V

P

L A

D

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.

APPLICANT INFORMATION:

Professional/Agent (if any): GALWAY CONST. INC. PHONE: 761-9911
 ADDRESS: 6330 RIVERSIDE PLAZA LANE, # 160 NW FAX: 761-9922
 CITY: ALB. STATE NM ZIP 87120 E-MAIL: rbeltramo@GCINM.COM

APPLICANT: _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: CONTRACTOR List all owners: RCS-ARROWWOOD, LLC

DESCRIPTION OF REQUEST: EXTENSION OF SIDEWALK SIA

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. ARROWWOOD HILLS, UNIT 1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: N/A
 Existing Zoning: RLT Proposed zoning: RLT
 Zone Atlas page(s): N-9 UPC Code: 10090540622153001 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1003610, 08DRB-70400, # 1003610, 12DRB-70145, 13DRB-70560

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 181 No. of proposed lots: 181 Total area of site (acres): 29
 LOCATION OF PROPERTY BY STREETS: On or Near: AMOLE MESA AVE., SW
 Between: MESA ARENOSO DR., SW and MORRISSEY ST., SW

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

SIGNATURE [Signature] DATE 4/20/15
 (Print) RICK BELTRAMO Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
15DRB-70179

Action
SIA
CMF

Form revised 4/07

S.F.	Fees
_____	\$ <u>50.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total
_____	\$ <u>70.00</u>

Hearing date May 13 2015

[Signature]
 4-29-15
 Planner signature / date

Project # 1003610

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.

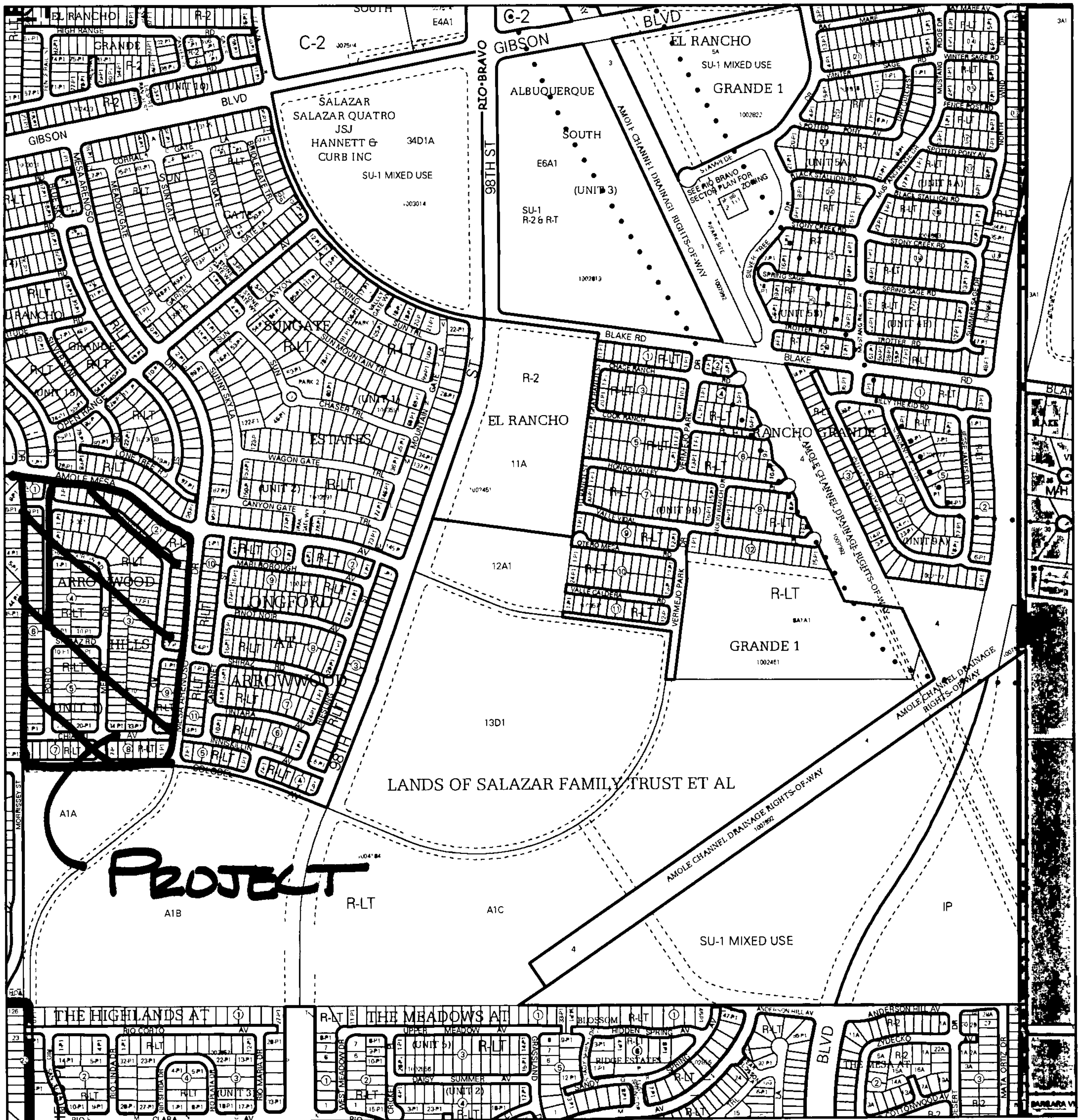
RICK BELTRAMO
Applicant name (print)
[Signature] 4/29/15
Applicant signature / date



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

Application case numbers
SDRB 70179

Form revised 4/07
[Signature] 4-29-15
Planner signature / date
Project # 1003610



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
N-09-Z

Selected Symbols

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

0 750 1,500 Feet



GALWAY
CONSTRUCTION, INC.

April 28, 2015

Mr. Jack Cloud
Development Review Board
City Of Albuquerque
PO Box 1293
Albuquerque, New Mexico, 87103
[Hand Delivered]

Re: Extension of Subdivision Improvements Agreement for Deferred Sidewalk
Arrowwood Hills Subdivision, Unit 1

Dear Mr. Cloud:

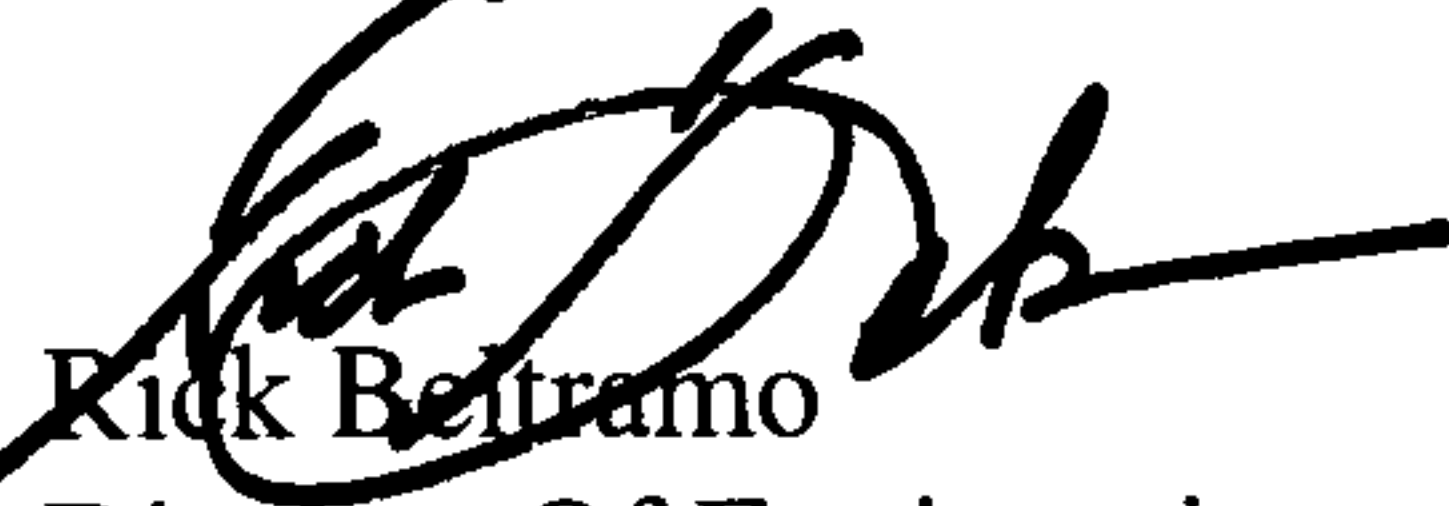
Submitted for Development Review Board review and approval is this request for extension of the Subdivision Improvements Agreement (SIA) for Arrowwood Hills Subdivision, Unit 1. Galway Construction Inc. respectfully requests a 2 Year extension to the SIA.

More specifically an extension is requested to the SIA for on-site deferred sidewalk adjacent to vacant lots. Approximately 41 lots of a 181 lot subdivision remain to have deferred sidewalk constructed.

Enclosed is the following:

- Letter requesting DRB review and approval (this letter),
- Application Fee,
- Application to DRB,
- Owner authorization letter
- Zone Atlas sheet showing project area,
- Exhibit showing sidewalk yet to be constructed.

Sincerely,



Rick Beltramo
Director Of Engineering
Galway Construction Inc.

Attachments

REAL CAPITAL SOLUTIONS
A FAMILY OF REAL ESTATE INITIATIVES

CONDO | CAPITAL | SOLUTIONS > HOMEBUILDER | CAPITAL | SOLUTIONS > APARTMENT | CAPITAL | SOLUTIONS > COMMERCIAL | CAPITAL | SOLUTIONS >

April 9, 2015

Hand Delivered

Mr. Jack Cloud
Development Review Board
City Of Albuquerque
PO Box 1293
Albuquerque, New Mexico, 87103

Re: Extension of Subdivision Improvements Agreements – Galway Authorization Letter
Arrowwood Hills, Unit 1 Project # 747282

Dear Mr. Cloud:

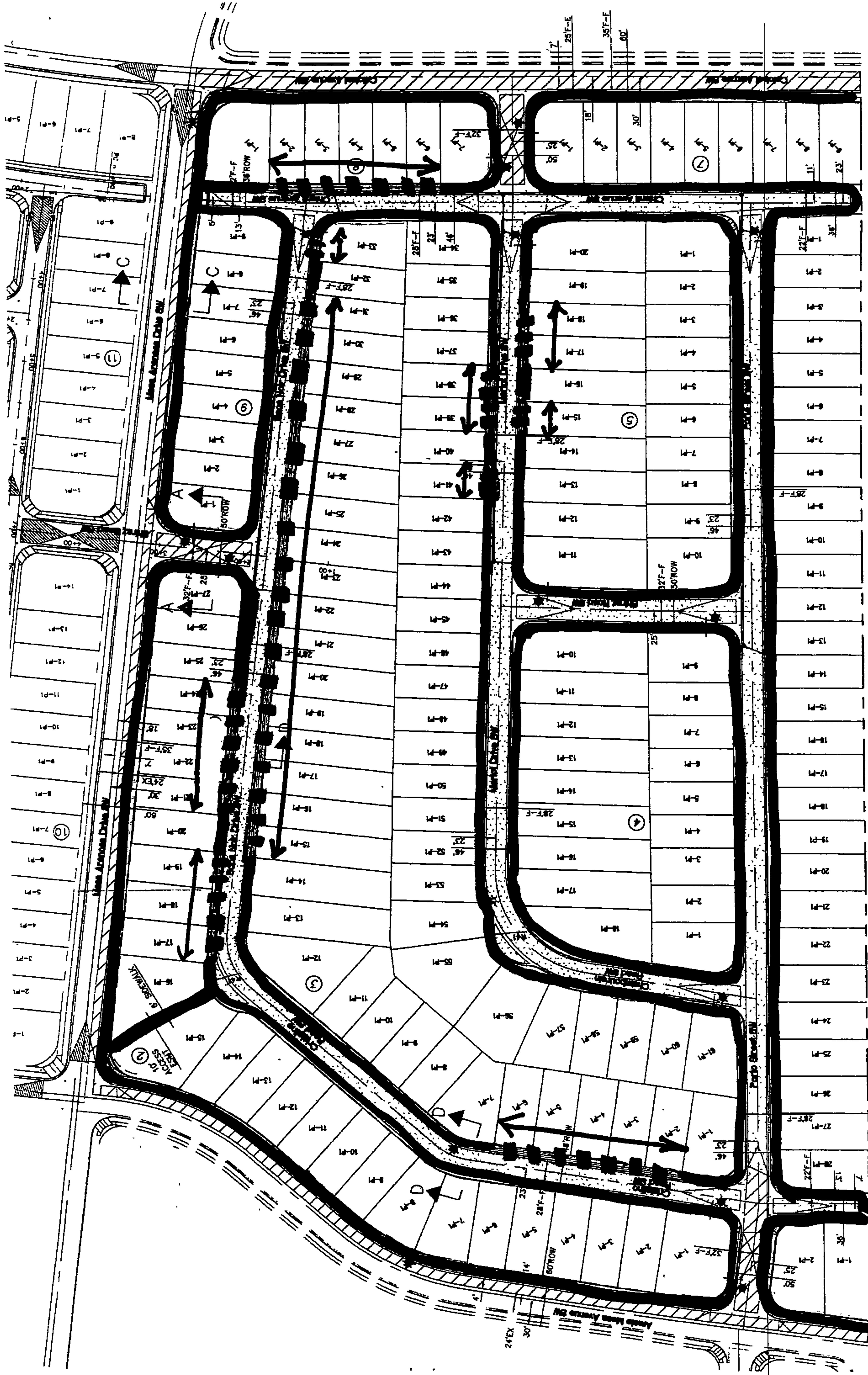
RCS-Arrowwood, LLC, the owner of Arrowwood Hills Unit 1, hereby authorizes Galway Construction, Inc. to submit and process the extension of the deferred sidewalk Subdivision Improvements Agreement (SIA) to the City Development Review Board (DRB) and Design Review Committee (DRC).

Sincerely,



Brian Paul
Vice President

Cc Rick Beltramo, Galway Construction, Inc.



REMAINING SIDEWALK
 04.28.15

PROJECT #
1005610

May 13, 2015

ESIA