#15

COMPLETED 08/09/05 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

Project Number 1003749

DRB Application No.: **05DRB-01185 (FP)**	Project # **1003749**
Project Name: **ANCALA VILLAGE**	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): Record plat 8/09/05
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: 08/09/05
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

#15

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01185 (FP)**	Project # **1003749**
Project Name: **ANCALA VILLAGE**	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): Record plat
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003749

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 3, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2,** zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] *[Listed under Project #1002962 in error] [Deferred from 8/3/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT,** zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 8/3/05]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, **(to be known as VENTANA HIGHLANDS SUBDIVISION)** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] *[Deferred from 6/29/05 &*

7/20/05 & 7/27/05] (A-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION,** zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] **[Stephanie Shumsky, EPC Case Planner]** (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.**

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] **[David Stallworth, EPC Case Planner]** (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] **[David Stallworth, EPC Case Planner]** (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] *[Deferred from 7/27/05]* (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9.	**Project # 1002944** 05DRB-00706 Minor-SiteDev Plan Subd/EPC 05DRB-00707 Minor-SiteDev Plan BldPermit/EPC	CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] **[Elvira Lopez, EPC Case Planner]** *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**
	05DRB-01214 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, LANDS OF ZOLIN/KUNATH,TRES ESQUINAS LLC & CURB INC, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. Project # 1004343
05DRB-01213 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. Project # 1001946
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. Project # 1003364
05DRB-01210 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5,** zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] *[Deferred from 8/3/05]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE)** zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. **Project # 1003673**
05DRB-01212 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH,** zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMNARY A ND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003247**
05DRB-01217 Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] *[Listed under Project #1004347 in error]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
AUGUST 3, 2005
DRB Comments

ITEM # 15

PROJECT # 1003749 **APPLICATION # 05-01185**

RE: Ancala Village/final plat

Are there any changes between the preliminary plat approval and this final plat?

The perimeter walls are approved. This condition of final plat is met.

Planning must record the plat. Planning will take delegation.

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

NITA
PURCELL
NORTON
EDWARDS
THOMAS
SPAIN
ZURICH
OVERLOOK
CARRUTHERS
RIDGELINE
WESTWIND
VISTA BONITA
O-1
NAPALI
HANALEI
MONDEAL
F21
F22
SIERRA DEL OSO
CASADOR DEL OSO
CAMINO DEL OSO
SERENO
PUEBLO
JUAN TABO
ABO
OSUNA
R-1
C-1
R-D
PASEO DEL OSO

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003749 **AGENDA ITEM NO: 15**

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED (X); DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 3, 2005

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/19/05	1003749 Academy Square	Sketch Plat	Comments Given
5/18/05	Same TBK Arcola Village	PP TDS VacPriE	Approved 5/18/05
8/3/05	Arcola Village 1003749	FP	need perimeter wall design approval prior to F.P. Approved 8/3/05

3749

DXF Electronic Approval Form

DRB Project Case #: 1003749

Subdivision Name: ANCALA VILLAGE TOWNHOMES

Surveyor: TIMOTHY ALDRICH

Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 7/20/2005 Hard Copy Received: 7/20/2005

Coordinate System: NMSP Grid (NAD 83)

Approved 07-20-2005 Date

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

AGIS Use Only

Copied fc **3749** to agiscov on **7/20/2005** Contact person notified on **7/20/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2005

3. Project # 1003749
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

At the May 18, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 5/18/05 and approval of the grading plan engineer stamp dated 5/5/05 the preliminary plat was approved with the following condition:

The approval of the perimeter wall design is required prior to final plat submittal to the Development Review Board.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

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

CONDITIONS:

1. 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.

C

OFFICIAL NOTICE OF DECISION
PAGE 2

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by June 2, 2005, 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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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.)

Sheran Matson, AICP, DRB Chair

Cc: Alpha Equities LLC, P.O. Box 10005, 87184
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 ★ 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003749 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 5-5-05 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED X signed I.L.; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003749 AGENDA#: 3 DATE: 5/18/05

1. Name: Dave Holzer Address: _____ Zip: _____
2. Name: Bill Kraemer Address: Garcia Kraemer + Associates Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2005

Project # 1003749
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No adverse comments.

Zoning Enforcement

The parcels are zoned O-1. O-1 allows dwellings permissively at a maximum of 25% of the gross floor area per premise with specific requirements for parking and open space. The development proposed is entirely residential, which is allowed conditionally under the Zoning Code. A special exception conditional use approval through the Zoning Hearing Examiner will be required prior to issuance of building permits, and parking and open space requirements must still be met.

Neighborhood Coordination

Letters sent to John B. Robert NA (R), Oso Grande NA (R) and Amberglen HOA.

APS — No comments received.

Police Department — No Crime prevention/CPTED comments at this time.

Fire Department — Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas

PNM will need to retain an easement on the east side of Tract B to accommodate underground electric distribution line. Sidewalk deferral no comment.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. — No comments received.

Open Space Division

This property shares the southeast corner with the City owned John B. Roberts Dam. Open Space wishes to maintain public access by retaining or expanding the easement on the Southern portion of the site, Open Space suggests this as a condition of approval for this project. Currently this site is popular with neighborhood residents as access into the John B. Roberts Dam and Bear Canyon Open Space.

City Engineer

An approved drainage report is on file for Preliminary Plat approval.

Transportation Development

No objection to the sidewalk deferral. No objection to the vacation request. Who owns and maintains tracts C & D? Is the sidewalk in place along Juan Tabo? Juan Tabo is identified as a Principal Arterial and requires either a 156' or 124' of right-of-way. What is the distance from face of curb on Juan Tabo to the property line? The lots need to be labeled P1. Public streets require landscaping and need to be listed on the infrastructure list.

Parks & Recreation

Public access to the City Open Space will need to be maintained. This project will be subject to Parks and Recreation Impact Fees paid at building permit. No objection to the sidewalk requests

Utilities Development

No objection to Vacation request. No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

This property lies within the Academy Tramway Eubank Sector Plan boundaries. The plan states that, if the proposed densities are greater than 6du/acre, a site development plan is required. This site plan goes to EPC for approval. This sector plan has had many amendments. However, it appears that the site plan requirement still applies for densities over 6/du/acre.

Re/zone O-1 per conversation w/B. Kramer

In addition, residential development in O-1 zoning requires open space on site depending on the size of the residential units. Section 14-16-2-15(6) was cited at sketch plat. Assuming these open space requirements are met with this plat, a table or some other written proof is needed.

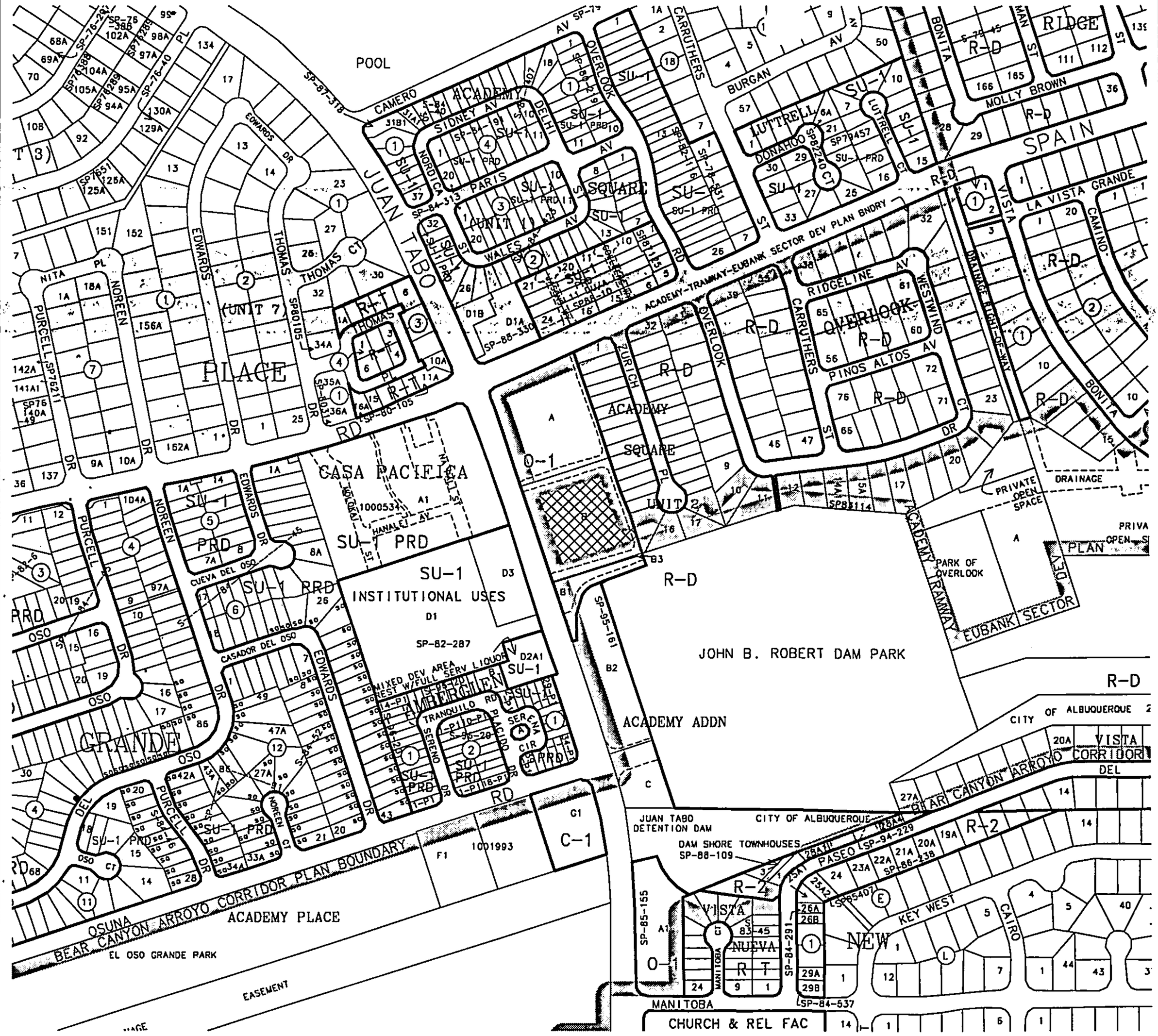
Cond. of final Planning plat:

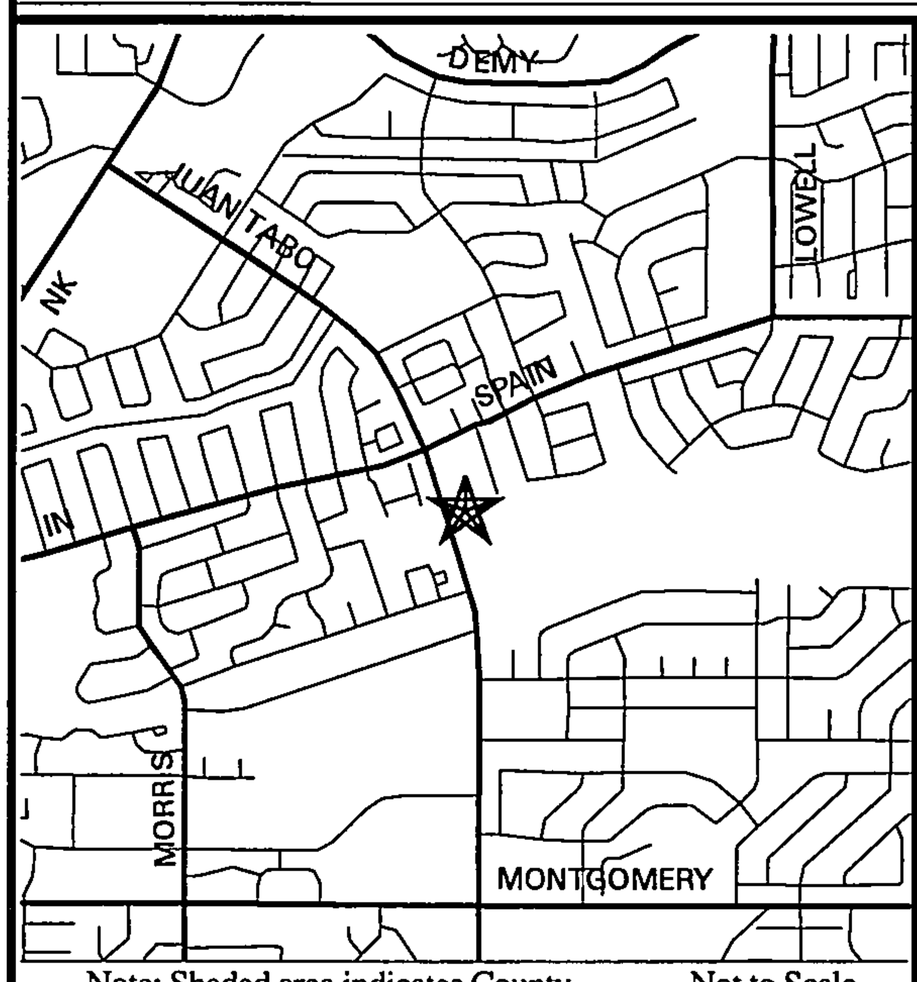
The perimeter wall design submittal appears to need some revision. Planning will meet with the agent to discuss the submittal if the agent will schedule an appointment time.

Approval of special exception conditional use. A hrg. HE for all residential

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

cc: Alpha Equities LLC, P.O. Box 10005, 87184
Mark Goodwin & Associates PA, P.O. Box 90606, 87199





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"= 486 '

PROJECT NO.
1003749

HEARING DATE
5-18-05

MAP NO.
F-21

ADDITIONAL CASE NUMBER(S)
05DRB-00675
05DRB-00677
05DRB-00678

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 18, 2005
Zone Atlas Page: F-21-Z
Notification Radius: 100 Ft.

Project# 1003749
App# 05DRB-00675
App# 05DRB-00676
App# 05DRB-00677

Cross Reference and Location:

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

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

Special Instructions:

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

Date Mailed: APRIL 29, 2005

Signature: KYLE TSETHLIKAI

102106150838410905 LEGAL: TR A ACA DEMY SQUARE UNIT 2 REPLAT OF TR A OF ACADE LAND USE:
PROPERTY ADDR: 00000 ACADEMY
OWNER NAME: PINNACLE MATERIALS INC
OWNER ADDR: 00039 EDGEBORO RD EAST BRUNSWINJ 08816

102106144737612702 LEGAL: TR A -1 P LAT OF CASA PACIFICA TRACT A-1 CONT 5.896 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

102106152347310917 LEGAL: LOT 7 AC ADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACAD LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: CREAGER NELDA
OWNER ADDR: 00000 BERNALILLO NM 87004

102106152246810918 LEGAL: LOT 8 AC ADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACAD LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: SMITH DAVID J & NANCY H
OWNER ADDR: 05235 ZURICH PL NE ALBUQUERQUE NM 87111

102106152346310919 LEGAL: LOT 9 AC ADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACAD LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: XYLAS CHRISTINA M
OWNER ADDR: 05231 ZURICH PL NE ALBUQUERQUE NM 87111

102106152245810920 LEGAL: LOT 10 A CADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACA LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: NEWMAN LYLE W & BETTY L
OWNER ADDR: 05227 ZURICH PL NE ALBUQUERQUE NM 87111

102106151235010906 LEGAL: TR B ACA DEMY SQUARE UNIT 2 REPLAT OF TR A OF ACADE LAND USE:
PROPERTY ADDR: 00000 JUAN TABO
OWNER NAME: DABABNEH ANTON K
OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

102206100237920101 LEGAL: LOT 11 A CADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACA LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: MOORE KELLY J & JUDY L &
OWNER ADDR: 05223 ZURICH PL NE ALBUQUERQUE NM 87111

102206100237420102 LEGAL: LOT 12 A CADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACA LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: SMITH CHARLES F & PATRICIA
OWNER ADDR: 05219 ZURICH PL NE ALBUQUERQUE NM 87111

102206100336920103 LEGAL: LOT 13 A CADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACA LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: ARMIJO EDWARD L ETUX
OWNER ADDR: 05215 ZURICH PL NE ALBUQUERQUE NM 87111

102206100436320104 LEGAL: LOT 14 A CADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACA LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: MARKS DAVID E & KATHRYN
OWNER ADDR: 05209 ZURICH PL NE ALBUQUERQUE NM 87111

102206100535820105 LEGAL: LOT 15 A CADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACA LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: SPLETSTOSER CLEO A & LUCILLE Y
OWNER ADDR: 05205 ZURICH PL NE ALBUQUERQUE NM 87111

102206105331520120 LEGAL: PARK IN THE NEW HOLIDAY PARK PARTS 7 & 8 A TR OF L LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102206101235020106 LEGAL: LOT 16 A CADEMY SQUARE UNIT 2 REPLAT OF TR A OF ACA LAND USE:
PROPERTY ADDR: 00000 ZURICH
OWNER NAME: RACHELSON HERBERT V & ROESMARY
OWNER ADDR: 05201 ZURICH PL NE ALBUQUERQUE NM 87111

102106148734810204 LEGAL: TR D -3 R EPL OF TRS A-1, A-2, D-1, & D-2-A OF ACADE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: FOUR SEASONS NURSING CNTRS INC
OWNER ADDR: 00333 N SUMMIT ST TOLEDO OH 43699

102106146033110206 LEGAL: TR D -1 R EPL OF TRS A-1, A-2, D-1, & D-2-A OF ACADE LAND USE:
PROPERTY ADDR: 00000 JUAN TABO
OWNER NAME: FOUR SEASONS NURSING CNTRS INC
OWNER ADDR: 00333 N SUMMIT ST TOLEDO OH 43699

102106151934410903 LEGAL: TR B -3 P LAT OF TR B-1, B-2 & B-3 ACADEMY ADDN CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102106152034210901 LEGAL: TR B -1 P LAT OF TR B-1, B-2 & B-3 ACADEMY ADDN CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GEAR & CONDON CONSTRUCTION L L
OWNER ADDR: 11728 LINN AV NE ALBUQUERQUE NM 87123

102106152131210902 LEGAL: TR B -2 P LAT OF TR B-1, B-2 & B-3 ACADEMY ADDN CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

"Attachment A"

3/29/05
SUSAN RASINSKI, MARK GOODWIN & ASSOC., PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: F-21

John B. Robert NA (R)
***Lori Martinez**
5232 Zurich NE / 87111 242-1806 (h)
Joe Schaub
5414 Camino Sandia NE / 87111 299-5785 (h)

Oso Grande NA (R)
***Pete Granucci**
4909 Noreen Ct. NE / 87111 296-0641 (h)
Jim Green
10421 Camino Del Oso NE / 87111 296-1456 (h)

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

Amberglen HOA Inc.
Jerome Trujillo
4927 Placido Dr. NE / 87111 884-8451 (h)
Mike Moloney
4924 Sereno Dr. NE / 87111 275-6346 (h)

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **3/29/05** Time Entered: **11:00 AM** ONC Rep. Initials: **JK**

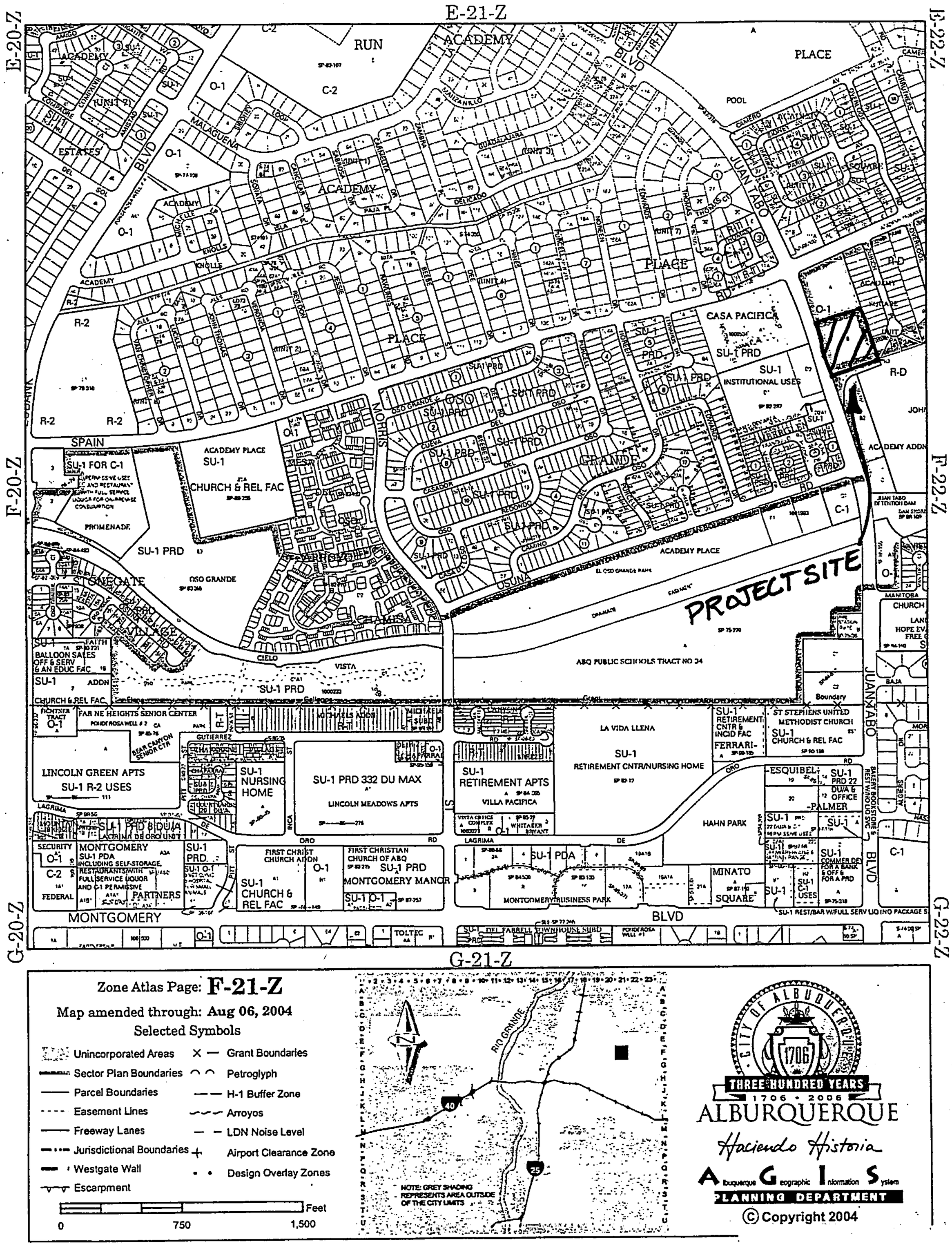


Figure 1 Vicinity Map

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Alpha Equities LLC **DATE OF REQUEST:** 3 / 25 / 05 **ZONE ATLAS PAGE(S):** F-21

CURRENT:

ZONING O-1

PARCEL SIZE (AC/SQ. FT.) 0.1 acres

LEGAL DESCRIPTION:

LOT OR TRACT # B BLOCK # (Unit 2)

SUBDIVISION NAME Ancala Village Townhomes

REQUESTED CITY ACTION(S):

ANNEXATION [ ] SECTOR PLAN [ ]
COMP. PLAN [ ] ZONE CHANGE [ ]
AMENDMENT [ ] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [ ] BUILDING PERMIT [ ]
B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]
C) AMENDMENT [ ] OTHER [X]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 16

BUILDING SIZE: 2100 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Deine Hedger DATE 3/25/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Lyel 4-20-05

TRAFFIC ENGINEER DATE

Environmental Health Department

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

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 29, 2005

TO: Lori A. Martinez and Joe Schaub, John B. Robert Neighborhood Association
Pete Granucci and Jim Green, Oso Grande Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately three (3) acre(s): Major Preliminary Plat Approval; Minor Vacation of Private Easements; Minor Temporary Deferral of Sidewalks for sixteen (16) single family townhomes.**

Proposed by: **Mark Goodwin and Associates, P.A. at 828-2200**
Agent for: **Alpha Equities, LLC**

For property located: **On or Juan Tabo Boulevard NE between Spain Road NE and Osuna Road NE.**

The case number(s) assigned is: **05DRB-00675, 00677, 00676, Project #1003749.**

City Planning accepted application for this request on **April 20, 2005.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 18, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 29, 2005

TO: Jerome Trujillo and Mike Moloney, Amberglen Homeowners Association, Inc.

This letter is a ***COURTESY NOTIFICATION*** from the City of Albuquerque pertaining to a request for: **Requests the following for approximately three (3) acre(s): Major Preliminary Plat Approval; Minor Vacation of Private Easements; Minor Temporary Deferral of Sidewalks for sixteen (16) single family town homes.**

Proposed by: **Mark Goodwin and Associates, P.A. at 828-2200**
Agent for: **Alpha Equities, LLC**

For property located: **On or Juan Tabo Boulevard NE between Spain Road NE and Osuna Road NE.**

The case number(s) assigned is: **05DRB-00675, 00677, 00676, Project # 1003749.**

City Planning accepted application for this request on **April 20, 2005**.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m.** on **Wednesday, May 18, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact Claire Senova at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 18, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000560
05DRB-00680 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028](D-17)

Project # 1002739
05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

Project # 1003749
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

Project # 1003828
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

SEE PAGE 2 . . .

Project # 1002855
05DRB-00692 Major-Vacation of Pub Right-of-Way

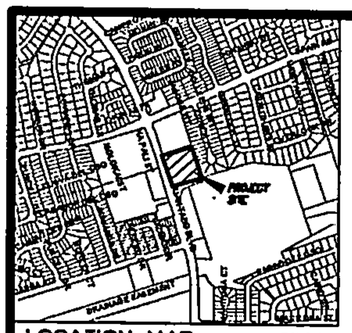
PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION,** zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

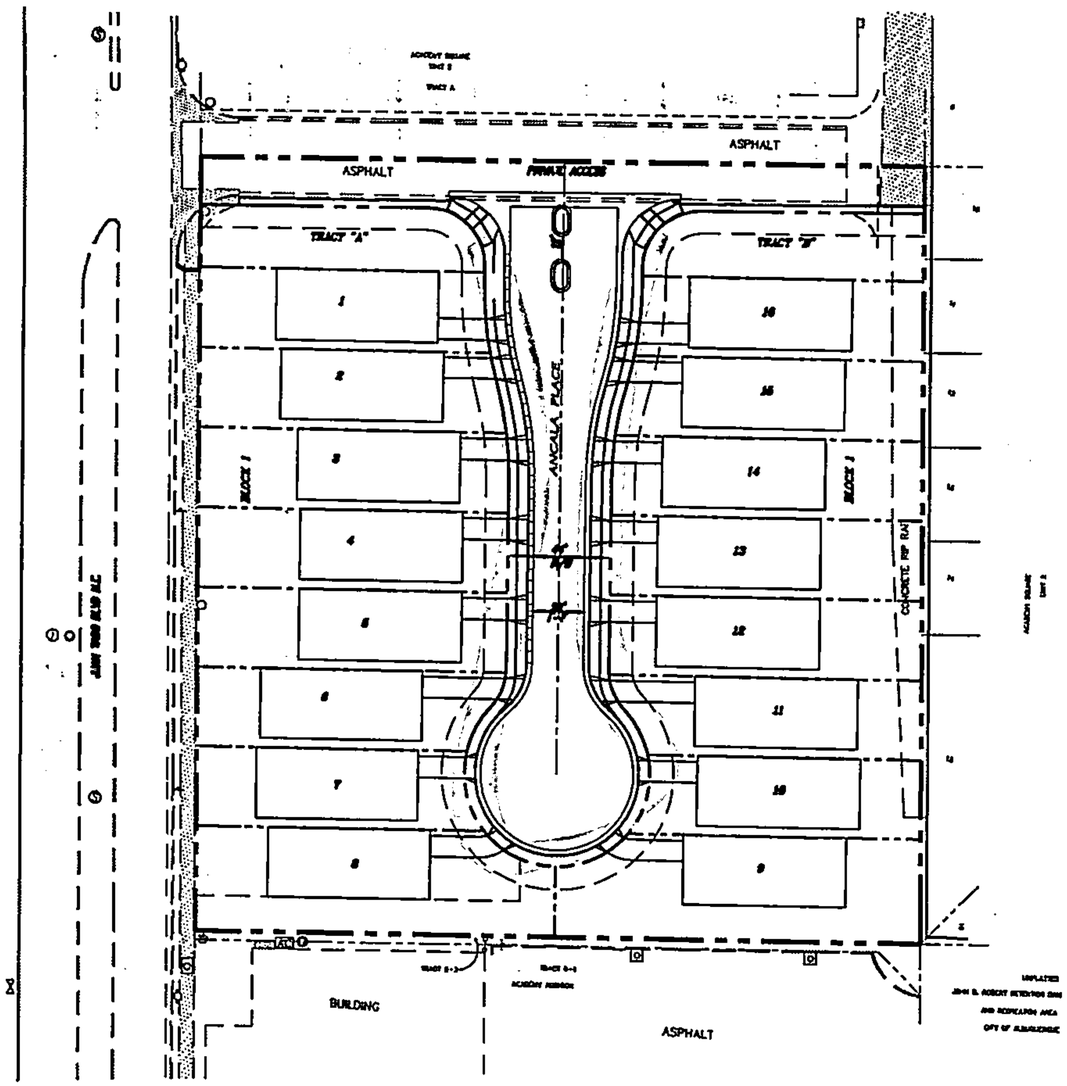
for Claire Senova
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 2, 2005.

F:\A04JOBS\A4100JTT\GRADING & DRAINAGE PLANS\SIDEWALK.dwg, 3/29/2005 9:40:01 AM, C



LOCATION MAP
ZONE ATLAS F-21
SCALE: NONE



NOTES

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
WORK COMPLETED BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	DLH	DATE 03/05
DRAWN BY	KJS	DATE 03/05
CHECKED BY	DMG	DATE 03/05

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: ANCALA VILLAGE SUBDIVISION
SIDEWALK EXHIBIT

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

Temporary Sidewalk Deferral Exhibit

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/24/2007 Issued By: PLNABG

Permit Number: **2007 070 217** **Category Code 910**

Application Number: 07DRB-70217, Major - 2yr Subd Imp Agmt (2yr Sia)

Address:

Location Description: WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE

Project Number: 1003747

Applicant
Wal-Mart Stores East Lp

2001 Se 10th St
Bentonville, AR 72716
479-204-0039

Agent / Contact
Tierra West Llc
Ronald Bohannan
5571 Midway Park Pl Ne
Albuquerque, NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

8/24/2007 11:14AM LOC: ANNX
WS# 008 TRANS# 0027
RECEIPT# 00080536-00080536
PERMIT# 2007070217 TRSLJS
Trans Amt $145.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $145.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
X Major Subdivision action
___ Minor Subdivision action
___ Vacation
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
___ for Subdivision Purposes
___ for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
___ 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)

V

P

L A D APPEAL / PROTEST of...
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Alpha Equities, LLC PHONE: 362-6824
ADDRESS: P.O. Box 10005 FAX: ___
CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___
AGENT (if any): Mark Goodwin & Associates, PA PHONE 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Ancala Village - Final Plat Approval

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

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

Lot or Tract No. Academy Square, Tract B Block: ___ Unit: 2
Subdiv. / Addn. Elena Gallegos Grant
Current Zoning: O-1 Proposed zoning: Same
Zone Atlas page(s): F-21 No. of **existing** lots: 1 Tract No. of **proposed** lots: 2 Tr/16 lots
Total area of site (acres): 2.3700 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 102106151235010906 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd.
Between: Spain Road NE and Osuna Road NE

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003749, 042HE01594, 05DRB-00059

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

SIGNATURE Diane Hoelzer DATE 7-19-05
(Print) Diane L. Hoelzer, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ___ - 01185	FP	$137	$ 20.00
☑ All fees have been collected	___ - ___ - ___	CMF	___	$ 20.00
☑ All case #s are assigned	___ - ___ - ___	___	___	$ ___
☑ AGIS copy has been sent	___ - ___ - ___	___	___	$ ___
☑ Case history #s are listed	___ - ___ - ___	___	___	$ ___
N/A ☐ Site is within 1000ft of a landfill				Total
N/A ☐ F.H.D.P. density bonus	Hearing date 08/03/05			$ 20.00
N/A ☐ F.H.D.P. fee rebate				

Tim Sims 07/20/05 **Project #** 1003749

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

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

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
Sub. ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 7-19-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB- - 01185
- -
- -

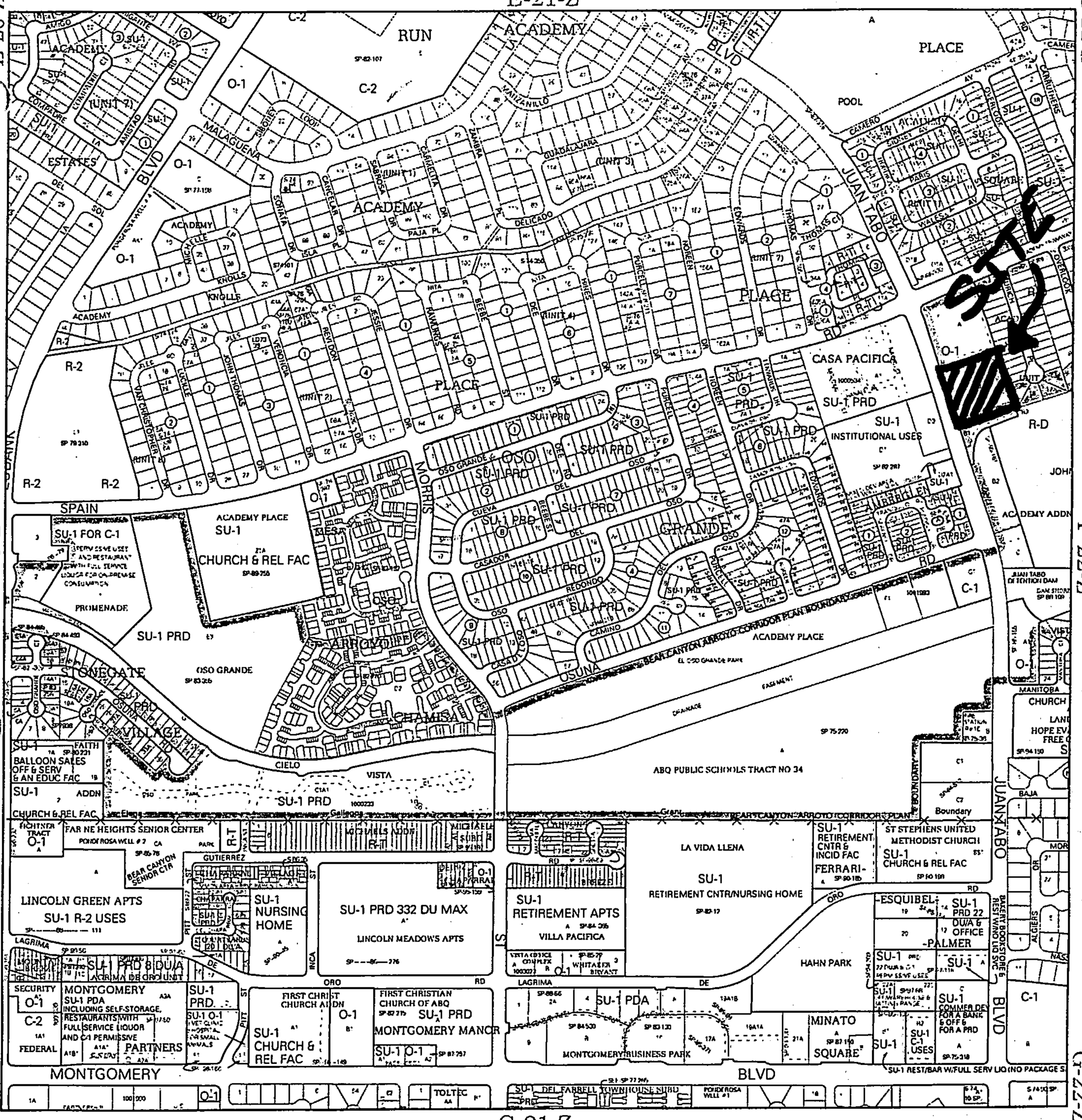
Tim Sims 07/20/05
Planner signature / date

Project # 1003749

E-21-Z

E-20-Z

E-22-Z



G-21-Z

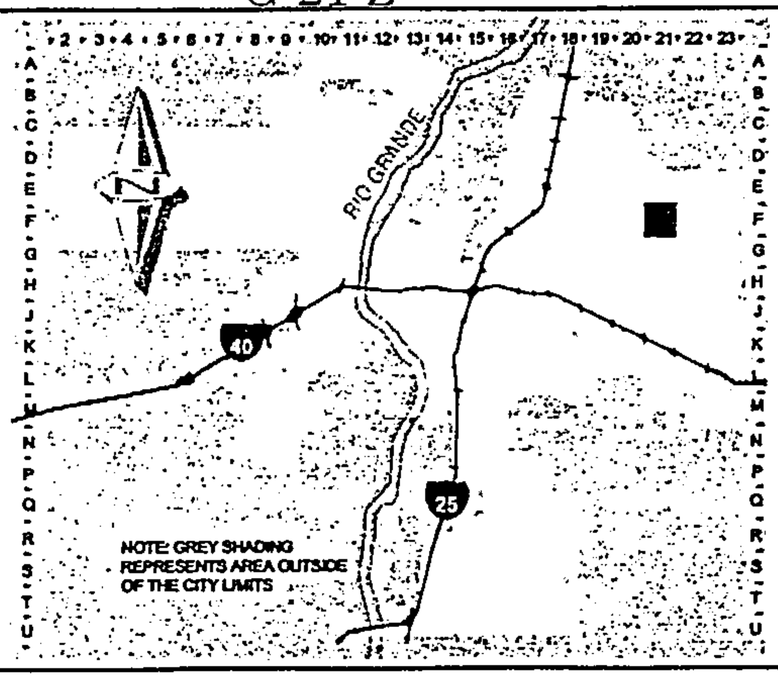
Zone Atlas Page: **F-21-Z**

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

Selected Symbols

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

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

19

Susan

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Ancala Village 763481

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of July, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Alpha Equities, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 10005, Albuquerque, NM 87184 whose telephone number is (505) 922-9411, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B, Unit 2, Academy Square, recorded on 5/24/1979 in the records of the Bernalillo County Clerk at Book D9, pages 131 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Alpha Equities, LLC ("Owner").

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

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th of June 2007 Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 763481.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 19.00
2005100722
6296770
Page: 1 of 6
07/13/2005 02:43P
Bk-A100 Pg-418

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

PAID RECEIPT

APPLICANT NAME Alpha Equities, LLC

AGENT Mark Goodwin

ADDRESS P.O. Box 90606

PROJECT & APP # Academy Square 1003749 / 05-01185

PROJECT NAME ~~Academy Square~~ Arcala Village

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

$ _____ 441006/4983000 **DRB Actions**

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

$ _____ 441018/4971000 **Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

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

4584

95-681/1070

DUPLICATE

DATE 7/20/05

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty and No/100 DOLLARS

City ~~of Albuquerque~~
Treasury Division

7/20/2005 10:18AM LOC: ANNX
RECEIPT# 00044252 WS# 006 TRANS# 0012
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

Security Features Details on Back.

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

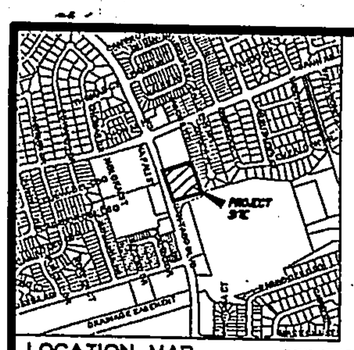
FOR _____

⑈004584⑈ ⑆107006813⑆ 2830070 03⑈

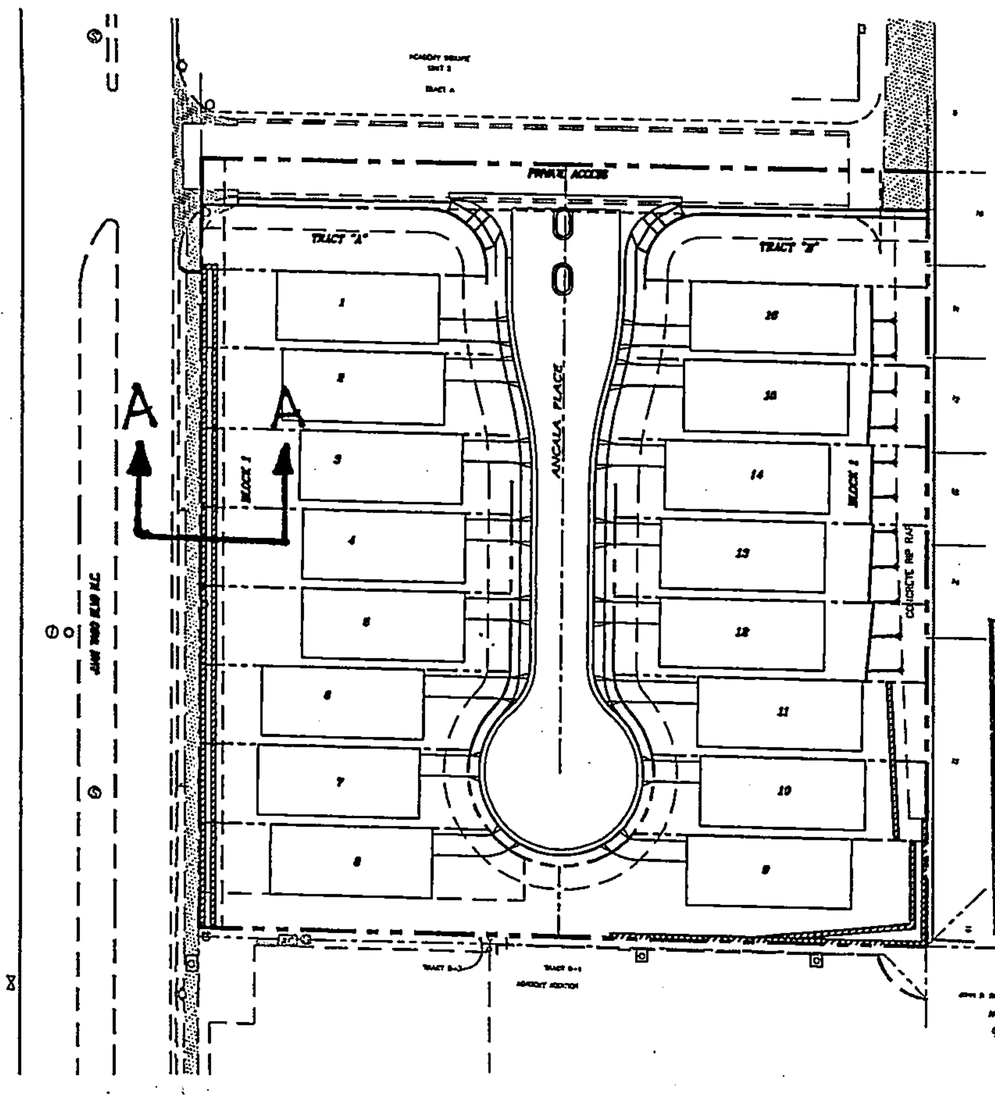
©HARLAND STYLE XKJ

Duane Haelzer
5/20/05

F:\A04JOBS\A4100JTT\GRADING & DRAINAGE PLANS\WALL.dwg, 3/29/2005 11:17:24 AM, D.M

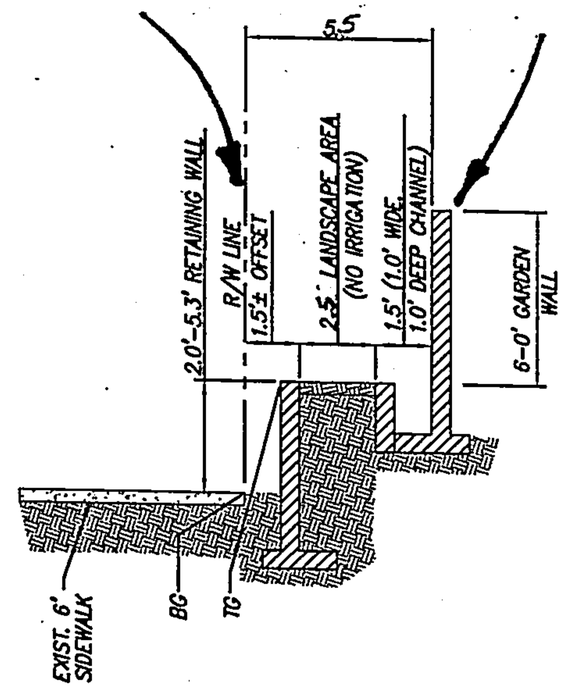


LOCATION MAP
ZONE ATLAS F-21
SCALE: NONE



Retaining Wall Type 'A'

Garden Wall Type 'B'



RETAINING WALL/CHANNEL/ GARDEN WALL INTERFACE
(DETAIL A-A)

NTS
BG= EXIST. TOP SIDEWALK/BOTTOM GRADE

TG= TOP OF GRADE

Perimeter Wall Approved
D Matson
DRB Chair
5/20/05
Date

DRB 1003749

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

ANCALA VILLAGE SUBDIVISION
WALL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MM/DD/YYYY	MM/DD/YYYY

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	F-23-Z	1	1

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	03/05
DRAWN BY	KLS	03/05
CHECKED BY	DMG	03/05

SURVEY INFORMATION
FIELD NOTES

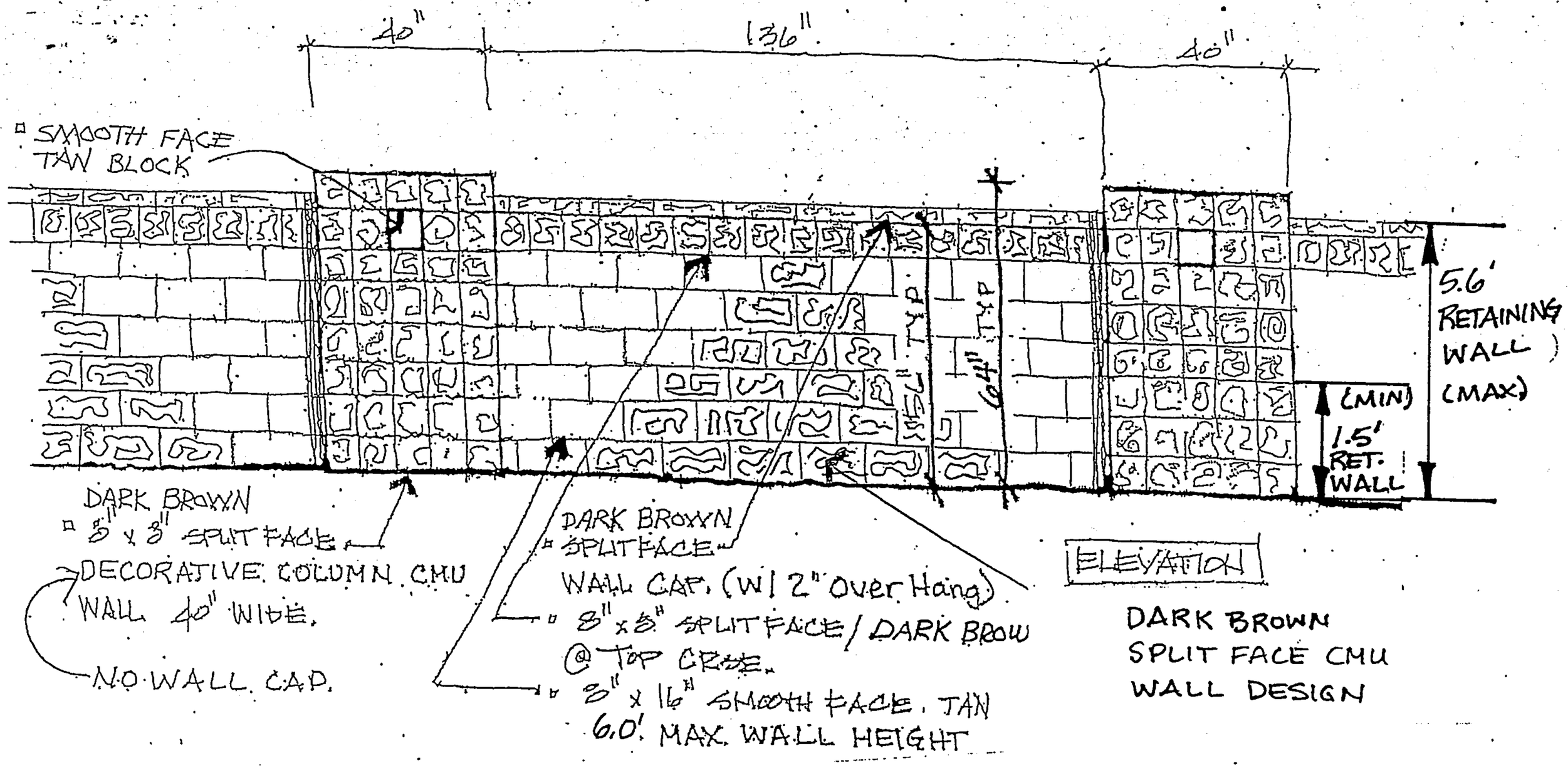
NO.	BY	DATE

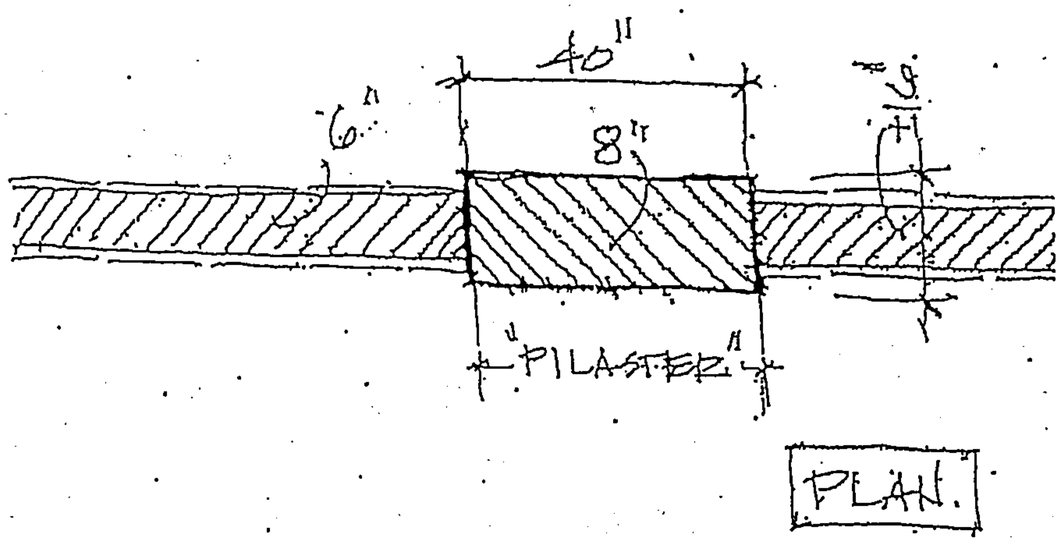
BENCH MARKS

AS BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	
INSPECTED BY	DATE
FIELD CORRECTIONS BY	DATE
CORRECTED BY	

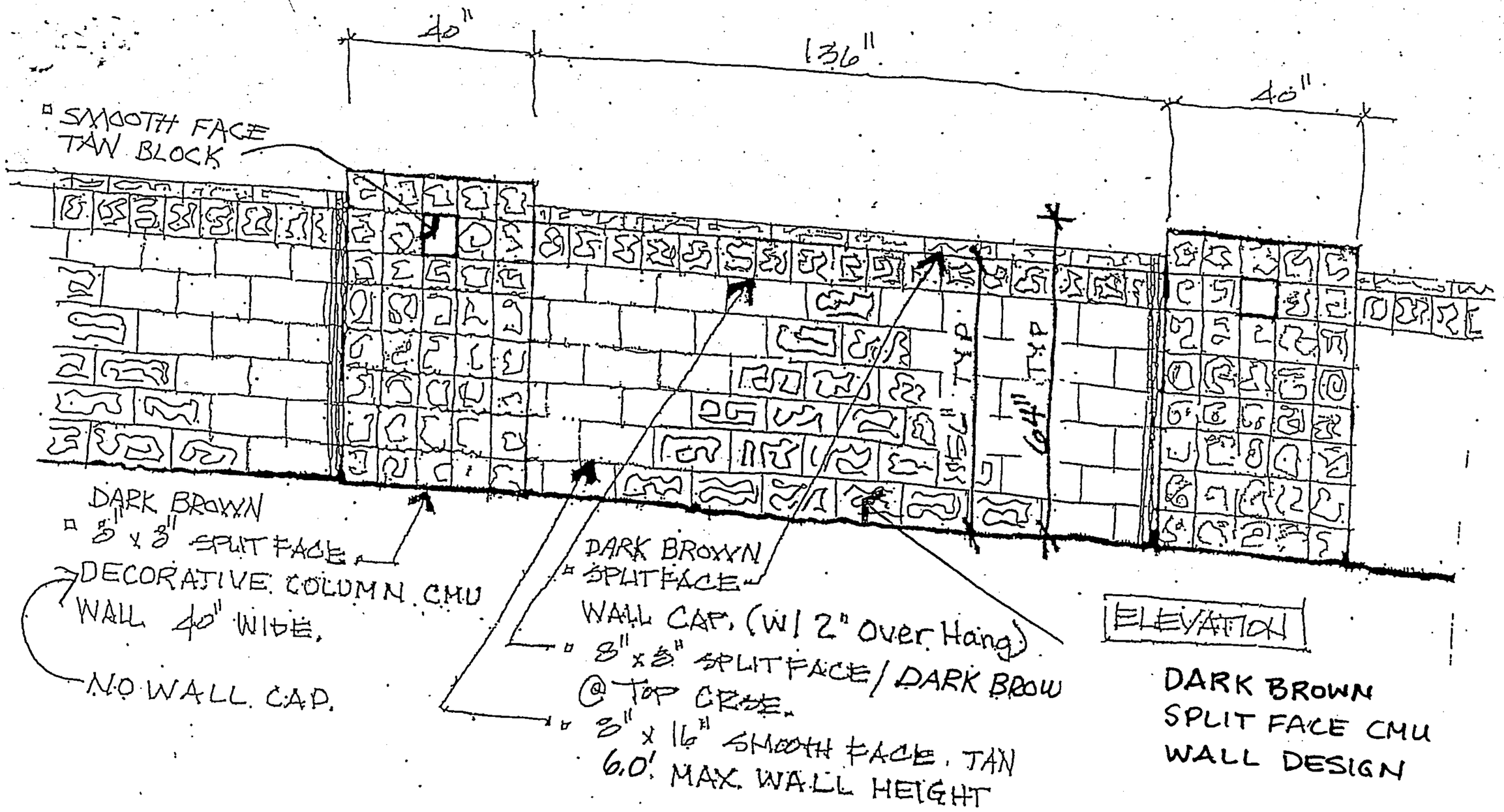
MICRO-FILM INFORMATION
RECORDED BY DATE
VOL.

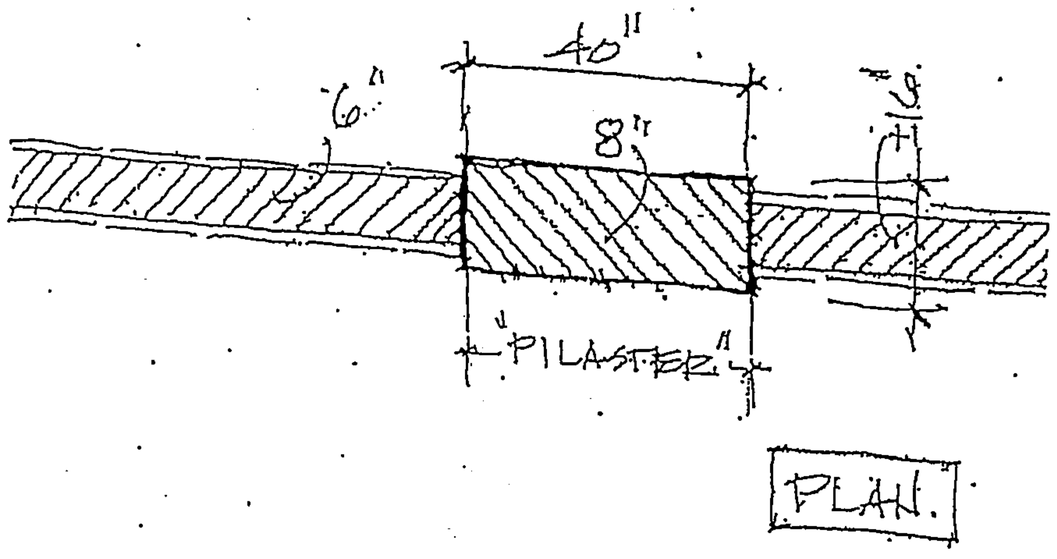




PERIMETER WALL DESIGN PROJECT DATA
NAME: ANCALA VILLAGE TOWNHOMES (WALL TYPE "A")
ZONE ATLAS PAGE: F-21
DRB PROJECT NO. _____
LOCATION: EAST AND ADJACENT TO JUAN TABO AVE N.E. AND SOUTH OF SPAIN AVENUE

Retaining Wall - Type 'A'





PERIMETER WALL DESIGN PROJECT DATA
NAME: ANCALA VILLAGE TOWNHOMES (WALL TYPE "B")
ZONE ATLAS PAGE: F-21
DRB PROJECT NO. _____
LOCATION: EAST AND ADJACENT TO JUAN TABO AVE N.E. AND SOUTH OF SPAIN AVENUE

Garden Wall - Type 'B'

#3

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

May 17, 2005

Sheran Matson AICP, DRB Chair
City of Albuquerque
Hand Delivered

RE: 05DRB-00675 Major Preliminary Plat Approval
Academy/Tramway/Eubank Sector Plan

Dear Ms. Matson,

The purpose of this letter is to address the non-applicability of the site plan requirements under the Academy/Tramway/Eubank Sector Plan(SD-78-1, as amended.)

The subject property was annexed into the City Of Albuquerque and zoned O-1 in 1977, prior to the original adoption of the above referenced Sector plan. The plan was adopted in 1978 and specifically excluded "areas presently annexed and zoned" from the general site plan review requirements (see Finding #4 of the original approval .) The site plan requirement attached only to properties that were annexed at the same time the Sector Plan was adopted and zoned RD or SU-1.

The shaded legend box, labeled "zoning" makes it clear that:

>darker shaded areas <u>require</u> site plans since they were newly zoned residential in excess of 6 du/acre or non-residential parcels;

>lighter shaded areas only need site plan review if developed at densities greater than 6du/acre;

>un-shaded parcels were previously annexed and zoned and thus exempt from the site plan requirement.

This O-1 zoned site received approval of a Conditional Use that allows dwelling units to be developed 04ZHE-01594, Project# 1003749. We presented a site plan to the ZHE and neighbors at that time showing 16 dwellings on 2.4 acres (6.6 du/acre)

Sincerely,

William L Kraemer

William L Kraemer

Current DRC
Project Number:_____

#3 ORIGINAL

FIGURE 12

Claire

Date Submitted: 5/18/2005
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 5/18/05
Date Preliminary Plat Expires: 5/18/06
DRB Project No.: 1003749
DRB Application No.: 05-00675

INFRASTRUCTURE LIST

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

Ancala Village
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		21'/23'FF	**Res Pvmt, C & G**	Ancala Trail	Ancala Lane	Lot 2	/	/	/
			6' Median						
		4'	**Sidewalk (Both Sides) (1)**						
		26' FF	**Res Pvmt. (incl 35' R cul-de-sac)**	Ancala Trail	Lot 2	Lot 8 & 9	/	/	/
			C & G						
		4'	**Sidewalk (both sides) (1)**						
		4'	**Sidewalk (South Side)**	Ancala Lane	Juan Tabo	East Prop. Line	/	/	/
			WATER (2)						
		6"	**Water line**	Ancala Lane	Juan Tabo	Ancala Trail	/	/	/
		6"	**Water line**	Ancala Trail	Ancala Lane	15' Esmt, Lot 8	/	/	/
		6"	**Water line**	15' Esmt, Lot 8	Ancala Trail	Juan Tabo	/	/	/
			SANITARY SEWER (3)						
		8"	**SAS**	Ancala Lane	Exist MH in Juan Tabo	Ancala Trail	/	/	/
		8"	**SAS**	Ancala Trail	Ancala Lane	Lot 8 / 9	/	/	/
			STORM DRAIN						
		1'	**Conc. Channel**	Back Yard	Tract B	Lot 8	/	/	/

revised 07/01/01

Project name: Ancala Village DRB 1003749

ORIGINAL

1 Internal Sidewalks to be deferred
2 Water infrastructure to include valves, fittings, valve boxes and fire hydrants
3 Sanitary sewer to include manholes and service connections
4 Street lights per DPM
5 Grading and Drainage certification required per DPM (prior to release of financial guaranty) to include walls as defined on the approved Grading Plan.
6. Public Roads shall be landscaped.

AGENT / OWNER

Diane Hoelzer, P.E.
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 5/7/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/18/05
DRB CHAIR - date

Christina Sandoval 5/18/05
PARKS & GENERAL SERVICES - date

5-18-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger A Green 5/18/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Brigham 5/18/05
CITY ENGINEER - date

_____ - date

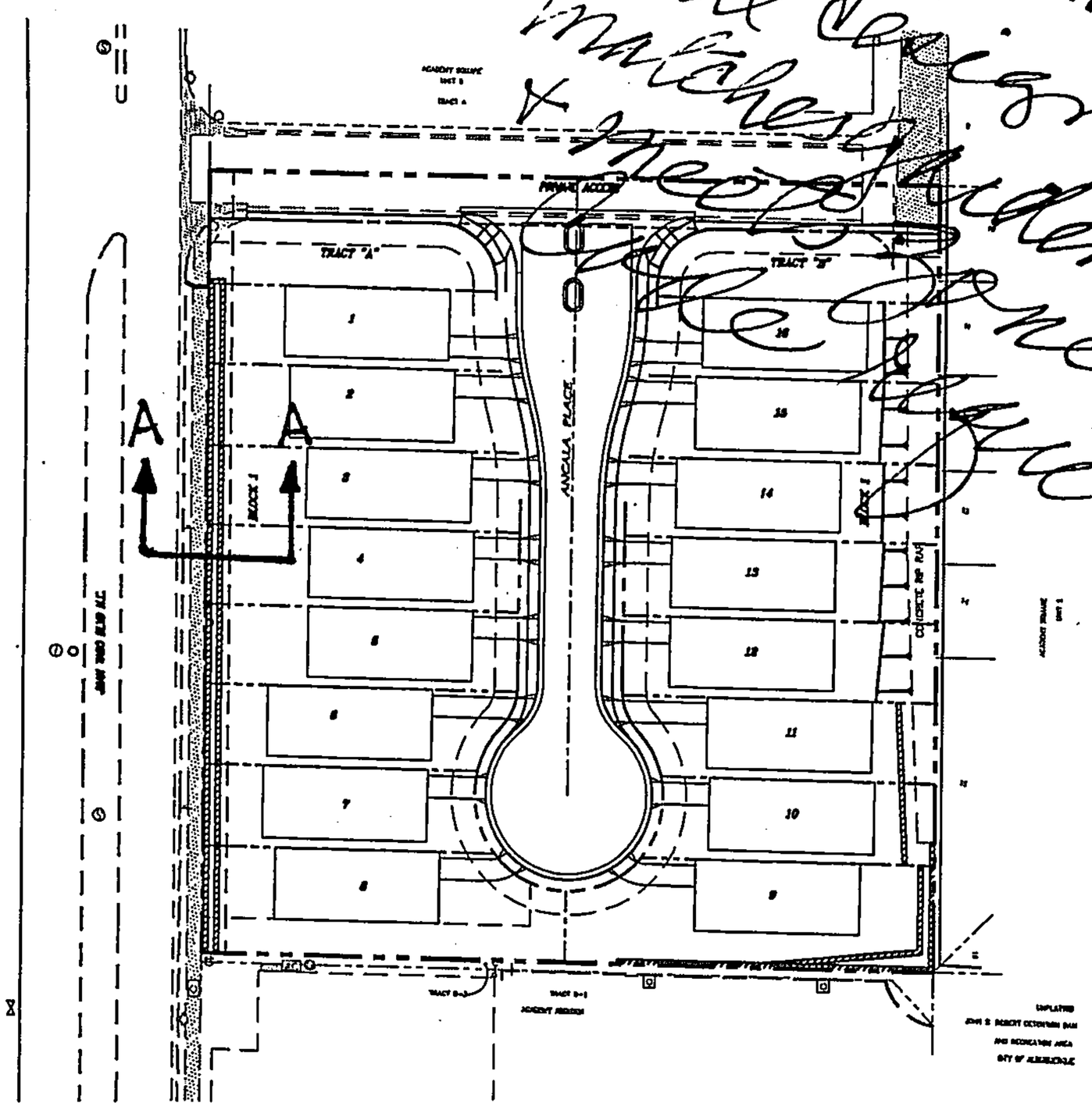
DESIGN REVIEW COMMITTEE REVISIONS

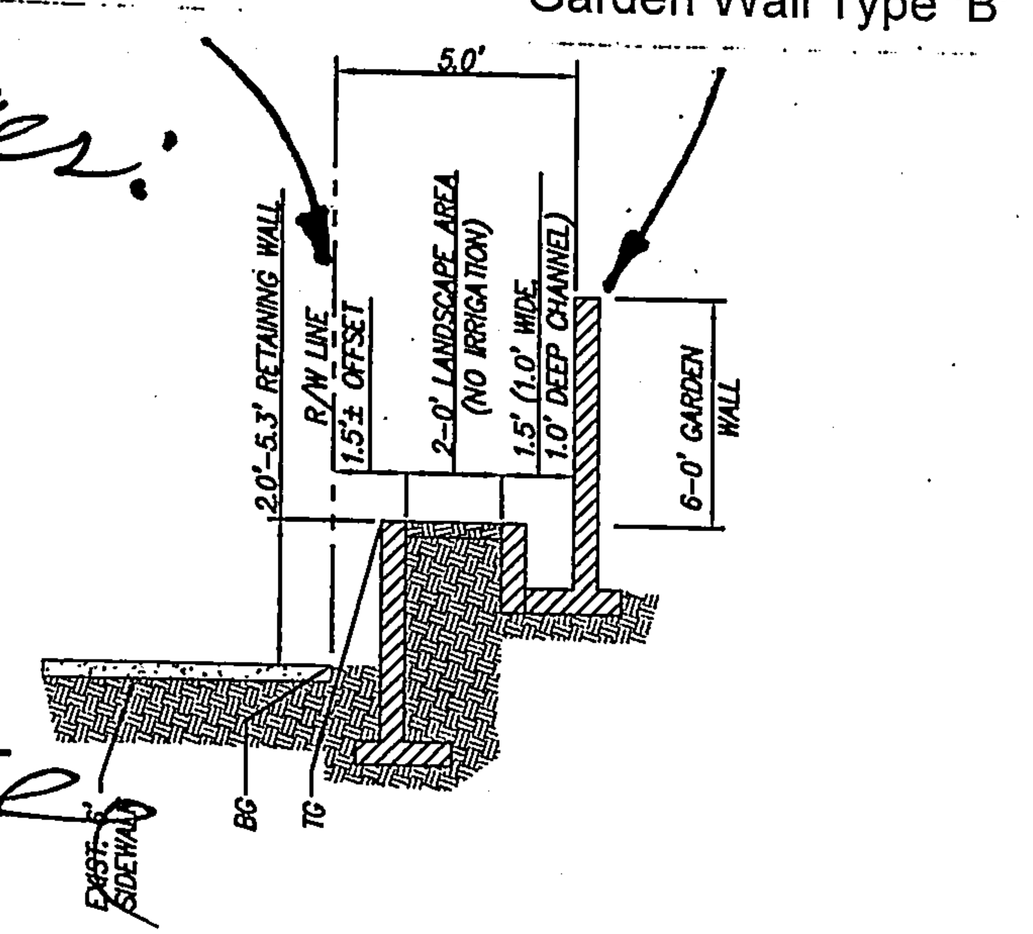
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

F:\A04JOBS\A4100JTT\GRADING & DRAINAGE PLANS\WALL.dwg 3/29/2005 11:17:24 AM, D. M

Met w/ D.H. & owner: To be revised so that retaining wall design matches residential & meets landscape design





RETAINING WALL/CHANNEL/ GARDEN WALL INTERFACE
(DETAIL A-A)

NTS

BG= EXIST. TOP SIDEWALK/BOTTOM GRADE

TG= TOP OF GRADE

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AS BUILT INFORMATION

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	DLH	03/05
DRAWN BY	KJS	03/05
CHECKED BY	DMG	03/05

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

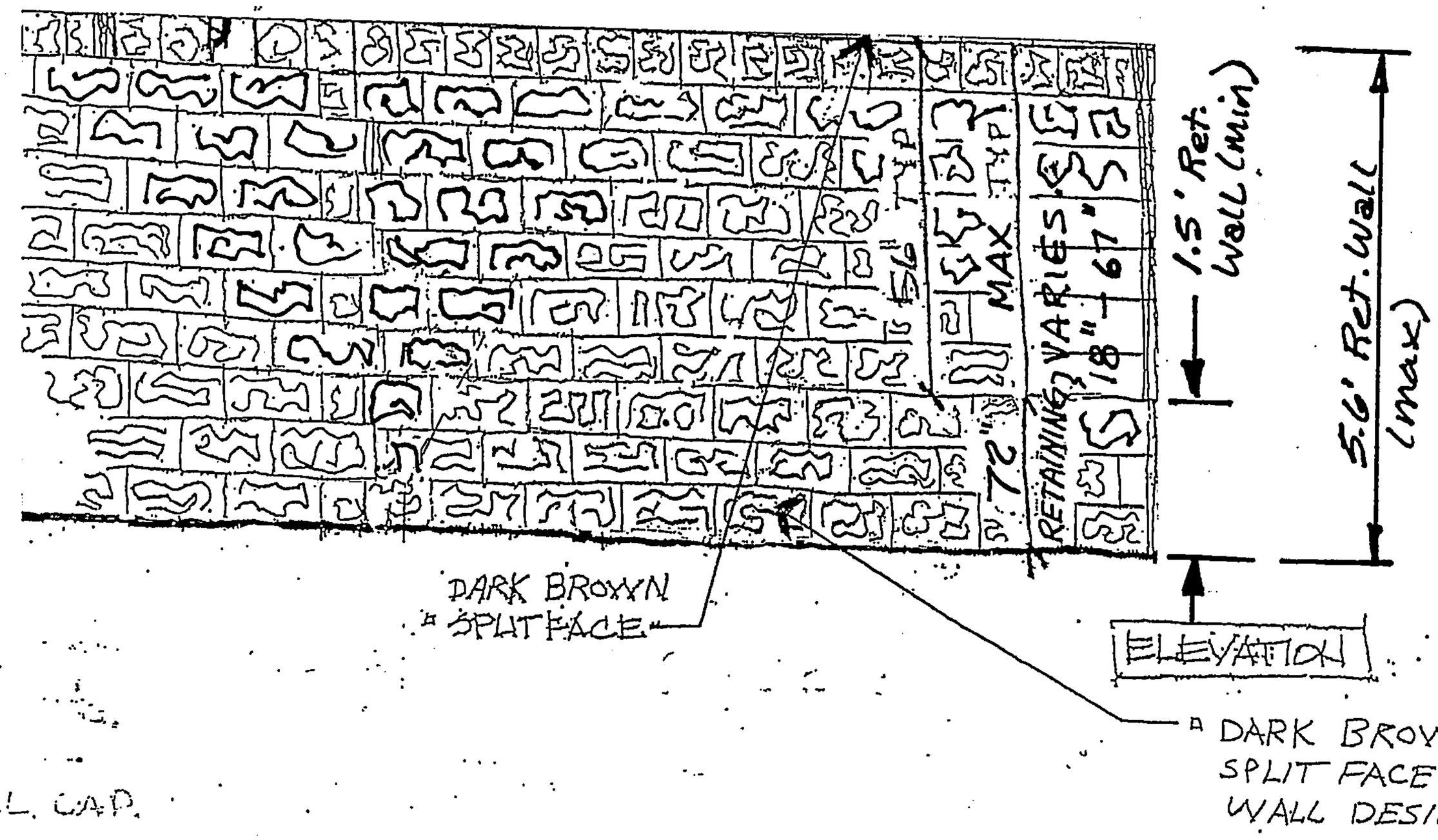
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: ANCALA VILLAGE SUBDIVISION
WALL EXHIBIT

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

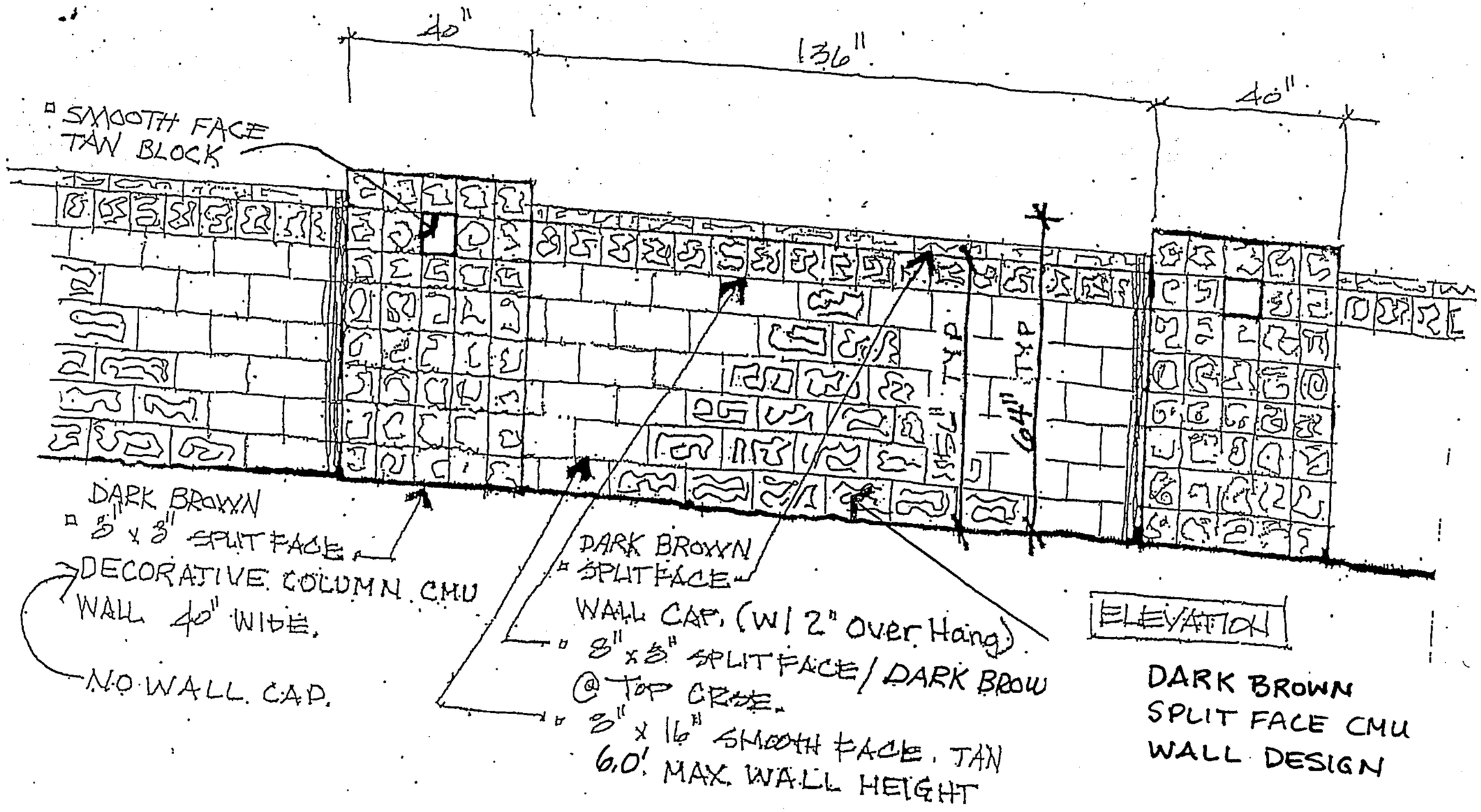
CITY PROJECT NO. | ZONE MAP NO. F23-Z | SHEET 1 OF 1

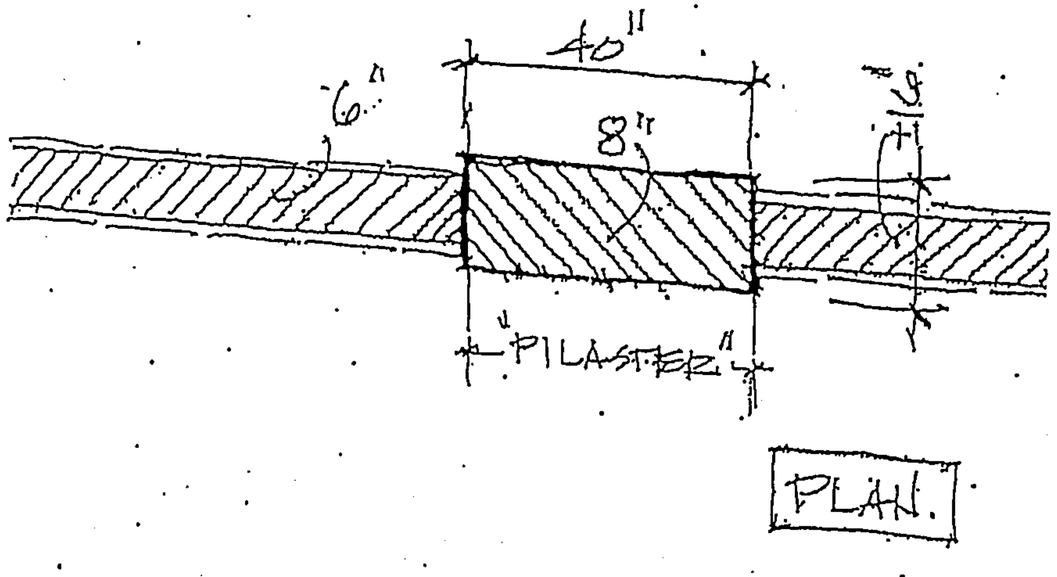
A4100JTT/WALL/03-01-05 KJS



PERIMETER WALL DESIGN PROJECT DATA
NAME: ANCALA VILLAGE TOWNHOMES (WALL TYPE "A")
ZONE ATLAS PAGE: F-21
DRB PROJECT NO: _____
LOCATION: EAST AND ADJACENT TO JUAN TABO AVE N.E. AND SOUTH OF SPAIN AVENUE

Retaining Wall - Type 'A'





PERIMETER WALL DESIGN PROJECT DATA
NAME: ANCALA VILLAGE TOWNHOMES (WALL TYPE "B")
ZONE ATLAS PAGE: F-21
DRB PROJECT NO. _____
LOCATION: EAST AND ADJACENT TO JUAN TABO AVE N.E. AND SOUTH OF SPAIN AVENUE

Garden Wall - Type 'B'

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	3384	
CONNECTION TEL		97979539
SUBADDRESS		
CONNECTION ID		
ST. TIME	05/06 13:54	
USAGE T	00'55	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Diane Hoelzer **FAX #** 797-9539

 # PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

#1003749
Ancala Village
Planning's comments only.

05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

OK
7/20/05

This property lies within the Academy Tramway Eubank Sector Plan boundaries. The plan states that, if the proposed densities are greater than 6du/acre, a site development plan is required. This site plan goes to EPC for approval. This sector plan has had many amendments. However, it appears that the site plan requirement still applies for densities over 6/du/acre.

In addition, residential development in O-1 zoning requires open space on site depending on the size of the residential units. Section 14-16-2-15(6) was cited at sketch plat. Assuming these open space requirements are met with this plat, a table or some other written proof is needed.

The perimeter wall design submittal appears to need some revision. Planning will meet with the agent to discuss the submittal if the agent will schedule an appointment time.

Project # 1003828
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

The perimeter wall design submittal appears to need some revision

SEE PAGE 2 . . .

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

May 17, 2005

Sheran Matson AICP, DRB Chair
City of Albuquerque
Hand Delivered

RE: 05DRB-00675 Major Preliminary Plat Approval
Academy/Tramway/Eubank Sector Plan

Dear Ms. Matson,

The purpose of this letter is to address the non-applicability of the site plan requirements under the Academy/Tramway/Eubank Sector Plan(SD-78-1, as amended.)

The subject property was annexed into the City Of Albuquerque and zoned O-1 in 1977, prior to the original adoption of the above referenced Sector plan. The plan was adopted in 1978 and specifically excluded "areas presently annexed and zoned" from the general site plan review requirements (see Finding #4 of the original approval .) The site plan requirement attached only to properties that were annexed at the same time the Sector Plan was adopted and zoned RD or SU-1.

The shaded legend box, labeled "zoning" makes it clear that:

>darker shaded areas require site plans since they were newly zoned residential in excess of 6 du/acre or non-residential parcels;

>lighter shaded areas only need site plan review if developed at densities greater than 6du/acre;

>un-shaded parcels were previously annexed and zoned and thus exempt from the site plan requirement.

This O-1 zoned site received approval of a Conditional Use that allows dwelling units to be developed 04ZHE-01594, Project# 1003749. We presented a site plan to the ZHE and neighbors at that time showing 16 dwellings on 2.4 acres (6.6 du/acre)

Sincerely,

William L Kraemer

William L Kraemer

CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

ALPHA EQUITIES / SCOTT ASHCRAFT request(s) a special exception to Section 14. 16. 2. 15. (B). (4).: a CONDITIONAL USE to allow dwelling units that constitute more than 25% of the gross floor area on a premises on all or a portion of Lot(s) B, Academy Square, Unit 2, zoned O-1 and located at 5120 JUAN TABO BLVD NE (F-21)

Special Exception No:..... **04ZHE – 01594**
Project No: **1003749**
Hearing Date: 11-16-04
Closing of Public Record: 11-16-04
Date of Decision: 12-01-04

STATEMENT OF FACTS: The applicant requests a conditional use to allow dwelling units that constitutes more than 25% of the gross floor area on a premises. The applicant, Alpha Equities/Scott Ashcraft, was represented by Bill Kraemer of Garcia/Kraemer & Associates. Mr. Kraemer testified that this request is for a proposed 16-unit townhouse complex to be constructed on this 2.4 acre vacant parcel. Individual units will include three bedrooms, 2 to 2 ½ bathrooms with double car garages and will range in size from 1,500 to 1,800 square feet. These units would be accessed by a 48 foot wide cul-de-sac. Mr. Kraemer stated that his client's project will be a high quality owner occupied residential development. He stated that his client believes that this development will be consistent with existing uses in the area and will be beneficial to the neighborhood and surrounding community. The yellow sign was posted.

At the hearing were Edward Armijo, Charles Smith, David Marks, and Christina Sanchez-Xylas. All are immediate adjacent neighbors to this vacant parcel who presented several concerns to Mr. Kraemer regarding this proposed development and submitted those concerns in writing to the file. Their concerns are (1) devaluation of their property values, (2) lack of peacefulness, cleanliness, and quietness, (3) lack of safety, added vandalism and violence, (4) investment security, (5) maintenance and upgrades of proposed development, and (6) maintenance of views to the west, hills in the horizon, city lights, Mount Taylor, and balloon views in the fall. Subsequent to a short meeting with Mr. Kraemer, these four individuals retracted their opposition and were in total support of this proposed development.

Also at the public hearing was Sue Hilts, representative for the John B. Robert Neighborhood Association. Ms. Hilts testified that her neighborhood association is very strongly against this request. Subsequent to the meeting with Mr. Kraemer, while she personally felt more comfortable with the plans for the proposed project, she reiterated that the neighborhood association is in strong opposition to this request.

There is a letter in the file regarding 5231 Zurich NE that generally discusses the adverse effect that a two-story development would have with regard to city views from this lot. The information in this letter does not address any specific details with regard to this request. This letter is authored by Randy Kilman of the Ingles Company Realtors but is not addressed to anyone in particular.

In rebuttal, Mr. Kraemer testified that this development is in the preliminary stages and that his client is very willing to work with and include any interested parties with regard to their concerns and development of proposed project details. Mr. Kraemer again indicated that these townhouses would be high quality, high end units and that their cost would be between $200,000 and $275,000.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved with conditions.

CONDITIONS:

1. The applicant will work with and include any interested parties with regard to their concerns and development of proposed project details.

2. The interested parties listed at the end of this decision must be contacted by this developer to maintain good faith in the planning stages of this townhouse project.

3. If the applicant does not comply with these conditions, this approval will be immediately vacated.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, December 16, 2004 in the manner described below:

> Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Alpha Equities / Scott Ashcraft, 8813 2nd Street NW, Suite E, 87114
Bill Kraemer, 200 Lomas NW, Suite 1111, 87102
Edward L. Armijo, 5215 Zurich Pl. NE, 87111
Charles Smith, 5219 Zurich Pl. NE, 87111
David Marks, 5209 Zurich Pl. NE, 87111
Christina Sanchez Xylas, 5231 Zurich Pl. NE, 87111
Sue Hilts, Representative/JBRNA, 11314 Overlook NE, 87111
Randy Kilman, 6711 Academy Road NE, Suite B, 87109

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 03-22-05
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: ~~1000072~~
DRB Application No.: 1003749

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

ANCALA VILLAGE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		21'/23'FF	Res Pvmt, C & G	Ancala Place	Ancala Ave	Lot 2	/	/	/
			6' Median						
		4'	Sidewalk (Both Sides) (1)						
		26' FF	Res Pvmt. (incl 35' R cul-de-sac)	Ancala Place	Lot 2	Lot 8 & 9	/	/	/
			C & G						
		4'	Sidewalk (both sides) (1)						
			WATER (2)						
		6"	Water line	Ancala Ave	Juan Tabo	Ancala Place	/	/	/
		6"	Water line	Ancala Place	Ancala Ave	15' Esmt, Lot 8	/	/	/
		6"	Water line	15' Esmt, Lot 8	Ancala Place	Juan Tabo	/	/	/
			SANITARY SEWER (3)						
		8"	SAS	Ancala Ave	Exist MH in Juan Tabo	Ancala Place	/	/	/
		8"	SAS	Ancala Place	Ancala Ave	Lot 8 / 9	/	/	/
			STORM DRAIN						
		1'	Conc. Channel	Back Yard	Tract A	Lot 8	/	/	/

revised 07/01/01

Subdivision Name: Ancala Village

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Street lights per DPM.
5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer, PE NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
MARK GOODWIN & ASSOCIATES FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Diane Hoelzer 3-24-05 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Alpha Equities, LLC PHONE: 362-6824

ADDRESS: PO Box 10005 FAX:

CITY: Albuquerque STATE NM ZIP 87184 E-MAIL:

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

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

ADDRESS: PO Box 90606 FAX: 797-9539

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

DESCRIPTION OF REQUEST: TBK Ancala Village – Preliminary Plat Approval, Vacation of Private Easements, Temp, Sidewalk Deferral

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

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

Lot or Tract No. Academy Square, Tract B Block: ___ Unit: 2

Subdiv. / Addn. Elena Gallegos Grant

Current Zoning: O-1 Proposed zoning: Same

Zone Atlas page(s): F-21 No. of **existing** lots: 1 Tract No. of **proposed** lots: 2 Tr / 16 lots

Total area of site (acres): 2.3700 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 102106151235010906 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd

Between: Spain Road NE and Osuna Road NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003749, 042HE01594, 05DRB-00059

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

SIGNATURE Diane Hoelzer DATE 4-20-05

(Print) Diane Hoelzer, PE ___ Applicant _X_ Agent

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

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

Application case numbers		Action	S.F.	Fees
05DRB -	00675	PP	S(2)	$ 900.00
05DRB -	00676	TDS	V	$ 20.00
05DRB -	00677	VPRE	V	$ 45.00
-	-	ADFee		$ 75.00
-	-	CMF		$ 20.00
			Total	$ 1060.00

Hearing date 5-18-05

Planner signature / date

Project # 1003749

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

- ☐ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☐ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

- ☐ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the variance or waiver
- ☐ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the deferral or extension
- ☒ Any original and/or related file numbers are listed on the cover application

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

☒ **VACATION OF PRIVATE EASEMENT**

- ☒ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the vacation
- ☒ Letter of authorization from the grantors and the beneficiaries
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 4-20-05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB - - 00676
05DRB - - 00677
- -

Planner signature / date

Project # 1003749

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**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Proposed Infrastructure List
✓ Design elevations & cross sections of perimeter walls
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed 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
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)
__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

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

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

Diane Hoelzer
Applicant name (print)

Diane Hoelzer 4-20-05
Applicant signature / date

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

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

Application case numbers
05DRB - 00675
- ~~00467~~
- -

4-2005
Planner signature / date

Project # 1003749

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

March 29, 2005

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

Re: Request Approval of Preliminary Plat, Vacation of Private Access Easements and Temporary Deferral of Sidewalk Construction For Ancala Village Townhomes

Dear Ms. Matson;

I am requesting the above approvals for 16 single family townhome project. This project is basically an infill project and is located immediately adjacent to the east side of Juan Tabo and south of Spain Avenue. There are existing developments to the north, east and south of this site.

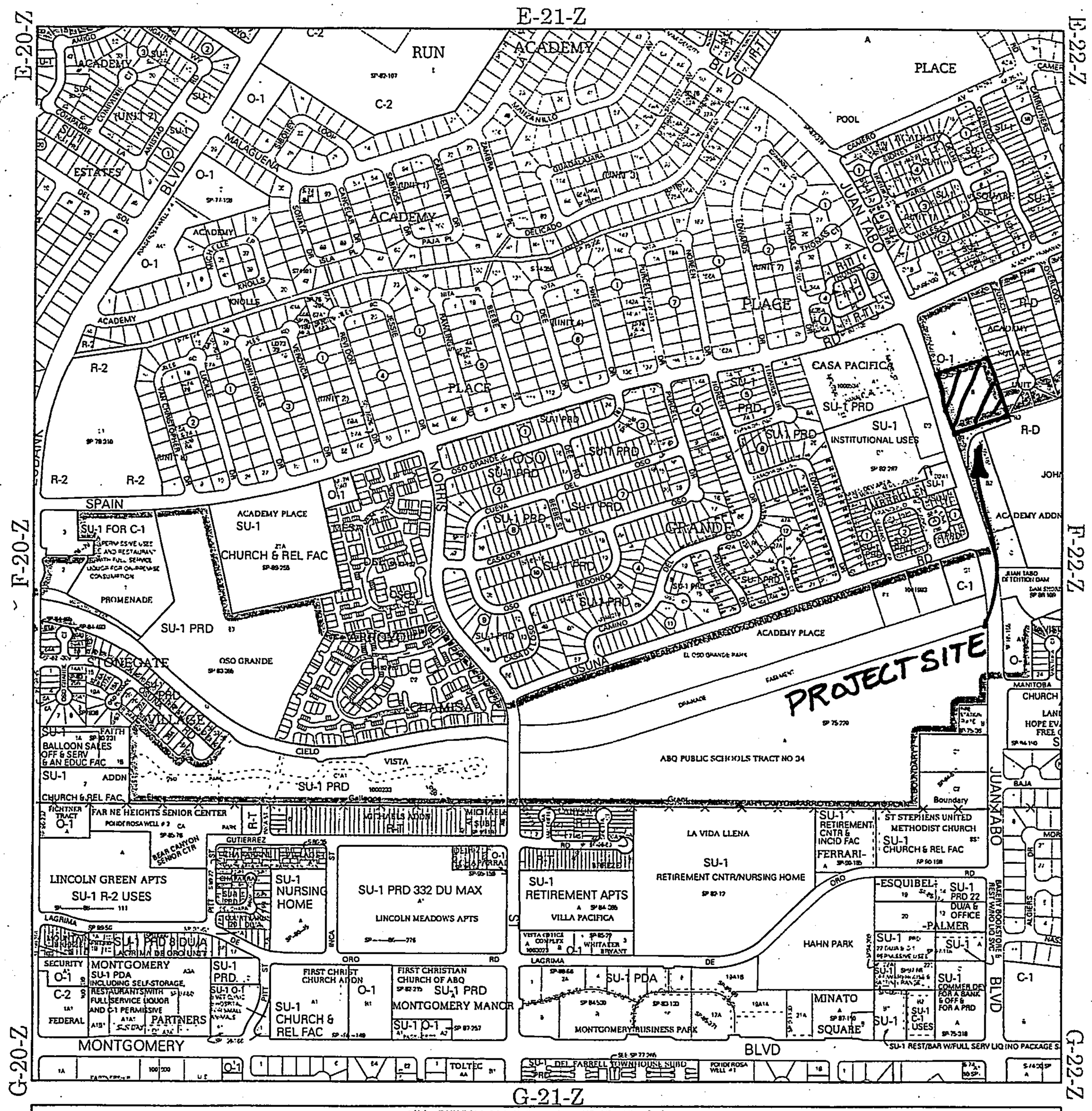
Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\4100 ancala drb_ltr.wpd


E-21-Z
E-20-Z
E-22-Z
F-20-Z
F-22-Z
G-20-Z
G-22-Z
G-21-Z
PROJECT SITE
ACADEMY
PLACE
JUAN TABO
BLVD
MORRIS
OSO GRANDE
ACADEMY PLACE
CHURCH & REL FAC
SU-1 PRD
ABQ PUBLIC SCHOOLS TRACT NO 34
LA VIDA LLENA
SU-1
RETIREMENT CNTR/NURSING HOME
HAHN PARK
LINCOLN GREEN APTS
SU-1 R-2 USES
SU-1 PRD 332 DU MAX
LINCOLN MEADOWS APTS
SU-1
RETIREMENT APTS
VILLA PACIFICA
SU-1
NURSING
HOME
MONTGOMERY
SU-1 PDA
MONTGOMERY BUSINESS PARK
MONTGOMERY MANOR
FIRST CHRISTIAN
CHURCH OF ABQ
FIRST CHRIST
CHURCH ADDN
SU-1
CHURCH &
REL FAC
FAR NE HEIGHTS SENIOR CENTER
ST STEPHENS UNITED
METHODIST CHURCH
SU-1
CHURCH & REL FAC
SU-1
RETIREMENT
CNTR &
INCID FAC
FERRARI-
ESQUIBEL
PALMER
MINATO
SQUARE
CASA PACIFICA
SU-1 PRD
SU-1
INSTITUTIONAL USES
SU-1 FOR C-1
PROMENADE
STONEGATE
VILLAGE
BALLOON SALES
OFF & SERV
& AN EDUC FAC
ACADEMY PLACE
SU-1
CHURCH & REL FAC
SU-1 PRD
OSO GRANDE
EL CHAMISA
CIELO
VISTA
SPAIN
ACADEMY
MALAGUENA
GUADALAJARA
DELICADO
PAJA PL
ISLA
KNOLLS
KNOLLE
MANZANILLO
ZAMBRA
CARMELITA
SAMPOSA
SONATA
CANCELAR
JESSIE
HAWKINS
BEEBE
PURCELL
MOREEN
EDWARDS
THOMAS
VERONICA
REVIDON
JOHN THOMAS
LUCILLE
VAN CHRISTOPHER
COMPADRE
AMISTAD
ESTATES
DEL SOL
OSO GRANDE
CUEVA
CASADOR
REDONDO
CAMINO
OSUNA
ARRAGLEN
LAGRIMA DE ORO UNIT
MANITOBA
BAJA
Boundary
ORO
RD
LAGRIMA
DE
BLVD
C-2
O-1
R-2
R-T
R-D
C-1
SU-1 PRD 8 DU/A
SU-1 PDA
SU-1 O-1
SU-1 REST/BAR W/FULL SERV LIQ INO PACKAGE S.
SU-1 REST/BAR W/FULL SERV LIQUOR FOR ON-PREMISE CONSUMPTION
SU-1 PRD 22 DU/A & OFFICE
SU-1 COMMER DEV FOR A BANK & OFF & FOR A PRD
SU-1 C-1 USES
SU-1 PRD 8 DU/A
SECURITY
MONTGOMERY
SU-1 PDA
INCLUDING SELF-STORAGE,
RESTAURANTS WITH
FULL SERVICE LIQUOR
AND C-1 PERMISSIVE
FEDERAL
PARTNERS
SU-1 PRD.
TOLTEC
DEL FARRELL TOWNHOUSE SUBD
POTDEROSA WELL #1
BAKERY BOOKSTORE & REST W/ON LIQ SVC
ALGIERS
NASS
INCA
PITT
ST
BEAR CANYON SENIOR CTR
GUTIERREZ
FICHTNER TRACT
O-1
FAITH
ADDN
CHURCH & REL FAC
MICHAELS ADDN
MICHAELS SUBD
CANYON
RIO GRANDE
BEAR CANYON ARROYO CORRIDOR JUAN BOUNDARY
EL OSO GRANDE PARK
DRAINAGE
EASEMENT
SP 75 720
SP 75 318
SP 87-150
SP 87-257
SP 84-530
SP 80-155
SP 77 246
SP 50 198
SP 89 56
SP 82-17
SP 82 287
SP 89 258
SP 83 366
SP 84 403
SP 78 210
SP 77-139
SP 94 140
SP 85-78
SP 85-77
SP 87-257
SP 84 386
SP 80-155
SP 80-156
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SP 80-174
SP

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Alpha Equities LLC **DATE OF REQUEST:** 3 / 25 / 05 **ZONE ATLAS PAGE(S):** F-21

CURRENT:

ZONING O-1

PARCEL SIZE (AC/SQ. FT.) 0.1 acres

LEGAL DESCRIPTION:

LOT OR TRACT # B BLOCK # (Unit 2)

SUBDIVISION NAME Ancala Village Townhomes

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [ ]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [X]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 16

BUILDING SIZE: 2100 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Deine Hedger DATE 3/25/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Lyd 4-20-05

TRAFFIC ENGINEER DATE

Environmental Health Department

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

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

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

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

Mark Goodwin & Associates, PA

Fax

To:	Neighborhood Coordination	**From:**	Susan Rasinski
Fax:	924-3913	**Pages:**	2
Re:	Ancala Village	**Date:**	3/29/2005

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **As Requested**

- **Comments:**

Please provide all recognized neighborhood associations for the referenced property. The legal is:

Academy Square, Tract B

Please contact our office if you have any questions.

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 29, 2005

Susan Rasinski
Mark Goodwin & Associates, PA
P.O. Box 90606 / 87199
Phone: 828-2200 Fax: 797-9539

Ancala Village
April 27, 2005

Thank you for your inquiry of **March 29, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ACADEMY SQUARE, TRACT B,** Zone Map **F-21**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

"Attachment A"

3/29/05
SUSAN RASINSKI, MARK GOODWIN & ASSOC., PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: F-21

John B. Robert NA (R)
***Lori Martinez**
5232 Zurich NE / 87111 242-1806 (h)
Joe Schaub
5414 Camino Sandia NE / 87111 299-5785 (h)

Oso Grande NA (R)
***Pete Granucci**
4909 Noreen Ct. NE / 87111 296-0641 (h)
Jim Green
10421 Camino Del Oso NE / 87111 296-1456 (h)

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

Amberglen HOA Inc.
Jerome Trujillo
4927 Placido Dr. NE / 87111 884-8451 (h)
Mike Moloney
4924 Sereno Dr. NE / 87111 275-6346 (h)

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **3/29/05** Time Entered: **11:00 AM** ONC Rep. Initials: **JK**

7004 0750 0000 3405 3419

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Postage	$ 0.83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

UNIT ID: 0109
Postmark Here
Clerk: KYLEH
03/31/05

ALBUQUERQUE NM 87109 ACADEMY STA
MAR 31 2005
USPS

Sent To: Mr. Joe Schaub
Street, Apt. No.; or PO Box No.: 5414 Camino Sampson NE
City, State, ZIP+4: Albuquerque NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0000 3405 3396

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

ALBUQUERQUE NM 87109 ACADEMY STA
MAR 31 2005
USPS

Sent To: Mr. Mike Moloney
Street, Apt. No.; or PO Box No.: 4924 Sereno Dr. NE
City, State, ZIP+4: Albuquerque NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0000 3405 3372

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

ALBUQUERQUE NM 87109 ACADEMY STA
MAR 31 2005
USPS

Sent To: Mr. Pete Gnemucci
Street, Apt. No.; or PO Box No.: 4907 Noreen Ct. NE
City, State, ZIP+4: Albuquerque NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0000 3405 3389

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

ALBUQUERQUE NM 87109 ACADEMY STA
MAR 31 2005
USPS

Sent To: Mr. Jerome Trujillo
Street, Apt. No.; or PO Box No.: 4427 Placido Dr. NE
City, State, ZIP+4: Albuquerque NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0000 3405 3402

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

ALBUQUERQUE NM 87109 ACADEMY STA
MAR 31 2005
USPS

Sent To: Ms. Lori Martinez
Street, Apt. No.; or PO Box No.: 5232 Zurich NE
City, State, ZIP+4: Albuquerque NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

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

March 29, 2005

Mr. Jerome Trujillo
Amberglen HOA Inc
4927 Placido Dr. NE
Albuquerque, NM 87111

Mr. Mike Moloney
Amberglen HOA Inc.
4924 Sereno Dr. NE
Albuquerque, NM 87111

Re: Ancala Village

Dear Ms. Martinez and Mr. Schaub:

Enclosed please find a copy of the DRB Application for the Preliminary Plat for the referenced project. The anticipated date to be heard is April 27, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kim Hardyman

Kim Hardyman

Enclosure

F:\1-Projects\2004\A04100 - Ancala Village\neighborhood assoc.doc

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

March 29, 2005

Mr. Pete Granucci
Oso Grande Neighborhood Association
4909 Noreen Ct. NE
Albuquerque, NM 87111

Mr. Jim Green
Oso Grande Neighborhood Association
10421 Camino Del Oso NE
Albuquerque, NM 87111

Re: Ancala Village

Dear Ms. Martinez and Mr. Schaub:

Enclosed please find a copy of the DRB Application for the Preliminary Plat for the referenced project. The anticipated date to be heard is April 27, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kim Hardyman

Kim Hardyman

Enclosure

F:\1-Projects\2004\A04100 - Ancala Village\neighborhood assoc.doc

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

March 29, 2005

Ms. Lori Martinez
John B Robert Neighborhood Association
5232 Zurich NE
Albuquerque, NM 87111

Mr. Joe Schaub
John B. Robert Neighborhood Association
5414 Camino Sandia NE
Albuquerque, NM 87111

Re: Ancala Village

Dear Ms. Martinez and Mr. Schaub:

Enclosed please find a copy of the DRB Application for the Preliminary Plat for the referenced project. The anticipated date to be heard is April 27, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kim Hardyman

Kim Hardyman

Enclosure

F:\1-Projects\2004\A04100 - Ancala Village\neighborhood assoc.doc

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME: Ancala Village Townhomes
AGIS MAP #: F-21
LEGAL DESCRIPTION: Tract B, Unit 2, Academy Square

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

Applicant / Agent — Date 3/29/05

Hydrology Division Representative — Date 4/20/05

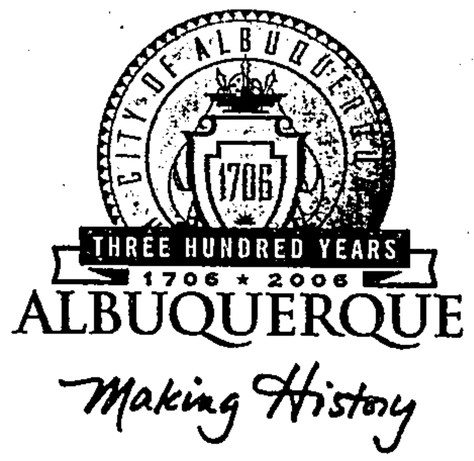
X **WATER AND SEWER AVAILABILITY STATEMENT**
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on February 10, 2005 [date].

Applicant / Agent — Date 3/23/05

Utility Division Representative — Date 4/20/05

DRB# _____

CITY OF ALBUQUERQUE



February 10, 2005

Ms. Diane Hoelzer, P.E.
D. Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

RE: Water and Sanitary Sewer Availability Statement F-21
Lot B Unit 2 of the Academy Square Subdivision – Ancala Village Town Homes

Ms. Hoelzer:

Project Information: The project site includes approximately 2.4 acres of undeveloped property located southeast of the intersection of Juan Tabo and Spain in northeast Albuquerque as shown on figure 1. Current zoning is O-1. According to your request for service availability, the site is to be subdivided so as to create a total of 16-lots from the original parcel. Town homes would then be constructed on each of the resulting lots.

Existing Conditions: Public infrastructure adjacent to the site includes 6- and 16-inch water lines as well as an 8-inch sanitary sewer line in Juan Tabo. The 16-inch is a concrete cylinder pipe which, by both location and material type, is not available for use by your development.

Sanitary Sewer Service will require the construction of a new 8-inch public collector within the right-of-way internal to the proposed subdivision. The new sewer will drain to the existing manhole #295 as shown on figure 2. Records are unclear as to the exact location of this manhole relative to the existing northern lot line. Procurement of an off-site easement may therefore be necessary in order to obtain access to this manhole.

Metered Water Service will be contingent on the construction of a new, looped, 6-inch distribution line. Dead-end configurations will not be allowed. The new water main will connect to the existing 6-inch in Juan Tabo at two (2) locations as approximated on figure 3. While marginal, it appears that the existing fire hydrant near the proposed entry to the subdivision will meet the 500-foot distance requirement. As such, the construction of a new hydrant will not be necessary.

Easements: City of Albuquerque public water line easements are required for all lines to be constructed outside of dedicated rights-of-way. The minimum easement width for the new water line shall be 20-feet or as approved by the DRB with the Final Plat. Acceptable easements must be procured and documented prior to DRC approval.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, both sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

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

Project: Ancala Village

Vacation of Private Easement

Letter of authorization from the grantors and the beneficiaries.

PINNACLE
MATERIALS, INC.
SAND, SOIL & AGGREGATES

39 Edgeboro Road, East Brunswick, NJ 08816

Telephone (732) 254-7676 Fax (732) 390-6109

April 14, 2005

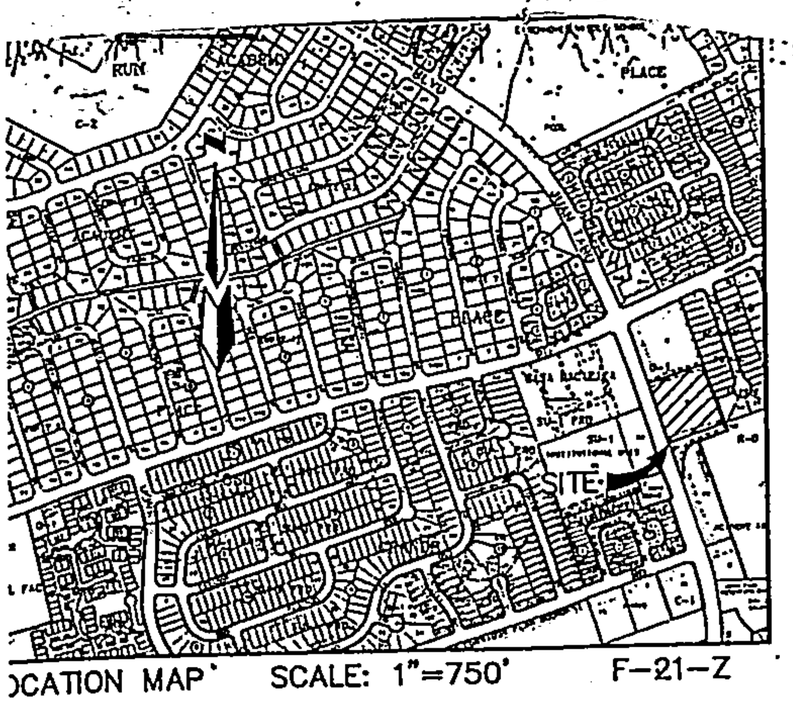
Re: Easement Vacation Academy Square Unit 2 Tract B

To Whom It May Concern:

I, Christine H. Yackman, state that I am the President of Pinnacle Materials, Inc., the owner of a tract of land described as Academy Square Unit 2 Tract A. My property is immediately to the north and adjacent to the property in question. I have seen the vacation exhibit and have no objection to the vacation of the existing 20' private access way easement.

Christine H. Yackman
Christine H. Yackman

4/14/2005
Date



OCATION MAP SCALE: 1"=750' F-21-Z

SUBDIVISION DATA

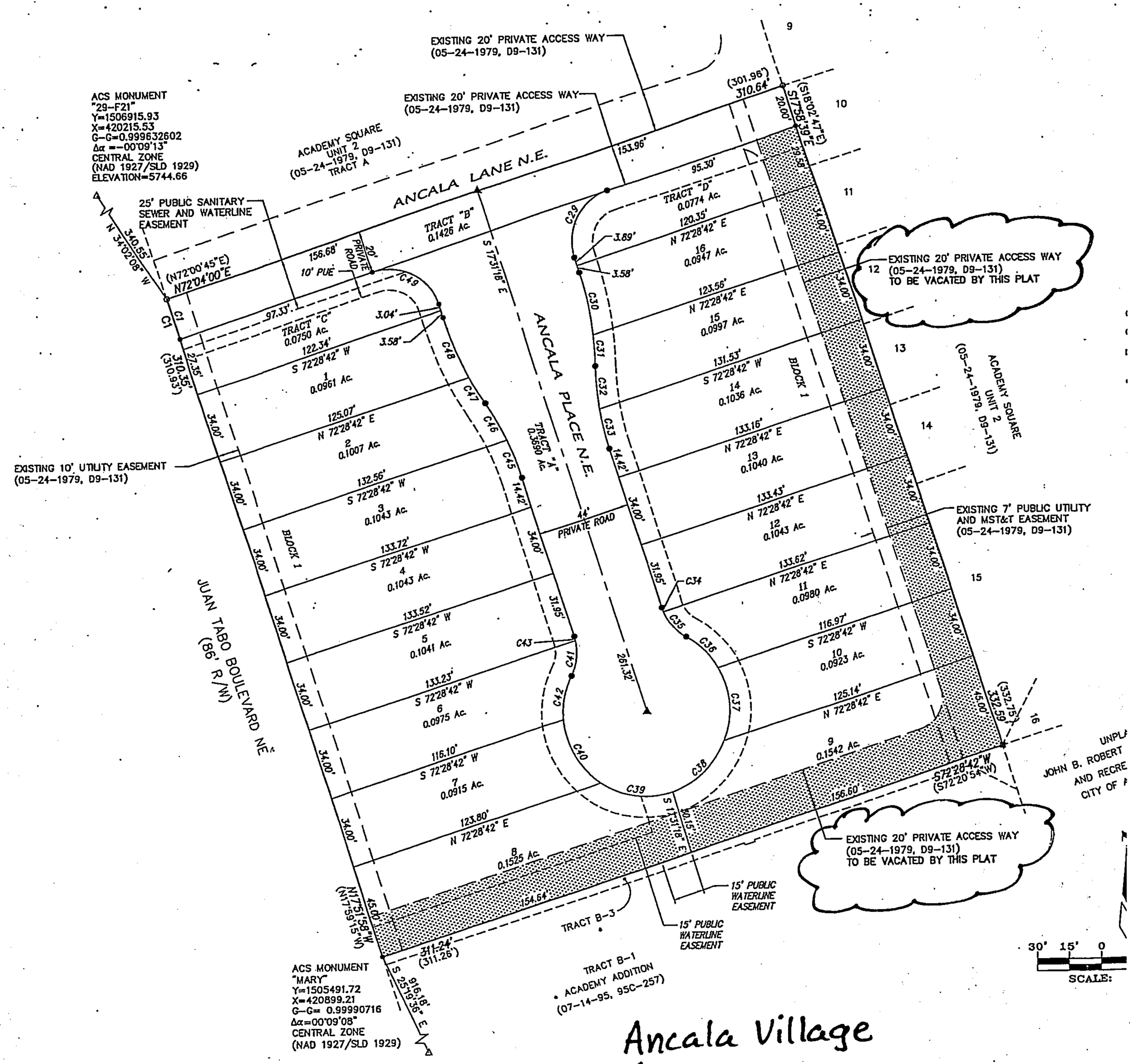
Gross acreage	2.3659 AC.
Zone Atlas No.	F-21-Z
No. of existing Tracts/Lots	1 Tract
No. of Tracts/Lots created	4 Tracts/16 Lots
No. of Tracts/Lots eliminated	1 Tract
Right-of-way dedicated to City	0.0000 Ac
Date of Survey	February, 2005
Zoning	O-1

DESCRIPTION

A tract of land situate within t
11 North, Range 4 East, New M
County, New Mexico being alt o
in the office of the County Cle
Book D9, Page 131 and contair

PURPOSE OF PLAT

1. Subdivide Tract B, Unit 2, Aca
2. Grant easements as shown.
3. Vacate easements as shown.



Ancala Village
Vacation Exhibit

City Of Albuquerque
Treasury Division
4/20/2005 3:16PM LOC: ANNX
RECEIPT# 00040983 WS# 007 TRANS# 0043
Account 441006 Fund 0000
Activity 4983000 TRSLJS
Trans Amt $1,270.00
J24 Misc $210.00
CK $1,270.00
CHANGE $0.00
Thank You

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

PAID RECEIPT

City Of Albuquerque
Treasury Division
4/20/2005 3:16PM LOC: ANNX
RECEIPT# 00040982 WS# 007 TRANS# 0043
Account 441018 Fund 0000
Activity 4971000 TRSLJS
Trans Amt $1,270.00
J24 Misc $75.00
Thank You

APPLICANT NAME Alpha Equities

AGENT Mark Goodwin

ADDRESS

PROJECT & APP # 1003749

PROJECT NAME Ancala Village

$ 20.00 441032/3424000 Conflict Management Fee

$ 965.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

$ 210.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan (X)Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 1270.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division
4/20/2005 3:16PM LOC: ANNX
RECEIPT# 00040981 WS# 007 TRANS# 0043
Account 441006 Fund 0000
Activity 4983000 TRSLJS
Trans Amt $1,270.00
J24 Misc $965.00
Thank You

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

2149
95-101/1070

3-28-05
DATE

PAY TO THE ORDER OF City of Albuq. $ 1270.00
One Thousand Two Hundred Seventy DOLLARS

Security Features Details on Back.

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

FOR Ancala Village DRB Submittal

⑆107001012⑆ 2149⑈ 006882311⑈ 01

© HARLAND 2001

City Of Albuquerque
Treasury Division
4/20/2005 3:16PM LOC: ANNX
RECEIPT# 00040980 WS# 007 TRANS# 0043
Account 441032 Fund 0000
Activity 3424000 TRSLJS
Trans Amt $1,270.00
J24 Misc $20.00
Thank You

Counterrece

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 5-3-05 To 5-18-05

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.

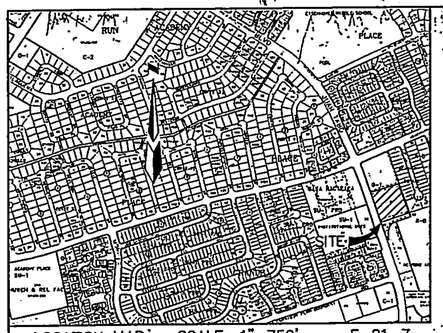
Lorraine Dis
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-20-05 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003749

Rev. 1/11/05

PRELIMINARY PLAT
ANCALA VILLAGE
TOWNHOMES SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 34
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2005



LOCATION MAP SCALE: 1"=750' F-21-Z

SUBDIVISION DATA

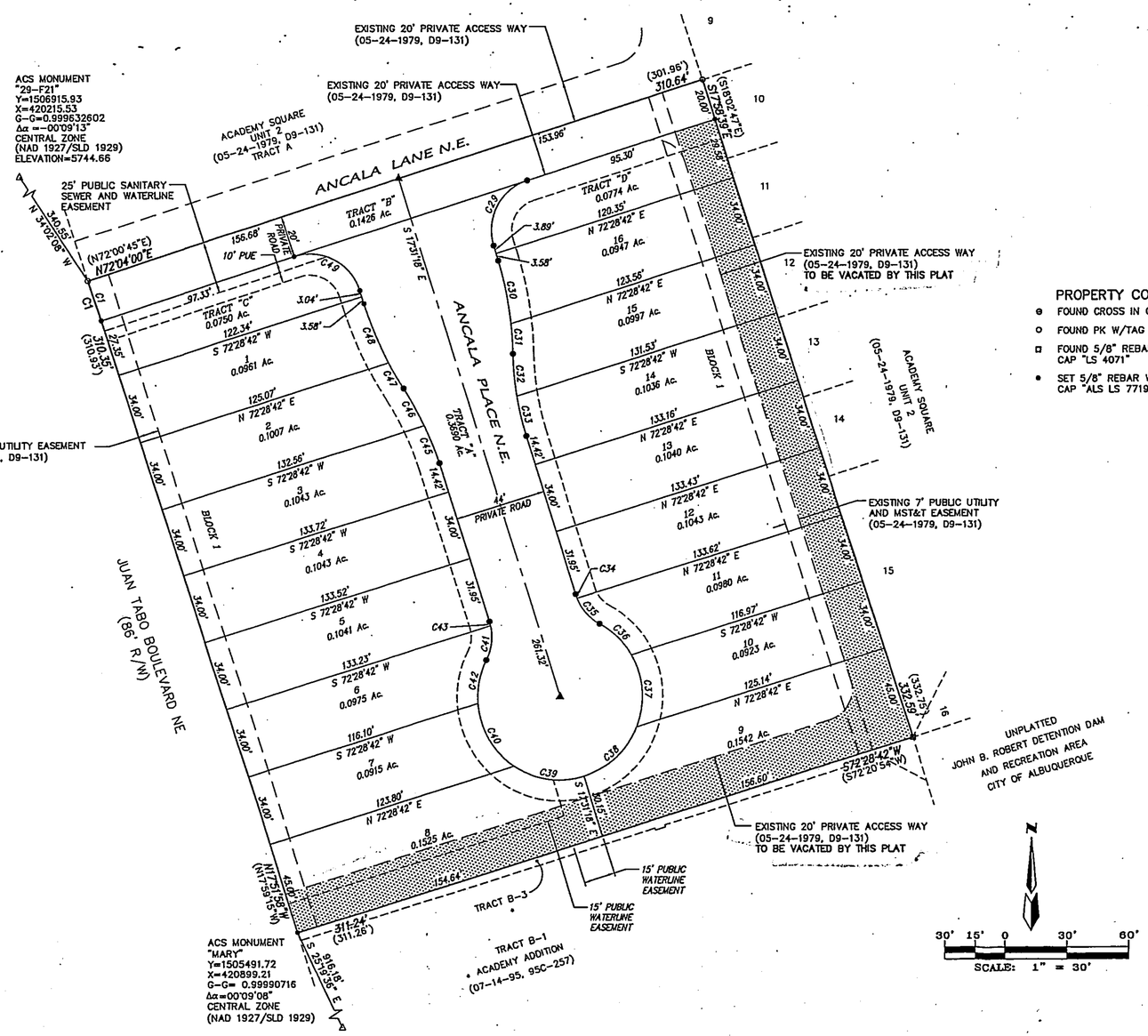
Gross acreage	2.3659 AC.
Zone Atlas No.	F-21-Z
No. of existing Tracts/Lots	1 Tract
No. of Tracts/Lots created	4 Tracts/16 Lots
No. of Tracts/Lots eliminated	1 Tract
Right-of-way dedicated to City	0.0000 Ac
Date of Survey	February, 2005
Zoning	O-1

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, Projected Section 34, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, UNIT 2, ACADEMY SQUARE filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 24, 1979, Book D9, Page 131 and containing 2.3659 acres more or less.

PURPOSE OF PLAT

1. Subdivide Tract B, Unit 2, Academy Square into 16 Lots and 4 Tracts.
2. Grant easements as shown.
3. Vacate easements as shown.



PROPERTY CORNERS

- ⊕ FOUND CROSS IN CONCRETE
- ○ FOUND PK W/TAG
- ◘ FOUND 5/8" REBAR WITH CAP "LS 4071"
- ● SET 5/8" REBAR WITH CAP "ALS LS 7719"

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	20.00	3843.54	0°17'53"	10.00	N18°00'55"W	20.00
C29	39.09	25.00	89°35'19"	24.82	S27°16'21"W	35.23
C30	30.61	159.00	11°01'46"	15.35	N12°00'26"W	30.56
C31	14.52	159.00	5°13'51"	7.26	N03°52'37"W	14.51
C32	20.37	141.00	8°16'39"	10.20	S05°24'01"E	20.35
C33	19.64	141.00	7°58'58"	9.84	S13°31'49"E	19.63
C34	2.05	25.00	4°42'24"	1.03	S19°52'30"E	2.05
C35	17.01	25.00	38°59'04"	8.85	S41°43'14"E	16.68
C36	21.58	40.00	30°54'38"	11.06	N45°45'27"W	21.32
C37	36.12	40.00	51°44'27"	19.40	N04°25'54"W	34.91
C38	35.63	40.00	51°02'22"	19.10	N46°57'31"E	34.47
C39	35.63	40.00	51°02'22"	19.10	S82°00'07"E	34.47
C40	36.12	40.00	51°44'27"	19.40	S30°36'43"E	34.91
C41	17.01	25.00	38°59'04"	8.85	N06°40'37"E	16.68
C42	21.58	40.00	30°54'38"	11.06	S10°42'50"W	21.32
C43	2.05	25.00	4°42'24"	1.03	N15°10'07"W	2.05
C45	19.64	141.00	7°58'58"	9.84	N21°30'47"W	19.63
C46	20.37	141.00	8°16'39"	10.20	N29°38'36"W	20.35
C47	14.52	159.00	5°13'51"	7.26	S31°10'00"E	14.51
C48	30.61	159.00	11°01'46"	15.35	S23°02'11"E	30.56
C49	39.45	25.00	90°24'41"	25.18	N62°43'39"W	35.48

SCALE: 1" = 30'

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   PLAT OF "ACADEMY SQUARE, UNIT 2, TRACT B", (05-24-1979, D9-131)
   PLAT OF "ACADEMY ADDITION, TRACT B-1", (07-14-95, 95C-257)
   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on February, 2005.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2005071028
7. Title ReportProvided by First American Title Insurance Company File No.: NM04-478358-AL02, CHM
8. City of Albuquerque, New Mexico Zone: O-1
9. 100 Year Flood Zone Designation: Zone X, as shown on Panel 144 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)
10. All street centerline monumentation shall be installed at all centerline PC'S, PT'S, Angle Points, street intersections and shown thus ▲ , will be marked by a four inch (4") aluminum cap stamped:
    "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
    "DO NOT DISTURB"
    "PLS # 7719".
11. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
12. Tract "A" is a private drainage and access easement Granted to and to be maintained by the Ancala Village Homeowners Association. Tract "A" is also a public water and sanitary sewer easement granted to the Albuquerque Bernalillo County Utility Authority.
13. Tract "B" is a private drainage easement and a public water and sanitary sewer easement granted to the Albuquerque Bernalillo County Utility Authority and a private access easement for the joint benefit of the Ancala Village and Academy Square Unit 2, Tract A to be maintained by the Ancala Village Homeowners Association.

Approved for Monumentation & Street Names:

City surveyor, City of Albuquerque, N.M. DATE

Owner: Alpha Equities, LLC:

Rhett Waterman, Managing Member DATE

OWNERS
ALPHA EQUITIES, LLC
P.O. Box 10005
Albuquerque, NM 87184
(505) 922-4911

ENGINEERS
MARK GOODWIN & ASSOCIATES
CONSULTING ENGINEERS
P.O.BOX 90606
ALBUQUERQUE, N.M. 87199
(505) 828-2200

SURVEYOR
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

Vacation of Private Easement - Exhibit

F:\A04JOBS\A4100JTT\preimplat\base2.dwg-Layout1 (03-23-

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 19,2005
DRB Comments

ITEM # 16

PROJECT # 1003749 **APPLICATION #** 05-00059

RE: Tract B, Academy Square/sketch

Walls

Minimum lot sizes

Setbacks

See § 14-16-2-15(6) of Zone Code.

S Matson
DRB Chair

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003749 Item No. 16 Zone Atlas F-21

DATE ON AGENDA 1-19-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	What is width of Juan Tabo right-of-way? (provide sketch of cross-section)
2)	Who has rights to the area being vacated? Is this a pedestrian access to the Bear Canyon?
3)	Who has rights to the private 30′ F-F section running east from Juan Tabo? Is any parking allowed on this section? With no parking, this should be adequate width to serve the development provided sidewalk is also in place. How does the entrance align with curb cuts to the north?
4)	Assuming lots will be labeled P1.
5)	Cul-de-sac and infrastructure per DPM requirements.

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003749 **AGENDA ITEM NO: 16**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN discussed

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

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 19, 2005

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

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1003749	**DRB Date:** 1/19/05
Application Number: 05DRB-00059	**Item Number:** 16

Subdivision: Ancala Village Townhomes
Tract B, Academy Square, Elena Gallegos Grant, Unit 2

Zoning: 0-1

Zone Page: F-21

New Lots (or units) : 16

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 16 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Does the pedestrian easement run to the north or south on other private property?

No trail requirements.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Alpha Equities, LLC PHONE: 362-6824
ADDRESS: P.O. Box 10005 FAX: 922-9418
CITY: Albuquerque STATE NM ZIP 87184 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

DESCRIPTION OF REQUEST: Ancala Village Townhomes: Application for Sketch Plat Review

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

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

Lot or Tract No. Academy Square, Tract B Block: Unit: 2
Subdiv. / Addn. Elena Gallegos Grant
Current Zoning: O-1 Proposed zoning: Same
Zone Atlas page(s): F-21 No. of existing lots: 1 tr No. of proposed lots: 2tr/16lots
Total area of site (acres): 2.3700 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 102106151235010906 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Boulevard NE
Between: Spain Road NE and Osuna Road NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04ZHE0594

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

SIGNATURE Diane Hoelzer DATE 1-11-05
(Print) Diane Hoelzer, P.E. ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB-00059	SK	S(3)	$ 0
☑ 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				Total
☑ F.H.D.P. fee rebate	Hearing date 1-19-05			$ 0

1-11-05 **Project #** 1003749

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

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

X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Diane Hoelzer, P.E.
Applicant name (print)

Diane Hoelzer 1-11-05
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB - ____ - 00059
____ - ____ - ____
____ - ____ - ____

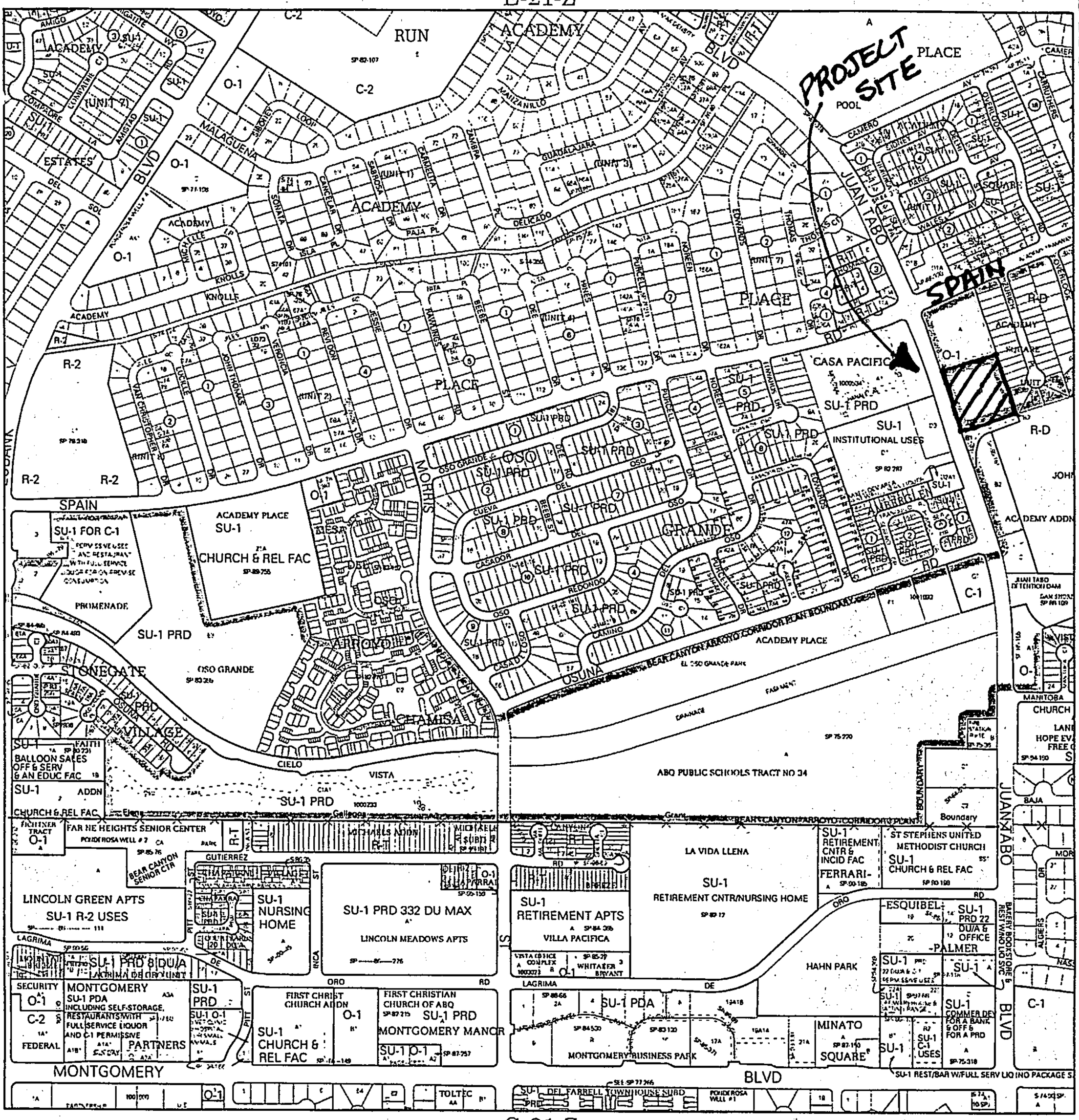
1-11-05
Planner signature / date

Project # 1003749

E-21-Z

E-20-Z

E-22-Z



G-21-Z

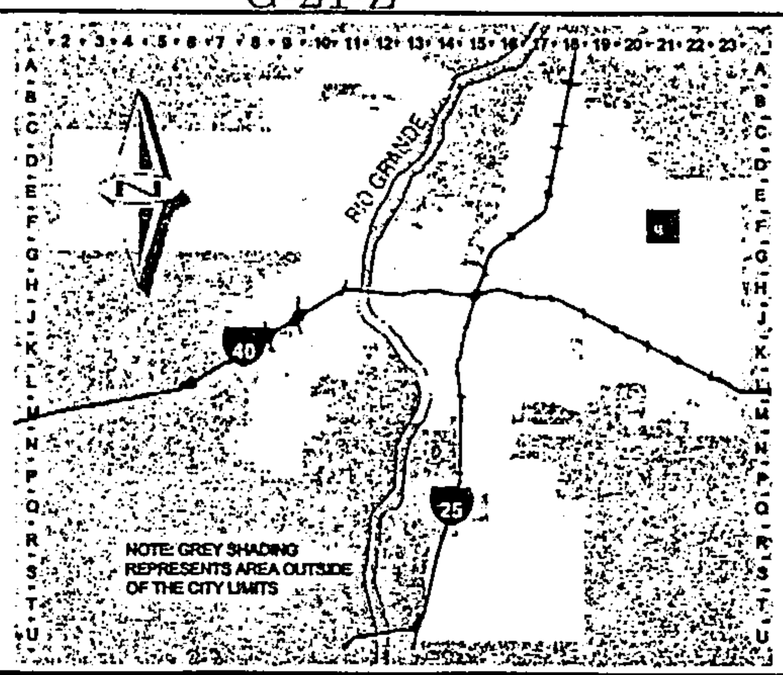
Zone Atlas Page: **F-21-Z**

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

Selected Symbols

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

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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

January 11, 2005

DRB Members
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Request for Sketch Plat Review – Ancala Village Townhomes
Academy Square, Tract B, Unit 2, Elena Gallegos

Dear Board Members,

I am requesting sketch plat review for the above referenced proposed project. The proposed project consists of 16 townhomes and it is desired to be a gated community. There is an existing 30' FF road along the north property boundary that connects to Juan Tabo to the west. An adjoining office building complex to the north uses this road but also has additional access points to Juan Tabo Ave. and Spain Ave. There is an existing subdivision to the east that has a 10' plus retaining wall that slopes down to our proposed project site. Along the south property boundary is an existing parking lot and adjoining office building. Juan Tabo Avenue is adjacent to the west property boundary.

In addition request that the Board address some specific questions that we have with regards to this project as presented below:

DRAINAGE — *This site drains in a northwestern direction and there is an existing 30' FF road along the north side of the property. Will this site be able to free discharge to Juan Tabo Ave?*

TRANSPORTATION — *There is an existing 30' FF pavement section along the north side of the property. Will we be able to access Juan Tabo Ave. using this street section?*

PARKS — *Are there any pedestrian trails that will be required? Is there an existing Public pedestrian access easement on the property to the north that our proposed pedestrian trail can connect to?*

Thank you for your time and consideration in review of this proposed project.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\\A04100 \ drb_sketch.doc