

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 5, 2014
DRB Comments**

ITEM # 6

PROJECT # 1004530

APPLICATION # 14-70054

RE: Las Miradas Townhomes

It appears that sidewalks along the east side of El Ojito Ct could be constructed now since access to the 3 undeveloped lots on this side of the streets will be from the easement in the back of the lots.

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



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Custom Grading, Inc. PHONE: 897-4225
 ADDRESS: P.O. Box 94088 FAX: 792-2399
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: tru@cginm.com
 APPLICANT: Dwayne Pino, Ameri-Contractors PHONE: 238-0920
 ADDRESS: P.O. Box 58883 FAX: 890-7278
 CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Extension of the SIA for temporary deferral of sidewalk construction

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. Tract G-2 Block: N/A Unit: 1
 Subdiv/Addn/TBKA: Albuquerque West of Las Miradas Townhomes
 Existing Zoning: SU-1 for PDA incl. C-3 uses Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): C-12-2 UPC Code: 1-012-064-304-417-12124

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Proj 1004530
OS DRB-01769, 01774, 01773, 01772, 0770, 01771

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 13 Total site area (acres): 1.7132
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Blvd NW
 Between: Marna Lynn Ave NW and Davenport Street NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 2/20/14
 (Print Name) Trula M Howe Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70054</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 70.00</u>

Hearing date March 5, 2014

[Signature] 2-24-14
 Staff signature & Date

Project # 1004530

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Trula M Howe
 Applicant name (print)
[Signature] 2/20/14
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Key</u>	<u>2-24-14</u>
<input checked="" type="checkbox"/> Fees collected	<u>14DRB - 70054</u>	<u>[Signature]</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # <u>1004530</u>	
<input checked="" type="checkbox"/> Related #s listed	_____		



Custom Grading, Inc.

PO Box 94088
Albuquerque, NM 87199

Office: 505-897-4225 Fax: 505-792-2399

February 20, 2014

City of Albuquerque
Planning Department

Re: Request for Extension of SIA for Temporary Deferral of Sidewalk Construction
City Project No: 776281, Marna Lynn Townhomes, DRB Project 1004530

To Whom It May Concern:

This letter is to request an extension of the SIA for the Temporary Deferral of Sidewalk Construction. There have been no changes since the last extension, as we have not begun construction of the subdivision. We obtained a building permit to begin construction, but due to budgetary concerns, we had to let it lapse for a while. Please consider our request. Thank you.
As of today, no sidewalks have been installed at this subdivision.

Sincerely

A handwritten signature in black ink, appearing to read 'Trula Howe', is written over the word 'Sincerely'.

Trula Howe
Administrative Assistant

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 5-22-03)
EXHIBIT "A"

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

MARNA LYNN AVENUE TOWNHOMES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Tract G-2, Albuquerque West Unit 1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: **12/21/05**
Date Site Plan Approved: **12/21/05**
Date Preliminary Plat Approved: **12/21/05**
Date Preliminary Plat Expires: **12/21/07**
DRB Project No.: **1004530**
DRB Application No.: **05-01774**

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 guarantees. 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, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Const Engineer
<input type="checkbox"/>	<input type="checkbox"/>	2'-6"	Standard Curbs & Gutter		Marna Lynn	Cul-de-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	26' F.H.P.	Permanent Residential Paving		Marna Lynn	Cul-de-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4' Wide	Concrete Sidewalks		Marna Lynn	Cul-de-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8"	Sanitary Sewer w/ 13 Service Lines		Marna Lynn	Cul-de-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water Line w/ 13-3/4" Water Services		Marna Lynn	Cul-de-Sac	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/

ORIGINAL

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 this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer

If the site is located in a floodplain, then the financial guarantee will not be released until the LONR is approved by FEMA.

NOTES

Street lights per City requirements.

1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee.
 2 * SIDEXALK DEFERRED
 3

AGENT / OWNER

Gilbert Aldaz

NAME (print)

Applied Engr. Inc.

FIRM

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature]

DRB CHAIR - date

Christina Sander 12/21/05

PARKS & RECREATION - date

[Signature] 12-21-05

TRANSPORTATION DEVELOPMENT - date

William S. Baker 12/21/05

UTILITY DEVELOPMENT - date

Bradley H. Bingham 12/21/05

CITY ENGINEER - date

AMAFCA - date

[Signature] 12-5-05

NM UTILITIES - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER
<u>1</u>	<u>01/18/06</u>	<u>M. A. N. S.</u>	<u>[Signature]</u>	<u>[Signature]</u> 01-18-06

Letter of Authorization

I, David Murphy, Managing Member, MURPHY PROPERTIES LLC, owner of

LT5 & 6 PLAT OF LTS 1 THRU 6 NORTH SECOND STREET BUSINESSCENTER hereby authorize Rio Grande Engineering to act as our agent regarding the vacation and repla application of said property within the City of Albuquerque, Bernalillo County, New Mexico



By: , David Murphy
Managing Member
MURPHY PROPERTIES LLC

2-20-14
Date

March 6, 2014

ES/A

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/24/2014 Issued By: E08375 226553

Category Code **910**
2014 070 054

Application Number: 14DRB-70054, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: PARADISE BLVD NW BETWEEN MARNA LYNN AVE NW AND DAVENPORT ST NW

Project Number: 1004530

Applicant
DWAYNE PINO AMERI-CONTRACTORS

PO BOX 58883
ALBUQUERQUE NM 87187
238-0920

Agent / Contact
CUSTOM GRADING, INC

PO BOX 94088
ALBUQUERQUE NM 87199
897-4225

Application Fees

APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$50.00
TOTAL:	\$70.00

City of Albuquerque Treasurer
Date: 2/24/2014 Office: HMBEX
State ID: W50000005 Cashier: TRCCKXG
EACH: 5288 Trans #: 16
Permit: 2014070054
Receipt Num 00180978
Payment Total: \$70.00
0901 Conflict Mgmt. Fee
0905 DRB Actions
Check Tendered :
\$20.00
\$50.00
\$70.00