



Supplemental Form (SF)

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

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): DAVID SOULE-RIO GRANDE ENGINEERING PHONE: 505.321.9099
 ADDRESS: PO BOX 93924 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com
 APPLICANT: SUNSET VILLA, LLC PHONE: _____
 ADDRESS: 4402 CANYON CT FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF SIA AND SIDEWALK DEFERRAL EXTENSION

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

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

Lot or Tract No. 1-70 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SUNSET VILLA SUBDIVISION
 Existing Zoning: R1 Proposed zoning: R1 MRGCD Map No _____
 Zone Atlas page(s): K12 UPC Code: 101205726403240351

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1003613 .06DRB0085

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 70 Total site area (acres): 4.5
 LOCATION OF PROPERTY BY STREETS: On or Near: SUNSET GARDENS
 Between: ATRISCO and SUNSET GARDENS
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE _____
 (Print Name) DAVID SOULE Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Hearing date _____

Staff signature & Date _____ Project # _____



December 22, 2017

Ms. Kim Dicome
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Extension of SIA for Infrastructure
and temporary deferral of internal sidewalks
Sunset Villa Subdivision
PROJECT # 1003613
Albuquerque, New Mexico**

Dear Ms. Dicome:

Rio Grande Engineering requests a two year extension to the Subdivision improvement agreement and temporary deferral of internal sidewalks for the referenced project. The project has been constructed. There are some outstanding issues on the punch list that have not been completed. The project now has home builder and the homes construction phase has begun.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



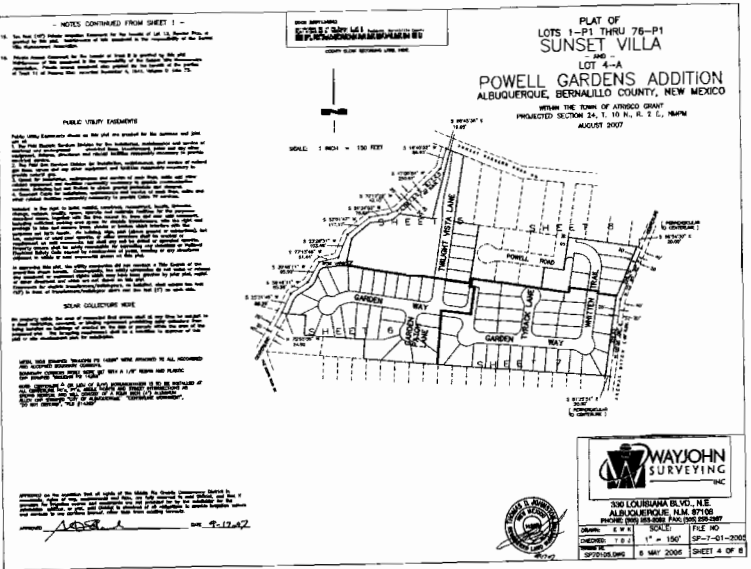
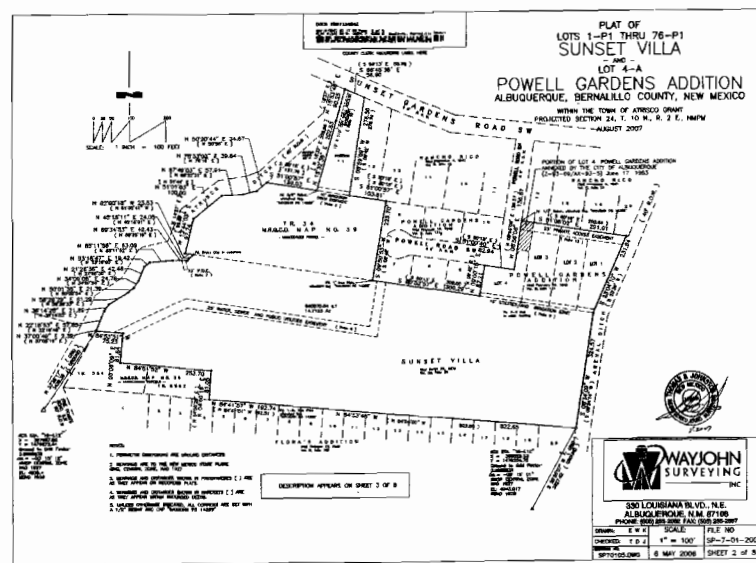
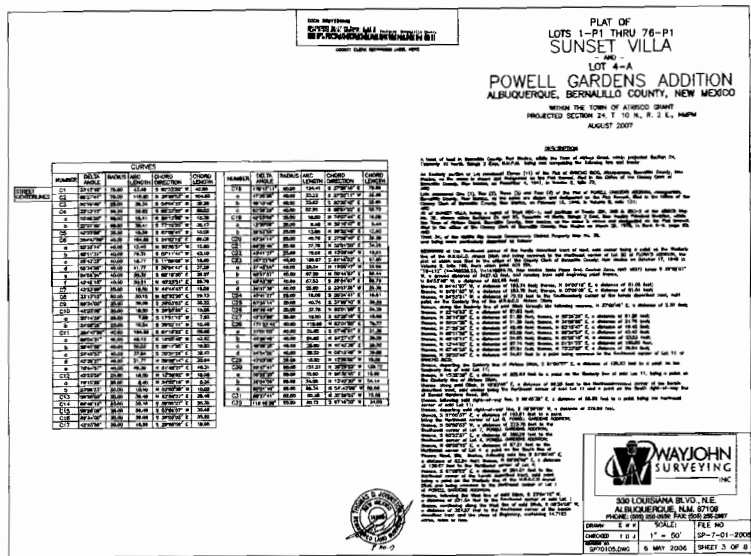
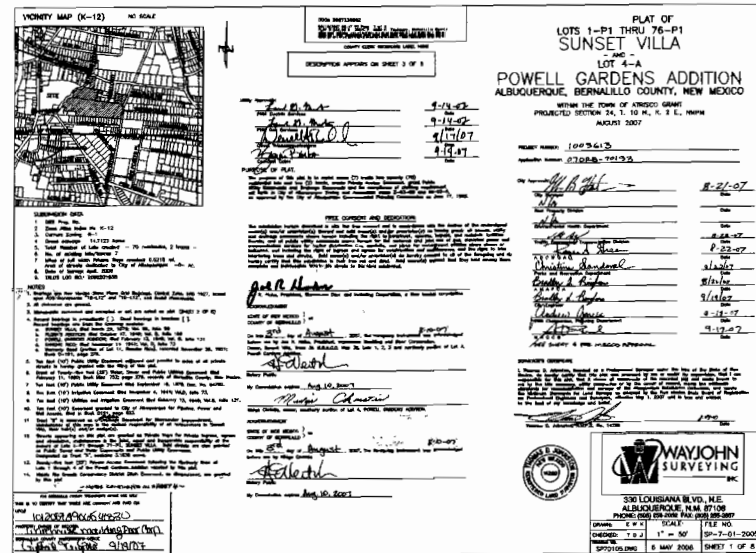
David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199

Cc:

Rod Mahoney
1838 Sadora Rd. SW
Albuquerque, NM 87105

Harrison Alley
1316 Dennison SW
Albuquerque, NM 87105

Enclosures



Current DRC:

FIGURE 12

Date Submitted _____

INFRASTRUCTURE LIST

Date Site Plan Approved 9-27-06

Date Preliminary Plat Approved 9-27-06

Date Preliminary Plat Expires 9-27-07

EXHIBIT "A"

DRC Application No. 1003613

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

SUNSET VILLA SUBDIVISION

PROPOSED NAME OF PLAT ~~XXXXXXXXXXXXXXXXXXXX~~

Lots 1,2,3 powell add, sunset villa addition, tract 34 mrgcd map 39
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1									
		28 wide	residential paving w/curb and gutter 6' sidewalk east side*	Twilight vista lane	Sunset gardens road	183 feet south			
		2-20 wide w/8 curb	residential paving w/curb and gutter both sides 8' sidewalk east side*	Twilight vista lane	183 feet south	233 feet south			
		24 wide	residential paving w/curb and gutter 6' sidewalk east side*	Twilight vista lane	204 feet south	garden way			
		26 wide	residential paving w/curb and gutter 4' sidewalk both sides*	garden patch lane	garden way	End of block			
		26 wide	residential paving w/curb and gutter 4' sidewalk both sides*	garden way	whitten trail	end of cul-de sac			
		26 wide	residential paving w/curb and gutter 4' sidewalk both sides*	garden way	garden way	lot 5			
		26 wide	residential paving w/curb and gutter 4' sidewalk both sides*	back lane	garden way	end of cul-de sac			
		28 wide	residential paving w/curb and gutter 4' sidewalk both sides*	whitten trail	garden way	lot 1			
		28 wide	residential paving w/curb and gutter 6' sidewalk west side*	whitten trail	lot 1	powell road			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	twilight vista lane	sunset gardens road	garden way			
		4"	waterline	garden patch lane	garden way	end of cul-de-sac			
		8"	waterline	garden way	whitten trail	end of cul-de sac			
		4"	waterline	tyrack lane	garden way	end of cul-de sac			
		8"	waterline	whitten trail	garden way	powel road			
		8"	Sewerline	twilight vista ane	garden way	lot 47			
		8"	Sewerline	garden patch ane	garden way	end of cul-de-sac			
		8"	Sewerline	garden way	whitten trail	end of ex. way			
		8"	Sewerline	tyrack ane	garden way	end of cul-de-sac			
		8"	Sewerline	whitten trail	garden way	powel road			
		30"	rip	garden way	lot 17	lot 19			
		36"	rip	garden way	lot 19	lot 55			
		36"	rip	garden way	lot 55	twilight vista lane			
		30"	rip	garden way	twilight vista lane	lot 45			
		48"	rip	twilight vista lane	garden way	lot 49			
		48"	rip	tract 6	twilight vista	bottom ex. rd			



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1003613
11DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 76-P1, **SUNSET VILLA** zoned SU-1/PRD, located on SUNSET GARDENS BETWEEN ATRISCO AND POWELL containing approximately 14.71 acre(s). (K-12)

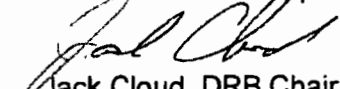
At the July 27, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by August 11, 2011, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc: Garcia/Kraemer & Assoc. – 600 1st str nw Ste 211 – Albuquerque, NM 87102
Cc: Sunset villa LLC – 4402 Canyon Ct NE – Albuquerque, NM 87113
Marilyn Maldonado
file

David Soule

From: Quevedo, Vicente M. [vquevedo@cabq.gov]
Sent: Thursday, December 21, 2017 3:41 PM
To: 'david@riograndeengineering.com'
Subject: Notification Inquiry_Five Points and Hooper_DRB
Attachments: Notification Inquiry_Five Points and Hooper_DRB.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf; ZPage_K-12-Z.PDF

David,

Good afternoon. See list of affected neighborhood association below and attached related to your upcoming DRB submittal. Your inquiry request stated that you are anticipating submitting for the January 24th DRB application deadline which would mean the application deadline is Friday December 29th. Please let me know if these dates are not correct and I can re-issue you an updated instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	
Vecinos Del Bosque NA	Harrison (Tai)	Alley	1316 Dennison SW	Albuquerque	NM	87105	5
Vecinos Del Bosque NA	Rod	Mahoney	1838 Sadora Road SW	Albuquerque	NM	87105	5

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison, Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332
cabq.gov/neighborhoods

Follow us;



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, December 21, 2017 2:52 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

12/22/2017

Notification Inquiry For:

Development Review Board Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

david soule

Company Name

rio grande engineering of new mexico llc

Address

po box 93924

City

albuquerque \

State

Ne

ZIP

87199

Telephone Number

5053219099

Email Address

david@riograndeengineering.com

Anticipated Date of Public Hearing (if applicable):

JANUARY 24,2018

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

lots 1-70 sunset villa

Located on/between (physical address, street name or other identifying mark):

sunset gardens west of isleta

This site is located on the following zone atlas page:

k12

12/22/2017

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

December 22, 2017

Ms. Kim Dicome
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Extension of SIA for Infrastructure
and temporary deferral of internal sidewalks
Sunset Villa Subdivision
PROJECT # 1003613
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Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199

Cc:

Rod Mahoney
1838 Sadora Rd. SW
Albuquerque, NM 87105

Harrison Alley
1316 Dennisont SW
Albuquerque, NM 87105

Enclosures

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.

Day 2 Soil
Applicant name (print)
[Signature]
Applicant signature / date



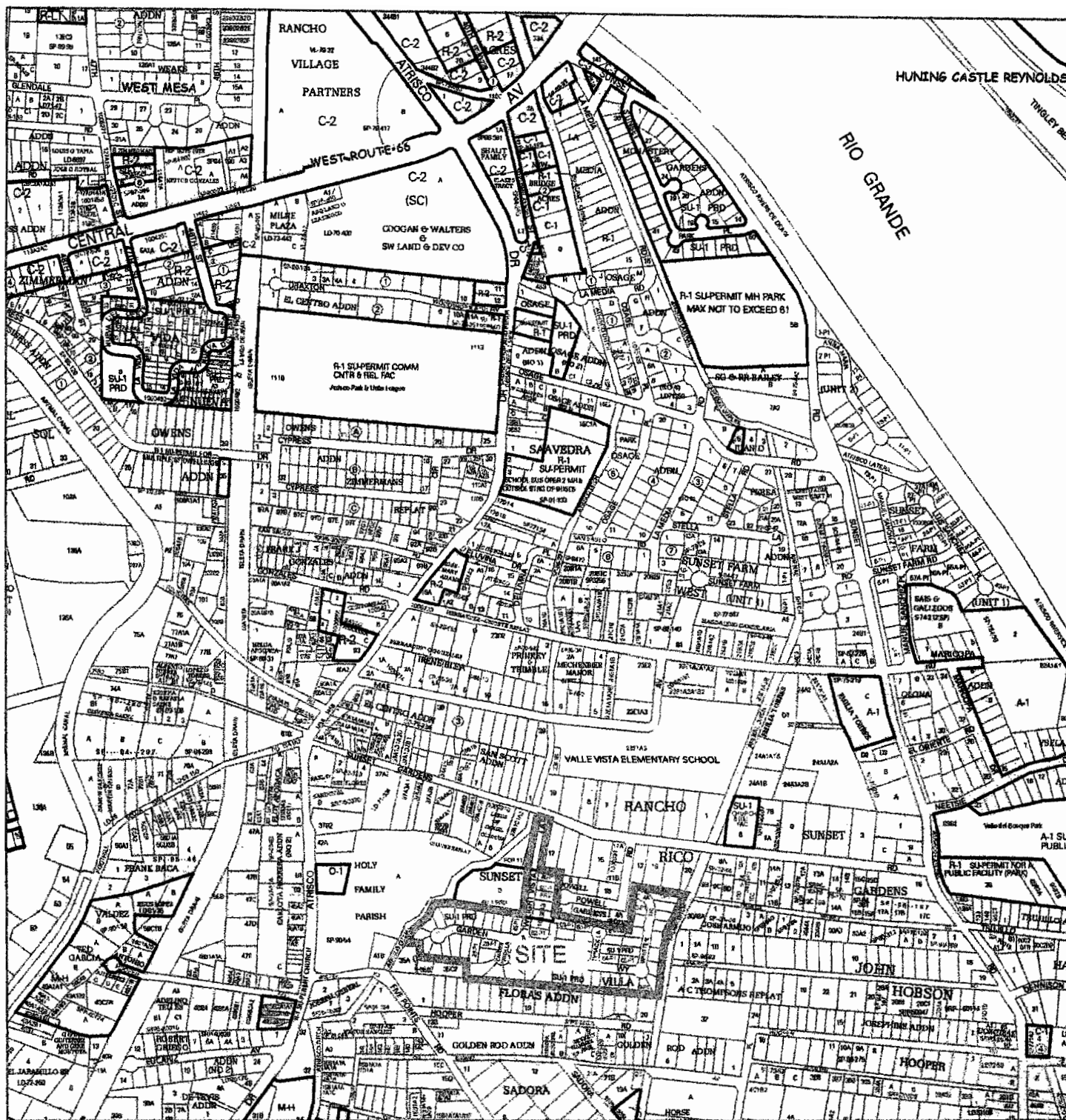
Form revised 4/07

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

Application case numbers

Planner signature / date

Project # _____



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

Map amended through: 2/4/2010

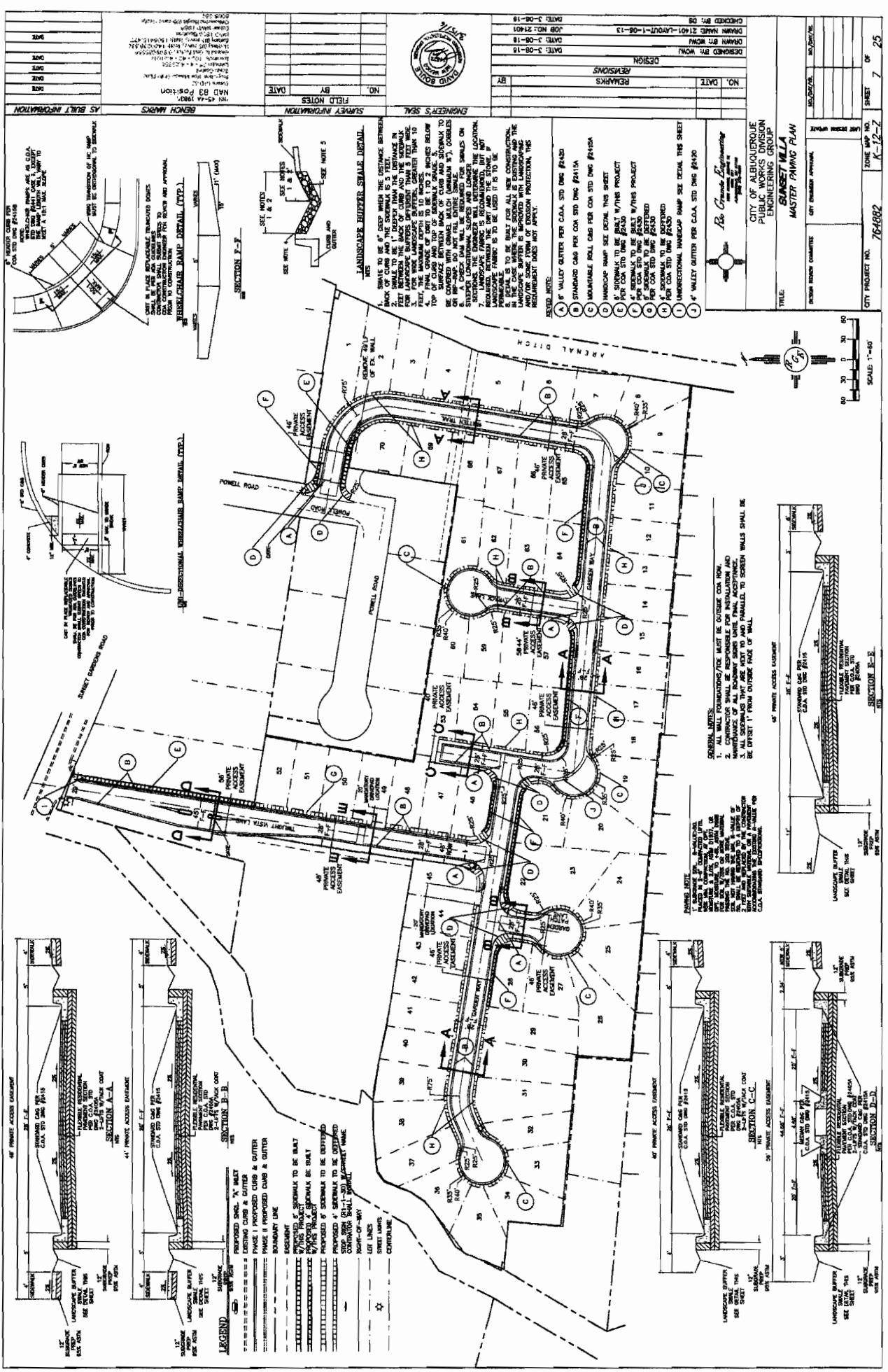
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-12-Z

Selected Symbols

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

0 750 1500 Feet



NO.	DATE	REVISIONS

DESIGNED BY: WMA
 DATE: 3-28-18
 CHECKED BY: DB
 DATE: 3-28-18
 DRAWN BY: JMT
 DATE: 3-28-18
 PROJECT NO. 764892
 SHEET 7 OF 25
 TITLE: MASTER PLANNING PLAN
 CITY PROJECT NO. 764892
 SHEET NO. K-12-Z

ENGINEER'S SEAL
 SURVEY INFORMATION
 FIELD NOTES
 BENCH MARKS
 AS BUILT INFORMATION

LANDSCAPE BUFFER SCALE DETAIL
 SECTION E-E
 SEE NOTES
 SEE WHITE 5
 SEE WHITE 6

LANDSCAPE BUFFER SCALE DETAIL
 SECTION F-F
 SEE NOTES
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 SEE WHITE 6

LANDSCAPE BUFFER SCALE DETAIL
 SECTION G-G
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LANDSCAPE BUFFER SCALE DETAIL
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