

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 26, 2014

Project# 1003684

14DRB-70042 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for PAUL ALLEN HOMES request(s) the above action(s) for all or a portion of **ANAXAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BETWEEN ANASAZI AND WESTSIDE containing approximately 40.349 acre(s). (A-10)

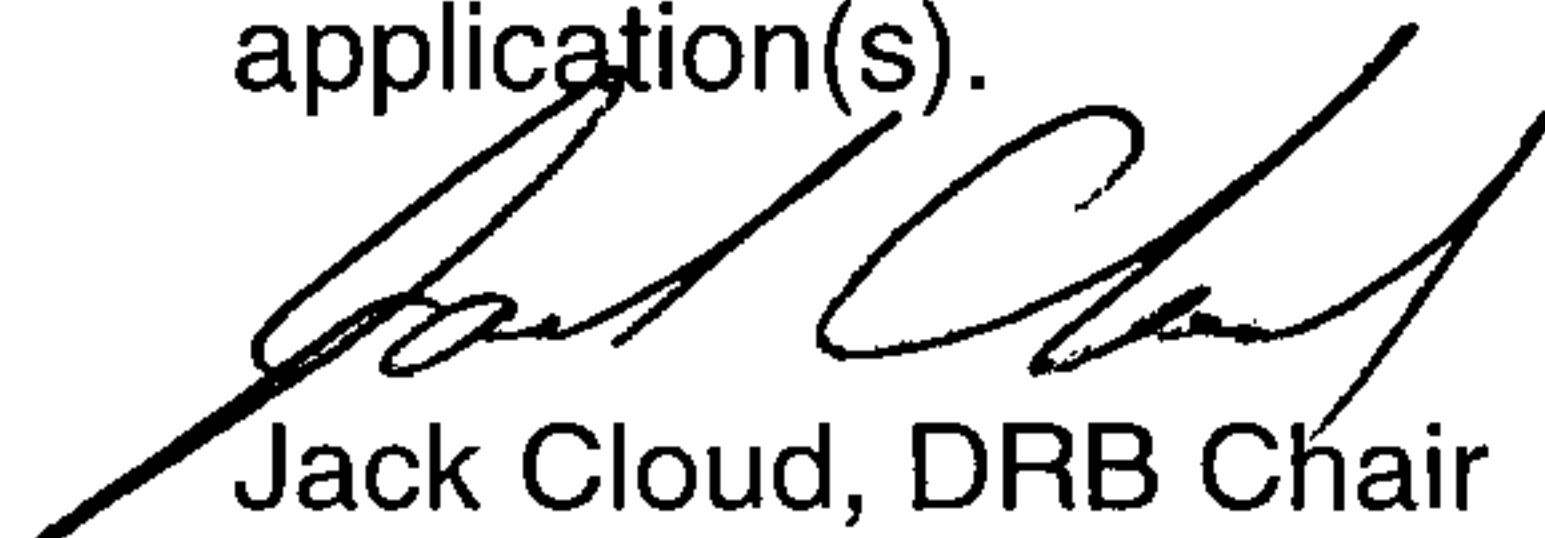
At the February 26, 2014 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 13, 2014, in the manner described below.

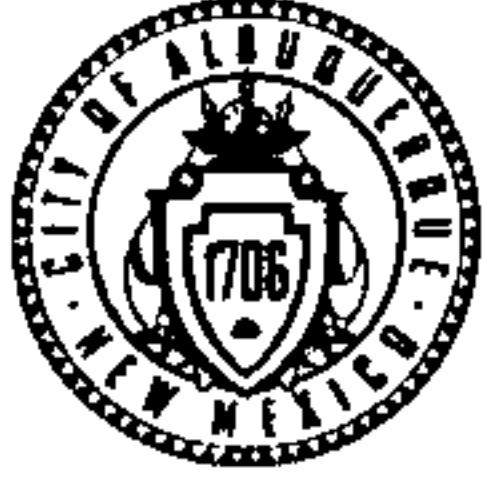
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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

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


Jack Cloud, DRB Chair

Cc: MARK GOODWIN AND ASSOCIATES, P.A
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 25, 2012

Project# 1003684

12DRB-70124 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for PAUL ALLEN HOMES request(s) the above action(s) for all or a portion of Lot(s) SEE APPLICATION, Tract(s) SEE APPLICATION, **ANASAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BETWEEN ANASAZI RIDGE AND WESTSIDE containing approximately 40.349 acre(s). (A-10)

At the April 25, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by May 10, 2012, 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.

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Jack Cloud, DRB Chair

Cc: MARK GOODWIN AND ASSOCIATES, P.A
Cc: PAUL ALLEN HOMES
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 25, 2012

Project# 1003684

12DRB-70124 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for PAUL ALLEN HOMES request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BETWEEN ANASAZI RIDGE AND WESTSIDE containing approximately 40.349 acre(s). (A-10)

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Jack Cloud, DRB Chair

Cc: MARK GOODWIN AND ASSOCIATES, P.A

Cc: PAUL ALLEN HOMES

Marilyn Maldonado

file



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

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: _____

CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Paul Allen Homes PHONE: 899-6768

ADDRESS: PO Box 57060 FAX: _____

CITY: Albuquerque STATE nm ZIP 87187 E-MAIL: Sherri@paulallenhomes.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: 2 year Sidewalk Deferral Extension - Anasazi Ridge - 1
Unit 1 & 2

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

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

Lot or Tract No. _____ Block: _____ Unit: 1 & 2

Subdiv/Addn/TBKA: Anasazi Ridge

Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____

Zone Atlas page(s): A-10 UPC Code: 101006617038322414

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003684

10 DRB - 70071 12 DRB - 70124

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no

No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): 40.349

LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd.

Between: Anasazi Ridge and Westside Blvd.

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

SIGNATURE Diane Hoetzer DATE 2-14-14

(Print Name) Diane Hoetzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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
140RB-70042

Action	S.F.	Fees
<u>ESIA</u>	_____	\$ <u>50.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

Hearing date Feb. 26, 2014

Total
\$ 70.00

[Signature]
2-18-14
Staff signature & Date

Project # 1003684

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
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 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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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
 ___ 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
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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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- 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)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Holzner
 Applicant name (print)
Diane Holzner 2-14-14
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>14 - DRB-70042</u>	<u>[Signature]</u>	<u>2-18-14</u>
<input checked="" type="checkbox"/> Fees collected				Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project #	<u>1003684</u>
<input checked="" type="checkbox"/> Related #s listed				



Supplemental Form (SF)

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

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 ADDRESS: PO Box 90606 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Paul Allen Homes PHONE: 899-6768
 ADDRESS: PO Box 87060 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: sherrie.paulallenhomes.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: 2 year Sidewalk Deferral Extension - Anasazi Ridge - 1
Unit 1 & 2

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

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 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
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10286-70071 12286-70124

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 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): 40.349
 LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd
 Between: Anasazi Ridge and westside Blvd.
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Diane Hoelzer DATE 2-14-14
 (Print Name) Diane Hoelzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>140RB : 70042</u>	<u>ESIA</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 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				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Feb. 26, 2014</u>			Total <u>\$ 70.00</u>

[Signature] 2-18-14 Project # 1003684
 Staff signature & Date

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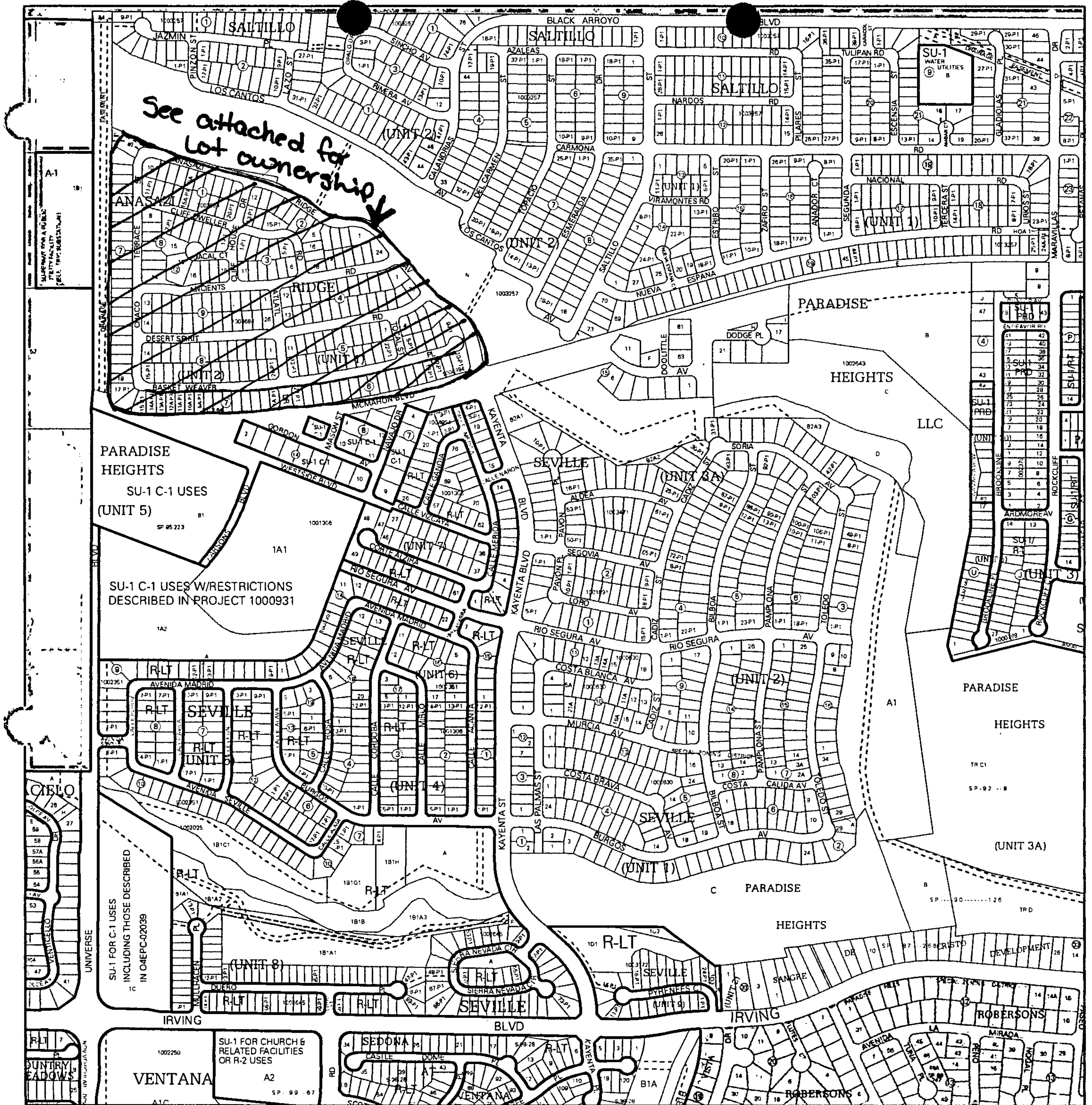
Diane Houzler
Applicant name (print)
Diane Houzler 2-14-14
Applicant signature / date



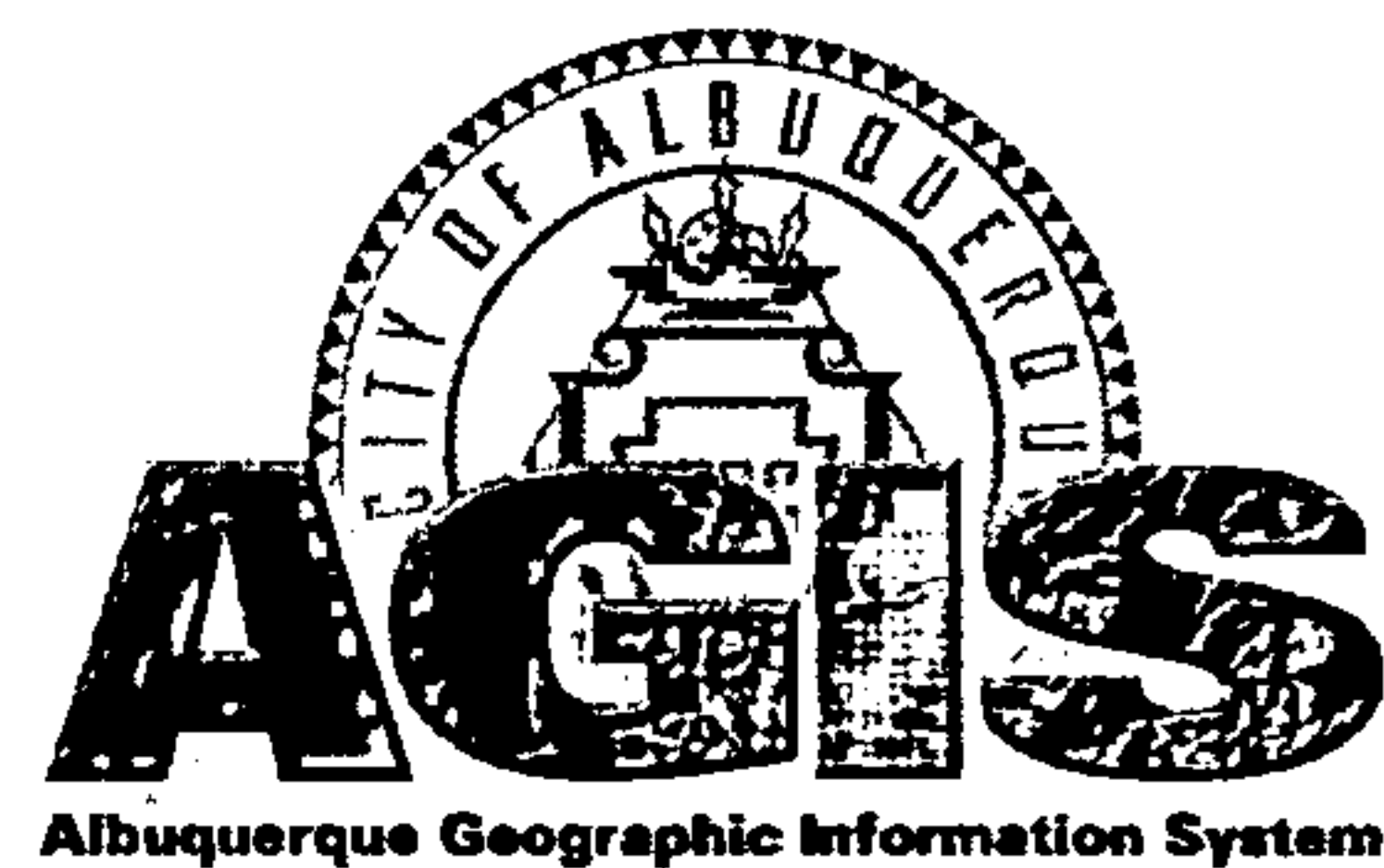
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- Fees collected
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- Related #s listed

Application case numbers
14-DRB-70042

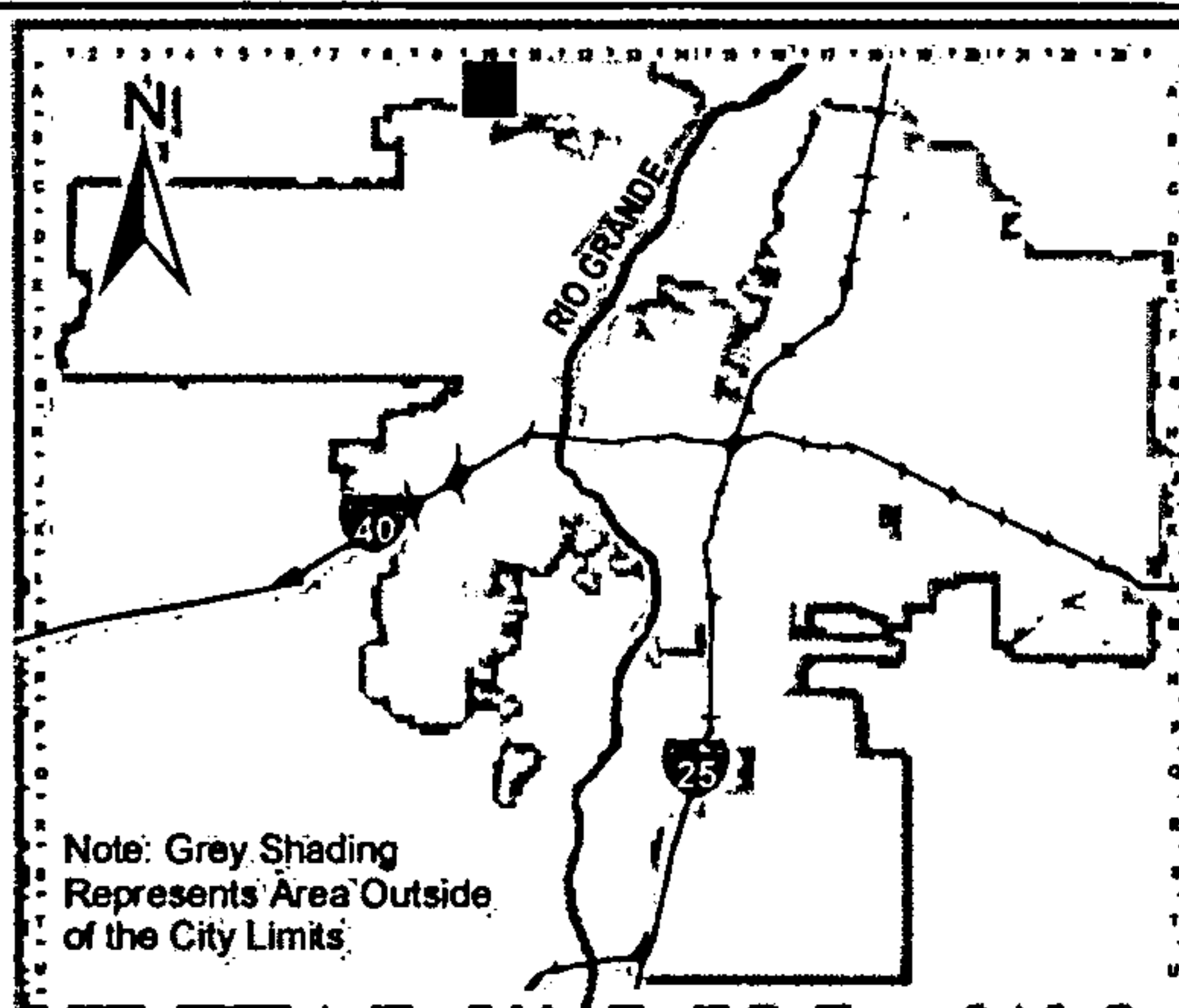
Form revised 4/07
[Signature] 2-18-14
Planner signature / date
Project # 1003684



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



Map amended through: 4/2/2012

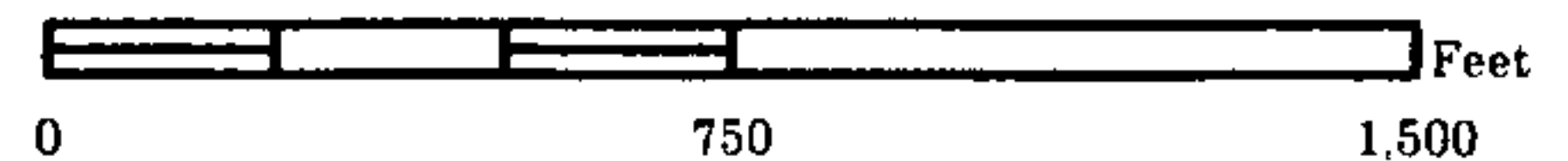


Zone Atlas Page:

A-10-Z

Selected Symbols

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





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

February 18, 2014

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

Re: Anasazi Ridge, Unit 1 & 2 – City Project # 1003684

Dear Mr. Cloud:

On behalf of our client, Paul Allen Homes, LLC, we are requesting a 2-year extension of the Sidewalk Deferral Agreement. Due to the recent economy, home construction has been slow, thus completion of the deferred sidewalks has been slow.

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

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer
Senior Engineer

DLH/kb

Attachments

AGREEMENT REGARDING SUBDIVISION IMPROVEMENT AGREEMENTS

This Agreement is made and entered into this 9th day of March, 2011, by and between COLLATZ, INC., a New Mexico corporation ("Collatz"), and PAUL ALLEN HOMES, INC., a New Mexico corporation ("Paul Allen").

WHEREAS, concurrently with the execution of this Agreement, Collatz is selling to Paul Allen certain residential lots in Bernalillo County, NM, as more particularly described on Exhibit "A" (the "Lots"); and

WHEREAS, Collatz is obligated to the City of Albuquerque (the "City") pursuant to two Agreements (the "SIAs") relating to subdivision improvements for the Lots under City Project Number 759581, as follows: Sidewalk Deferral Agreement recorded in the real property records of Bernalillo County, NM ("recorded") as Document No. 2010016393, as amended by Amendment recorded as Document No. 2010078634 (the "Sidewalk Agreement"); and Subdivision Improvements Agreement, Procedure B, recorded as Document No. 2010016392, as amended by Amendment recorded as Document No. 2010095617 (the "B Agreement"); and

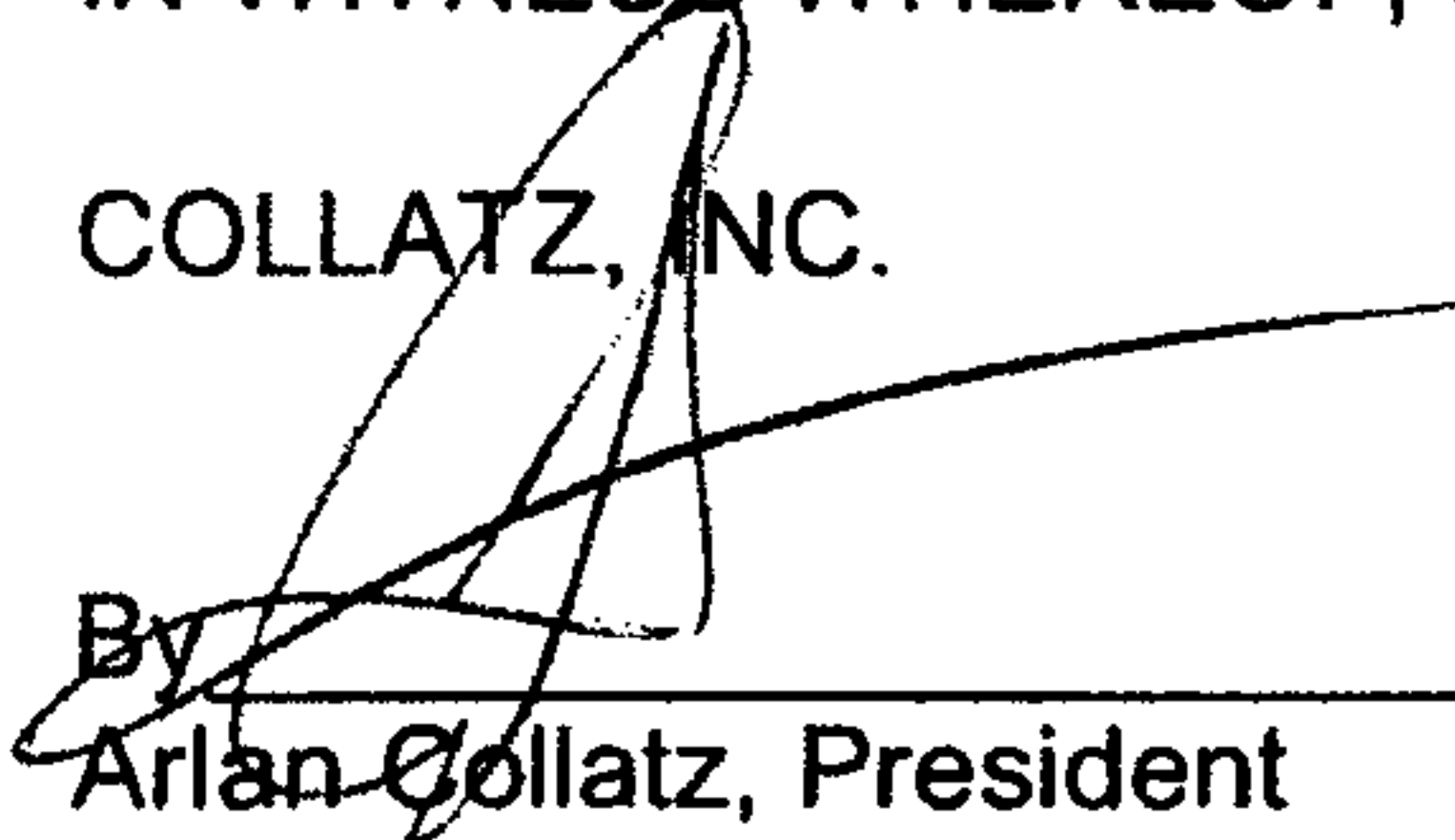
WHEREAS, following the sale of the Lots, the SIAs may not be completed before their respective construction deadlines, and may therefore require extension or renewal;

NOW THEREFORE, it is agreed as follows:

1. Prior to the expiration of the construction deadline or other deadline under the Sidewalk Agreement, Paul Allen will take all necessary steps under applicable City procedures to either (i) have the Sidewalk Agreement "closed out" and terminated, or (ii) have the Sidewalk Agreement extended, renewed or otherwise to avoid a default under the Sidewalk Agreement.
2. If a financial guaranty is required by the City for the steps required under paragraph 1. above, Paul Allen will provide such financial guaranty under applicable City procedures so that the existing financial guaranty of Collatz will be released by the City.
3. Collatz will be responsible for the close-out, termination, extension or renewal of the B Agreement, and for providing any financial guaranty necessary in that connection.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date above.

COLLATZ, INC.

By 
Arlan Collatz, President

PAUL ALLEN HOMES, INC.

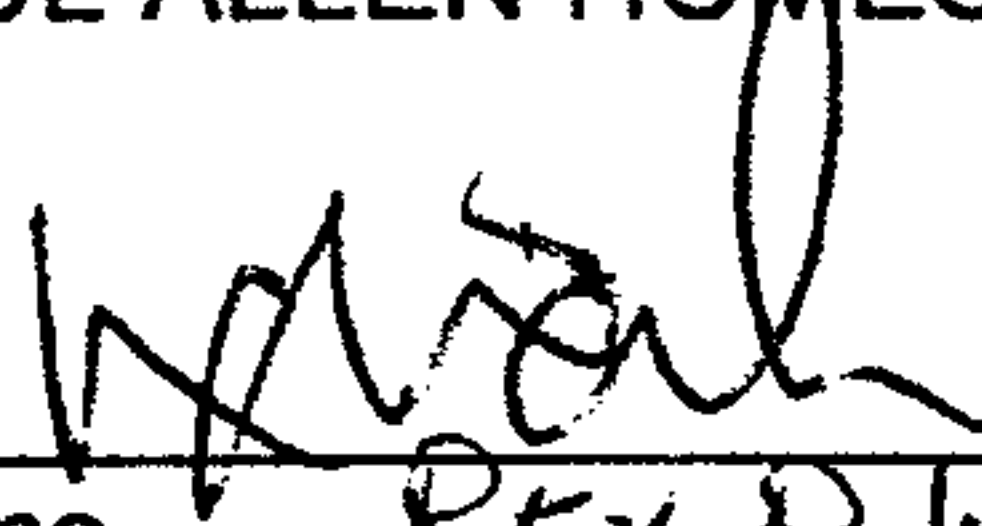
By 
Name REX P. WILSON
Title PRESIDENT/DIRECTOR

EXHIBIT "A"
THE LOTS

PARCEL 1:

Lots numbered Eleven (11), Thirteen-P-One (13-P1), Fourteen-P-One (14-P1), Nineteen (19), Twenty-one (21) and Twenty-two (22) in Block numbered Two (2); Lots numbered Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) Sixteen (16), Seventeen (17), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22) in Block numbered Four (4); Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Nine (9), Ten (10), Thirteen-P-One (13-P1), Fourteen-P-One (14-P1), Fifteen-P-One (15-P1), Sixteen-P-One (16-P1), Seventeen-P-One (17-P1), Nineteen-P-One (19-P1) and Twenty-P-One (20-P1) in Block numbered Five (5) and Lots numbered Two (2), Four (4), Sixteen-P-One (16-P1), Eighteen-P-One (18-P1), Nineteen-P-One (19-P1), Twenty-P-One(20-P1),Twenty-one-P-One(21-P1),Twenty-two-P-One (22-P1), Twenty-three-P-One (23-P1), Twenty-four-P-One (24-P1), Twenty-five-P-One (25-P1) and Twenty-six-P-One (26-P1) in Block numbered Six (6), of ANASAZI RIDGE UNIT 1 as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Map Book 2006C, folio 207.

PARCEL 2:

Lots numbered Eleven-P-One (11-P1) and Twelve-P-One (12-P1) in Block numbered Five (5) and Lot numbered Twenty-seven-P-One (27-P1) in Block numbered Six (6) of ANASAZI RIDGE UNIT 2, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2007 in Map Book 2007C, folio 67.

February 26, 2014

(EST)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

04/17/2012 Issued By: BLDAVM 143040

Category Code **910**
2012 070 124

Application Number: 12DRB-70124, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: MCMAHON BETWEEN ANASAZI RIDGE AND WESTSIDE

Project Number: 1003684

Applicant

PAUL ALLEN HOMES

PO BOX 9470
ALBUQUERQUE NM 87119

Agent / Contact

MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$70.00

City of Albuquerque Treasury
Date: 4/17/2012 Office: ANMEX
Stat ID: W5000006 Cashier: TRSBLC
Batch: 82 Trans #: 7
Permit: 2012070124
Receipt Num 00007431
Payment Total: \$70.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$50.00
Check Tendered : \$70.00



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 Plan boundaries)
- 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, Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin and Associates, P.A. PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: Kbrashear@goodwinengineers.com

APPLICANT: Paul Allen Homes PHONE: 899-6768
 ADDRESS: PO Box 9470 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87119 E-MAIL: shernie@paulallenhomes.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: 2 year extension of Sidewalk Deferral Agreement for Anasazi Ridge, Unit 1 & 2 Paul Allen Homes - 46 Lots Grayland, Inc - 24 Lots
 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. See attached Block: See attached Unit: 1 & 2
 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 101006617038222414

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003684
10-DRB-70071

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): 40,349
 LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NE
 Between: Anasazi Ridge and Westside Blvd
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Kay Brashear DATE April 10, 12
 (Print Name) Kay Brashear Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

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 - 70124

Action

ESIA

CMF

S.F.

Fees

\$50.00

\$20.00

\$ _____

\$ _____

\$ _____

Total

\$70.00

Hearing date April 25, 2012

4-17-12
 Staff signature & Date

Project #

1003684

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.

Kay Brashear
Applicant name (print)
Kay Brashear 4-10-12
Applicant signature / date



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

Application case numbers
12 - DRB - 70124

Form revised 4/07
[Signature]
Planner signature / date 4-17-12
Project # 1003684



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

*~ 2011 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

April 17, 2012

Mr. Jack Cloud
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: Anasazi Ridge Unit 1 & 2
Project No. 1003684**

Dear Mr. Cloud,

Attached, is our application for a 2 year Extension of S.I.A. for the Temporary Deferral of Sidewalk Construction for the referenced property. Subsequent to the last extension approval in March of 2010, an Assignment of the S.I.A. was completed whereby Calabacillas Properties is now the responsible party. This has allowed the project to move forward but there are still vacant lots without sidewalks per the attached Exhibit.

There are currently three owners of this property; D.R. Horton, who has an extension through 2014, and the two owners we are representing and asking for an extension on.

We appreciate your consideration of our request and if you have any questions, please call.

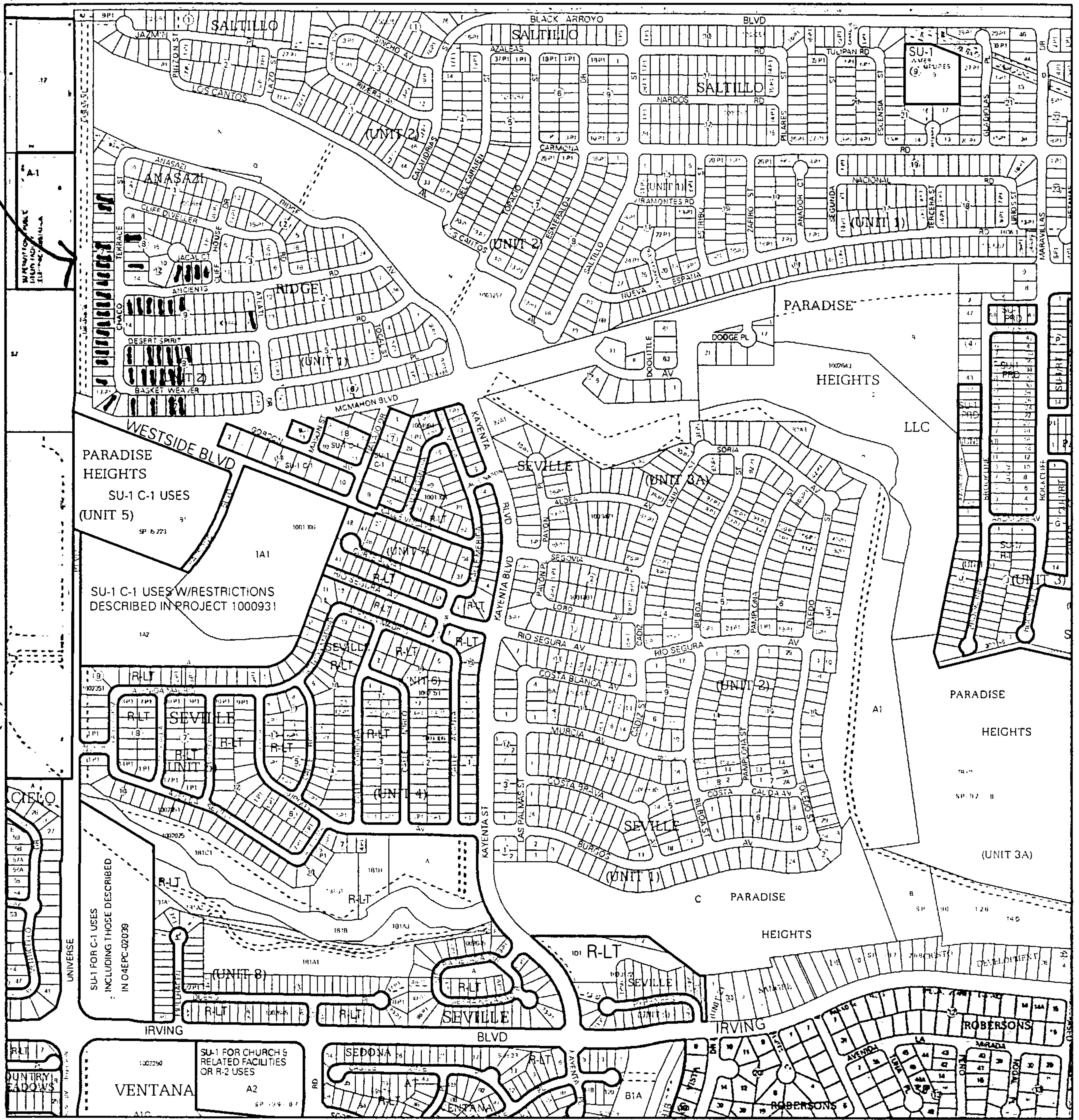
Sincerely,
MARK GOODWIN & ASSOCIATES, P.A.

Per Mark Goodwin, P.E.
President

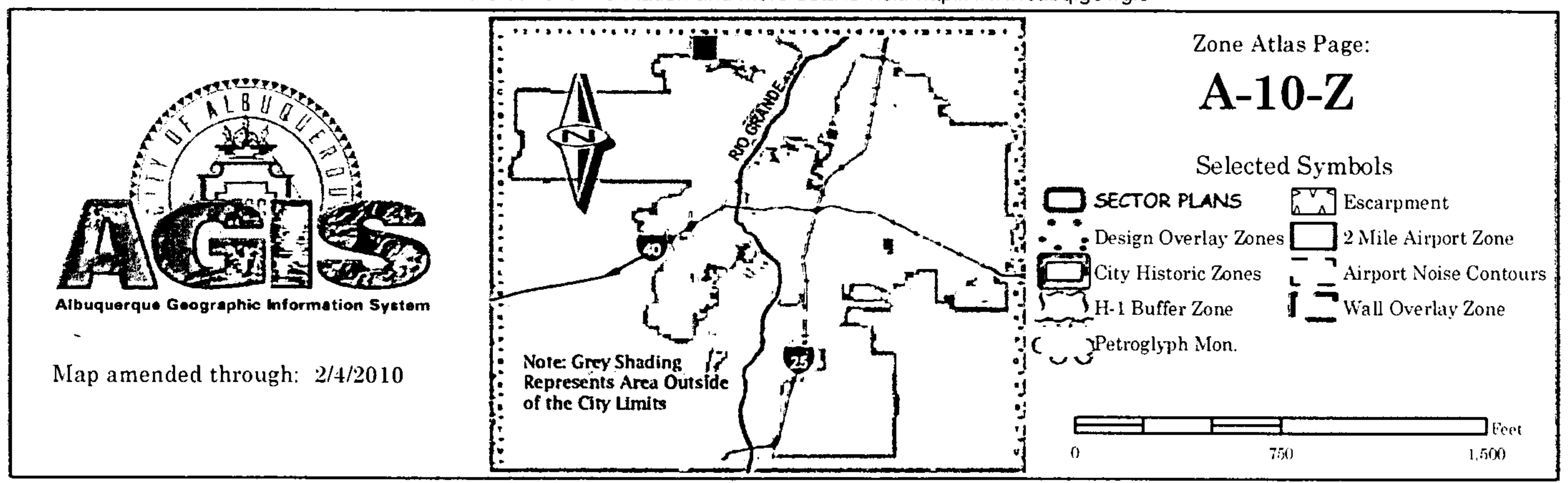
DMG/kb

Attachment

Paul Allen Homes
Lots marked in Blue



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



		Calabacillas Properties LLC			
		46 Lots purchases 05/14/2010:			
	UNIT	ADDRESS	LOT	BLOCK	
1	Unit 1	10727 Chaco Terrace St	21	7	
2	Unit 1	10731 Chaco Terrace St	22	7	
3	Unit 1	10735 Chaco Terrace St	23	7	
4	Unit 1	10739 Chaco Terrace St	24	7	
5	Unit 1	10743 Chaco Terrace St	25	7	
6	Unit 1	10747 Chaco Terrace St	26	7	
7	Unit 1	10751 Chaco Terrace St	27	7	
8	Unit 1	10801 Chaco Terrace St	28	7	
9	Unit 1	10805 Chaco Terrace St	29	7	
10	Unit 1	10809 Chaco Terrace St	30	7	
11	Unit 1	10815 Chaco Terrace St	31	7	
12	Unit 1	10819 Chaco Terrace St	32	7	
13	Unit 1	10835 Chaco Terrace St	36	7	
14	Unit 1	10839 Chaco Terrace St	37	7	
15	Unit 1	10816 Chaco Terrace	10	8	
16	Unit 1	10804 Chaco Terrace St	13	8	
17	Unit 1	6552 Jacal Ct	16	8	
18	Unit 1	6550 Jacal Ct	17	8	
19	Unit 1	6548 Jacal Ct	18	8	
20	Unit 1	6546 Jacal Ct	19	8	
21	Unit 1	6552 Ancients Rd	8	9	
22	Unit 1	6554 Ancients Rd	9	9	
23	Unit 1	6556 Ancients Rd	10	9	
24	Unit 1	6558 Ancients Rd	11	9	
25	Unit 1	6560 Ancients Rd	12	9	
26	Unit 1	6562 Ancients Rd	13	9	
27	Unit 1	6539 Desert Spirit Rd	26	9	
28	Unit 2	6554 Basket Weaver Ave	9	7	
29	Unit 2	6556 Basket Weaver Ave	10	7	
30	Unit 2	6560 Basket Weaver Ave	12	7	
31	Unit 2	6564 Basket Weaver Ave	14	7	
32	Unit 2	10705 Chaco Terrace St	16	7	
33	Unit 2	10715 Chaco Terrace St	18	7	
34	Unit 2	10723 Chaco Terrace St	20	7	
35	Unit 2	6552 Desert Spirit Rd	8	8	
36	Unit 2	6554 Desert Spirit Rd	9	8	
37	Unit 2	6556 Desert Spirit Rd	10	8	
38	Unit 2	6558 Desert Spirit Rd	11	8	
39	Unit 2	6560 Desert Spirit Rd	12	8	
40	Unit 2	6564 Desert Spirit Rd	14	8	
41	Unit 2	6565 Basket Weaver Ave	15	8	
42	Unit 2	6563 Basket Weaver Ave	16	8	
43	Unit 2	6561 Basket Weaver Ave	17	8	
44	Unit 2	6559 Basket Weaver Ave	18	8	
45	Unit 2	6557 Basket Weaver Ave	19	8	
46	Unit 2	6555 Basket Weaver Ave	20	8	
		Lots purchased (1) at a time:			
47	Unit 1	6546 Anasazi Ridge Ave	1	1	
48	Unit 1	6548 Anasazi Ridge Ave	2	1	
49	Unit 1	6556 Anasazi Ridge Ave	6	1	
50	Unit 1	6555 Cliff Dwellers Rd	15	1	
51	Unit 1	10800 Chaco Terrace St	14	8	Sidewalk installed
52	Unit 2	6558 Basket Weaver Ave	11	7	Sidewalk installed
53	Unit 2	6562 Basket Weaver Ave	13	7	Sidewalk installed
54	Unit 2	10701 Chaco Terrace St	15	7	Sidewalk installed
55	Unit 2	10709 Chaco Terrace St	17	7	Sidewalk installed

Legal description of our 24 lots in Anasazi Ridge:

Lots numbered Three (3), Four (4), Five (5), Seven (7), Eight (8), Nine (9), Ten (10), Eleven P1 (11-P1), Twelve P1 (12-P1), Thirteen P1 (13-P1), and Fourteen P1 (14-P1), in Block numbered One (1); and Lots Thirty-Nine (39), Forty-One (41) and Forty-Two (42) in Block numbered Seven (7); and Lots numbered Two-P1 (2-P1), Three-P1 (3-P1), Four-P1 (4-P1), Five-P1 (5-P1), Eight (8), Nine (9) and Ten (10) in Block numbered Three (3), and Lots numbered Three-P1 (3-P1), Four-P1 (4-P1), and Five-P1 (5-P1), in Block numbered Eight (8) of SUNDANCE RIDGE UNIT 1, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 29, 2006, in Map Book 2006C, folio 207.

Ownership: Anasazi Ridge Tenancy in Common, J2C, LLC, its Manager.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 10, 2010

Project# 1003684

10DRB-70071 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2**, zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BLVD NW containing approximately 40.349 acre(s). (A-10)

At the March 10, 2010 Development Review Board meeting, a two year extension for the deferral of sidewalks was approved.

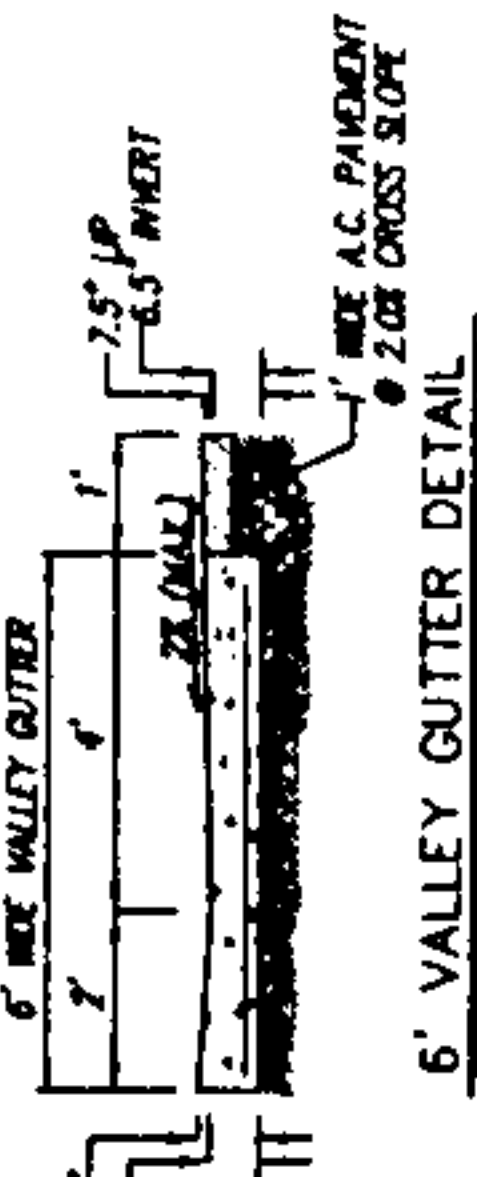
If you wish to appeal this decision, you must do so by March 25, 2010, in the manner described below.

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.


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. box 90606 – Albuquerque, NM 87199
Marilyn Maldonado
File

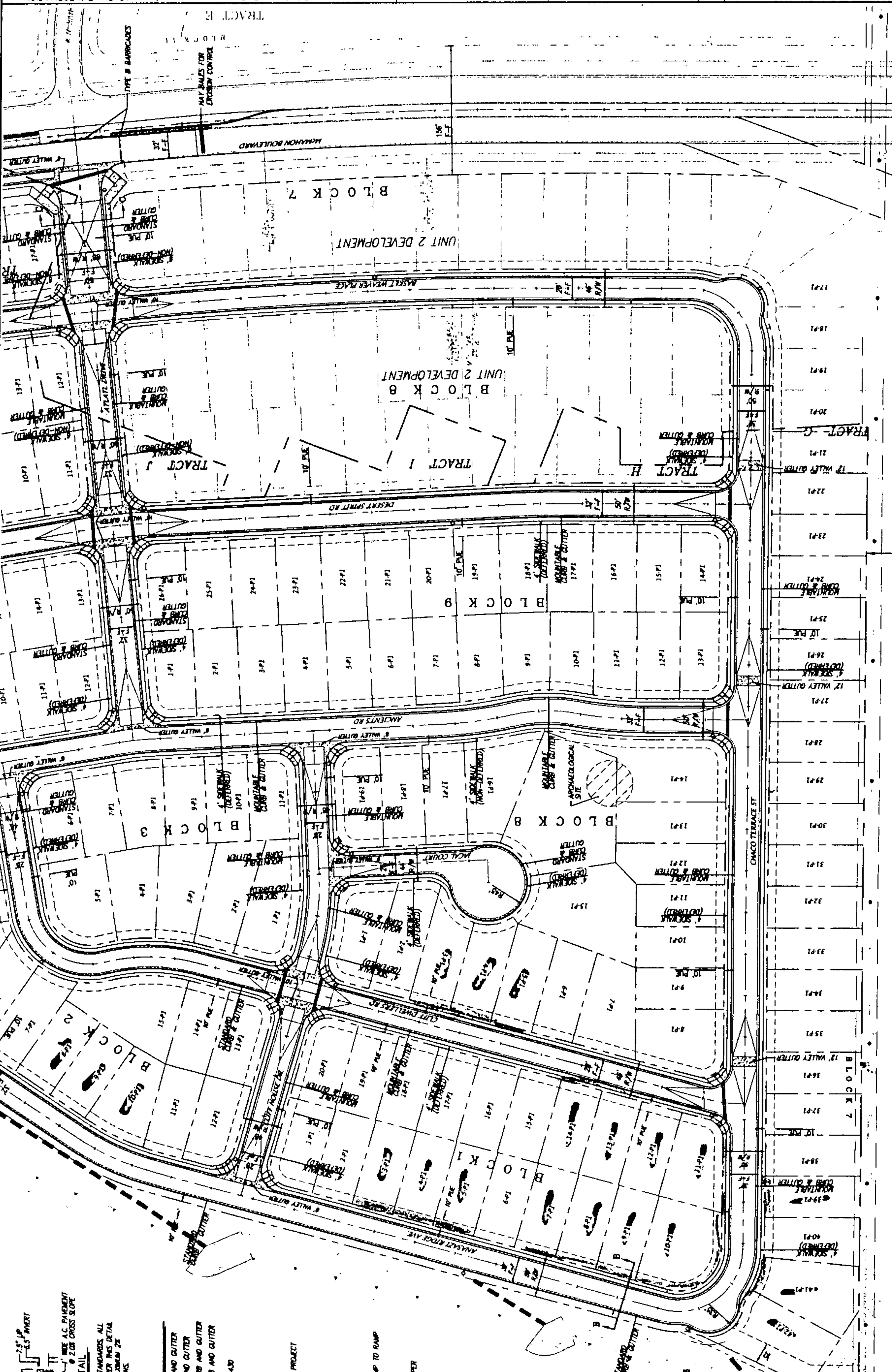
JOCK CLIFFORD



NOTE: TO COMPLY WITH COA REQUIRED ADA STANDARDS, ALL 6' VALLEY GUTTERS SHALL BE CONSTRUCTED PER THIS DETAIL TO ALLOW FOR WHEEL CHAIR ACCESS ON A MAXIMUM 2% CROSS SLOPE WHEN CROSSING AT INTERSECTIONS. STEEL TO BE PER COA STD DMC 2431.

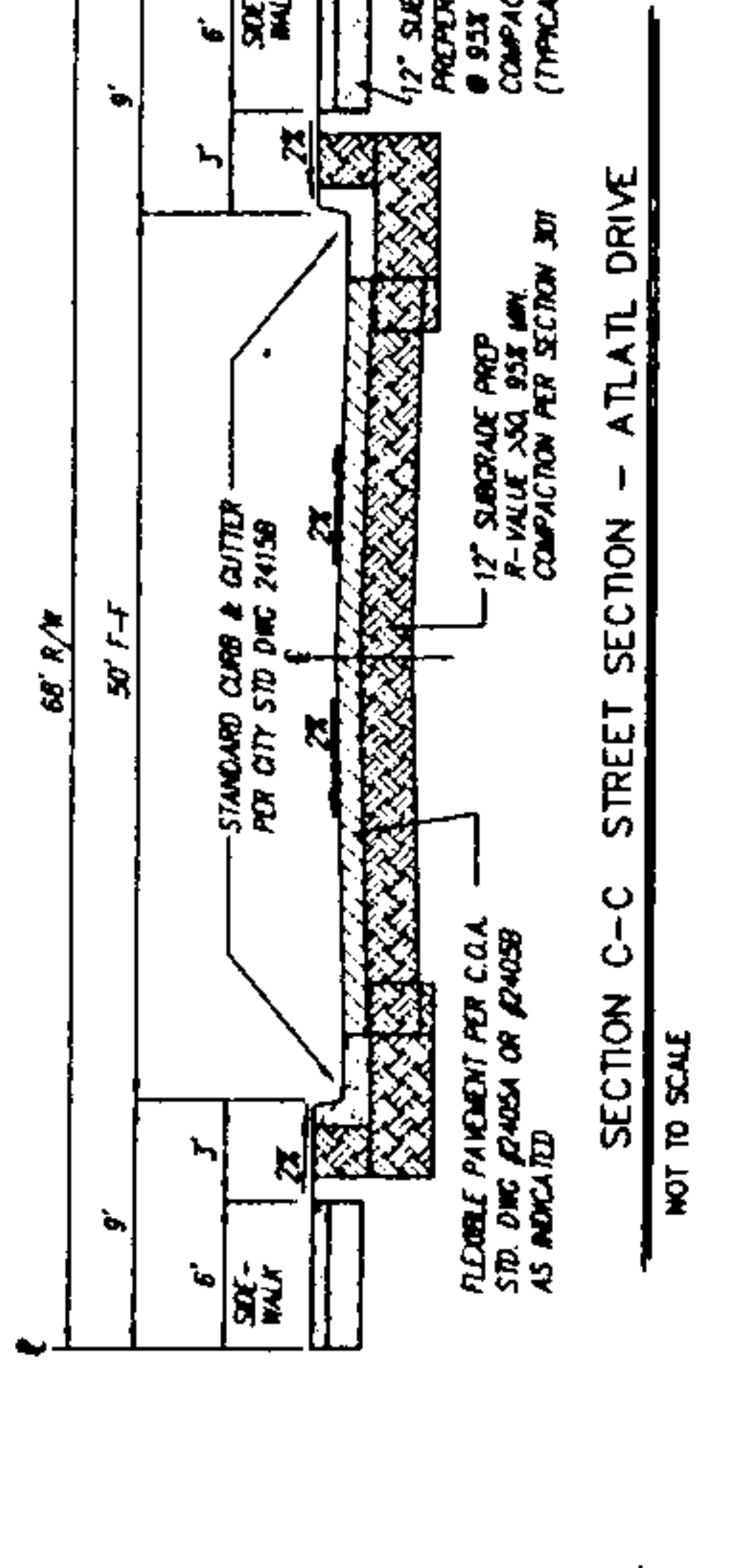
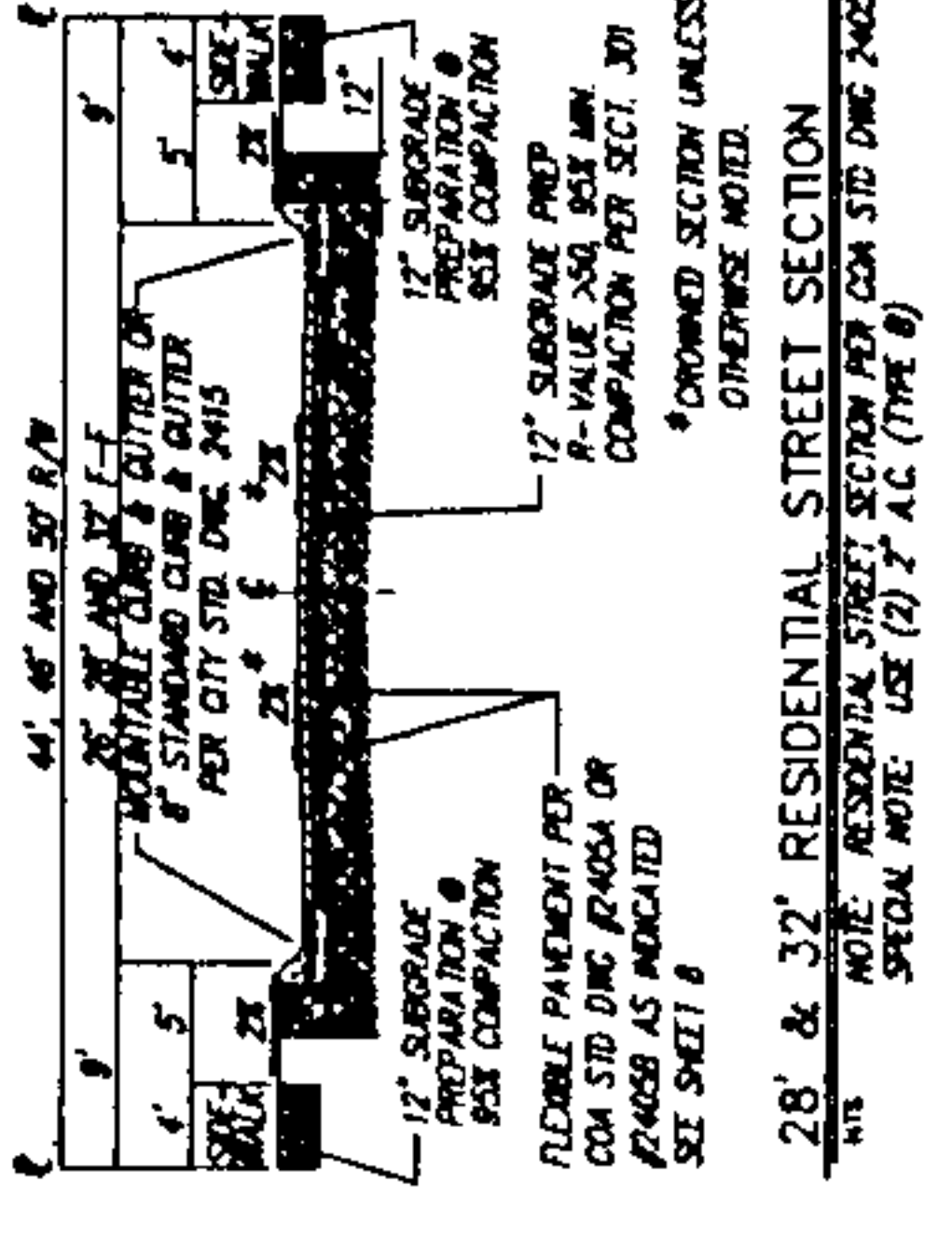
- LEGEND**
- NEW MOUNTABLE CURB AND GUTTER
 - NEW STANDARD CURB AND GUTTER
 - FUTURE MOUNTABLE CURB AND GUTTER
 - FUTURE STANDARD CURB AND GUTTER
 - SEWERS THIS PROJECT
 - AS PER COA STD DMC 2430
 - DETERMINED SEWERLINE
 - LOT LINE
 - PORT-OF-WAY LINE
 - CONCRETE
 - STONE DRAIN INLET THIS PROJECT
 - STREET LIGHT
 - WHEEL CHAIR RAMP
 - 5% CROWN TRANSITION
 - 2% CROWN TRANSITION
 - SEE NOTE 5
 - 3" WIDE @ 2% FROM RAMP TO RAMP
 - 4" PAVEMENT
 - TEMPORARY PAVEMENT
 - RED PATTERNOED CONC PER COA STD DMC 2408

MAHONON BOULEVARD, FLEXIBLE PAVEMENT SECTIONS, SECTION A-A, B-B & Z-Z ARE ON SHEET 8



NOTES

1. ALL 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421 AT INTERSECTIONS AND 4' VALLEY GUTTERS PER COA STD DMC 2418 AT ALL INTERSECTIONS AND ALL 10' & 12' SPECIAL VALLEY GUTTERS PER COA STD DMC 2418.
2. ALL 4' INTERIOR SEWERLINES ARE DETERMINED, UNLESS OTHERWISE NOTED.
3. ALL HANDICAP RAMPS TO BE PER CITY STD DMC 2441 CASE 4, 8/TRUNCATED DOMES.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10' PER COA STD DMC 2418 AND AT HANDICAP RAMPS IF NECESSARY.
5. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50', PER COA STD DMC 2401.
6. ALL SEWERLINES PER COA STD DMC 2430.
7. ONE-DIRECTIONAL CURB ACCESS RAMP PER COA STD DMC 2405 8/TRUNCATED DOMES.
8. CURB RETURNS WITH 6' VALLEY GUTTER, PROVIDE TYPE B BARRICADE, IF NECESSARY. CONTRACTOR RESPONSIBLE FOR INSTALLATION & MAINTENANCE OF ALL SHOWING & STRIPING UNTIL ACCEPTED BY CITY OF ALBUQUERQUE.
9. STREET GRADES SHALL NOT EXCEED 2.0% FOR THE FIRST 6' FROM THE PAVEMENT LINE. STREET GRADES SHALL EXCEED 2.0% TO EXCEED THAT CROSS-SLOPE ARE ADA COMPLIANT. SEE SHEET 7, MASTER PAVING PLAN.



SCALE: 1" = 60'

DESIGNED BY JSD	DATE 01/06
DRAWN BY TAS	DATE 01/06
CHECKED BY CMG	DATE 01/06
DESIGN REVISIONS	
NO.	DATE
REMARKS	
BY	

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87199
PHONE (505) 262-2824 FAX (505) 262-8838

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

AMAZAZI RIDGE SUBDIVISION
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE
DESIGN REVIEW DATE: JUL 14 2006

DESIGN REVIEW COMMITTEE
CITY ENGINEER
DESIGN REVIEW DATE: JUL 18 2006

DESIGN REVIEW COMMITTEE
CITY ENGINEER

CITY PROJECT NO. 7595581 ZONE MAP NO. A-10-Z SHEET 7 OF 7

07-06-06

