



SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates P.A. PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: _____
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: k.bmsheare@goodwinengineers.com
 APPLICANT: Anasazi Ridge LLC PHONE: 828-1100
 ADDRESS: 11024 Montgomery Blvd NE #348 FAX: _____
 CITY: Albuquerque STATE nm ZIP 87111 E-MAIL: mrpickarde@icnm.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Preliminary Plat Extension for One Year for Anasazi Ridge Unit 3

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

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

Lot or Tract No. _____ Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Anasazi Ridge
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 10100613029121008

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004245
14DEB 70218, 70219, 70220, 70221

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 23 Total site area (acres): 6.9806
 LOCATION OF PROPERTY BY STREETS: On or Near: Sipapu Drive
 Between: Memoran Blvd. and Westside Blvd.
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE Diane Hoelzer DATE 2/10/16
 (Print Name) Diane Hoelzer Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ 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				Total
☐ F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

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

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

- ☐ SKETCH PLAT REVIEW AND COMMENT (DRB22)
- Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies

Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

List any original and/or related file numbers on the cover application

- ☒ EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)
- Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Copy of DRB approved infrastructure list

Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request

List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)
- Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies

Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only

Design elevations & cross sections of perimeter walls 3 copies

Zone Atlas map with the entire property(ies) clearly outlined

Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat

Copy of recorded SIA

Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

List any original and/or related file numbers on the cover application

DXF file and hard copy of final plat data for AGIS is required.

- ☐ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)
- Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval

Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal

Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only

Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies

Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat

Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

Fee (see schedule)

List any original and/or related file numbers on the cover application

Infrastructure list if required (verify with DRB Engineer)

DXF file and hard copy of final plat data for AGIS is required.

- ☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)
- Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies

Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat

List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Drane Hoelzer

Drane Hoelzer

Applicant name (print)

Applicant signature / date

2/10/16



☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application case numbers

Form revised October 2007

Planner signature / date

Project #

Curve β	Length	Radius	Delta	Chord Bearing	Chord Length
C13	47.56	40.00	70°19'38"	533°07'26"E	44.83
C14	53.43	52.96	59°15'38"	573°09'00"E	48.86
C24	19.24	23.60	44°05'48"	457°31'05"E	18.77
C34	23.56	28.50	14°00'11"	486°24'40"E	23.33
C44	48.80	23.60	107°10'37"	332°46'18"E	40.48
C57	76.17	45.50	89°50'59"	565°46'42"E	68.96
C64	36.56	39.50	83°47'18"	427°01'16"E	33.90
C28	36.88	326.50	194°44'77"	484°31'43"E	89.46
C40	43.50	30.00	83°04'20"	440°23'15"E	39.76
C41	50.56	30.00	86°33'16"	367°13'16"E	44.78
C42	51.83	273.50	103°10'30"	585°10'36"E	51.75
C43	43.11	23.60	86°46'18"	493°35'06"E	37.96
C44	22.04	23.50	50°20'37"	549°35'35"E	21.33
C45	138.33	40.00	186°08'22"	326°14'32"E	78.90
C46	4.95	20.00	170°07'33"	587°15'27"E	4.58

Curve Table				
Curve #	Length	Radius	Delta	Chord bearing
C16	50.00'	5076.00'	07°33'11"	579.56±4.74'
C17	74.52'	5076.00'	09°50'37"	579.13±3.75'
C18	74.52'	5076.00'	09°54'54"	74.52'
C19	165.76'	5076.00'	20°22'33"	579.34±4.74'
C20	66.05'	45.30'	74°33'09"	60.30'
C21	26.48'	45.30'	33°14'30"	129.18±4.14'
C22	8.95'	25.00'	29°17'12"	9.45'
C23	72.82'	48.00'	87°50'59"	49.15±5.79'
C24	37.40'	25.00'	67°47'50"	816.24±3.77'
C25	28.10'	25.00'	86°46'13"	582.12±4.74'
C26	41.06'	143.50'	19°23'35"	944.50±1.79'
C27	18.12'	143.50'	73°35'56"	16.10'
C28	17.14'	25.00'	39°16'21"	68.00±7.5059'
C29	4.95'	45.30'	52°50'15"	46.04±4.74'
C30	40.36'	45.30'	57°53'14"	36.70±4.08'
C31	38.23'	40.00'	58°11'33"	527.02±5.73'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	163.57	5076.007	13.0774°	S82°07'50"E	1181.137
C2	139.81	300.00	29.9245°	S77°07'30"E	136.05
C3	139.81	77.90	89.3436°	N43°48'42"E	136.05
C4	63.35	120.00	31.7302°	N68°34'58"E	64.58
C5	83.36	507.607	43.0839°	S68°35'10"W	363.51
C6	45.00	5076.007	73.7317°	S77°04'42"E	40.00
C7	84.284	45.00	51.7493°	N19°18'10"E	77.607
C8	60.17	143.50	39.7222°	N68°25'50"E	59.25
C9	183.37	40.00	79.3222°	S19°50'42"E	99.35
C10	154.98	40.00	68.2648°	N43°48'42"E	136.27
C11	50.85	5076.007	27.9539°	S64°15'30"W	36.08
C12	50.85	5076.007	07.9539°	S83°27'27"E	54.14
C13	28.44	5076.007	07.9539°	S82°35'50"E	26.84
C14	63.35	5076.007	07.9157°	S82°38'15"W	38.44
C15	91.81	5076.007	107.9087°	S80°42'51"E	99.13
C16	83.50	5076.007	07.9737°	S80°42'51"E	85.50

NEW EASEMENTS:

- ① NEW 10' PUBLIC UTILITY SEWER EASEMENT GRANTED WITH THIS PLAT.
- ② NEW 20' SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT.
- ③ NEW PUBLIC DRAINAGE EASEMENT ON LOT "18-PI" TO BE MAINTAINED BY THE H.O.A. GRANTED WITH THIS PLAT.
- ④ NEW PUBLIC DRAINAGE EASEMENT ON LOT "23-PI" TO BE MAINTAINED BY THE H.O.A. GRANTED WITH THIS PLAT.

Elevation (in feet) HAWDGG = 5382.970

LEGEND:

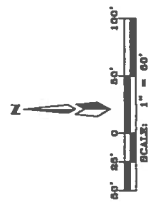
LOT NUMBER	1-PI
▲ CENTER LINE MONUMENT	
R/W RIGHT-OF-WAY	

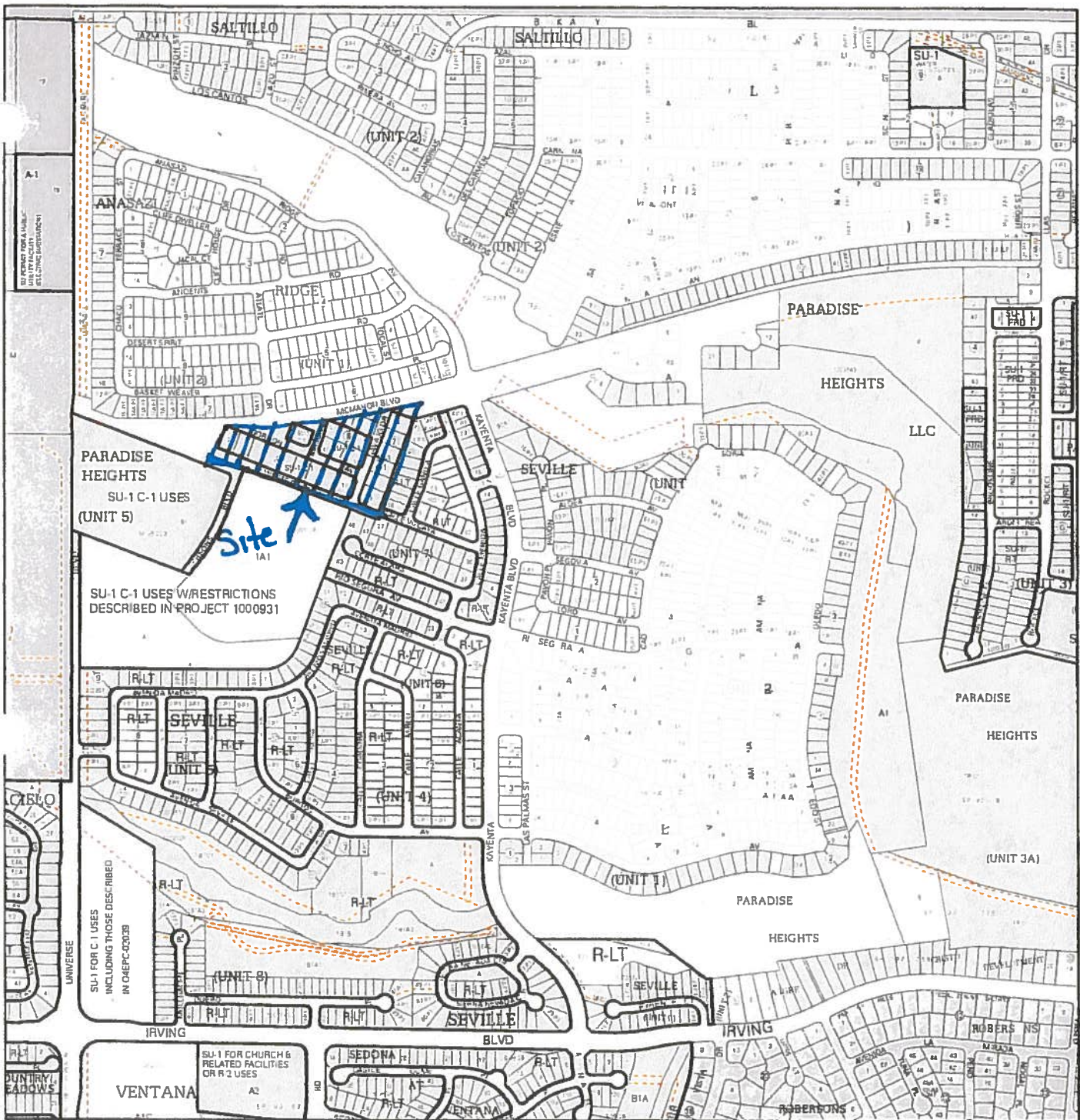
SURVEYOR
ALORICH LAND SURVEYING
P.O. BOX 3021
ALBUQUERQUE, NEW MEXICO 87180
(505) 884-1980

ENGINEERS
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90608
ALBUQUERQUE, NEW MEXICO 87199

OWNERS
ANASAB MEDCO LLC
P.O. BOX 12317
ALBUQUERQUE, NEW MEXICO 87185
(505) 822-5583

Copyright © 2012 D. NARAYANAN & ASSOCIATES, P.A. All Rights Reserved.
(508) 438-2300





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



WATER	8" Waterline	Atlal Drive NW	Westside Blvd	Exist. 12" WL McMahon Blvd	/	/	/
	8" Waterline	Westside Blvd	South P.L. Parsons ROW	Sipapu Drive NW	/	/	/
	6" Waterline	Sipapu Drive NW	Westside Blvd	Exist. 12" WL McMahon Blvd	/	/	/
	6" Waterline	Canty Ct.	End Cul-de-Sac (Lot 10)	Sipapu Drive NW	/	/	/
	12" Waterline	McMahon Blvd	Atlal Drive NW	Existing 8" WL at Kayenta	/	/	/
Water Authority Board Approved Development Agreement							
SANITARY SEWER	8" Sanitary Sewer	Westside Blvd	Parson Blvd ROW (Lot 24)	Sipapu Drive NW	/	/	/
	8" Sanitary Sewer	Sipapu Drive NW	Westside Blvd	End culdesac (Lot 16)	/	/	/
	6" Sanitary Sewer	Canty Ct.	End Culdesac (Lot 10)	Sipapu Drive NW	/	/	/
	8" Sanitary Sewer	20 ft. Public sanitary sewer easement	Sipapu Drive NW	Exist. 8" SAS Calle Vizcaya Ave.	/	/	/
	Per design	Lot 23 Drainage Easmt	Sipapu Dr. NW	Calle Vizcaya Ave. ROW	/	/	/
DRAINAGE	Channel / swales & ponds	Lot 16 Drainage Easmt	Sipapu Dr. NW	McMahon Blvd.	/	/	/
	Sidewalk culverts / channel / shallow pond	Calle Vizcaya ROW	Lot 23 Drainage Easement	Calle Vizcaya Ave.	/	/	/
	Concrete rundown / spillway	McMahon Blvd ROW	Kayenta Blvd.	AMAFCA ROW Calabacillas Arroyo	/	/	/
	Rip rap rundown with AMAFCA license agreement	Calle Vizcaya	End of stub road	Calle Gandia Road	/	/	/
	Concrete landscape strip - north side only				/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	City User Dept. Signature	Date
							Inspector P.E.	City Cnst Engineer			

- Deferred sidewalk to comply with approved sidewalk exhibit
- Waterline Infrastructure to include valves, fittings, service connections and fire hydrants
- Storm Drain Infrastructure to include manholes and inlets
- Grading & Drainage Certification required per DPM (Prior to release of Financial Guaranty) to include retaining walls as defined on the approved Grading Plan
- SAS Infrastructure include manholes and service connections.
-

AGENT / OWNER

Diane Hoelzer, PE

NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM

Signature - date 3-12-15

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Signature - date 3-25-15

DRB CHAIR - date

Signature - date 3-25-15

TRANSPORTATION DEVELOPMENT - date

Signature - date 3-25-15

UTILITY DEVELOPMENT - date

Signature - date 3-25-15

CITY ENGINEER - date

Signature - date 03/25/15

PARKS & RECREATION SERVICES - date

Signature - date

AMAFCA - date

Signature - date

Signature - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 6, 2014

Project# 1004245

14DRB-70218 VACATION OF PUBLIC EASEMENTS

14DRB-70219 VACATION OF PUBLIC RIGHTS-OF-WAY

14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

14DRB-70221 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the reforenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.7631 acres. (A-10) [Deferred from 7/16/14]

At its August 6, 2014 meeting, the Development Review Board concluded an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the vacation as shown on the *attached* Exhibit "C" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance. The requests for Temporary Deferral of Sidewalk Construction and Preliminary Plat were deferred to September 10, 2014.

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

(B)(1) Based on the proposed replat, the public welfare is in no way served by retaining the public rights of way and Easements. The City of Albuquerque does not need to utilize the platted streets for roadway or other purposes based on the surrounding and proposed development.

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

CONDITIONS:

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

3. Adequate easements shall be retained/ provided for public utilities and infrastructure and access to abutting properties; franchised utility companies shall acknowledge the vacations and adequate easements by their signature on the replat.
-

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY August 21, 2014.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing a protest. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

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

Jack Cloud, DRB Chair

Cc: MARK GOODWIN & ASSOC.
file



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

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

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

February 9, 2016

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

Re: Anasazi Ridge Unit 3 (DRB 1004245)
Preliminary Plat Extension

Dear Mr. Cloud:

On behalf of our client, we are hereby requesting a one year Preliminary Plat Extension for the above referenced project. Due to the lack of economic growth, this subdivision has not been able to move forward with growth thus the request for extension.

If you have any questions, please feel free to contact me.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer