

2. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [*Deferred from 4/27/11*]**DEFERRED TO 5/25/11 AT THE AGENT’S REQUEST.**
3. **Project# 1003612**
11DRB-70076 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70077 MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70078 MAJOR - PRELIMINARY PLAT APPROVAL
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND **J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E**, zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9) [*Deferred from 4/27/11*]
At the May 11, 2011, **Development Review Board meeting, The tempororay deferral of sidewalk construction was approved. With the signing of the infrastructure list dated May 11, 2011, and with an approved grading plan engineer stamp dated 5/5/11, the preliminary plat was approved. The vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.**
4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3**, zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) [*Deferred from 4/27/11*] **DEFERRED TO 5/25/11 AT THE AGENT’S REQUEST.**
5. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)
- HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[*Deferred from 3-23-11, 4/27/11*] **DEFERRED TO 5/25/11 AT THE AGENT’S REQUEST.**

3. **Project# 1003612**
 11DRB-70076 VACATION OF PUBLIC RIGHT-OF-WAY
 11DRB-70077 MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONST
 11DRB-70078 MAJOR - PRELIMINARY PLAT APPROVAL
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E, zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9) **DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**
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 11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
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5. **Project# 1004071**
 11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)
- HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, ANCIENT MESA SUBDIVISION, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[*Deferred from 3-23-11*] **DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**

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

6. **Project# 1008672**
 11DRB-70095 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- MICHAEL WEWERKA request(s) the above action(s) for all or a portion of Lot(s) 76-A & 76-B, Block(s) 7, PERFECTO ARMIJO & BROS. ADDITION, zoned SU-2 HD, located on CORNER OF 8TH AND ROMA containing approximately 0.14 acre(s). (J-14) **DEFERRED TO 5/4/11 AT THE AGENT'S REQUEST.**
7. **Project# 1003674**
 11DRB-70005 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, RICH CT SUBDIVISION, zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20) [*Deferred from 3/9/11, 3/23/11*] **DEFERRED TO 5/18/11 AT THE AGENT'S REQUEST.**
- *DEFERRED TO 5/18/11***

3. **Project# 1003612**
 11DRB-70076 VACATION OF PUBLIC RIGHT-OF-WAY
 11DRB-70077 MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONST
 11DRB-70078 MAJOR - PRELIMINARY PLAT APPROVAL
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E, zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9) **DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**
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5. **Project# 1004071**
 11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)
- HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, ANCIENT MESA SUBDIVISION, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[*Deferred from 3-23-11*] **DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**

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

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- MICHAEL WEWERKA request(s) the above action(s) for all or a portion of Lot(s) 76-A & 76-B, Block(s) 7, PERFECTO ARMIJO & BROS. ADDITION, zoned SU-2 HD, located on CORNER OF 8TH AND ROMA containing approximately 0.14 acre(s). (J-14) **DEFERRED TO 5/4/11 AT THE AGENT'S REQUEST.**
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- CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, RICH CT SUBDIVISION, zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20) [*Deferred from 3/9/11, 3/23/11*] **DEFERRED TO 5/18/11 AT THE AGENT'S REQUEST.**
- *DEFERRED TO 5/18/11***



#1003612

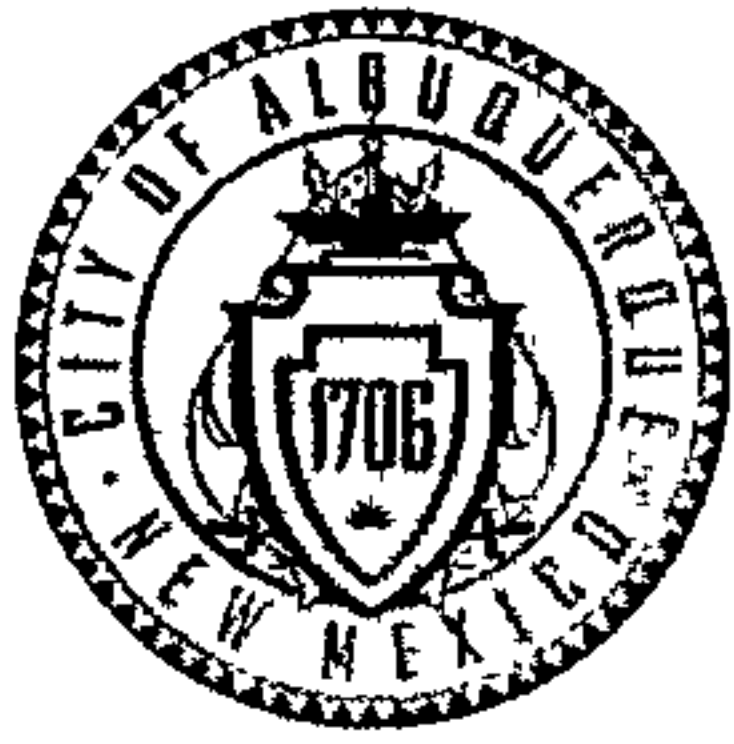
3

Date: 4-27-11

**DRB PUBLIC HEARING
SIGN IN SHEET**

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

1. Name: _____ Address: _____
2. Name: _____ Address: _____
3. Name: _____ Address: _____
4. Name: _____ Address: _____
5. Name: _____ Address: _____
6. Name: _____ Address: _____
7. Name: _____ Address: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

April 27, 2011

Project# 1003612

11DRB-70076 VACATION OF PUBLIC RIGHT-OF-WAY

11DRB-70077 MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONST

11DRB-70078 MAJOR - PRELIMINARY PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E, zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9)

AMAFCA

No comments

COG

MRMPO has no adverse comments.

TRANSIT

No comments

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

Letters sent to: **Avalon NA (R)**

APS

Town of Atrisco Grant, Section 16, Township 10N, Range 2E, a portion of 94th St NW, is located on the south side of Endee Rd NW between 98th St NW and 94th St NW. The owners of the above property request approval of a Vacation of Public Right-of-Way, a Minor Temporary Deferral of Sidewalk Const, and Major Preliminary Plat Approval for a development that will consist of 53 residential lots. This will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Painted Sky Elementary School is exceeding capacity, while Jimmy Carter Middle School and West Mesa High School have excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
275	PAINTED SKY ES	1053	1000	-53
445	JIMMY CARTER	1162	1200	38

570	WEST MESA HS	1740	2000	260
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Residential Units: 53
Est. Elementary School Students: 14
Est. Middle School Students: 6
Est. High School Students: 6
Est. Total # of Students from Project: 26

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

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

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

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

POLICE DEPARTMENT
No comments

FIRE DEPARTMENT
No comments

PNM ELECTRIC
No comments

NM Gas Co.
No comments

COMCAST
No comments

QWEST
No comment

ENVIRONMENTAL HEALTH
No comments

M.R.G.C.D
No adverse comments

OPEN SPACE DIVISION

No comments

CITY ENGINEER

Comments, if any will be provided at the DRB meeting

TRANSPORTATION DEVELOPMENT

A vacation exhibit must be provided. The limits of the proposed vacation are unclear.
No objection to sidewalk deferral request.
Clarify existing conditions.
Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
An infrastructure list is required.
Additional right of way dedication may be required at 94th Street. Please provide additional information.
Improvements to Endee Road are required.
Provide a trip distribution exhibit.

PARKS AND RECREATION

- Defer to Transportaion regarding the vacation request.
- Silica is not shown on the sidewalk deferral exhibit.
- No objection to the Preliminary Plat.

ABCWUA

No adverse comments

PLANNING DEPARTMENT

The Zoning Code restricts residential wall height to a total of 8 feet – the section for “PROPERTY LINE RETAINING WALL” on the proposed grading plan does not comply. Please clarify the existing elevations on adjoining properties, particularly the western boundary.

Refer to comments from affected agencies/ utilities plus any public hearing comments regarding proposed vacation.

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

HEARINGS DATE: 4-27-11 (VRU, TDS, PP)

11. **Project# 1003674**
11DRB-70005 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, **RICH CT SUBD**, zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20)[*Deferred from 1/19/11, 2/2/11*]] **DEFERRED TO 3/9/11 AT THE AGENT'S REQUEST.**

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

12. **Project# 1000319**
11DRB-70035 SKETCH PLAT REVIEW
AND COMMENT
- BRASHER AND LORENZ INC agent(s) for INTERMOUNTAIN MANAGEMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) , Tract(s) , **JEFFERSON COMMONS II Unit(s)** , zoned IP, located on OFFICE BLVD NE BETWEEN SINGER BLVD AND PAN AMERICAN WEST containing approximately 8.675 acre(s). [REF:] (F-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. **Project# 1003612**
11DRB-70036 SKETCH PLAT REVIEW
AND COMMENT
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGON FLY DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) 31-33, **TOWN OF ATRISCO GRANT Unit(s)** , zoned SU-2 RLT, located on LADERA DR NW BETWEEN 98TH ST NW AND GAVIN RD NW containing approximately 6.4 acre(s). [REF:] (J-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project# 1008689**
11DRB-70038 SKETCH PLAT REVIEW
AND COMMENT
- JOHNSON COMMERCIAL REAL ESTATE agent(s) for AL KERBER request(s) the above action(s) for all or a portion of Lot(s) E-1 & E-2, Block(s) , Tract(s) , **NETHERWOOD PARK Unit(s)** , zoned C-3, located on MENAUL BETWEEN VASSAR AND ENGLE containing approximately 5.612 acre(s). [REF:] (H-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. Other Matters: None.

HEARINGS DATE 2-23-11(SK)

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

2. **Project# 1002819**
10DRB-70090 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
GPS LLC agent(s) for 98TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) E-5-A, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND AMAFCA AMOLE CHANNEL containing approximately 3.8954 acre(s). (M-9) [*Deferred from 3/24/10, 4/7/10, 4/14/10, 4/21/10, 5/12/10, 6/9/10*] **DEFERRED TO 7/21/10 AT THE AGENT'S REQUEST.**

3. **Project# 1003612**
10DRB-70188 AMENDMENT TO
PRELIMINARY PLAT
THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, **TOWN OF ATRISCO** zoned SU-2 RLT, located on LADERA DR NW BETWEEN 98TH ST NW AND GAVIN RD NW containing approximately 6.4 acre(s). (J-9) **THE AMENDMENT TO THE PRELIMINARY PLAT WAS APPROVED. THE REVISION TO THE INFRASTRUCTURE LIST DATED 7/14/10 WILL REPLACE THE AUGUST 2006 INFRASTRUCTURE LIST.**

4. **Project# 1000572**
10DRB-70164 MAJOR - FINAL PLAT
APPROVAL
ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) D & J-2A, E-1, H-1 & R-1, **THE PRESIDIO (TO BE KNOWN AS THE PRESIDIO UNIT 2A) Unit(s) 1 & 2**, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 7.482 acre(s). (K-21) [*Deferred from 6/30/10*] **DEFERRED TO 7/21/10 AT THE AGENT'S REQUEST.**

5. **Project# 1004677**
10DRB-70183 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
PRECISION SURVEYS INC agent(s) for REMBE LOFTS LLC & REMBE COUNTRY CLUB request(s) the above action(s) for all or a portion of Lot(s) B-2-A, Tract(s) 133A2, 133B, & 134, **LAND OF ALBUQUERQUE LITTLE THEATRE** zoned SU-2 /SU-1 FOR MIXED USE, located on CENTRAL AVE SE BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 2.3383 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRASPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE APPROVED ADMINISTRATIVE AMENDMENT.**

DATE November 1, 2012

Originating Department/Division Planning

Departments affected by this Legislation Development Review Board

Contact for Content Jack Cloud, Development Review Board Chair 924-3880

Contact for Routing Dora Henry Phone 924-3883

Legislation Type (circle one) Resolution Ordinance EC

Legislation Title (as per subject line from cover memo)

Project #1003612, 12DRB-70266 VACATION OF PUBLIC RIGHT-OF-WAY
GARCIA/KRAMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s)
the referenced/above action for the western half of 94th Street NW adjacent to Tract J09 37, TOWN
OF ATRISCO GRANT zoned SU-2/R-LT, located on the south side of ENDEE RD NW between
98TH ST NW and SCORIA DR NW containing approximately 7.0386 acre(s). (J-9)

If requiring immediate action, please state reason _____

For Resolutions & Ordinances: Fiscal Impact Analysis _____ & Disk

For ALL Legislation: Cover Analysis _____

For Legislation with large attachments:

Duplicating & Supply Requisition with Activity No. and authorized signature _____

Please insure that the following departments/individuals have signed legislation before it reaches the Mayor's office for signature:

Originating department(s) director(s)
Budget Officer (if needed)
City Attorney's Office

For further information, call Gilbert Montano, 768-3317 or gmontano@cabq.gov



City of Albuquerque
PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

October 22, 2012

To: Trudy E. Jones, President, City Council

From: Richard J. Berry, Mayor

Subject: Project# 1003612 12DRB-70266 VACATION OF PUBLIC RIGHT OF WAY

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the referenced/ above action for the western half of 94th Street NW adjacent to Tract J09 37, TOWN OF ATRISCO GRANT zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and SCORIA DR NW containing approximately 7.0386 acre(s). (J-9)

Request: This is a request for vacation of public right of way for the remaining west half of a street that was previously vacated, but the required replat of this portion of right of way was not completed within the time frame required by the Subdivision Ordinance. The right of way will be replaced with a new subdivision layout to match the development to the east.

At an advertised public hearing, the Development Review Board voted to recommend APPROVAL to the City Council of the proposed vacation as shown on the Vacation Exhibit in the Planning file, based on the recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Per section 14-14-7-2(F)(3)(b) of the Subdivision Ordinance, this matter is being forwarded to the City Council to be placed on the consent agenda to determine if the vacation shall occur.

Title/ Subject of Legislation: 94th Street Vacation:
RECOMMENDATION FOR APPROVAL

Project 1003612 – 12-DRB-70266, DRB

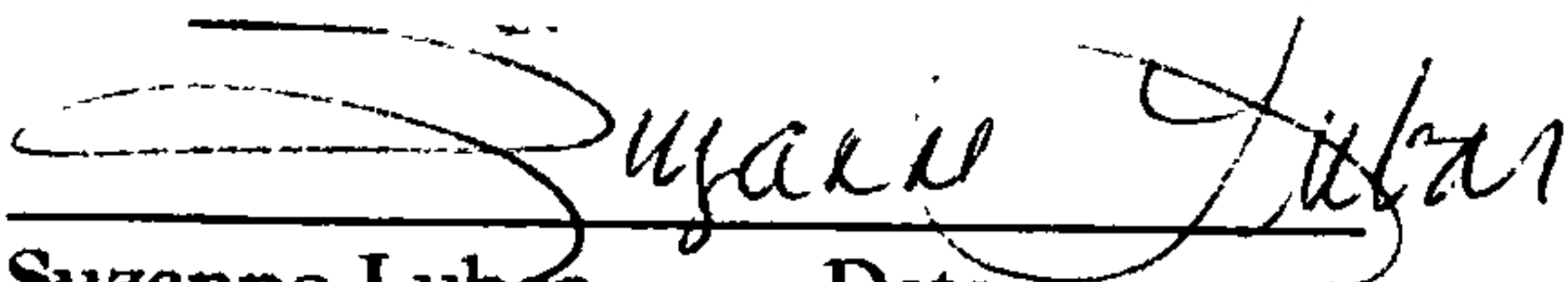
Approved:

Approved as to Legal Form:

Robert J. Perry Date
Chief Administrative Officer

David Tourek Date
City Attorney

Recommended:

 10/31/12

Suzanne Lubar Date
Planning Department Acting Director



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 19, 2012

Project# 1003612
12DRB-70266 VACATION OF PUBLIC RIGHT-OF-WAY

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the referenced/ above action for the western half of 94th Street NW adjacent to Tract J09 37, **TOWN OF ATRISCO GRANT** zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and SCORIA DR NW containing approximately 7.0386 acre(s). (J-9)

On September 19, 2012, the Development Review Board concluded an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on *the attached* Exhibit "B" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted half-street for roadway purposes based on the existing development on the east half of the street and the proposed subdivision for the west side of the right of way.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing*, and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure and access to abutting properties; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY October 4, 2012.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest 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 protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: GARCIA/KRAEMER & ASSOC
Marilyn Maldonado
File

Exhibit B

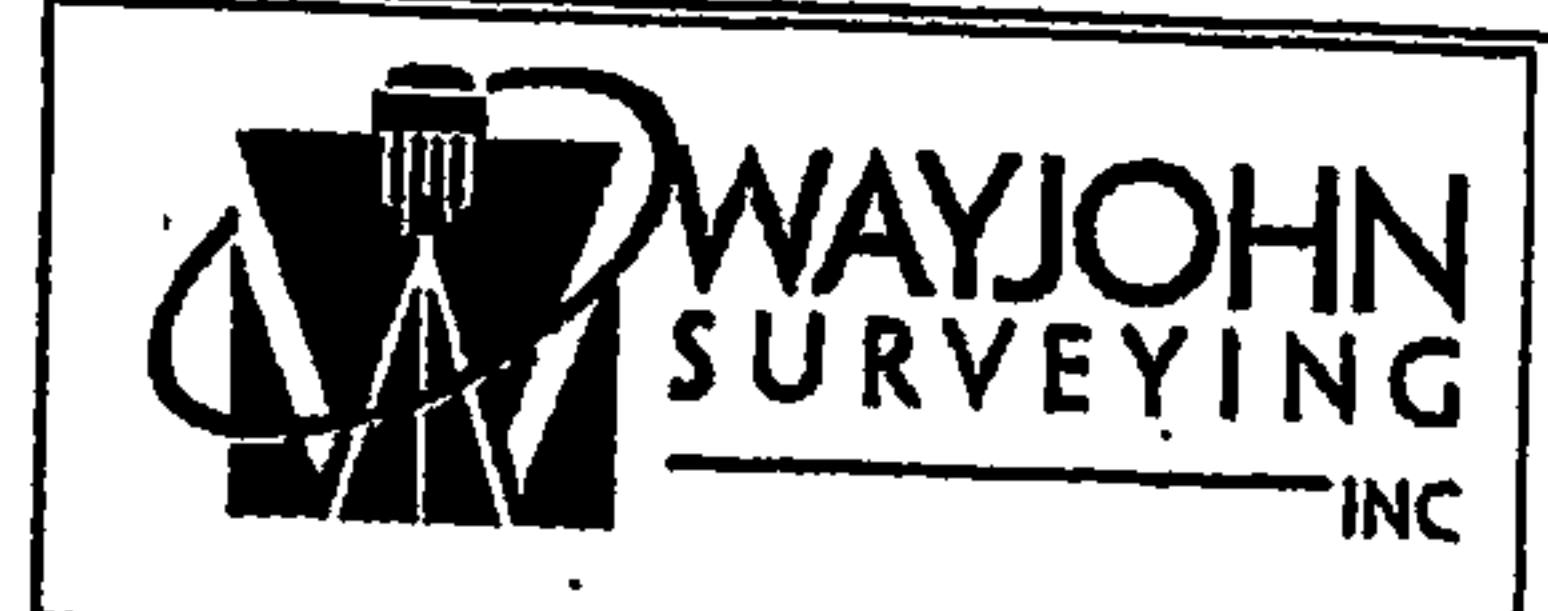
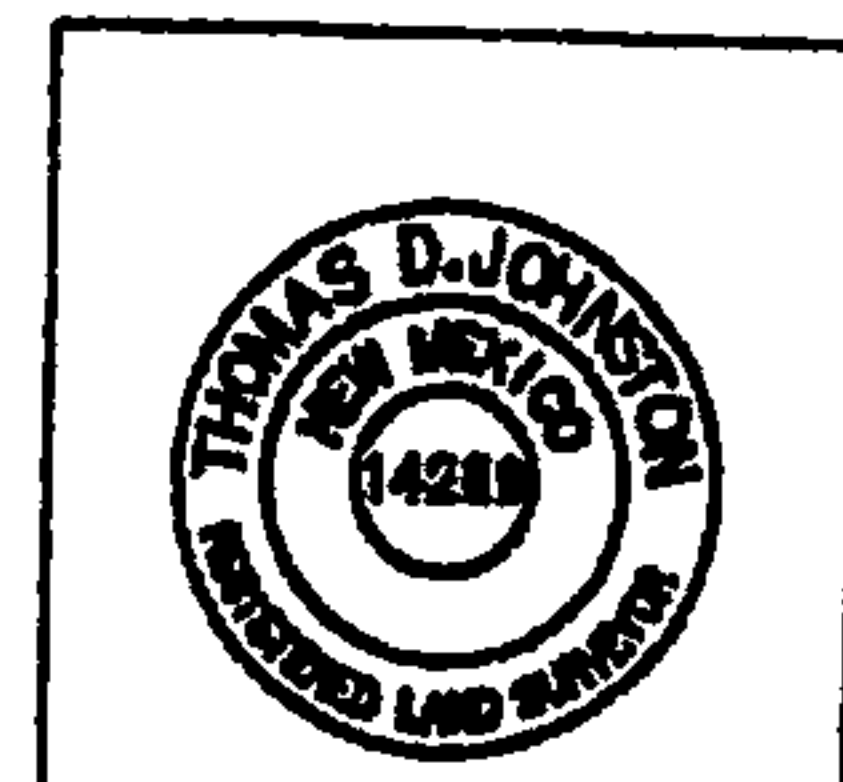
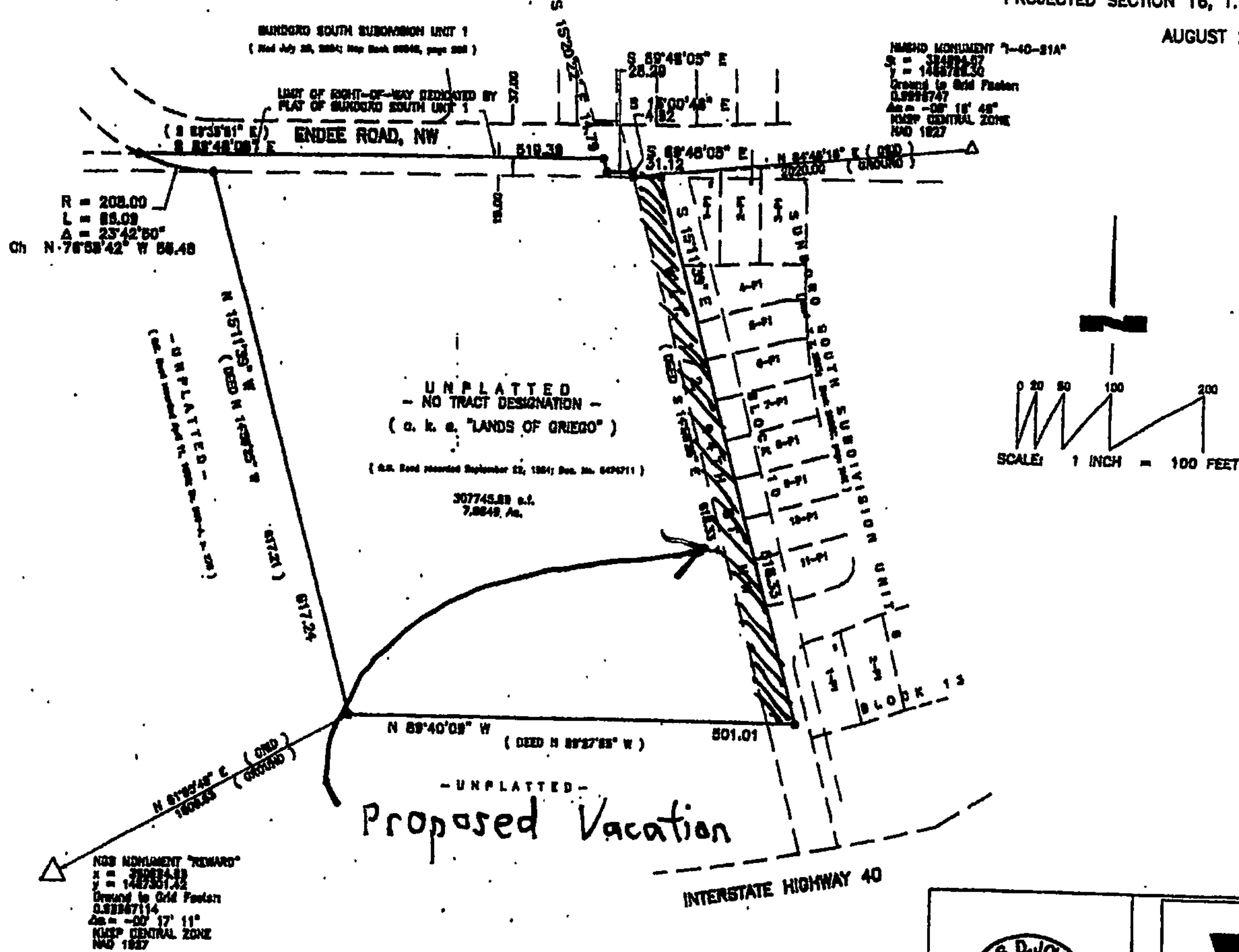
SUNDORO SOUTH SUBDIVISION UNIT 9

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 16, T. 10 N., R. 2 E., NMPM

AUGUST 2005

COUNTY CLERK RECORDING LABEL HERE



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

CHECKED DISTRIBUTION FOR COUNTY CLERK GNDN PLANNED INSTRUMENT PREPARED LOCATION SECTION 16 T. 10 N., R. 2 E., NMPM SUBDIVISION SUNDORO SOUTH UNIT 9	DRAWN: E W K	SCALE:	FILE NO.
	CHECKED: T D J	1" = 100'	SP 6-02-2005
	DRAWING NO. SP80205.DWG	3 MAY 2006	SHEET 2 OF 5



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 19, 2012

Project# 1003612
 12DRB-70266 VACATION OF PUBLIC RIGHT-OF-WAY

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the referenced/ above action for the western half of 94th Street NW adjacent to Tract J09 37, **TOWN OF ATRISCO GRANT** zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and SCORIA DR NW containing approximately 7.0386 acre(s). (J-9)

AMAFCA				
No comments				
COG				
TRANSIT				
ZONING ENFORCEMENT				
NEIGHBORHOOD COORDINATION				
APS				
<p>Town of Atrisco Grant, western half of 94th Street NW adjacent to Tract J09 37, located on the south side of Endee Rd NW between 98th St NW and Scoria Dr NW. The owner of the above property requests a Vacation of Public Right-of-Way for a development that will consist of 41 residential units at full buildout. Any residential units in this area will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Painted Sky Elementary School is exceeding capacity, Jimmy Carter Middle School is nearing capacity, and West Mesa High School has excess capacity.</p>				
		2011-12 40th Day	2011-12 Capacity	Space Available
Loc No	School			
275	Painted Sky ES	1038	1000	-38
445	Jimmy Carter MS	1196	1200	4
570	West Mesa HS	1617	2000	383
<p>To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <ul style="list-style-type: none"> • Provide new capacity (long term solution) <ul style="list-style-type: none"> ○ Construct new schools or additions ○ Add portables ○ Use of non-classroom spaces for temporary classrooms ○ Lease facilities 				

<ul style="list-style-type: none"> ○ Use other public facilities ● Improve facility efficiency (short term solution) ○ Schedule Changes <ul style="list-style-type: none"> ▪ Double sessions ▪ Multi-track year-round ○ Other <ul style="list-style-type: none"> ▪ Float teachers (flex schedule) ● Shift students to Schools with Capacity (short term solution) ○ Boundary Adjustments / Busing ○ Grade reconfiguration ● Combination of above strategies <p>All planned additions to existing educational facilities are contingent upon taxpayer approval.</p>
<p>POLICE DEPARTMENT This project is in the Northwest Area Command.</p> <p>- No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Right-Of-Way request at this time.</p>
<p>FIRE DEPARTMENT No comments</p>
<p>PNM ELECTRIC & GAS</p>
<p>COMCAST</p>
<p>QWEST</p>
<p>ENVIRONMENTAL HEALTH</p>
<p>M.R.G.C.D 1. Previously reviewed 04/20/2011. 2. No Adverse Comments.</p>
<p>OPEN SPACE DIVISION</p>
<p>CITY ENGINEER Comments, if any, will be provided at the meeting</p>
<p>TRANSPORTATION DEVELOPMENT</p>
<p>PARKS AND RECREATION Parks & Recreation has no comments.</p>
<p>ABCWUA</p>
<p>PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.</p>

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



Supplemental Form (SF)

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): GARCIA / KRAEMER + ASSOC PHONE: 242 5566
 ADDRESS: 600 1st St NW Suite 211 FAX: 242 9028
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bilyhomon@hotmail.com
 APPLICANT: DRAGONFLY DEVELOPMENTS INC PHONE: 450 4384
 ADDRESS: 12809 Donnett Court NE FAX: _____
 CITY: ALBUQ STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VARIATION OF PUBLIC RIGHT OF WAY
(West 1/2 of portion of 9th St NW)
 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. TRACTS 31-35 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ATRASCO GRANT
 Existing Zoning: SU-2/RLT Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): J-9 UPC Code: 100905807009233025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJECT 100361.
04 EPC-01550, -01552, 06 DRB 00738, 07 DRB 70218, 11 DRB 70076
12 DRB 70135

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? Yes No
 No. of existing lots: 3 No. of proposed lots: 54 Total site area (acres): ± 6.4
 LOCATION OF PROPERTY BY STREETS: On or Near: 9th St NW
 Between: ENDEE and I-40

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

SIGNATURE William Kraemer DATE 8/24/2012
 (Print Name) WILLIAM KRAEMER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>12 DRB - 70218</u>	<u>VRW</u>	_____	\$ <u>300.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADP</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>September 19, 2012</u>			Total \$ <u>395.00</u>

[Signature]
 Staff signature & Date 8-24-12

Project # 1003612

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)
N/A 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.

WILLIAM KRAEMER
 Applicant name (print)
 William Kraemer 8/24/12
 Applicant signature / date 24/12

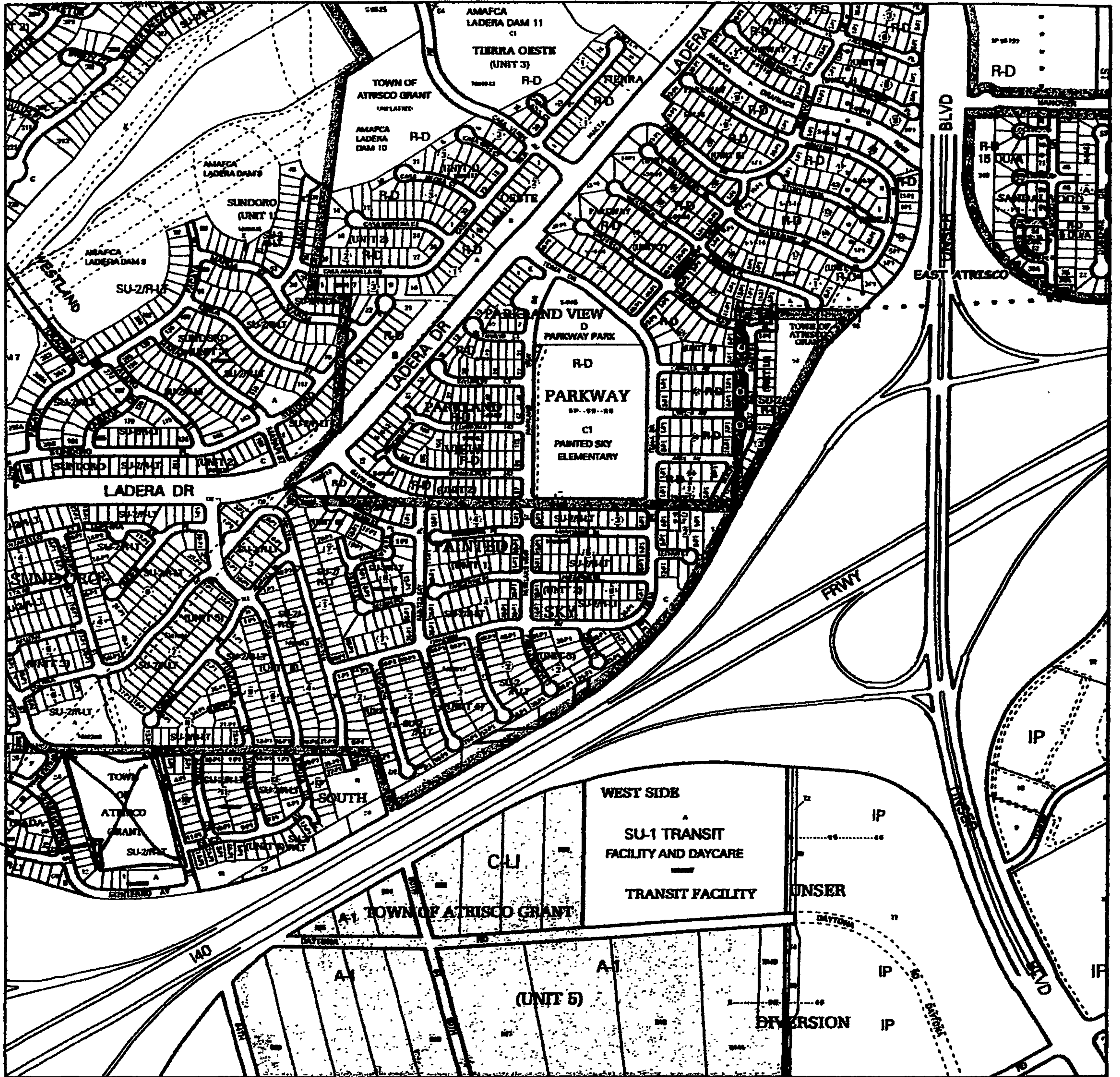


Form revised 4/07

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

Application case numbers
 12DRB
 70266

V. [Signature]
 8-24-12
 Planner signature / date
 Project # 1003612



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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

Map amended through: 3/10/2009

GARCIA/KRAEMER&ASSOCIATES

600 1st Street NW, Suite 211

Albuquerque, NM 87102

(505) 242 5566

Fax (505) 242 9028

August 23, 2012

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Project #1003612, Sundoro South Unit #9
Request to Vacate W1/2 of 94th Street

Dear Chairman Cloud,

On behalf of Dragonfly Development, Garcia/Kraemer & Associates request re-approval of the VACATION of public right-of-way, the west half of 94th from Endee Rd NW, South to the boundary of the approved Preliminary Plat.

The Preliminary Plat and Vacation for this property were first approved in 2006. There have been numerous extension and even a reconfiguration of the plat with the most recent Preliminary Plat extension being approved in May 2012 (12DRB-70135.) Vacation of Public Right of Way for this portion of 94th Street was most recently approved by the DRB in 11DRB-70076 in May 2011.

The East half of this section of 94th Street has been VACATED and re-platted into Sundoro South Unit 6. This portion of 94th Street does not serve as access to any property. The public welfare is in no way served by retaining the right of way. There is no evidence that any property right will be abridged by approval of this VACATION.

Sincerely,



William L. Kraemer

Garcia/Kraemer & Associates



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

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

August 23, 2012

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **August 23, 2012:**

Contact Name: BILL KRAEMER

Company or Agency: GARCIA/KRAEMER AND ASSOCIATES
200 LOMAS BOULEVARD NW, SUITE 1111/87102
PHONE: 505-242-5566/FAX: 242-9028

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT 31-33, TOWN OF ATRISCO GRANT, LOCATED ON ERDEE ROAD NW BETWEEN 98TH STREET NW AND 94TH STREET NW** zone map J-9.

Our records indicate that as of August 23, 2012, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(03/20/12)



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 19, 2012

Project# 1003612
 12DRB-70266 VACATION OF PUBLIC RIGHT-OF-WAY

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the referenced/ above action for the western half of 94th Street NW adjacent to Tract J09 37, **TOWN OF ATRISCO GRANT** zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and SCORIA DR NW containing approximately 7.0386 acre(s). (J-9)

AMAFCA				
No comments				
COG				
TRANSIT				
ZONING ENFORCEMENT				
NEIGHBORHOOD COORDINATION				
APS				
<p>Town of Atrisco Grant, western half of 94th Street NW adjacent to Tract J09 37, located on the south side of Endee Rd NW between 98th St NW and Scoria Dr NW. The owner of the above property requests a Vacation of Public Right-of-Way for a development that will consist of 41 residential units at full buildout. Any residential units in this area will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Painted Sky Elementary School is exceeding capacity, Jimmy Carter Middle School is nearing capacity, and West Mesa High School has excess capacity.</p>				
		2011-12 40th Day	2011-12 Capacity	Space Available
Loc No	School			
275	Painted Sky ES	1038	1000	-38
445	Jimmy Carter MS	1196	1200	4
570	West Mesa HS	1617	2000	383
<p>To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <ul style="list-style-type: none"> • Provide new capacity (long term solution) <ul style="list-style-type: none"> ○ Construct new schools or additions ○ Add portables ○ Use of non-classroom spaces for temporary classrooms ○ Lease facilities 				

- Use other public facilities
- Improve facility efficiency (short term solution)
- Schedule Changes
 - Double sessions
 - Multi-track year-round
- Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
- Boundary Adjustments / Busing
- Grade reconfiguration
- Combination of above strategies

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

POLICE DEPARTMENT

This project is in the Northwest Area Command.

- No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Right-Of-Way request at this time.

FIRE DEPARTMENT

No comments

PNM ELECTRIC & GAS

COMCAST

QWEST

ENVIRONMENTAL HEALTH

M.R.G.C.D

1. Previously reviewed 04/20/2011.
2. No Adverse Comments.

OPEN SPACE DIVISION

CITY ENGINEER

Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

Parks & Recreation has no comments.

ABCWUA

PLANNING DEPARTMENT

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

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



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): GARCIA / KRAEMER + ASSOC PHONE: 242 5566
 ADDRESS: 600 1st St NW Suite 211 FAX: 242 9028
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bilyhoman@hotmail.com
 APPLICANT: DRAGONFLY DEVELOPMENT INC PHONE: 450 4384
 ADDRESS: 12809 Donnett Court NE FAX: _____
 CITY: ALBUQ STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT OF WAY
(West 1/2 of portion of 94th St NW)

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. TRACTS 31-35 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ATRASCO GRANT
 Existing Zoning: SU-2/RLT Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): I-9 UPC Code: 10090580F009233025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): PROJECT 1003612
04 EPC-01550, -01552, 06 DRB 00738, 09 DRB 70218, 11 DRB 70076

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 3 No. of proposed lots: 54 Total site area (acres): ± 6.4
 LOCATION OF PROPERTY BY STREETS: On or Near: 94th St NW
 Between: ENDEE and I-40

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

SIGNATURE William Kraemer DATE 8/24/2012
 (Print Name) WILLIAM KRAEMER Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>12 DRB - 70266</u>	<u>VRW</u>	_____	\$ <u>300.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADR</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
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<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>September 19, 2012</u>			Total \$ <u>395.00</u>

[Signature] 8-24-12 Project # 1003612
 Staff signature & Date

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)**
 - N/A** 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
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- 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
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- 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
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
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- 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.

WILLIAM KRAEMER
 Applicant name (print)
William Kraemer 8/24
 Applicant signature / date 2012



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

Application case numbers
12DRB ~~70266~~
70266

Form revised 4/07
V. [Signature] 8-24-12
 Planner signature / date
 Project # 1003612



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1003612

Wednesday, September 19, 2012

Comments must be received by:

Friday, September 12, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): GARCIA / KRAEMER + ASSOC PHONE: 242 5566
 ADDRESS: 600 1st St NW Suite 211 FAX: 242 9028
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bilyhoman@hotmail.com
 APPLICANT: DRAGONFLY DEVELOPMENT INC PHONE: 450 4384
 ADDRESS: 12809 Donnell Court NE FAX: _____
 CITY: ALBUQ STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT OF WAY
(West 1/2 of portion of 94th St NW)

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. TRACTS 31-35 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ATRASCO GRANT
 Existing Zoning: SU-2/RLT Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): J-9 UPC Code: 10090580F009233025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJECT 100361.
04 EPC-01550, -01552, 06 DRB 00738, 09 DRB 70218, 11 DRB 7076

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? Yes No
 No. of existing lots: 3 No. of proposed lots: 54 Total site area (acres): ± 6.4
 LOCATION OF PROPERTY BY STREETS: On or Near: 94th St NW
 Between: ENDEE and I-40

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

SIGNATURE William Kraemer DATE 8/24/2012
 (Print Name) WILLIAM KRAEMER 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
12 DRB - 70266

Action
VRW
ADY
CMF

Revised: 4/2012
 S.F. Fees
 _____ \$ 300.00
 _____ \$ 78.00
 _____ \$ 20.00
 _____ \$ _____
 _____ \$ _____
 Total
 \$ 395.00

Hearing date September 19, 2012

[Signature]
 Staff signature & Date 8-24-12

Project # 1003612

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)
 N/A ___ 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.

WILLIAM KRAEMER
 Applicant name (print)
 William Kraemer 8/24/12
 Applicant signature / date


Form revised 4/07

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

Application case numbers
 12DRB
 70266

V. [Signature]
 8-24-12
 Planner signature / date
 Project # 1003612

GARCIA/KRAEMER&ASSOCIATES

600 1st Street NW, Suite 211
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

August 23, 2012

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Project #1003612, Sundoro South Unit #9
Request to Vacate W1/2 of 94th Street

Dear Chairman Cloud,

On behalf of Dragonfly Development, Garcia/Kraemer & Associates request re-approval of the VACATION of public right-of-way, the west half of 94th from Endee Rd NW, South to the boundary of the approved Preliminary Plat.

The Preliminary Plat and Vacation for this property were first approved in 2006. There have been numerous extension and even a reconfiguration of the plat with the most recent Preliminary Plat extension being approved in May 2012 (12DRB-70135.) Vacation of Public Right of Way for this portion of 94th Street was most recently approved by the DRB in 11DRB-70076 in May 2011.

The East half of this section of 94th Street has been VACATED and re-platted into Sundoro South Unit 6. This portion of 94th Street does not serve as access to any property. The public welfare is in no way served by retaining the right of way. There is no evidence that any property right will be abridged by approval of this VACATION.

Sincerely,



William L. Kraemer
Garcia/Kraemer & Associates



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

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

August 23, 2012

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **August 23, 2012:**

Contact Name: BILL KRAEMER

Company or Agency: GARCIA/KRAEMER AND ASSOCIATES
200 LOMAS BOULEVARD NW, SUITE 1111/87102
PHONE: 505-242-5566/FAX: 242-9028

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT 31-33, TOWN OF ATRISCO GRANT, LOCATED ON ERDEE ROAD NW BETWEEN 98TH STREET NW AND 94TH STREET NW** zone map J-9.

Our records indicate that as of August 23, 2012, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(03/20/12)

!!!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.
 - d) 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.

Information from the Office of Neighborhood Coordination

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

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **08/23/12** Time Entered: **2:30 p.m.** ONC Rep. Initials: **siw**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from September 4, 2012 to September 19, 2012

5. REMOVAL

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

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

William J. Isaac
(Applicant or Agent)

8/24/2012
(Date)

I issued 2 signs for this application, 8-24-12 Roger
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003612

Exhibit B

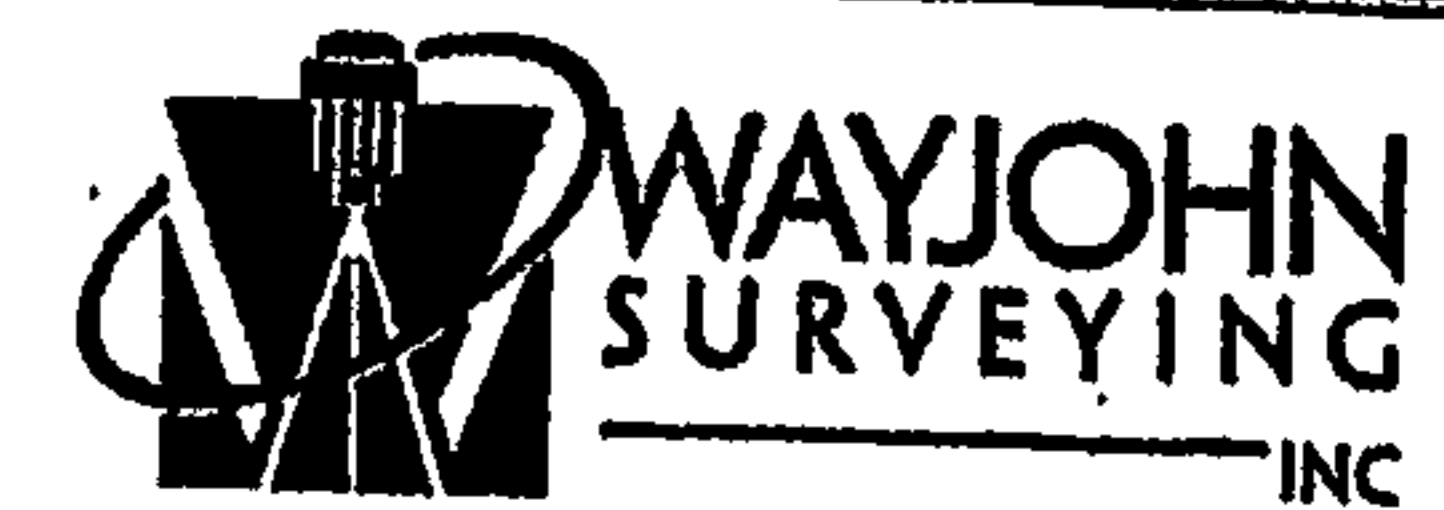
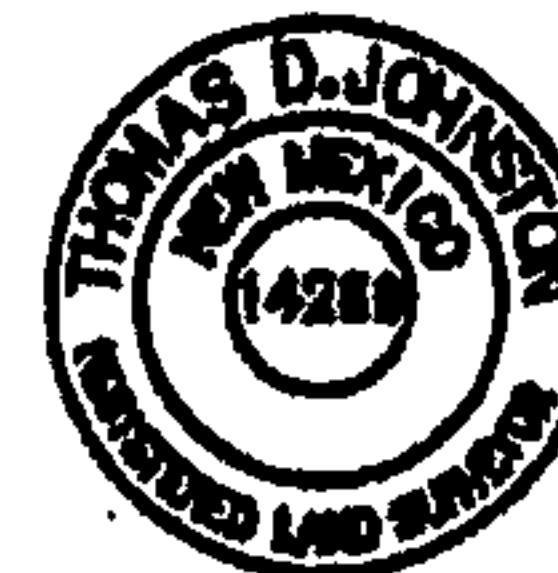
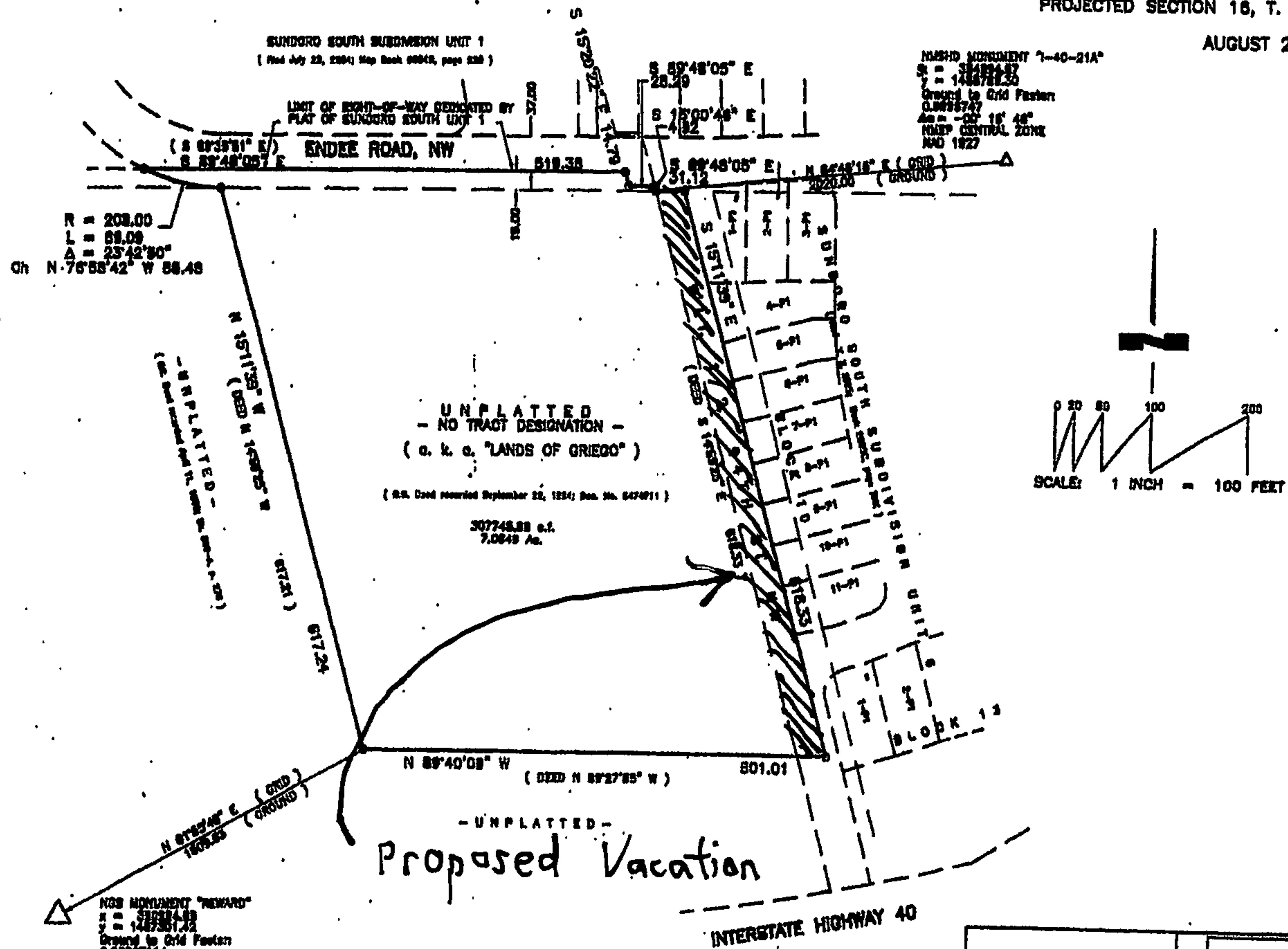
SUNDORO SOUTH SUBDIVISION UNIT 9

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 16, T. 10 N., R. 2 E., NMPM

AUGUST 2005

COUNTY CLERK RECORDING LABEL HERE



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2007

RECORDING INFORMATION FOR COUNTY CLERK
OWNER:
PLATTED INSTRUMENT PROPERTIES
LOCATED WITHIN 10
T. 10 N., R. 2 E., S.M.P.M.
SUBDIVISION SUNDORO SOUTH UNIT 9

DRAWN: E W K	SCALE: 1" = 100'	FILE NO. SP 6-02-2005
CHECKED: T D J	DATE: 3 MAY 2006	SHEET 2 OF 5
DRAWER'S NO. SP60205.DWG		



Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Thompson Engineering Consultants, Inc. PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9298
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecm@yahoo.com

APPLICANT: Dragonfly Development PHONE: 450-4388
 ADDRESS: 12809 Donette Court NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF PRELIMINARY PLAT

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

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

Lot or Tract No. A Tract of land within Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Projected Section 16, Township 10W, Range 2E, Town of Arriaco Grant
 Existing Zoning: SU-2/R-LT Proposed zoning: SU-2/R-LT MRGCD Map No _____
 Zone Atlas page(s): J-9 UPC Code: 100905804009233025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003612

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 53 Total area of site (acres): 6.1
 LOCATION OF PROPERTY BY STREETS: On or Near: Endee Road NW
 Between: 98th Street NW and _____

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

SIGNATURE David B. Thompson DATE 5-1-12
 (Print) David B. Thompson Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 - DRB - 70135</u>	<u>EPP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>May 9, 2012</u>			Total <u>\$ 70.00</u>

5-1-12 Project # 1003612
 Planner signature / date

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

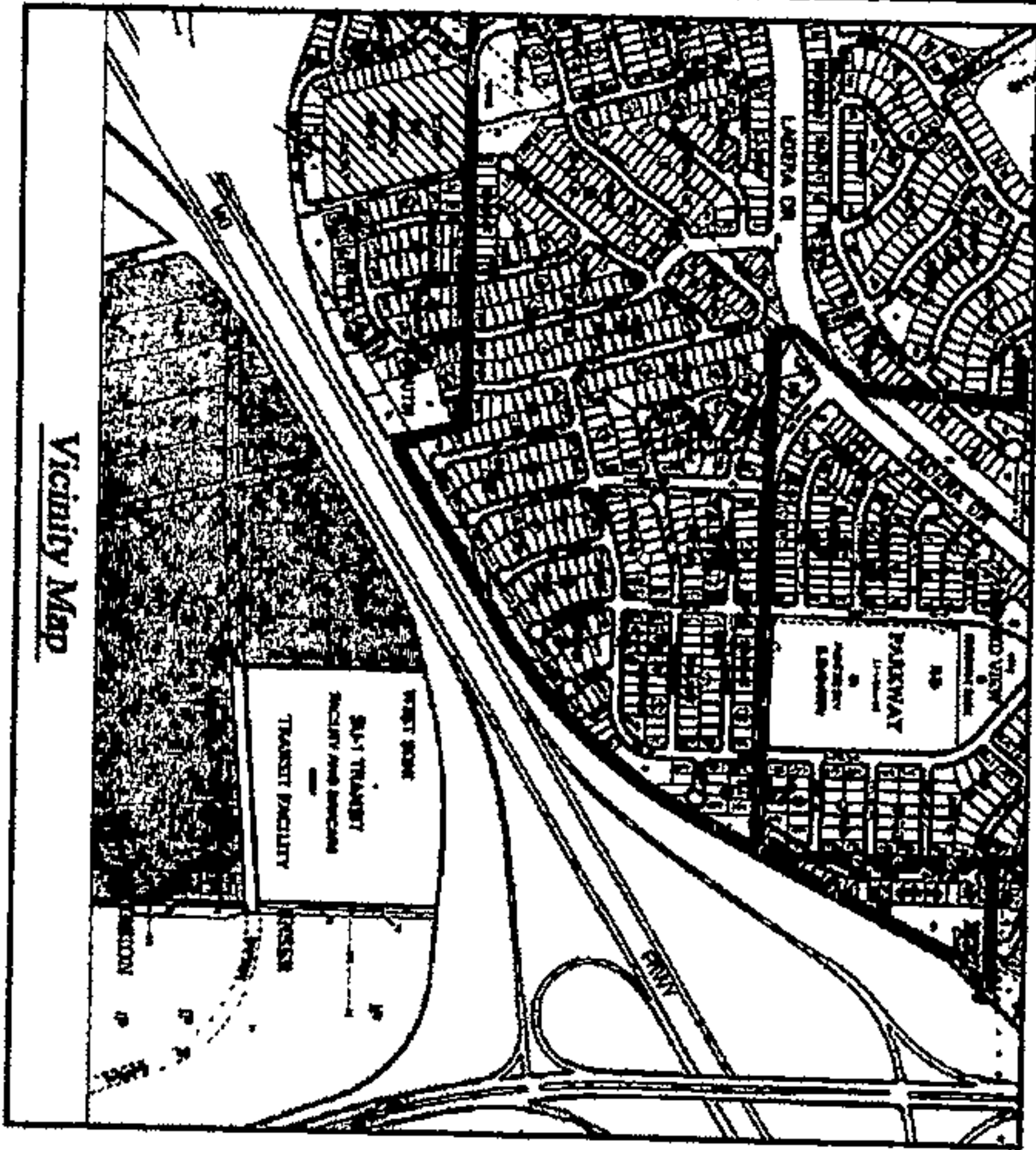
David B. Thomsson
Applicant name (print)
David B. Thomsson 5-1-12
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70135

[Signature] 5-1-12
Planner signature / date
Project # 1003612



- ### Easement Notes
- 1. LOT 1016 GRANTED WITH THE PLING OF THIS PLAT
 - 2. EXISTING TEMPORARY DRAINAGE EASEMENT (10/20/04, 2004C-322)
 - 3. EXISTING 2' PRIVATE DRAINAGE EASEMENT (9/13/04, 2004C-302)
 - 4. EXISTING PUBLIC SEWERLX EASEMENT 30' RADUS (5/15/04, 2004C-152)

Benchmark
 ACS MONUMENT "REWARD" HAVING AN ELEVATION OF 5319.686 (NAVD 88)

Legend

- M 9070700' E: MEASURED BEARING AND DISTANCES
- : FOUND MONUMENT AS INCORPORATED
- ▲: FOUND GEOMETRIC MONUMENT
- : FOUND GEOMETRIC MONUMENT (LESS INCORPORATED)
- ①: BENCH MARK
- ②: LOT NUMBER

- ### Disclaimer Statement
- THE PURPOSE OF THIS PLAT IS TO:
1. CREATE 53 RESIDENTIAL LOTS
 2. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR 34TH STREET N.W. AND ENDER ROAD N.W.
 3. DEDICATE RIGHT-OF-WAY FOR EXAMINA DRIVE, N.W., ZEPEDA DRIVE, N.W., AND SERRANO PUNTE STREET N.W.
 4. GRANT EASEMENTS
 5. VACATE A PORTION OF 34TH STREET N.W.
 6. LOT LINES TO BE ELIMINATED SHOWN AS TRAILS

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2011
2. ALL DISTANCES ARE GROUND DISTANCES, U.S. SURVEY FOOT.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS, P.T.S. CENTERLINE POINTS AND STREET INTERSECTIONS AND SHOWN AS THIS: A ALL CENTERLINE POINTS SHALL BE STAMPED WITH THE STANDARD 4" ALUMINUM MONUMENT 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT PAVEMENT.
4. MONUMENTS WILL BE SET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, AND POINTS OF INTERSECTION AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 2
6. TOTAL NUMBER OF LOTS CREATED: 53
7. TOTAL NUMBER OF TRACTS CREATED: 0
8. TOTAL WAREAGE OF FULL WIDTH STREETS CREATED: 0.28 MI.
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-4
10. NUMBER OF LOT LINES BEING ELIMINATED: 1
11. TOTAL AREA: 7.0386 ACRES
12. COMMENTS TO BE SET ARE AN 18" BATTERY MONUMENT WITH STEEL CAP
13. JAWNS FOR THE LOT IS CURRENTLY: SU-2 FROM R-17 USES.
14. ALL SET EXTENSION PROPERTY CORNERS ARE A BATTERY MARKER WITH CAP 1.5 14271" UNLESS INDICATED OTHERWISE.

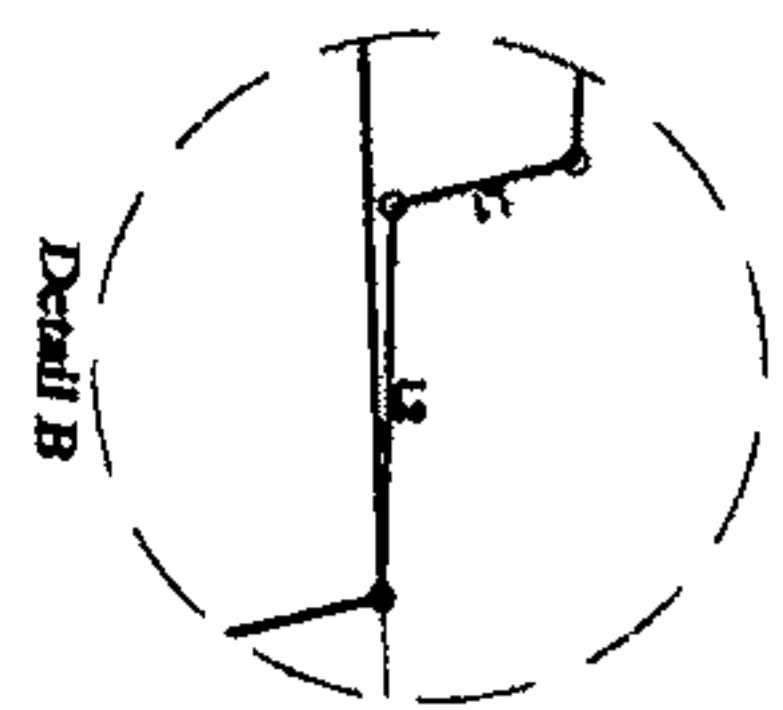
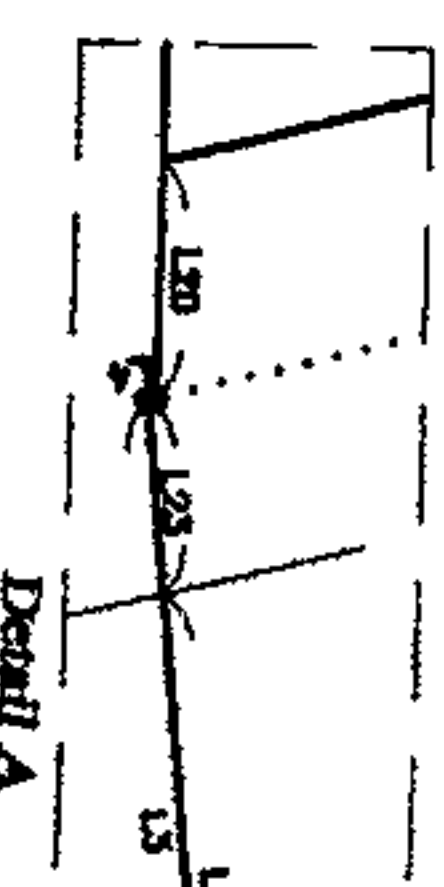
PREPARED BY:
 DAN LINDSBERG, PRESIDENT, DRAGONFLY DEVELOPMENT INC.
 DATE: 5/5/11

CHECKED BY:
 DAN LINDSBERG, PRESIDENT, DRAGONFLY DEVELOPMENT INC.
 DATE: 5/5/11

APPROVED BY:
 CITY SURVEYOR, CITY OF ALBUQUERQUE
 DATE: 5/5/11

CHAIN	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	46.30	150.00	123.332	40.18	S 07°28'32" E
C2	44.87	75.00	64.182	44.21	S 07°28'32" E
C3	44.87	75.00	64.182	44.21	S 07°28'32" E
C4	44.87	75.00	64.182	44.21	S 07°28'32" E
C5	44.87	75.00	64.182	44.21	S 07°28'32" E
C6	44.87	75.00	64.182	44.21	S 07°28'32" E
C7	44.87	75.00	64.182	44.21	S 07°28'32" E
C8	44.87	75.00	64.182	44.21	S 07°28'32" E
C9	44.87	75.00	64.182	44.21	S 07°28'32" E
C10	44.87	75.00	64.182	44.21	S 07°28'32" E
C11	44.87	75.00	64.182	44.21	S 07°28'32" E
C12	44.87	75.00	64.182	44.21	S 07°28'32" E
C13	44.87	75.00	64.182	44.21	S 07°28'32" E
C14	44.87	75.00	64.182	44.21	S 07°28'32" E
C15	44.87	75.00	64.182	44.21	S 07°28'32" E
C16	44.87	75.00	64.182	44.21	S 07°28'32" E
C17	44.87	75.00	64.182	44.21	S 07°28'32" E
C18	44.87	75.00	64.182	44.21	S 07°28'32" E
C19	44.87	75.00	64.182	44.21	S 07°28'32" E
C20	44.87	75.00	64.182	44.21	S 07°28'32" E
C21	44.87	75.00	64.182	44.21	S 07°28'32" E
C22	44.87	75.00	64.182	44.21	S 07°28'32" E
C23	44.87	75.00	64.182	44.21	S 07°28'32" E
C24	44.87	75.00	64.182	44.21	S 07°28'32" E
C25	44.87	75.00	64.182	44.21	S 07°28'32" E
C26	44.87	75.00	64.182	44.21	S 07°28'32" E
C27	44.87	75.00	64.182	44.21	S 07°28'32" E
C28	44.87	75.00	64.182	44.21	S 07°28'32" E
C29	44.87	75.00	64.182	44.21	S 07°28'32" E
C30	44.87	75.00	64.182	44.21	S 07°28'32" E
C31	44.87	75.00	64.182	44.21	S 07°28'32" E
C32	44.87	75.00	64.182	44.21	S 07°28'32" E
C33	44.87	75.00	64.182	44.21	S 07°28'32" E
C34	44.87	75.00	64.182	44.21	S 07°28'32" E
C35	44.87	75.00	64.182	44.21	S 07°28'32" E
C36	44.87	75.00	64.182	44.21	S 07°28'32" E
C37	44.87	75.00	64.182	44.21	S 07°28'32" E
C38	44.87	75.00	64.182	44.21	S 07°28'32" E
C39	44.87	75.00	64.182	44.21	S 07°28'32" E
C40	44.87	75.00	64.182	44.21	S 07°28'32" E
C41	44.87	75.00	64.182	44.21	S 07°28'32" E
C42	44.87	75.00	64.182	44.21	S 07°28'32" E
C43	44.87	75.00	64.182	44.21	S 07°28'32" E
C44	44.87	75.00	64.182	44.21	S 07°28'32" E
C45	44.87	75.00	64.182	44.21	S 07°28'32" E

ACS Monument "REWARD"
 NAD 1983 CENTRAL ZONE
 X=1487364.063 (NAVD 1988)
 Y=1491190.819 (NAVD 1988)
 Z=5319.688 (NAVD 1988)
 G=0.998675005 (NAVD 1988)
 Mapping Angle = -017°12'26"



ACS Monument "3, H10"
 NAD 1983 CENTRAL ZONE
 X=1497135.488
 Y=1493985.881
 Z=5196.151 (NAVD 1988)
 G=0.998678906 (NAVD 1988)
 Mapping Angle = -016°31'81"

Projected Section 16, Township 10 North, Range 2 East, NMRP
 City of Albuquerque, Bernalillo County, New Mexico
 March 2011

Preliminary Plat

Sundoro Unit 9

ACS Monument "3, H10"
 NAD 1983 CENTRAL ZONE
 X=1497135.488
 Y=1493985.881
 Z=5196.151 (NAVD 1988)
 G=0.998678906 (NAVD 1988)
 Mapping Angle = -016°31'81"

Legal

A CERTAIN TRACT OF LAND WITHIN PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMRP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS HEREBY DIVIDED INTO 53 LOTS AND BOUND AS FOLLOWS:

BEINGING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ENDER ROAD, N.W., WHEREIN A TRIBUTARY MONUMENT "3, H10" BEARS N 30°7'30" E, A DISTANCE OF 642.80 FEET.

THENCE, S 14°58'14" E, A DISTANCE OF 14.78 FEET TO AN ANGLE POINT;

THENCE, S 89°48'55" E, A DISTANCE OF 31.08 FEET TO AN ANGLE POINT;

THENCE, S 14°58'14" E, A DISTANCE OF 818.32 FEET TO AN ANGLE POINT;

THENCE, S 89°48'55" E, A DISTANCE OF 30.32 FEET TO AN ANGLE POINT;

THENCE, S 83°24'11" W, A DISTANCE OF 30.32 FEET TO AN ANGLE POINT;

THENCE, N 14°58'14" W, A DISTANCE OF 0.28 FEET TO AN ANGLE POINT;

THENCE, N 89°48'55" W, A DISTANCE OF 467.87 FEET TO AN ANGLE POINT; BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 15°17'30" W, A DISTANCE OF 133.89 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°48'55" E, A DISTANCE OF 469.84 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0386 ACRES (308,601 SQ. FT.) MORE OR LESS.



CARTESIAN SURVEYS, INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone: (505) 881-0000 Fax: (505) 881-0211

May 1, 2012

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

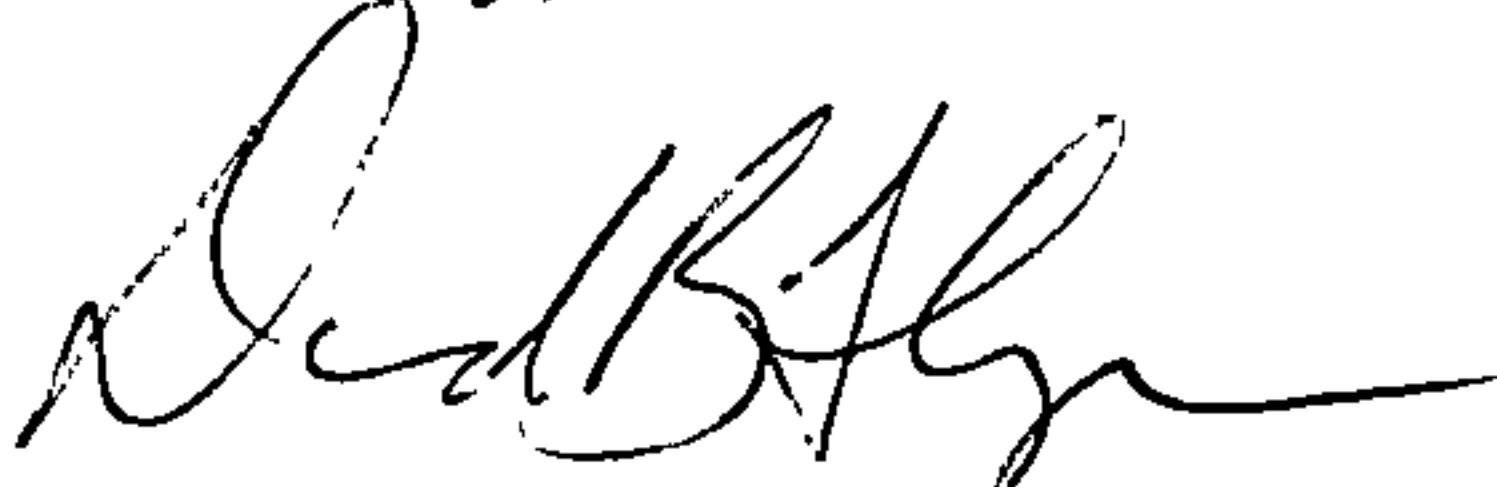
**Re: SUBMITTAL OF REQUEST FOR EXTENSION OF PRELIMINARY PLAT
SOUTH UNIT 9 SUBDIVISION (DRB 1003612)**

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures to request an extension for the Preliminary Plat for the Sundoro South Unit 9 Subdivision. The extension is being requested so that the developer can construct the infrastructure without a financial guarantee so that the infrastructure must be completed and accepted by the City prior to submitting for Final Plat hearing.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.

Current DRC
Project Number: 7270.80

Figure 12

Date Submitted: 5-11-11
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 5-11-11
Date Preliminary Plat Expires: 5-11-12
DRB Project No.: 1003612
DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST
(Rev. 9-20-05)

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

SUNDORO SOUTH UNIT 9
PROPOSED NAME OF PLAT

A TRACT OF LAND WITHIN PROJECTED SECTION 16, TOWNSHIP 10W,
RANGE 2E, TOWN OF ATRISCO GRANT
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
			Paving						
		10' wide	Residential Paving w/ Standard curb and gutter, 6' sidewalk south side	Endee Road	West Boundary	60' West of the East Boundary	/	/	/
		26' wide	Residential Paving w/ roll curb and gutter, 4' sidewalk both sides*	Zimina Drive	Endee Road	Silica Ave	/	/	/
		26' wide	Residential Paving w/ roll curb and gutter, 4' sidewalk both sides*	Ekarma Drive	Endee Road	Silica Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P. E.		
			Paving Cont.							
		26' wide	Residential Paving w/ roll curb and gutter 4' sidewalk north side, 4' sidewalk south side*	Silica Ave.	Zimina Drive	West Boundary of Lot 19	/	/	/	
		26' wide	Residential Paving w/ standard curb and gutter 4' sidewalk north side, 4' sidewalk south side*	Silica Ave.	West Boundary of Lot 19	94 th Street	/	/	/	
		24' wide	Residential Paving w/ standard curb and gutter 4' sidewalk west side	94 th Street	Silica Ave.	40 Feet South of the South Boundary	/	/	/	
			Utilities							
		6"	Water Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/	
		6"	Water Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/	
		6"	Water Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/	
		8"	Sanitary Sewer Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/	
		8"	Sanitary Sewer Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/	
		8"	Sanitary Sewer Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/	
			Drainage							
		24"	RCP	Silica Ave.	Lot 19	East Boundary	/	/	/	
		\$20,000 for AMAFCA West I-40 Phase III Channel per Agreement Dated 11-3-2005						/	/	/

NOTES

Street lights per City requirements

- 1) Paving Items include *Residential sidewalks to be deferred
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
- 5) Sanitary Sewer Lines include manholes and services
- 6) Perimeter walls per DRB approved perimeter wall design
- 7) ~~Wall certification from registered engineer required prior to release of financial guarantees~~
- 8) Add Signage per DRC

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
David B. Thompson NAME (print)	 DRB CHAIR	5-11-11 Date	 PARKS & GENERAL SERVICES
Thompson Engineering Consultants, Inc. FIRM	 TRANSPORTATION DEVELOPMENT	05-11-11 Date	AMAFCA Date
 SIGNATURE	5-11-11 Date	 UTILITY DEVELOPMENT	05/11/11 Date
	 CITY ENGINEER	5-11-11 Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2011

Project# 1003612

11DRB-70076 VACATION OF PUBLIC RIGHT-OF-WAY

11DRB-70077 MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONST

11DRB-70078 MAJOR - PRELIMINARY PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND **J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E**, zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9) [*Deferred from 4/27/11*]

/

At the May 11, 2011, Development Review Board meeting, The temporary deferral of sidewalk construction was approved. With the signing of the infrastructure list dated May 11, 2011, and with an approved grading plan engineer stamp dated 5/5/11, the preliminary plat was approved. The vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.

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

Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by May 26, 2011 in the manner described below.

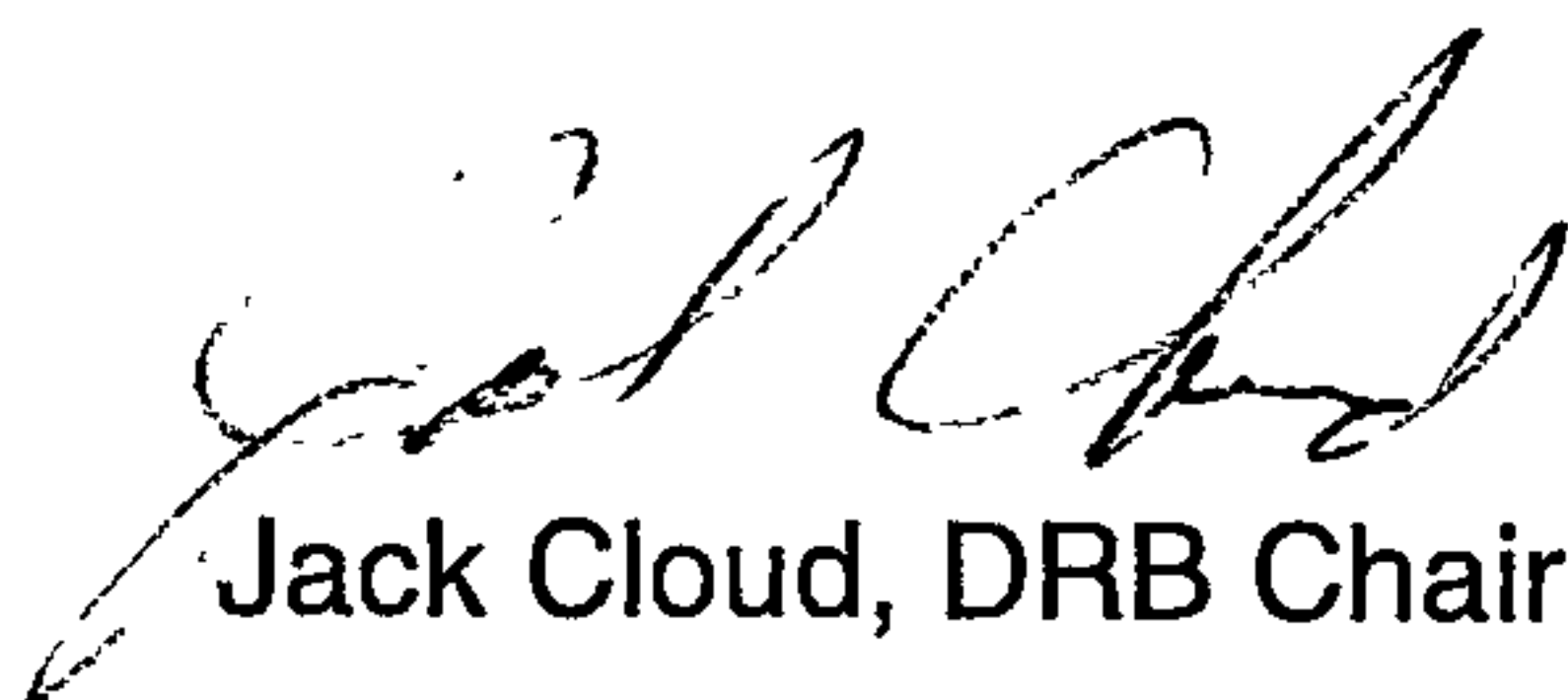
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, DRB Chair

Cc: Thompson Engineering Consultants, Inc – P.O. Box 65760 – Albuquerque, NM 87193
Dragonfly Development – 12809 Donette Court NE – Albuquerque, NM 87112
Marilyn Maldonado
file

Current DRC
Project Number: 7270.80

Figure 12

Date Submitted: 5-6-11
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003612
DRB Application No.: _____

INFRASTRUCTURE LIST
(Rev. 9-20-05)

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

SUNDORO SOUTH UNIT 9
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
			Paving						
		10' wide	Residential Paving w/curb and gutter, 6' sidewalk south side	Endee Road	West Boundary	60' West of the East Boundary	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Zimina Drive	Endee Road	Silica Ave	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Ekarma Drive	Endee Road	Silica Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private		City Cnst Engineer	
							Inspector	P. E.		
		Paving Cont.								
		26' wide	Residential Paving w/curb and gutter 4' sidewalk north side, 4' sidewalk south side*	Silica Ave.	Zimina Drive	East Boundary	/	/	/	
		24' wide	Residential Paving w/curb and gutter 4' sidewalk west side	94 th Street	Silica Ave.	40 Feet South of the South Boundary	/	/	/	
		Utilities								
		6"	Water Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/	
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		6"	Water Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/	
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		8"	Sanitary Sewer Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/	
		Drainage								
		24"	RCP	Silica Ave.	Lot 14	East Boundary	/	/	/	

NOTES

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

- 1) Paving Items include *Residential sidewalks to be deferred
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
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- 8) Add Signage per DRC

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NAME (print)				
Thompson Engineering Consultants, Inc.	TRANSPORTATION DEVELOPMENT	Date	AMAFCA	Date
FIRM				
SIGNATURE	UTILITY DEVELOPMENT	Date		Date
Date				
	CITY ENGINEER	Date		Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
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			Paving						
		10' wide	Residential Paving w/curb and gutter, 6' sidewalk south side	Endee Road	West Boundary	60' West of the East Boundary	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Zimina Drive	Endee Road	Silica Ave	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Ekarma Drive	Endee Road	Silica Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P. E.	
		Paving Cont.							
		26' wide	Residential Paving w/curb and gutter 4' sidewalk north side, 4' sidewalk south side*	Silica Ave.	Zimina Drive	East Boundary	/	/	/
		24' wide	Residential Paving w/curb and gutter 4' sidewalk west side	94 th Street	Silica Ave.	40 Feet South of the South Boundary	/	/	/
		Utilities							
		6"	Water Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/
		6"	Water Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/
		6"	Water Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/
		8"	Sanitary Sewer Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/
		8"	Sanitary Sewer Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/
		8"	Sanitary Sewer Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/
		Drainage							
		24"	RCP	Silica Ave.	Lot 14	East Boundary	/	/	/

NOTES

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

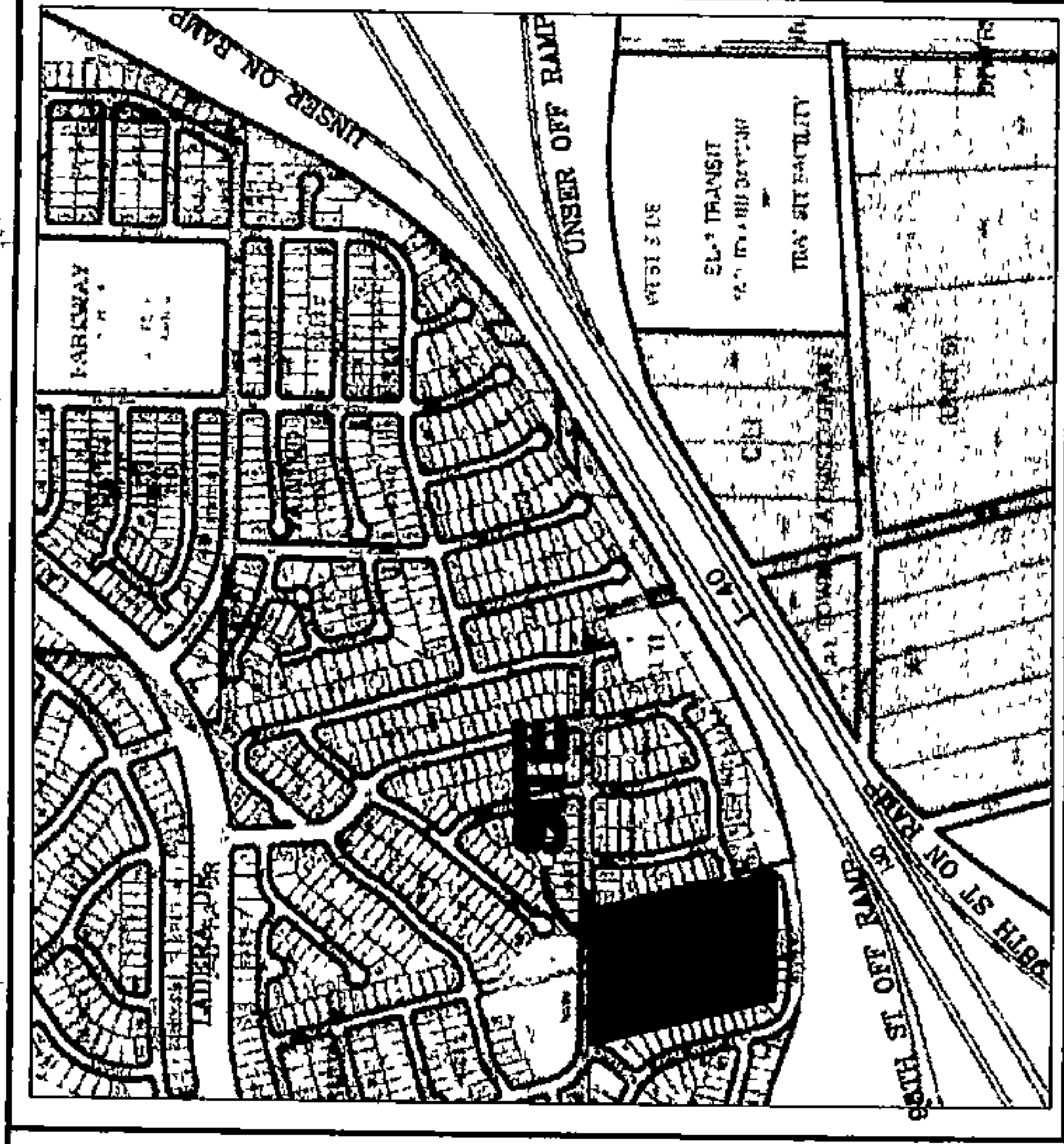
- 1) Paving Items include *Residential sidewalks to be deferred
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
- 5) Sanitary Sewer Lines include manholes and services
- 6) Perimeter walls per DRB approved perimeter wall design
- 7) Wall certification from registered engineer required prior to release of financial guarantees
- 8) Add Signage per DRC

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
David B. Thompson	DRB CHAIR	Date	PARKS & GENERAL SERVICES	Date
NAME (print)				
Thompson Engineering Consultants, Inc.	TRANSPORTATION DEVELOPMENT	Date	AMAFCA	Date
FIRM				
SIGNATURE	UTILITY DEVELOPMENT	Date		Date
Date				
	CITY ENGINEER	Date		Date

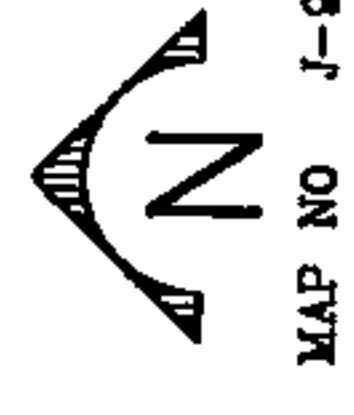
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

VICINITY MAP

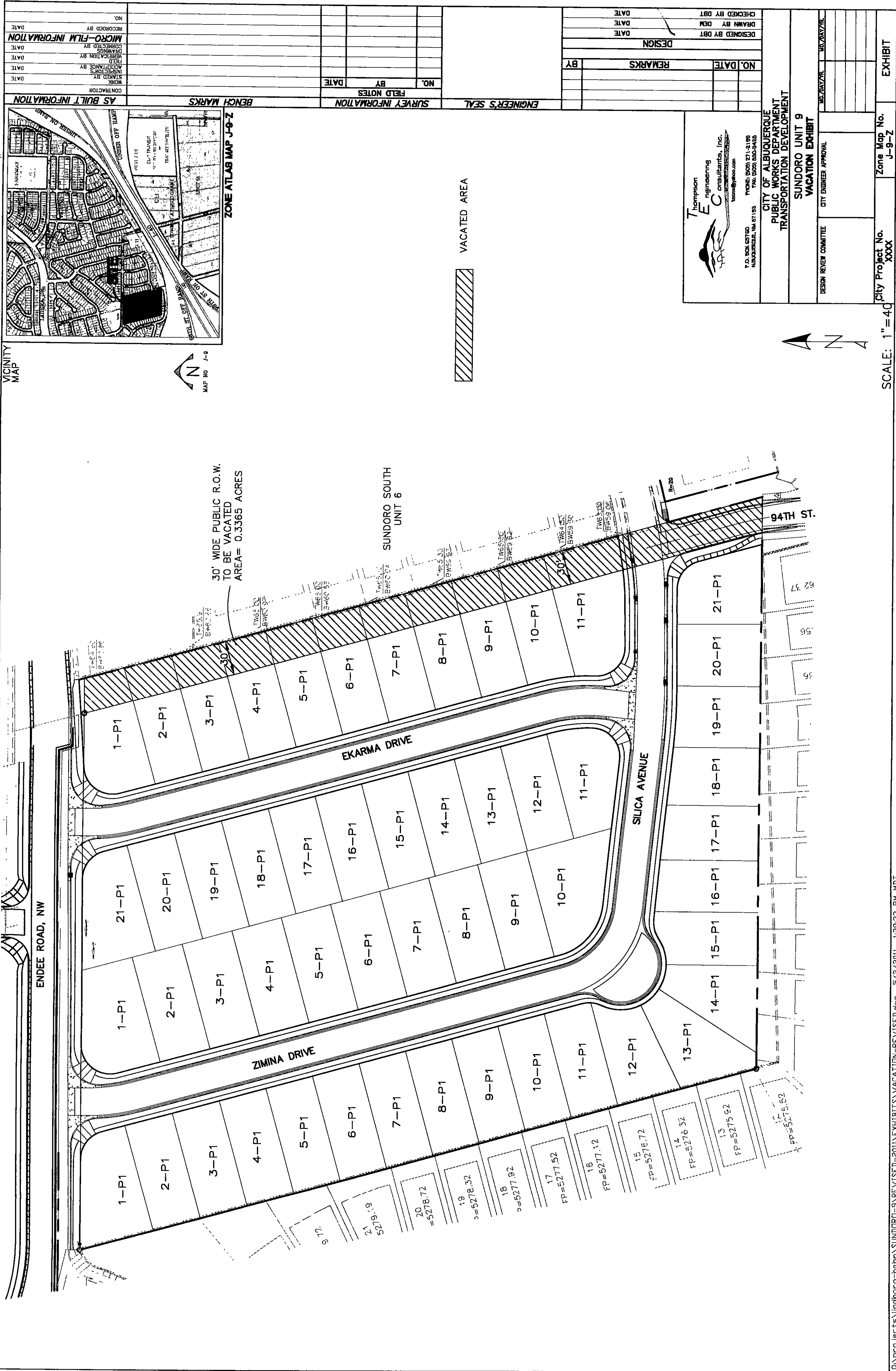


ZONE ATLAS MAP J-9-Z



30' WIDE PUBLIC R.O.W.
TO BE VACATED
AREA= 0.3365 ACRES

SUNDORO SOUTH
UNIT 6



NO. DATE		REMARKS	BY
DESIGNED BY DBT	DATE		
NO. DATE		REMARKS	BY
DRAWN BY DEM	DATE		
NO. DATE		REMARKS	BY
CHECKED BY DBT	DATE		

ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE

Tompson Engineering EC consultants, Inc.
 T.O. BOX 65740 ALBUQUERQUE, NM 87193
 PHONE: (505) 271-3199 FAX: (505) 650-9428
 www.tompsoneng.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNDORO UNIT 9
VACATION EXHIBIT

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

May 6, 2011

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

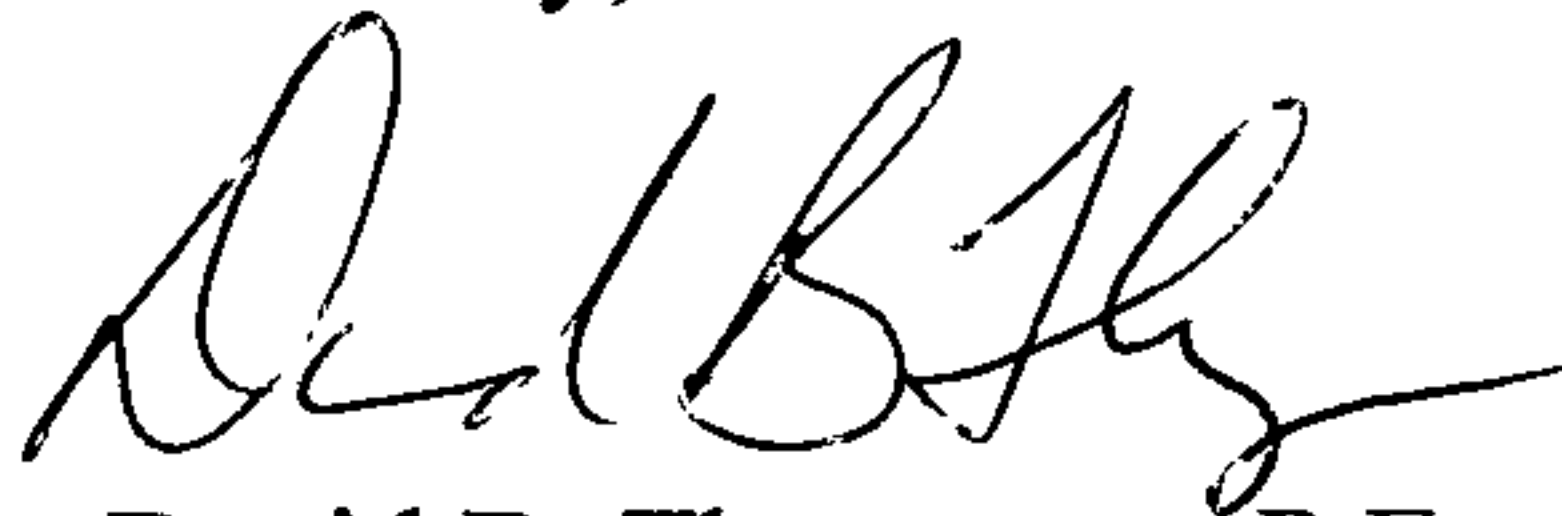
**Re: SUBMITTAL OF ADDITIONAL INFORMATION FOR PRELIMINARY PLAT
REVIEW AT THE DRB FOR SUNDORO SOUTH UNIT 9 SUBDIVISION
(DRB 1003612)**

Dear Mr. Cloud:

Enclosed please find additional information for the Preliminary Plat review of Sundoro South Unit 9 scheduled to be heard at the DRB hearing on May 13, 2011. The additional information includes: 6 copies of the revised Preliminary Plat, 6 copies of the revised Grading and Drainage Plan, 6 copies of the revised Vacation Exhibit, and 6 copies of the Infrastructure List.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.

Current DRC
Project Number: 7270.80

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 7-14-10
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 6-30-10
Date Preliminary Plat Expires: 6-30-11
DRB Project No.: 1003612
DRB Application No.: _____

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

SUNDORO SOUTH UNIT 9
PROPOSED NAME OF PLAT

TRACT 37, TOWN OF ATRISCO GRANT
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
		Paving							
		10' wide	Residential Paving w/curb and gutter, 6' sidewalk south side	Endee Road	West Boundary	60' West of the East Boundary	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Zimina Drive	Endee Road	Silica Ave	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Ekarma Drive	Endee Road	Silica Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P. E.	
			Paving Cont.						
		26' wide	Residential Paving w/curb and gutter 4' sidewalk north side, 4' sidewalk south side*	Silica Ave.	Zimina Drive	East Boundary	/	/	/
		24' wide	Residential Paving w/curb and gutter 4' sidewalk west side	94 th Street	Silica Ave.	South Boundary	/	/	/
			Utilities						
		6"	Water Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/
		6"	Water Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/
		6"	Water Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/
		8"	Sanitary Sewer Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/
		8"	Sanitary Sewer Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/
		8"	Sanitary Sewer Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/
			Drainage						
		24"	RCP	Silica Ave.	Lot 14	East Boundary	/	/	/

NOTES

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

- 1) Paving Items include *Residential sidewalks to be deferred
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
- 5) Sanitary Sewer Lines include manholes and services
- 6) Perimeter walls per DRB approved perimeter wall design
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- 8) Add Signage per DRC

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson
NAME (print)



DRB CHAIR 7-14-10 Date


PARKS & GENERAL SERVICES 7/14/10 Date

Thompson Engineering Consultants, Inc.
FIRM


TRANSPORTATION DEVELOPMENT 07-14-10 Date

AMAFCA Date


SIGNATURE 7-14-10 Date


UTILITY DEVELOPMENT 07/14/10 Date

Date


CITY ENGINEER 7/14/10 Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Thompson Engineering Consultants, Inc PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 930-9248
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecm@yahoo.com

APPLICANT: Dragonfly Development PHONE: 450-4388
 ADDRESS: 12809 Donette Court NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Preliminary Plat Review, Vacation of Public Right-of-way, Deferral of Sidewalks

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

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

Lot or Tract No. A Tract of land within Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Projected section 16, Township 10W, Range 2E, Town of Arisco Grant
 Existing Zoning: SU-2/R-LT Proposed zoning: SU-2/R-LT MRGCD Map No _____
 Zone Atlas page(s): J-9 UPC Code: 100905804009233025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003612

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 53 Total area of site (acres): 6.4
 LOCATION OF PROPERTY BY STREETS: On or Near: ENDEE ROAD NW
 Between: 98th STREET NW and 94th STREET NW

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

SIGNATURE David B. Thompson DATE 4-1-11
 (Print) DAVID B. THOMPSON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	11DRR - 70076	VRBW		\$ 300.00
<input checked="" type="checkbox"/> All fees have been collected	11DRB - 70077	TDS		\$ 0
<input checked="" type="checkbox"/> All case #s are assigned	11DRB - 70078	PP		745.00 745.00
<input checked="" type="checkbox"/> AGIS copy has been sent		CMF		\$ 20.00
<input checked="" type="checkbox"/> Case history #s are listed		ADY		\$ 75.00
<input type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus				\$ 1,140.00
<input type="checkbox"/> F.H.D.P. fee rebate				

Hearing date April 27, 2011

[Signature]

4-1-11

Project # 1003612

Planner signature / date

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.

David B. Thompson
 Applicant name (print)
David B. Thompson 4-1-11
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 1 DRB - 70076
 1 DRB - 70077

[Signature] 4-1-11
 Planner signature / date
 Project # 1003612

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

David B. Thompson
Applicant name (print)
David B. Thompson 4-1-11
Applicant signature / date



Form revised October 2007

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

Application case numbers
1 DRB - 70078

[Signature] 4-1-11
Planner signature / date
Project # 1003612

April 1, 2011

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF PRELIMINARY PLAT, VACATION OF PUBLIC ROW, AND
SIDEWALK DEFERRAL FOR SUNDORO SOUTH UNIT 9 SUBDIVISION
(DRB 1003612)**

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures for Preliminary Plat, Vacation of Public ROW, and Sidewalk Deferral submittal for the Sundoro South Unit 9 Subdivision. The proposed subdivision will have 53 residential lots. The property is currently zoned SU-2/R-LT and is included in the Westland Sector Development Plan.

We are requesting the vacation of 30 foot-wide public right-of-way of 94th Street from Endee Road to Silica Avenue. Westland Development vacated the eastern 30 feet of right-of-way with the filing of Sundoro South Unit 6.

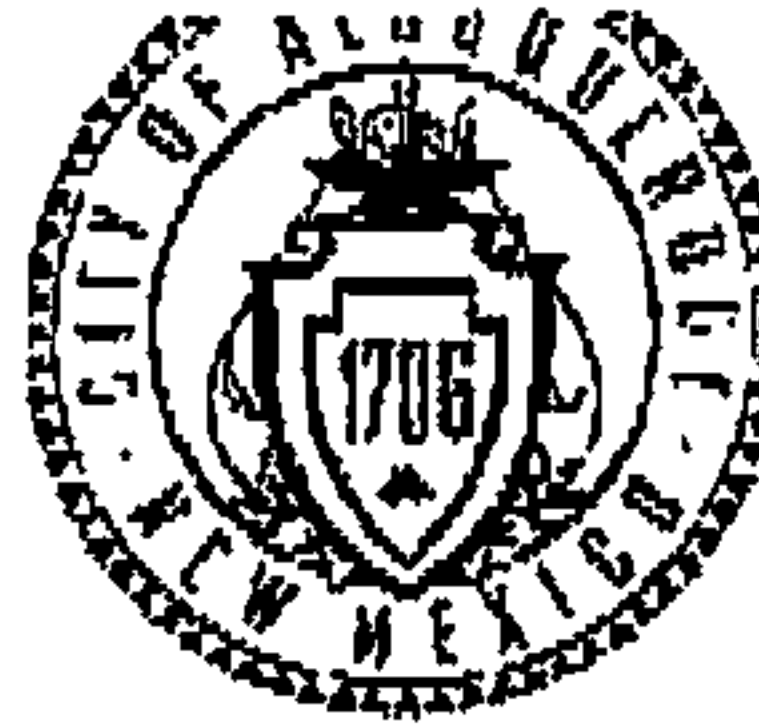
The submittal also includes a request for deferral of sidewalks within the subdivision. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 23, 2011

David Thompson
Thompson Engineering Consultants, Inc.
P.O. Box 65760/87193
Phone: 505-271-2199/Fax: 505-830-9248

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

Dear David:

Thank you for your inquiry of March 23, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) PORTION OF TRACT 37, TOWN OF ATRISCO GRANT, LOCATED ON ENDEE ROAD NW BETWEEN 98TH STREET NW AND LADERA DRIVE NW** Zone Map: **J-9**.

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

AVALON N.A. (AVA) "R"

- ***Kelly Chappelle**, 9135 Santa Catalina Ave. NW/87121 836-1766 (h)
- Evonne Hight, 8624 Hatteras Pl. NW/87121 553-1732 (h)

*** indicates President of Neighborhood Association**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(05/22/08)

!!!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.
 - d) 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.

Information from the Office of Neighborhood Coordination

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

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/23/11** Time Entered: **8:45 a.m.** ONC Rep. Initials: **siw**

7006 0100 0000 0010 9002
5206 4145 5414 5203

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

For delivery information visit our website at www.usps.com®

ALBUQUERQUE, NM 87121

Postage	\$ 0.44	0118 09 Postmark Here 03/25/2011
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	

Sent To *Ms. Kelly Chappelle*
Street, Apt. No.,
or PO Box No. *9135 Santa Catalina Ave NW*
City, State, ZIP+4 *Albuquerque, NM 87121*

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0000 0010 9002
5206 4145 5414 5203

U.S. Postal Service™
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	

Sent To *Ms. Evonne Hight*
Street, Apt. No.,
or PO Box No. *8624 Hatteras Pl. NW*
City, State, ZIP+4 *Albuquerque, NM 87121*

PS Form 3800, June 2002 See Reverse for Instructions

March 25, 2011

Ms. Evonne Hight
Avalon Neighborhood Association
8624 Hatteras Pl. NW
Albuquerque, NM 87121

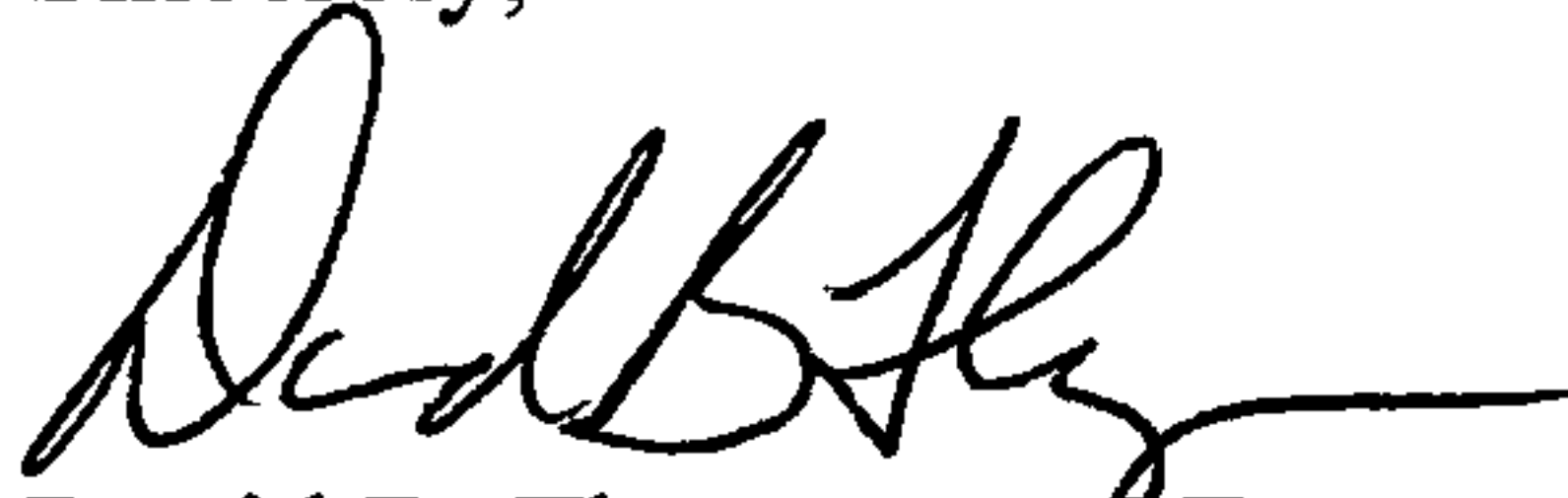
**RE: SUNDORO SOUTH UNIT 9 SUBDIVISION PRELIMINARY PLAT
VACATION OF PUBLIC RIGHT-OF-WAY REVIEW**

Dear Ms. Hight:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 53 lot subdivision. The location of the site is between Interstate 40 and Endee Road NW just west of 94th Street (please refer to enclosed vicinity map). This submittal also includes the vacation of a portion of 94th Street. The subdivision and vacation is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, April 20, 2011.

If you should have any questions please call me at 271-2199.

Sincerely,


David B. Thompson, PE

THOMPSON Engineering Consultants, Inc.

March 25, 2011

Ms. Kelly Chappelle
Avalon Neighborhood Association
9135 Santa Catalina Ave. NW
Albuquerque, NM 87121

**RE: SUNDORO SOUTH UNIT 9 SUBDIVISION PRELIMINARY PLAT
VACATION OF PUBLIC RIGHT-OF-WAY REVIEW**

Dear Ms. Chappelle:

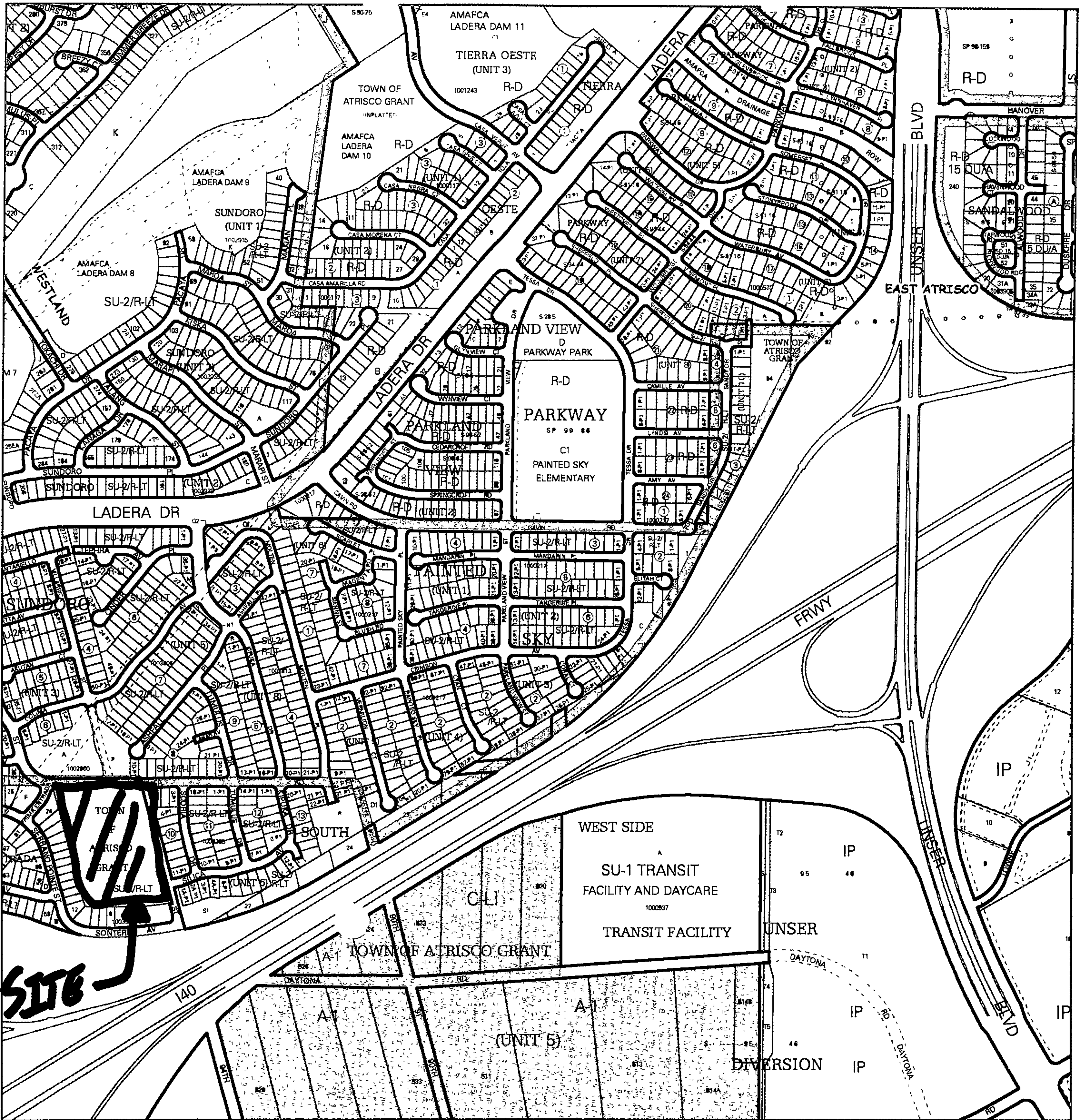
We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 53 lot subdivision. The location of the site is between Interstate 40 and Endee Road NW just west of 94th Street (please refer to enclosed vicinity map). This submittal also includes the vacation of a portion of 94th Street. The subdivision and vacation is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, April 20, 2011.

If you should have any questions please call me at 271-2199.

Sincerely,

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

David B. Thompson, PE



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Dragonfly Development ("Developer") effective as of this ___ day of _____, 20___, and pertains to the subdivision commonly known as Sundoro South Unit 9, and more particularly described as Tract situated in Tracts 31,32,33 Town of Arviso Grant

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

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

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

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

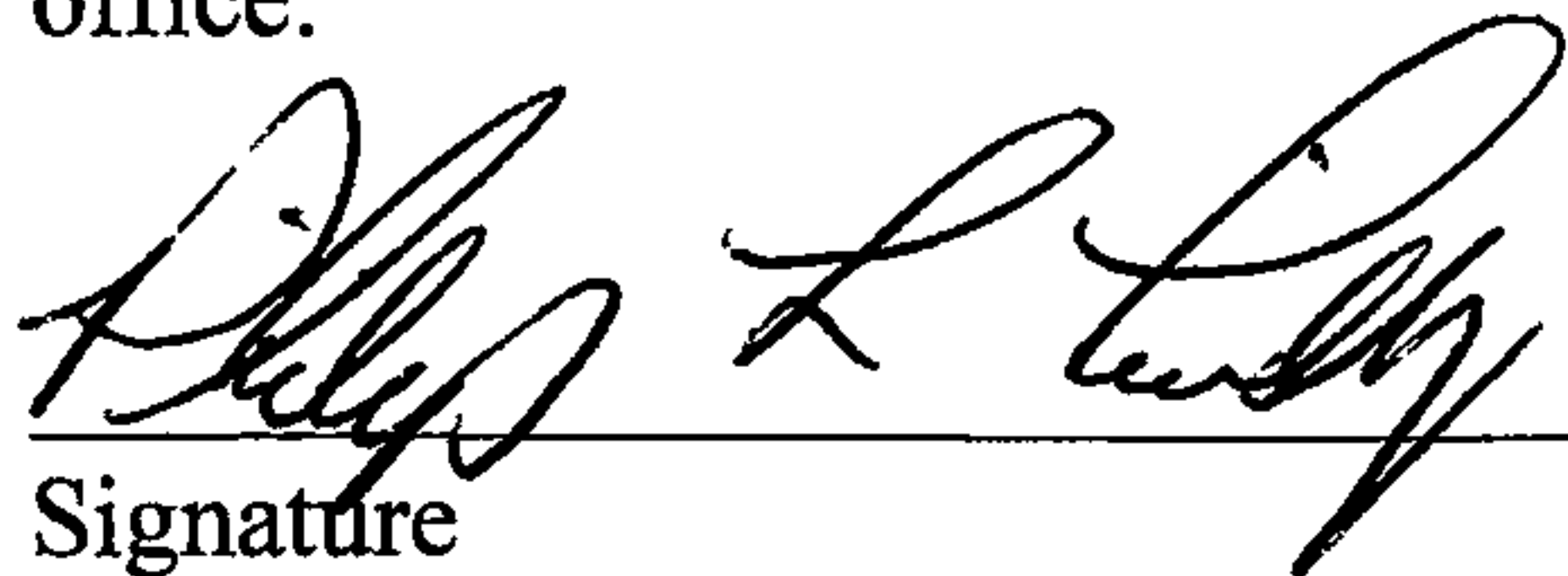
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

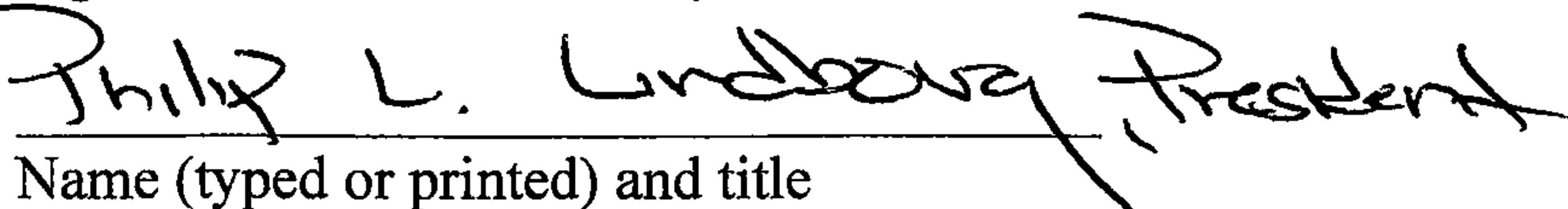
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

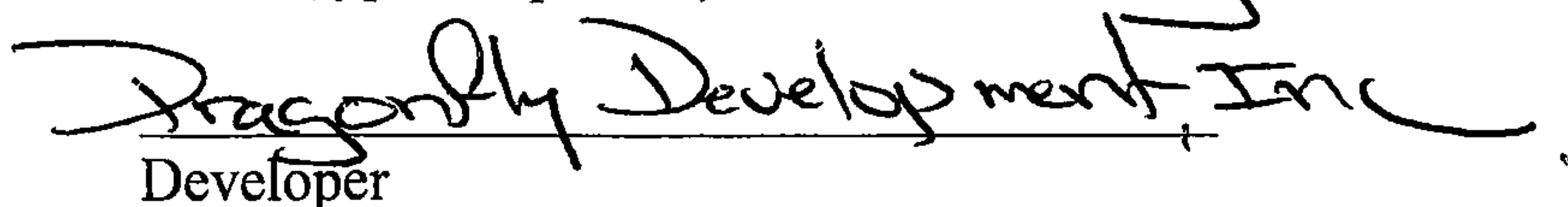
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



 Signature



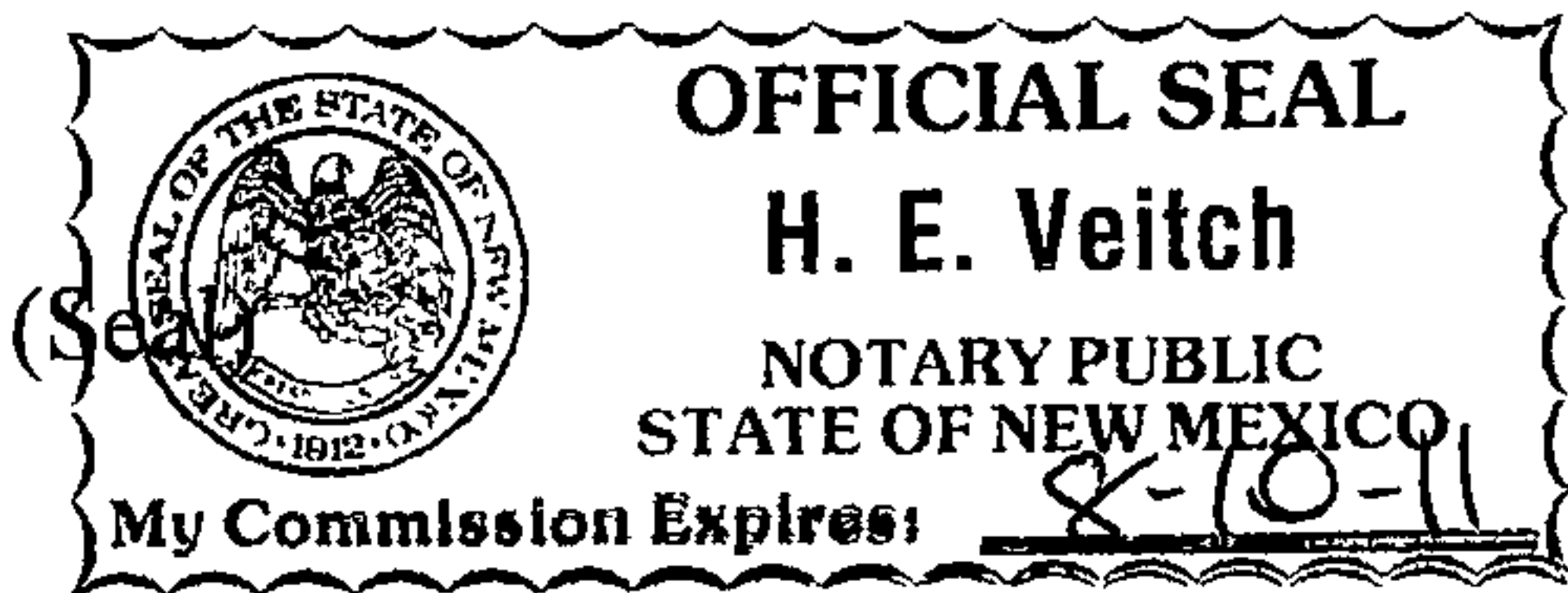
 Name (typed or printed) and title



 Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 29, 2011 by Philip L. Lindborg
as President of Pragonyfly Development Inc., New Mexico a corporation.



[Signature]
Notary Public

My commission expires: Aug. 10, 2011

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

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

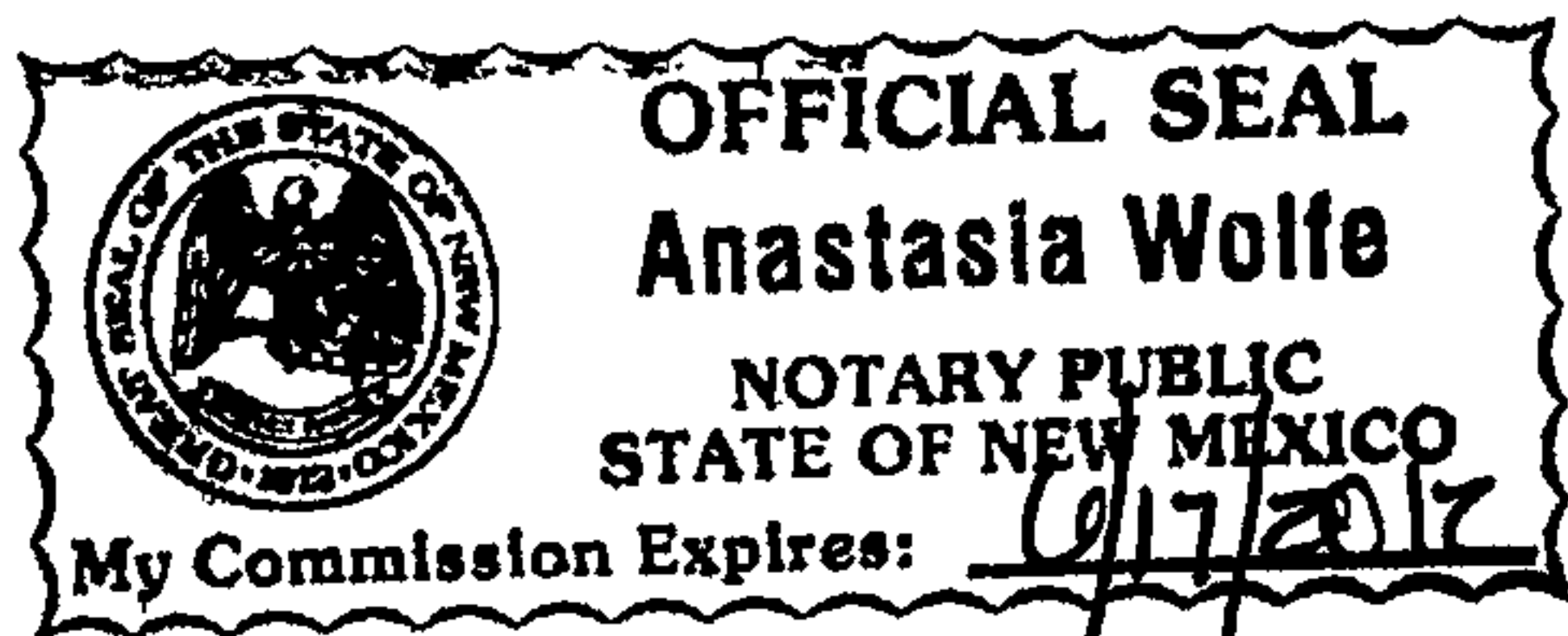
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

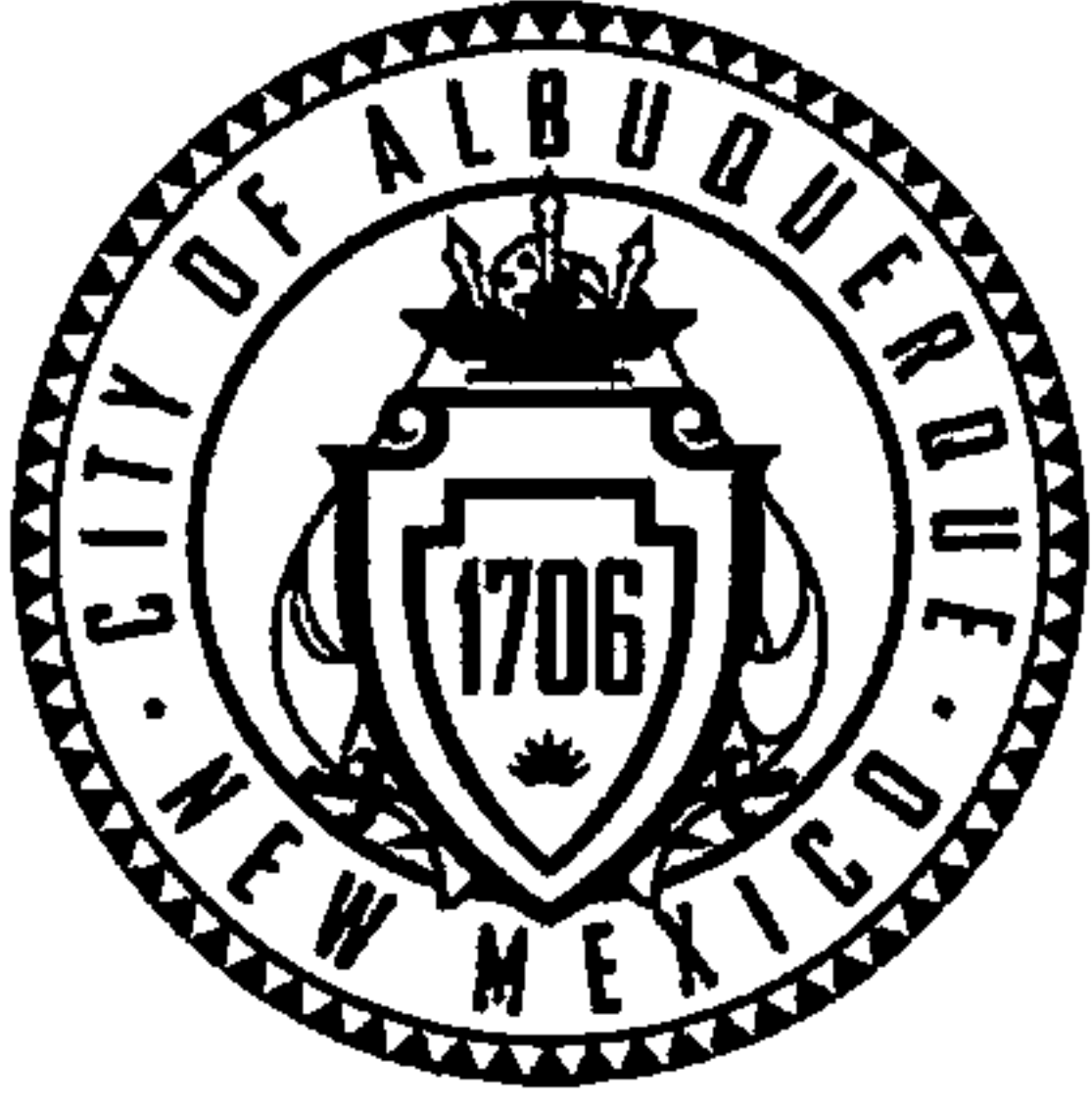
This instrument was acknowledged before me on March 31, 2011 by April L. Winters
as Facilities Fee Planner of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

[Signature]
Notary Public

My commission expires: 6/17/2012





City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor

David S. Campbell,

CAO

DATE

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): COA No. 727080

Case Number(s): DRB No. 1003612

Agent: Thompson Engineering Consultants, Inc.

Applicant: Dragonfly Development, Inc.

Legal Description: Unit 9, Sundoro (Section 16, T10N, R2E, Town of Atrisco Grant)

Zoning: SU-2/R-LT

Acreage: 6.4 Acres

Zone Atlas Page: J-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION: 2010 AGIS aerial photograph

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance .***

NOTE: Area was graded in 2006 prior to adoption of the Archaeological Ordinance.

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 April 12, 2011 to April 27, 2011

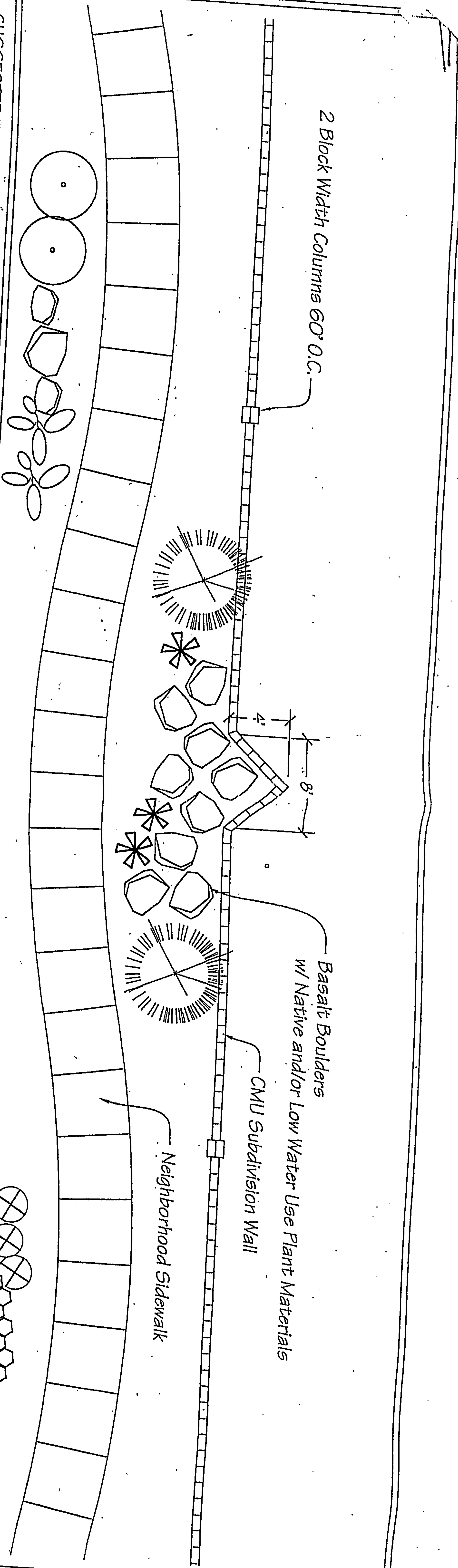
5. REMOVAL

- 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature], 4-1-11
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-1-11, [Signature]
(Date) (Staff Member)

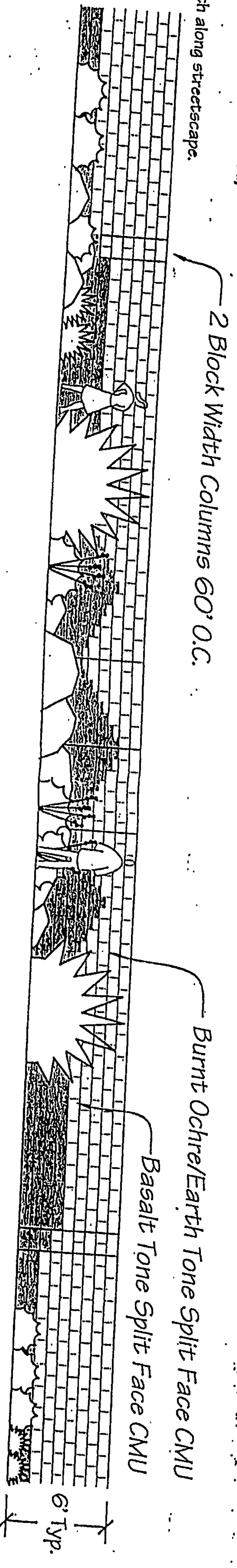
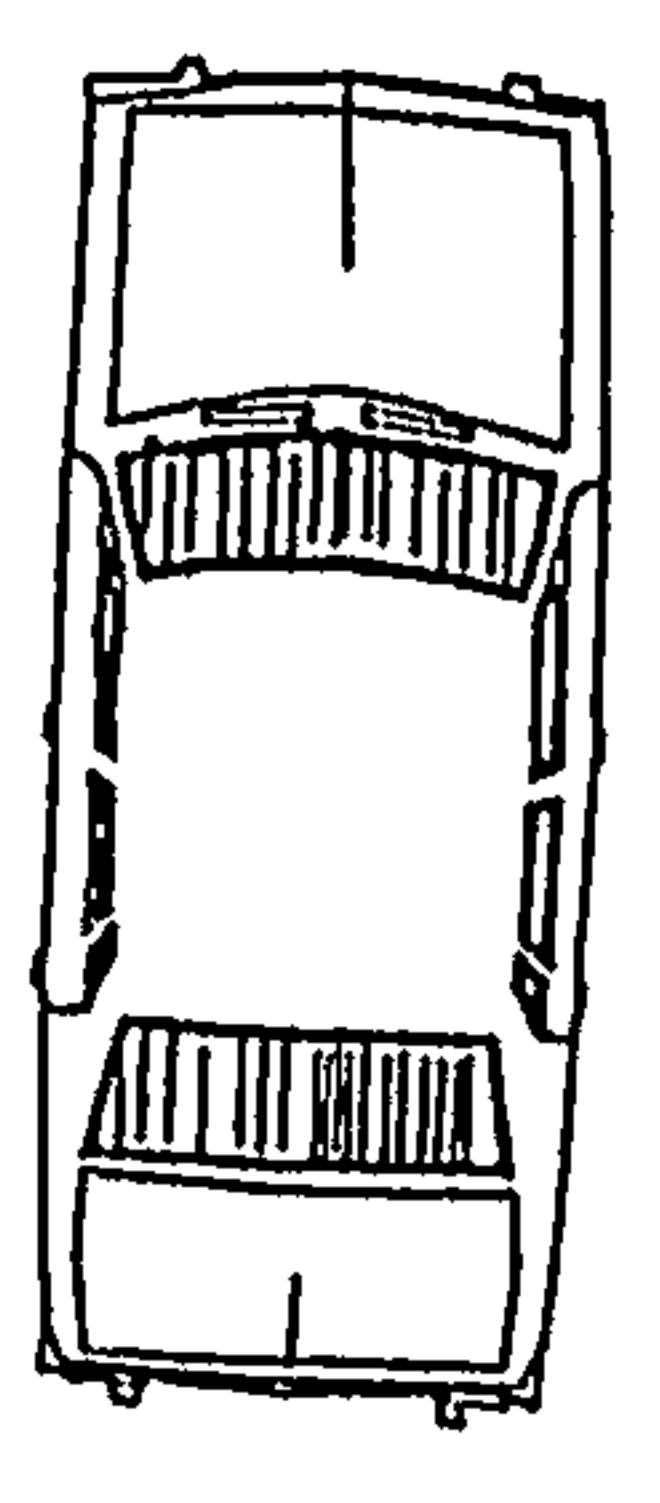


SUGGESTED PLANT LIST

1. Cuff-Leaf Mountain Mallogany
2. Spineless prickly Pear
3. Bird of Paradise
4. Red Yucca
5. Autumn sage
6. Broom Dalea

Notes:
 - Homeowners Association will be responsible for irrigation and maintenance.
 - Plant Material will be located along entire stretch of wall, not just at wall accent locations.
 - Crusher Fines will be used as mulch along streetscape.

Wall/Landscape Plan



Wall/Landscape Elevation

Approved: _____
 Brian Matson Chair, DRB
 Date: _____

Scale: 1/8"=1.0' (11x17)
 May 26, 2004

Sundoro South
 98th St & Ladera Road NW

Perimeter Wall Approved
 DRB Chair: _____
 Date: 6/02/04





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D**
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): THOMPSON ENGINEERING CONSULTANTS, INC PHONE: 271-2199
 ADDRESS: P.O. BOX 65740 FAX: 830-9248
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: DRAGONFLY DEVELOPMENT, INC. PHONE: 450-4388
 ADDRESS: 12809 DONETTE COURT NE FAX: 293-3580
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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. TRACTS 31, 32, 33 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ATRISCO GRANT
 Existing Zoning: SU-2 RLT Proposed zoning: SU-2 RLT MRGCD Map No _____
 Zone Atlas page(s): J-9 UPC Code: 1009058040092 330 25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003612

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 54 Total area of site (acres): 6.4
 LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive NW
 Between: 98th Street NW and Gavin Road NW

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

SIGNATURE David B. Thompson DATE 2-15-11
 (Print) David B. Thompson Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11 DRB- 70036</u>	<u>SE</u>		\$ <u>2</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>2</u>

Hearing date Feb 23, 2011

[Signature] 2-15-11
 Planner signature / date

Project # 1003612

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

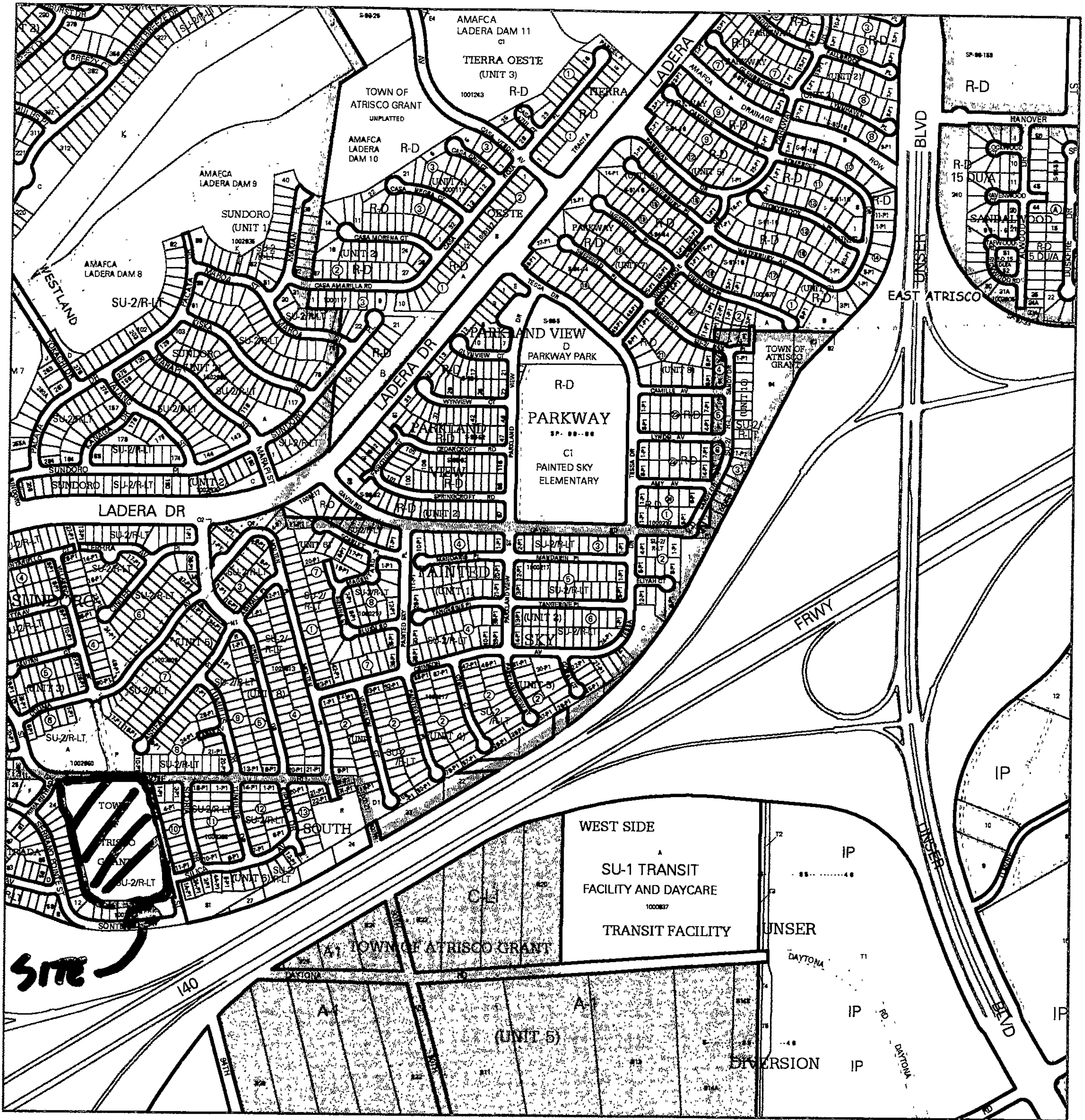
DAVID B. THOMPSON
 Applicant name (print)
David B. Thompson 2-15-11
 Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - - - - - 70036

Y. [Signature] 2-15-11
 Planner signature / date
 Project # 1003617



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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 1500 Feet

February 15, 2011

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF SKETCH PLAT FOR SUNDORO SOUTH UNIT 9
SUBDIVISION (DRB 1003612)**

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures for Sketch Plat review for the Sundoro South Unit 9 Subdivision. There is an approved Preliminary Plat for this subdivision with a total of 41 lots. The existing lots average 55 feet in width. The proposed subdivision will have 54 residential lots with an average width of 42.5 feet and a minimum area of 4000 square feet. The street alignments will remain the same as those shown in the existing approved Preliminary Plat. The infrastructure list will also remain the same. The only difference will be the number of lots, which would increase from 41 to 54. The property is currently zoned SU-2/R-LT and is included in the Westland Sector Development Plan.

At preliminary plat we will be requesting the vacation of 30 foot-wide public right-of-way of 94th Street from Endee Road to our south boundary. Westland Development vacated the eastern 30 feet of right-of-way with the filing of Sundoro South Unit 6.

Please schedule the Sketch Plat review for Wednesday, February 23, 2011. If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 23, 2011

DRB Comments

ITEM # 13

PROJECT # 1003612

APPLICATION # 11-70036

RE: Tracts 31 - 34, Town of Atrisco Grant

The proposed subdivision does not appear to be within the Westland Sector Plan boundary as mapped by AGIS; any sector plan amendments need to be documented and mapped on the official zone map (AGIS).

The inclusion of 40 foot wide lots on the east side of Ekapima Drive does not provide for uniform development per the Comprehensive Plan and Subdivision Ordinance – a total of 12 lots on this side of the street would be more consistent with adopted plans and ordinances.



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

Current DRC
Project Number:

Figure 12

Date Submitted: 5-26-06
 Date Site Plan Approved: 2/A
 Date Preliminary Plat Approved: 8.2.06
 Date Preliminary Plat Expires: 8.2.07
 DRB Project No.: 1003612
 DRB Application No.: 06 DRB-00737

ORIGINAL

INFRASTRUCTURE LIST
(Rev. 9-20-05)

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

1 1-3-07

SUNDORO SOUTH UNIT 9
~~PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN~~
 TRACT 37, TOWN OF ATRISCO GRANT
 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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
		<u>12</u> wide 20' 10'	Residential Paving w/curb and gutter, <u>4'</u> sidewalk south side <u>U</u>	Endee Road	West Boundary	East Boundary	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Zimina Drive	Endee Road	Silica Ave	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Ekarma Drive	Endee Road	Silica Ave.	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P. E.	
			Paving Cont.						
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Silica Ave.	Zimina Drive	East Boundary	/	/	/
		26' wide 24'	Residential Paving w/curb And gutter, 4' ^{6'} sidewalk both sides* <i>ENST SIDE</i>	94 th Street	Silica Ave.	South Boundary	/	/	/
			Utilities						
		6"	Water Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/
		6"	Water Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/
		6"	Water Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/
		8"	Sanitary Sewer Line	Zimina Drive	Endee Road	Silica Ave.	/	/	/
		8"	Sanitary Sewer Line	Ekarma Drive	Endee Road	Silica Ave.	/	/	/
		8"	Sanitary Sewer Line	Silica Ave.	Zimina Drive	East Boundary	/	/	/
			Drainage						
		24"	RCP	Silica Ave.	Lot 14	East Boundary	/	/	/

NOTES

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

- 1) Paving Items include *Residential sidewalks to be deferred
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
- 5) Sanitary Sewer Lines include manholes and services
- 6) Perimeter walls per DRB approved perimeter wall design
- 7) Wall certification from registered engineer required prior to release of financial guarantees

8) Add signature per DRC

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
--------------------	--

David B. Thompson		8/2/06	Christina Sandoral	8/2/06
NAME (print)	DRB CHAIR	Date	PARKS & GENERAL SERVICES	Date

Thompson Engineering Consultants, Inc.		8-2-06		
FIRM	TRANSPORTATION DEVELOPMENT	Date	AMAFCA	Date
		8/2/06		
SIGNATURE	UTILITY DEVELOPMENT	Date		Date
		8/2/06		
	CITY ENGINEER	Date		Date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
A	1-3-07			



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D 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): THOMPSON ENGINEERING CONSULTANTS PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9248
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: DRAGONFLY DEVELOPMENT, INC PHONE: 291-0353
 ADDRESS: 12809 Dunette Court NE FAX: 243-3580
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: REVISION TO INFRASTRUCTURE LIST

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. Tracts 31-33 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Town of Atrisco Grant
 Existing Zoning: SU-2 RL1 Proposed zoning: SU-2 RL1 MRGCD Map No. _____
 Zone Atlas page(s): J-9 UPC Code: 100905809009233025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003612

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: 41 Total area of site (acres): 6.4
 LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive NW
 Between: 98th Street NW and Gavin Road NW

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

SIGNATURE David B. Thompson DATE 7-6-10
 (Print) DAVID B Thompson 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
10PRB 70188

 Hearing date 07/14/10

Action
APP
CMF

S.F.	Fees
<u>3</u>	\$ <u>50.00</u>
	\$ <u>20.00</u>
	\$ _____
	\$ _____
	\$ _____
	Total
	\$ <u>70.00</u>

Sandy Handley 07/06/10
 Planner signature / date

Project # 1003612

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

David B. Thompson
 Applicant name (print)
David B. Thompson 7-6-10
 Applicant signature / date

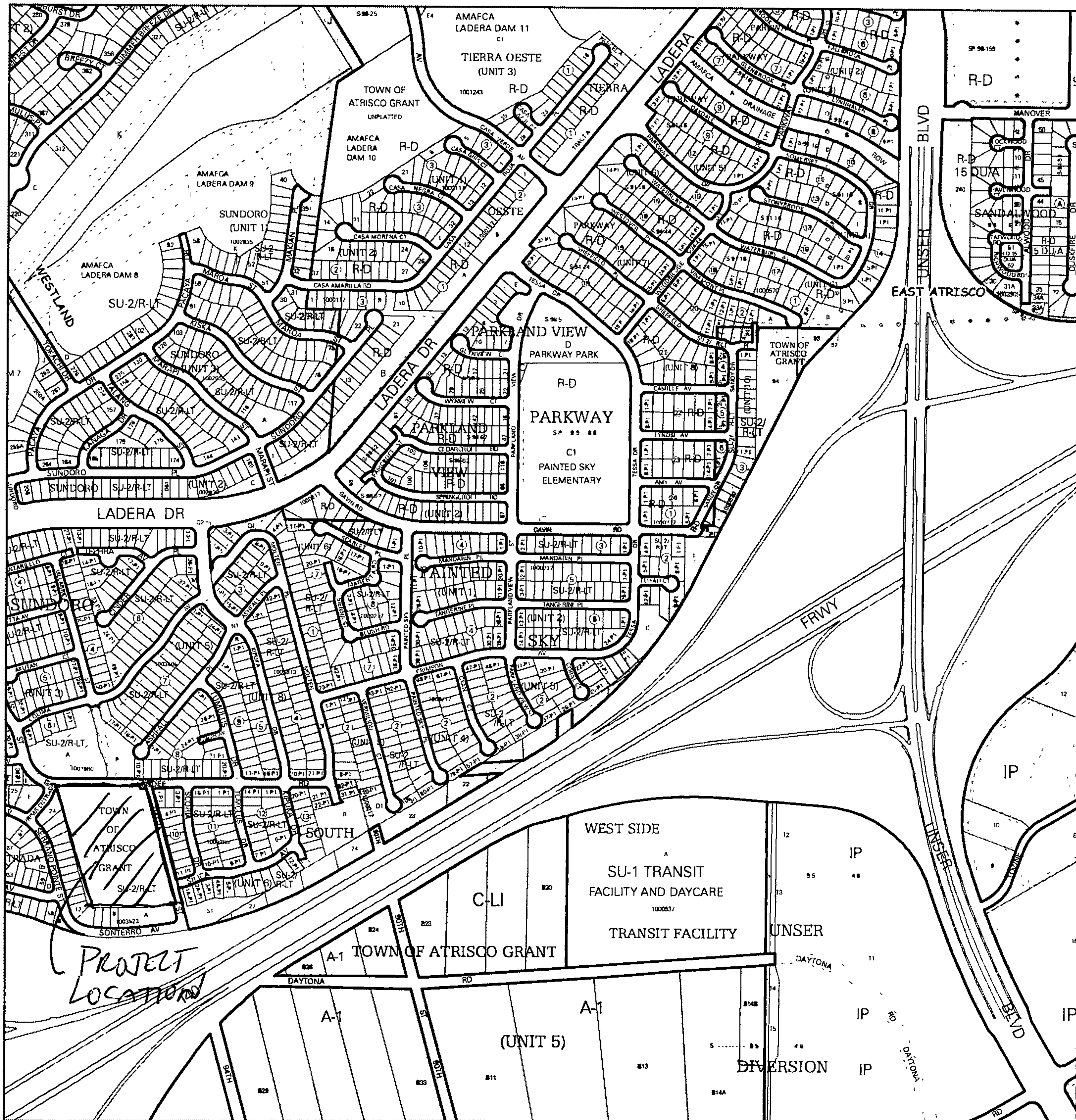


Form revised **October 2007**

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

Application case numbers
 10 DRB - _____ - 70188
 _____ - _____ - _____
 _____ - _____ - _____

Sandy Handley 07/06/10
 Planner signature / date
 Project # 1003612



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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.		

July 6, 2010

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF REQUEST FOR REVISION TO INFRASTRUCTURE LIST
SOUTH UNIT 9 SUBDIVISION (DRB 1003612)**

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures to request a REVISION TO THE Infrastructure List for the Sundoro South Unit 9 Subdivision. The Preliminary Plat was recently given a one year extension at the DRB Hearing on June 30, 2010. The revisions are all minor to clean up sidewalk deferral locations and be more accurate on the length of pavement required on Endee Road.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.

