7. **Project# 1010675**
15DRB-70431 – SITE DEVELOPMENT PLAN 15DRB-70432 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR SUBDIVISION

MODULUS ARCHITECTS INC agents for PALOMAS EQUITIES LLC request the referenced/ above actions for Lots 5-A and 28-32, Block 11, **NORTH ALBUQUERQUE ACRES Tract A, Unit A,** zoned C-1/ or SU-2/RC, located on the southeast corner of PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 6.9196 acres. (D-18) *[Deferred from 12/9/15]* **DEFERRED TO 2/3/16.**

8. **Project# 1010685**
15DRB-70440– SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SLAGLE HERR ARCHITECTS agents for MKK, LLC request the referenced/ above action for Lot 1, **JOURNAL CENTER PHASE 2 UNIT 2** zoned IP, located on the north side of MASTHEAD ST NE at WASHINGTON ST NE containing approximately 1.0746 acres. (D-17) *[Deferred 12/23/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY FOR COMMENTS AND TO PLANNING FOR RECORDING OF SHARED EASEMENT AND 15 DAY APPEAL PERIOD.**

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

9. **Project# 1001523**
15DRB-70471 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for UNSER/98TH STREET PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **LADERA BUSINESS PARK** zoned SU-1/L1, located on LA MORADA BETWEEN UNSER AND VISTA ORIENTE containing approximately 31 acre(s). (H-10) **INDEFINITELY DEFERRED.**

10. **Project# 1004732**
15DRB-70472 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for EVERGREEN DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1 AND A-2, **LAND OF DAVID MACIEL** zoned SU-2-LD R-LT, located on MONTOYA BETWEEN FLORAL AND SORITA containing approximately .675 acre(s). (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/6/16, THE PRELIMINARY WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT AND FOR THE ADDITION OF DRAINAGE EASEMENT.**

3. **Project# 1002202**
15DRB-70305 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
15DRB-70308 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS

HUITT-ZOLLARS INC agents for WINROCK PARTNERS LLC request the referenced/ above actions for Tracts A-1-A-1-A-1-A thru E-1-A, **WINROCK CENTER ADDITION** and Tract B, **HUNT - SPECTRUM DEVELOPMENT** zoned SU-3, located on the south side of INDIAN SCHOOL RD NE between LOUISIANA BLVD NE and PENNSYLVANIA AVE NE containing approximately 83 acres. (J-19) *[Deferred from 9/23/15, 10/14/15]* **DEFERRED TO 11/4/15.**

4. **Project# 1007442**
15DRB-70337 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

FLOYD DEVELOPMENT SERVICES LLC agents for PURVIS INDUSTRIES request the referenced/ above action for Tract 7-B-1, **MIDWAY BUSINESS PARK** zoned IP, located on the northeast corner of SINGER BLVD NE and MIDWAY PARK BLVD NE containing approximately 3.16 acre. (E-17 / F-17) *[Deferred from 9/23/15, 10/14/15]*. **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.**

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

5. **Project# 1004732**
15DRB-70386 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for EVERGREEN DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **PROJECTED SECTION 12, T10N, R3E, NMPM** zoned SU-2 LD r-LT, located on MONTOYA BETWEEN FLORAL AND SORITA containing approximately .675 acre(s). (H-12) **INDEFINITELY DEFERRED.**

6. **Project# 1004428**
15DRB-70332 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) RR-2-A-RR-3-2, **WEST LAND SOUTH** zoned SU-1 C-1 RL-T, located on DENNIS CHAVEZ SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) **DEFERRED TO 11/4/15.**

NO ACTION IS TAKEN ON THESE CASES:

7. **Project# 1009090**
15DRB-70385 SKETCH PLAT REVIEW AND COMMENT

TIERRA WEST LLC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of **LANDS OF SCHWARTZMAN & DEDICATED ROW FOR MULBERRY ST SE** zoned SU-1, located on FLIGHTWAY BETWEEN TRANSPORT AND MULBERRY (M-15) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

8. Other Matters: None.

ADJOURNED: 10:35

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
October 28, 2015
DRB Comments

ITEM # 5

PROJECT # 1004732 APPLICATION # 15-70386

RE: Tracts A-1 & A-2, Lands of David Maciel

The Development Review Application needs to include current/ correct legal description.
The Los Duranes Sector Plan will require a shared driveway for each two townhouse lots.

_____

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 30, 2015
DRB Comments

ITEM # 8

PROJECT # 1004732 **APPLICATION # 15-70346**

RE: Tracts A-1 & A-2, Lands of David Maciel

The Development Review Application and proposed plat title need to include current/ correct legal description. Gross and Net Lot Area (lot area minus access easement area) will need to be noted.

Clarification of easements is needed, such as the number of dwellings served; additional easement area may be needed to provide for a turn-around. The proposed lot layout will require lots 1-3 to be attached townhouses; a house lot in R-LT requires minimum 40 foot lot width. The Los Duranes Sector Plan will require a shared driveway for two of the townhouse lots.

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

7. **Project# 1006864**
14DRB-70325 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for PULTE DEVELOPMENT OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) N-2-A, **WATERSHED SUBD** zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PLACE containing approximately 91.4 acre(s). (H-8 & 9) **DEFERRED TO 10/1/14.**

8. **Project# 1010204**
14DRB-70288 MINOR – SITE PLAN FOR BUILDING PERMIT
14DRB-70324 SIDEWALK VARIANCE

RBA ARCHITECTS agent(s) for RUSS TRAPNELL request(s) the above action(s) for all or a portion of Tract(s) Q7A1A, **ATRISCO BUSINESS PARK UNIT 4** zoned SU-1/IP, located on COORS AND LOS VOLCANES containing approximately 1.137 acre(s). (J-10) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO A SIDEWALK VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT ____ IN THE PLANNING FILE.**

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

9. **Project# 1004732**
14DRB-70323 SKETCH PLAT REVIEW AND COMMENT

ISAACSON & ARFMAN, P.A. agent(s) for EVERGREEN HOMES, LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) A-1 & A-2, **LAND OF DAVID MACIEL (TBKA MONTOYA ST TOWNHOMES LOTS 1-6)** zoned R-LT, located on MONTOYA BETWEEN FLORAL AND SARITA containing approximately .6728 acre(s). (H-12)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. Other Matters:
ADJOURNED:

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004732 **AGENDA ITEM NO: 3**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 discussed X ; 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
924-3986

DATE: July 15, 2009

3. **Project#-1004732**
09DRB-70233 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD PA request(s) the above action(s) for all or a portion of Tract(s) A-1 &A-2, **LANDS OF DAVID MACIEL (TO BE KNOWN AS MONTOYA STREET TOWNHOUSES)** zoned R-LT, located on MONTOYA ST NW BETWEEN FLORAL RD NW AND SARITA AVE NW containing approximately .6728 acre(s). (H-2) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project# 1007871**
09DRB-70234 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for BISHOP COMPOUND, LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **ELY ALVARADO GARDENS (TBKA CANDELARIA RD NW) Unit(s) 3,** zoned R-LT, located on CANDELARIA NW BETWEEN RIO GRANDE NW AND GLENWOOD NW containing approximately 1.3552 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project# 1007869**
09DRB-70230 SKETCH PLAT REVIEW AND COMMENT

RICHARD WHITESIDE request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 1, **SAN JACINTO** zoned SU-1 FOR APT COMPLEX, located on 9TH ST NW BETWEEN GRIEGOS NW AND SAN CLEMENTE NW (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. Other Matters: Project # 1000952 – Temporary Deferreal of Sidewalk.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file.

ADJOURNED: 9:25

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
July 15, 2009
DRB Comments

ITEM # 3

PROJECT # 1004732 APPLICATION # 09-70233

RE: Tracts A-1 & A-2, Lands of David Maciel

Gross and Net Lot Area (lot area minus access easement area) need to be noted; minimum Net Lot Area for a single family dwelling is 4,000 sq ft.
Garage location needs to be noted (20 ft minimum setback from street or easement).
Clarification of easements is needed, such as the number of dwellings served and the width of the existing easement on the south.
An additional easement does not appear to provide for coordinated land development or convenient circulation in accordance with the Subdivision Ordinance.

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

12. **Project# 1005355** (1006004)
09DRB-70003 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) Q & OS-7, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II,** zoned PC, located on EASTMAN AVE BETWEEN EASTMAN AVE AND HAWKING DR containing approximately 18.4444 acre(s). (R-16) *[Deferred from 1/14/09]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMENDED SITE PLAN, AMAFCA SIGNATURE AND AGIS DXF FILE.**

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

13. **Project# 1004732**
09DRB-70038 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2, & A-3-A, **LANDS OF DAVID MACIEL (TBKA MONTOYA STREET TOWNHOMES)** zoned R-LT, located on MONTOYA ST NW BETWEEN FLORAL RD NW AND SARITA AVE NW containing approximately 0.9751 acre(s). (H-12)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007640**
09DRB-70040 SKETCH PLAT REVIEW AND COMMENT

DEAN & DEBBY CATHAGAN request(s) the above action(s) for all or a portion of **VALLEY HAVEN SUBD,** zoned RA-2, located on RIO GRANDE NW BLVD BETWEEN HEADINGLY AV NW AND LUKE NW containing approximately 0.5479 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: None

ADJOURNED: 11:00

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
February 4, 2009
DRB Comments

ITEM # 13

PROJECT # 10004732 APPLICATION # 09-70038

RE: Tracts A-1, A--2 & A-3-A, Lands of David Maciel

An Infrastructure List will be needed for preliminary plat.
Gross and Net Lot Area (lot area minus easement area for access) need to be noted.
Proposed new access easement does not appear to meet DPM requirements – this easement will be serving four lots. Based on existing development, the existing 20 foot access easement needs to be widened to 22 feet to the east property line. It also appears additional easement area is needed to provide for a turn-around; refer to comments from Transportation Development.

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

10. **Project# 1004732/1007474**
08DRB-70519 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
09DRB-70001 SIDEWALK WAIVER
09DRB-70002 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 & A-3 - A, A-1, **LANDS OF DAVID MACIEL, FLORAL MEADOWS (TO BE KNOWN AS MONTOYA STREET TOWNHOMES)** zoned R-LT, located on MONTOYA RD NW BETWEEN FLORAL NW AND SARITA NW containing approximately 1.85 acre(s). (H-12) *[Deferred from 1/14/09]***INDEFINITELY DEFERERD AT THE AGENTS' REQUEST.**

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

11. **Project# 1007675**
09DRB-70060 SKETCH PLAT REVIEW AND COMMENT

DIRK EDMONDS agent(s) for DIRK EDMONDS request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 55, **RAYNOLDS ADDITION** zoned SU-2 FOR R-1, located on 11TH ST SW BETWEEN IRON AVE SW AND STOVER AVE SW containing approximately .33 acre(s). (K-13)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Other Matters: None.

ADJOURNED: 9:55

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70434 Project # 1007474 / 1004732

Project Name: LANDS OF DAVID MACIEL & FLORAL MEADOWS

Agent: SOUNDER MILLER & ASSOC. Phone No.: 256-7364

Your request was approved on _____ 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): - Solar Note
- ☐ **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.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **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.**
  - ☑ **Copy of recorded plat for Planning.**

Created On:

3. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR SWDK CONST
08DRB-70302 MAJOR - SDP FOR SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08]* **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP FOR BUILD PERMIT

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1,** zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) *[Deferred from 1/7/09]* **DEFERRED TO 1/21/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1006004/1005355**
09DRB-70003 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) Q & OS-7, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II** zoned PC, located on EASTMAN AVE BETWEEN EASTMAN AVE AND HAWKING DR containing approximately 18.4444 acre(s). (R-16) **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**

6. **Project# 1007474/1004732**
08DRB-70519 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
09DRB-70001 SIDEWALK WAIVER
09DRB-70002 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 & A-3 - A, A-1, **LANDS OF DAVID MACIEL, FLORAL MEADOWS (TO BE KNOWN AS MONTOYA STREET TOWNHOMES)** zoned R-LT, located on MONTOYA RD NW BETWEEN FLORAL NW AND SARITA NW containing approximately 1.85 acre(s). (H-12) **INDEFENITELY DEFERRED AT THE AGENT'S REQUEST.**

7. Other Matters: None.

ADJOURNED: 10:30

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
January 14, 2009
DRB Comments

ITEM # 6

1004732

PROJECT # 1007474 APPLICATION # 08-70519

RE: Tracts A-1 thru A-3-A, Land of David Maciel and Tract A-1, Floral Meadows (tbka: Montoya Street Townhomes Subdivision)

An Infrastructure List is needed for Preliminary Plat approval.
Vacation of an easement requires an advertised public hearing.
The Legal Description on the plat does not include Tracts A-1 and A-2, thus it is confusing two recording dates for Tract A-3-A, Land of David Maciel.
'Net Lot Area" (lot area minus easement area for access) needs to be noted on the plat.
Be advised that proposed Lot 4 must have a 20 foot deep driveway.
It appears additional easement area is needed to provide for a turn-around; refer to comments from Transportation Development.
There is reference in the letter of application to 7 lots; be advised that proposed Lot 6 may not be further subdivided unless the access easement is widened to 22 feet.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004732 **AGENDA ITEM NO: 14**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED X; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
0

DATE: OCTOBER 3, 2007

B

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004732 Item No. 14 Zone Atlas H-12

DATE ON AGENDA 10-3-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Is the curb and gutter in place along Montoya? A cross section is needed to determine if the proper dedication is being proposed.
2)	How many units will take access from the 28′ easement?
3)	Ensure that there is adequate parking in the rear of the lots. (Does Montoya have adequate room for on-street parking?)

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

IMPACT FEES – # 1004732

Development Review Board 10/3/07 Agenda Item #14
Sketch Plat: Tracts A1, A2, & A3, Maciel-David Addition

Construction of a new single family residence on a new vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 2,000 square feet, it is estimated that impact fees will total approximately $3,812.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
Planning Department
October 3, 2007
DRB COMMENTS

ITEM # 14

PROJECT # 1004732 APPLICATION # 07-70273

RE: Tracts A1, A2, 13, Rossiter Addition TBK Montoya Street Townhomes/sketch

The proposed lots do not meet the minimum lot requirement of 10,890 square feet in the RA-2 zone in the City Zoning Code.

Andrew Garcia, Planning Alternate
924-3858 agarcia@cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004732 **AGENDA ITEM NO: 14**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED X; WITHDRAWN __

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

SIGNED: Bradley L. Bingham **DATE:** OCTOBER 3, 2007
City Engineer / AMAFCA Designee 505-924-3986
0

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004732 Item No. 14 Zone Atlas H-12

DATE ON AGENDA 10-3-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Is the curb and gutter in place along Montoya? A cross section is needed to determine if the proper dedication is being proposed.
2)	How many units will take access from the 28′ easement?
3)	Ensure that there is adequate parking in the rear of the lots. (Does Montoya have adequate room for on-street parking?)

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

IMPACT FEES – # 1004732

Development Review Board 10/3/07 Agenda Item #14
Sketch Plat: Tracts A1, A2, & A3, Maciel-David Addition

Construction of a new single family residence on a new vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 2,000 square feet, it is estimated that impact fees will total approximately $3,812.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

PLAN TRACKING LOG

Date	**Project Name & #**	**Action Request**	**Action Taken**
October 3, 2007	*Rossiter Addtion TBKA Montoya Street Townhomes* **# 1004732**	Sketch Plat	

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

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

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): RIO GRANDE ENGINEERING PHONE: 505.321.9099
ADDRESS: PO BOX 93924 FAX: 505.872.0999
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com
APPLICANT: EVERGREEN DEVELOPMENT LTD CO PHONE: ___
ADDRESS: 3002 RIO BRAVO BLVD SW FAX: ___
CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: jmahoney8@comcast.net
Proprietary interest in site: OWNER **List all owners**: ___

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT COMMENTS

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

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

Lot or Tract No. TRACTS A-1 AND A-2 Block: ___ Unit: ___
Subdiv/Addn/TBKA: PROJECTED SECTION 12,T10N,R3E, NMPM,
Existing Zoning: SU2-LD R-LT Proposed zoning: SU2-LD R-LT MRGCD Map No ___
Zone Atlas page(s): H-12 UPC Code: 101205945217440930,101205945316540931

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004732

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 4 Total site area (acres): .675
LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA
Between: FLORAL and SORITA
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE ___
(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

☐ **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
15DRB-70472	P&F		$ 425.00
-	CMF		$ 20.00
-			$
-			$
-			$
-			$
			Total $ 445.00

Hearing date January 6, 2016
12-18-15 **Project #** 1004732
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.**

N/A 5 Acres or more: Certificate of No Effect or Approval
x 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
na Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
na Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
x 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**
x Zone Atlas map with the entire property(ies) clearly outlined
x Letter briefly describing, explaining, and justifying the request
x Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
na Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
x Fee (see schedule)
x List any original and/or related file numbers on the cover application
x 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.

David Sovik
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15 - DRB - 70472
____ - ____ - ____
____ - ____ - ____

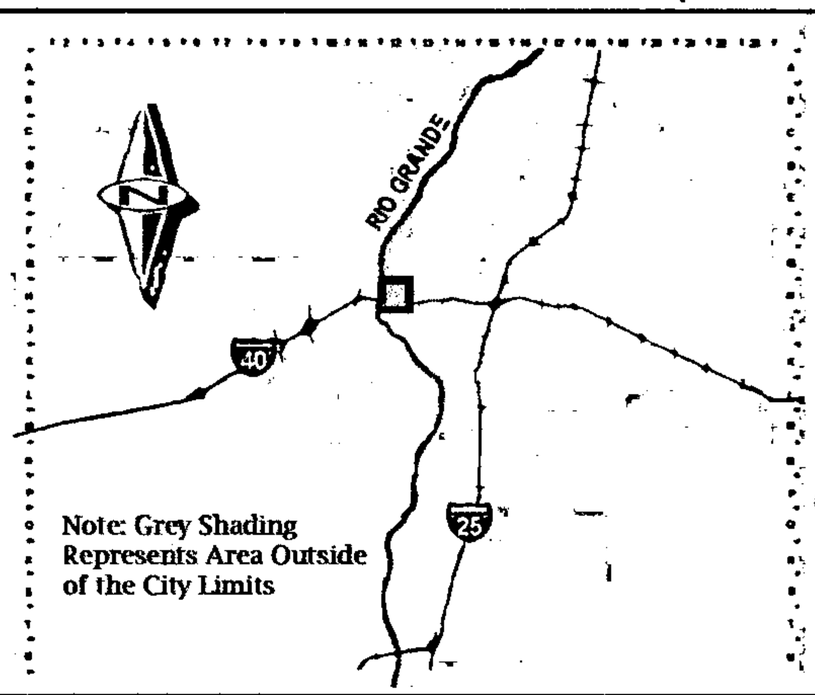
12-18-15
Planner signature / date

Project # 1004732

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

December 17, 2015

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Preliminary/ final plat Approval
Project #1004732
Montoya street town homes

Dear Mr. Cloud:

Rio Grande Engineering requests DRB approval on the attached preliminary/final plat. The property is currently zoned SU2-LD- RLT. The net lot sizes do meet the minimum lot sizes required. Lots 1-4 will contain duplex units with shared drive ways. This project has been reviewed and commented on by the DRB. We believe the previous comments have been incorporated into the new plan. The private access easement serves as primary access to three lots upon development.

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

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996, INCLUDING UPDATE 6, AMENDMENT #1.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1996 EDITION AS REVISED THROUGH UPDATE #6, AMENDMENT 1.

17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwua.org/water_shut_off_and_turn_on_procedures

18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.

19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.

20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.

21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.

22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2368.

23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.

24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO 1/8 PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR TEES*

SIZE	LENGTH ALONG RUN**					
	5'	4'	3'	2'	1'	0'
12x12x12	8	12	17	22	27	33
12x12x10	1	3	9	15	21	28
12x12x8	1	1	1	8	16	23
12x12x6	1	1	1	1	7	16
12x12x4	1	1	1	1	1	12
10x10x10	2	7	12	17	22	28
10x10x8	1	1	4	10	17	23
10x10x6	1	1	1	1	9	18
10x10x4	1	1	1	1	1	12
8x8x8	1	3	8	13	18	23
8x8x6	1	1	1	4	11	18
8x8x4	1	1	1	1	3	12
6x6x6	1	1	2	6	13	18
6x6x4	1	1	1	1	5	12

*RESTRAINTS ONLY PLACED ON THE BRANCH
**LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)

SIZE	HORIZONTAL BENDS				VALVES
	90°	45°	22-1/2°	11-1/4°	DEAD END
12	12	5	2	1	34
10	10	4	2	1	29
8	9	4	2	1	24
6	7	3	1	1	18
4	5	2	1	N/A	13

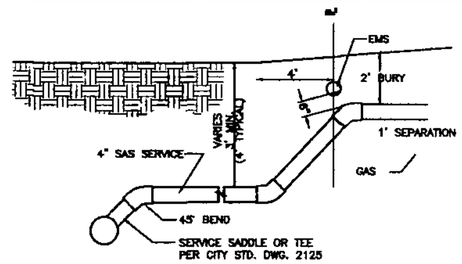
THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO 1/8 PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

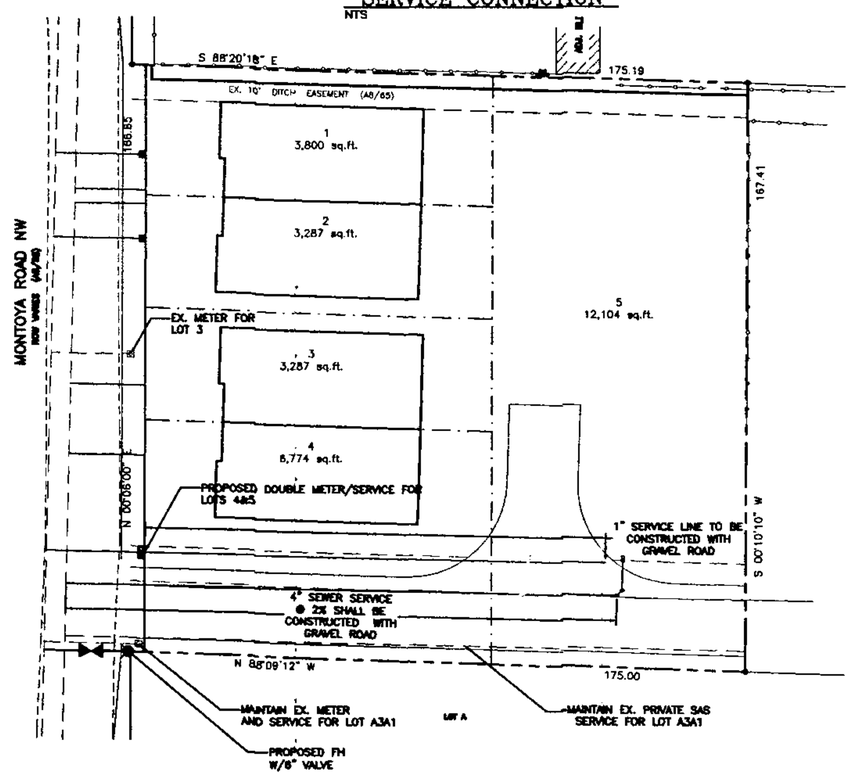
THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

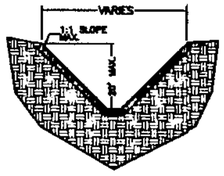
RESTRAINED JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)

SIZE		HORIZONTAL BENDS			
		90°	45°	22-1/2°	11-1/4°
12	UPPER	DON'T USE	14	7	3
	LOWER		3	1	1
10	UPPER	DON'T USE	12	6	3
	LOWER		2	1	1
8	UPPER	DON'T USE	10	5	2
	LOWER		2	1	N/A
6	UPPER	DON'T USE	8	4	2
	LOWER		1	1	N/A
4	UPPER	DON'T USE	5	3	1
	LOWER		1	N/A	N/A



TYP. SANITARY SYSTEM SERVICE CONNECTION
NTS





SUPPLEMENTAL TRENCH DETAIL

NTS-PER FIGURE V-2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

WATER SHUTOFF NOTES:
The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/content/view/463/729/>

LEGEND

EX. 12" SD	EXISTING STORM SEWER LINE
	EXISTING SAS MANHOLE
EX. 8" SAS	EXISTING SAS
	EXISTING VALVE W/BOX
EX. 8" WL	EXISTING WATER LINE
	PROPOSED SD
	PROPOSED METER
	PROPOSED FIRE HYDRANT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	EASEMENT
	STREET LIGHTS

CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD DWG 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD DWG 2430.-REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS

N

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

Rio Grande Engineering

ABCWUA
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MONTOYA STREET TOWNHOMES
MASTER UTILITY PLAN

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

CITY PROJECT NO. — | ZONE MAP NO. H-12-Z. | SHEET — OF —

AS BUILT INFORMATION: DATE / DATE / DATE / DATE / DATE

BENCH MARKS

SURVEY INFORMATION: FIELD NOTES — NO. / BY / DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1		CHANGE TO SERVICE DETAIL	WJ

REVISIONS

DESIGN
DESIGNED BY: WCWJ DATE: 9-08-15
DRAWN BY: WCWJ DATE: 9-08-15
DRAWN NAME: 21523-LAYOUT-8-05-15 JOB NO.: 21523
CHECKED BY: DS DATE: 9-08-15

42111

EROSION CONTROL NOTES:

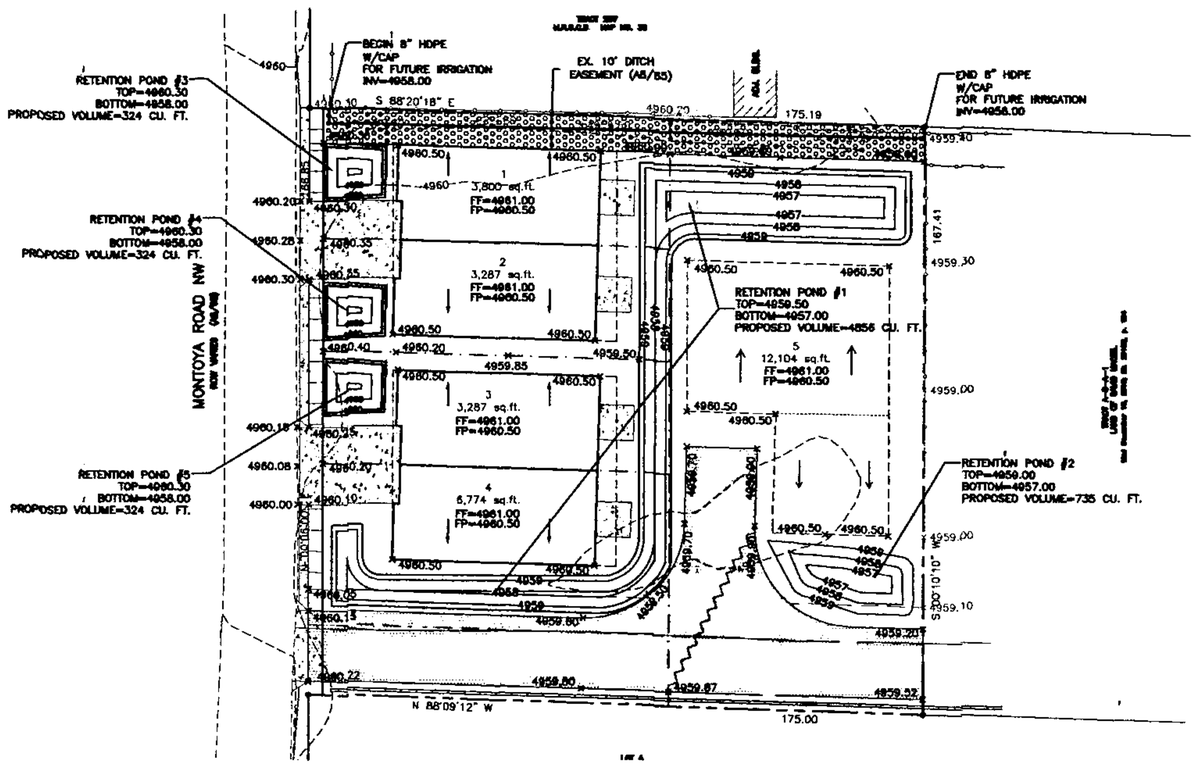
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

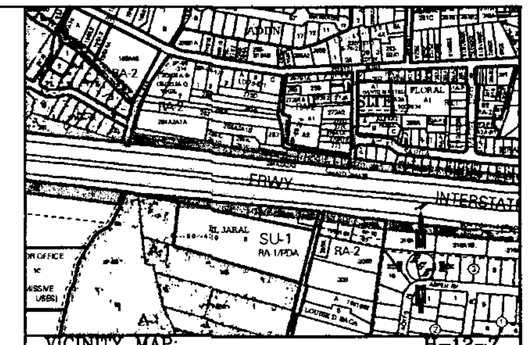
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.





VICINITY MAP: H-12-Z

FIRM MAP: 35001C0331H

LEGAL DESCRIPTION:

TRACTS A-1 AND A-2 LAND OF DAVID MACIEL

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- PROPOSED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING SCREEN WALL
- PROPOSED SCREEN WALL
- PROPOSED GRAVEL DRIVE
- EX. 10' DITCH- EASEMENT (AB/65)

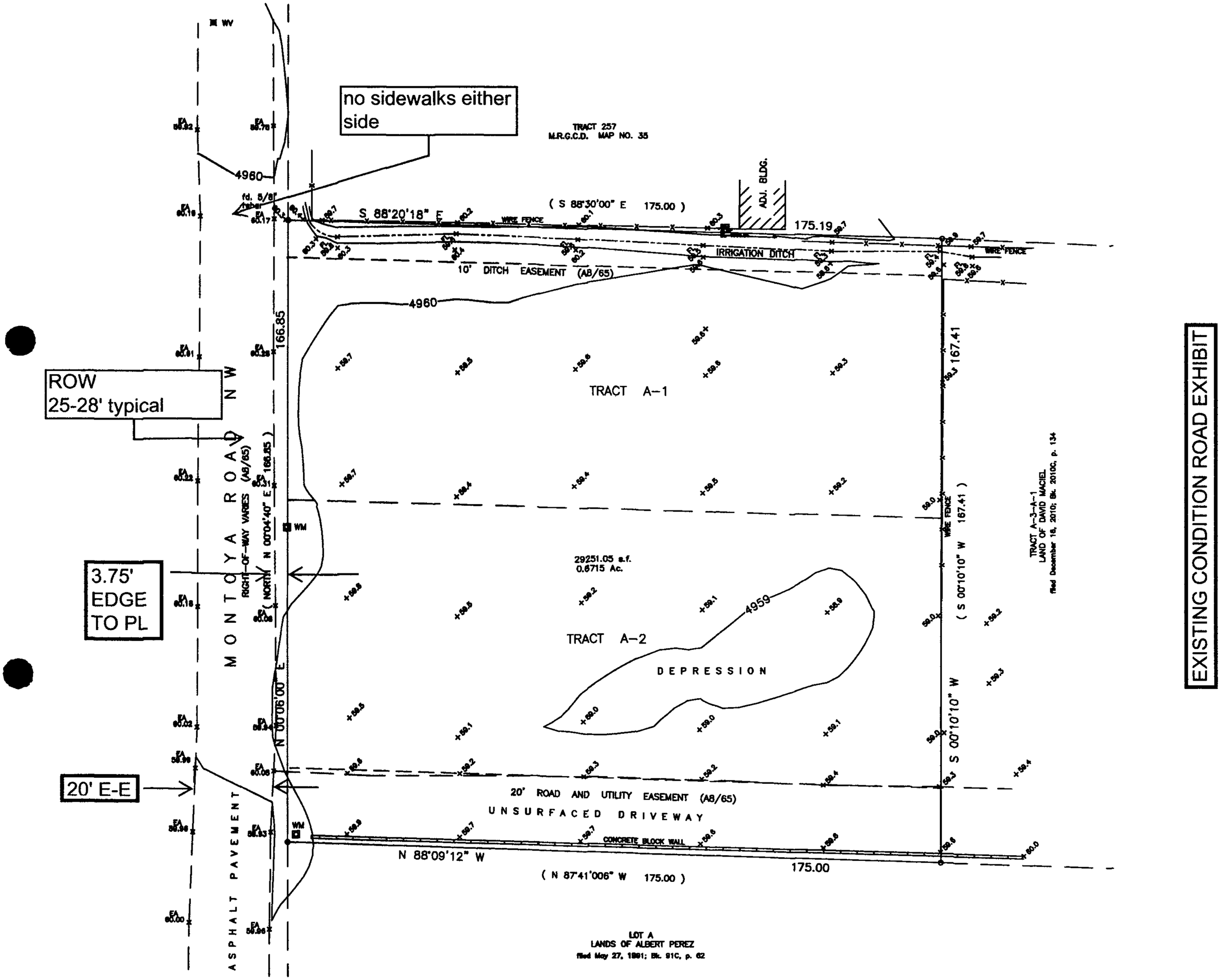
N

SCALE: 1"=20'

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14322 PROFESSIONAL ENGINEER 12/16/15 DAVID SOULE P.E. #14322	MONTOYA STREET TOWNHOMES GRADING AND DRAINAGE PLAN Rio Grande Engineering 1600 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY WCWJ DATE 10-15-15 21523-LAYOUT-8-08-13 SHEET # — JOB # 21523


EXISTING CONDITION ROAD EXHIBIT
no sidewalks either side
ROW
25-28' typical
3.75' EDGE TO PL
20' E-E
TRACT 257
M.R.G.C.D. MAP NO. 35
ADJ. BLDG.
S 88°20'18" E
(S 88°30'00" E 175.00)
175.19
WIRE FENCE
IRRIGATION DITCH
10' DITCH EASEMENT (A8/65)
4960
166.85
167.41
TRACT A-1
MONTOYA ROAD
RIGHT-OF-WAY VARIES (A8/65)
(NORTH 166.85)
N 00°04'40" E
N 00°06'00" E
WM
29251.05 s.f.
0.6715 Ac.
4959
TRACT A-2
DEPRESSION
(S 00°10'10" W 167.41)
S 00°10'10" W
TRACT A-3-A-1
LAND OF DAVID MACIEL
filed December 16, 2010; Bk. 2010C, p. 134
20' ROAD AND UTILITY EASEMENT (A8/65)
UNSURFACED DRIVEWAY
CONCRETE BLOCK WALL
N 88°09'12" W
175.00
(N 87°41'006" W 175.00)
ASPHALT PAVEMENT
LOT A
LANDS OF ALBERT PEREZ
filed May 27, 1991; Bk. 91C, p. 62

Letter of Authorization

I, John J. Mahoney, managing member of Evergreen Development LTD CO, owner of Tracts A1 and A2, lands of David Maciel, UPC # 101205945217440930, 101205945316540931 , hereby authorize Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for the subdivision and development of said property as required within the city of Albuquerque for the subject property

Property Owners: _____ Date 9/1/15

John J. Mahoney
Evergreen Development

David Soule

From: donotreply@abcwua.org
Sent: Wednesday, October 28, 2015 3:05 PM
To: david@riograndeengineering.com
Subject: Availabilty Statement Request Form

Thank you. Your Availability Statement Form submission has been sent.

Project Name:
montoya townhome subdivision

Project Description:
5 lot subdivision from 2 existing

Project Address:
Montoya street NW, between Floral and Sorita NW

Legal Description:
Tracts A-1 &a-2, lands of David Marciel

Zone Atlas Page:
H-12

DRB Project Number (if applicable)
1004732

CDRA Project Number (if applicable)

Jurisdiction:
City

Requestor Name:
DAVID SOULE

Requestor Company:
rio grande engineering of new mexico llc

Requestor Address:
po box 93924

Requestor Phone Number:
5053219099

Requestor Email:
david@riograndeengineering.com

Prior Availability Statement Number:

Attachment:
21523-LAYOUT-8-05-15-MU.pdf

PROJECT #

1004732

January 6. 2015

P&F

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

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

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): RIO GRANDE ENGINEERING PHONE: 505.321.9099

ADDRESS: PO BOX 93924 FAX: 505.872.0999

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: EVERGREEN DEVELOPMENT LTD CO PHONE: ___

ADDRESS: 3002 RIO BRAVO BLVD SW FAX: ___

CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: jmahoney8@comcast.net

Proprietary interest in site: OWNER **List all owners:** ___

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT COMMENTS

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

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

Lot or Tract No. TRACTS A-1 AND A-2 Block: ___ Unit: ___

Subdiv/Addn/TBKA: PROJECTED SECTION 12,T10N,R3E, NMPM,

Existing Zoning: SU2-LD R-LT Proposed zoning: SU2-LD R-LT MRGCD Map No ___

Zone Atlas page(s): H-12 UPC Code: 101205945217440930,101205945316540931

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004732

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 2 No. of **proposed** lots: 4 Total site area (acres): .675

LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA

Between: FLORAL and SORITA

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

SIGNATURE ___ DATE 10/20/15

(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	15DRB - 70356	PWF		$ 425.00
☒ All fees have been collected	-			$ 20.00
☒ 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 October 28, 2015			$ 445.00

10-20-15
Staff signature & Date

Project # 1004732

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.**

N/A 5 Acres or more: Certificate of No Effect or Approval
x 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
na Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
na Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
x 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**
x Zone Atlas map with the entire property(ies) clearly outlined
x Letter briefly describing, explaining, and justifying the request
x Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
na Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
x Fee (see schedule)
x List any original and/or related file numbers on the cover application
x 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.

David Soule
Applicant name (print)

10/20/15
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15DRB 70386
___-___-___
___-___-___

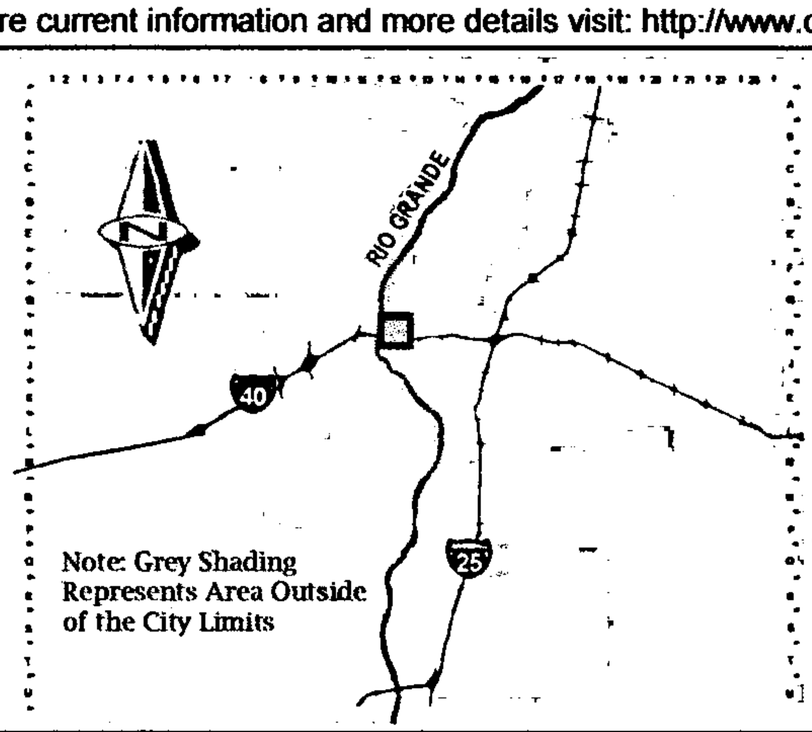
10-20-15
Planner signature / date

Project # 1004732

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

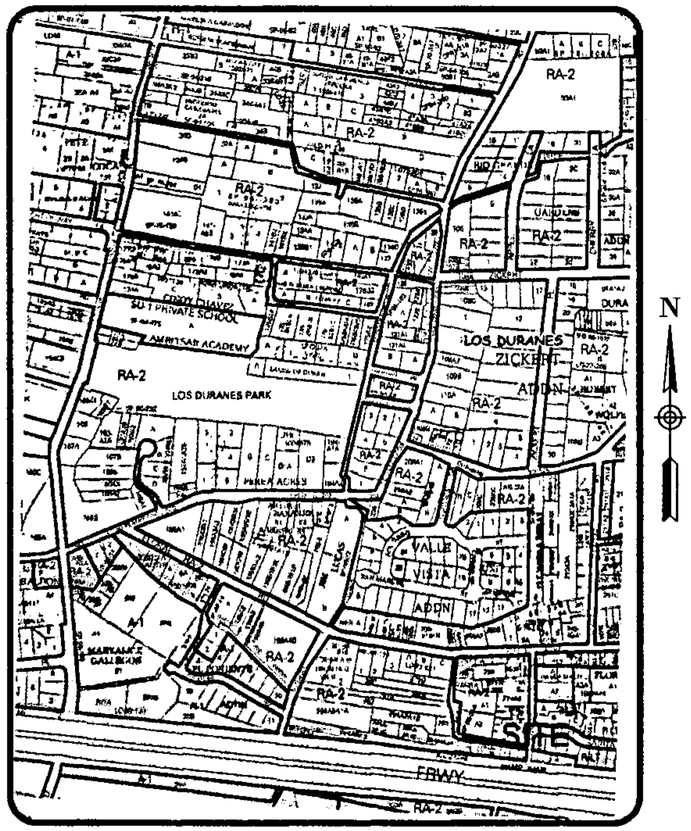
Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet



ZONE ATLAS H-12-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS & DRAINAGE EASEMENT, PUBLIC WATER AND SEWER EASEMENT AND PEDESTRIAN EASEMENT. VACATE EXISTING ROADWAY EASEMENT.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. H-12-Z
DATE OF FIELD SURVEY: AUGUST 2015
TOTAL NO. OF TRACTS EXISTING 2
TOTAL NO. OF LOTS CREATED 5
TOTAL NO. OF TRACTS CREATED 1
GROSS SUBDIVISION ACREAGE 0.67493
MILEAGE OF PRIVATE STREETS CREATED 0.00

DOCUMENTS USED:

PLAT BOOK A8 PAGE 065

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

TRACTS A-1 AND A-2, LAND OF DAVID MACIEL, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT OF LAND OF DAVID MACIEL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A8, PAGE 65.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS HEREBY GRANT ALL EASEMENTS SHOWN HEREON AND DEDICATE ALL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS____ DAY OF _____, 2015, BY _____

_____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: _____

SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT

PLAT OF
MONTOYA STREET TOWNHOMES

LOTS 1-5
BEING A RE-PLAT OF TRACTS A-1 AND A-2
LAND OF DAVID MACIEL
PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2015

PROJECT NUMBER:_____

CITY APPROVALS:

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10-15-2015

DAVID P. ACOSTA, NMPLS NO. 21082 DATE

CONSTRUCTION SURVEY TECHNOLOGIES, INC
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM

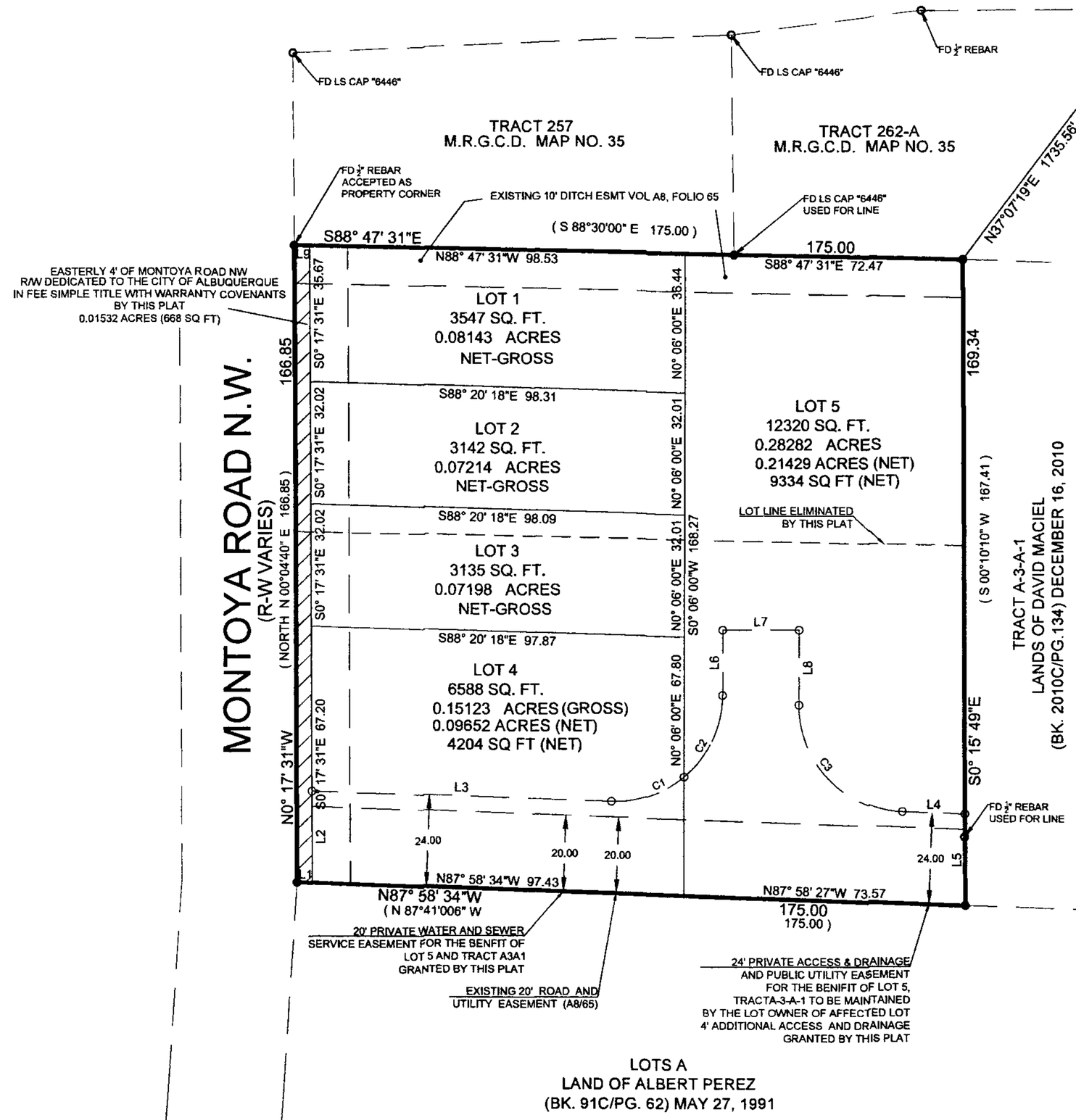
LEGEND OF SYMBOLS

O FOUND MONUMENT AS NOTED

● SET 5/8" REBAR WITH 1" MORASSE CAP "LS 21082 OR PK NAIL WITH SHINER "21082"

PLAT OF
MONTOYA STREET TOWNHOMES

LOTS 1-5
BEING A RE-PLAT OF TRACTS A-1 AND A-2
LAND OF DAVID MACIEL
PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2015



ACS STATION "7-H13"
Latitude: 35 6 37.80487
Longitude: 106 40 22.28237
Ellipsoidal Height (meters): 1491.708
Order: 1 Class: 1
Ground to Grid Factor: 0.99968476
Mapping Angle: -0_14_35.56
Northing (US survey feet): 1495777.837
Easting (US survey feet): 1513953.442
Northing (meters): 455913.996
Easting (meters): 461453.932
Orthometric Height (US survey feet): 4984.364
Order: 2 Class: 1
NEW MEXICO STATE PLANE-CENRAL ZONE
NAD 1983/NAVD 1988

EASEMENT LINE AND CURVE TABLES

Parcel Line Table

Line #	Length	Direction
L1	4.00	S87° 58' 34"E
L2	24.02	S0° 17' 31"E
L3	78.64	S87° 58' 34"E
L4	16.32	S87° 58' 34"E
L5	24.02	N0° 15' 50"W
L6	17.07	N0° 06' 00"E
L7	20.00	S89° 54' 00"E
L8	19.62	N0° 06' 00"E
L9	4.00	N88° 47' 31"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.49	28.00	41.93	N71° 03' 32"E	20.04
C2	24.43	28.00	50.00	N25° 05' 55"E	23.66
C3	43.04	28.00	88.08	S43° 56' 17"E	38.93

N

0 20 40 Feet SCALE 1"=20'

CONSTRUCTION SURVEY TECHNOLOGIES, INC
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY NOW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE 6, AMENDMENT #1.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-3 NMSA 1978.

9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-3 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DIMLODGED DURING EXCAVATION WORK.

15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1988 EDITION AS REVISED THROUGH UPDATE #6, AMENDMENT 1.

17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwua.org/water_shut_off_and_turn_on_procedures

18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.

19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.

20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.

21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.

22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2368.

23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.

24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO 1/8 PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

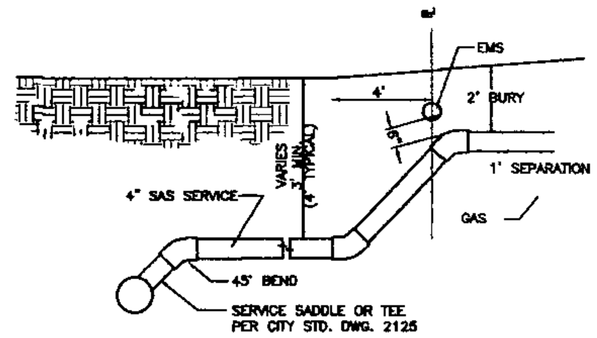
RESTRAINED JOINT LENGTHS FOR TEES*

SIZE	LENGTH ALONG RUN**					
	5'	4'	3'	2'	1'	0'
12x12x12	8	12	17	22	27	33
12x12x10	1	3	9	15	21	28
12x12x8	1	1	1	8	16	23
12x12x6	1	1	1	1	7	16
12x12x4	1	1	1	1	1	12
10x10x10	2	7	12	17	22	28
10x10x8	1	1	4	10	17	23
10x10x6	1	1	1	1	9	16
10x10x4	1	1	1	1	1	12
8x8x8	1	3	8	13	18	23
8x8x6	1	1	1	4	11	16
8x8x4	1	1	1	1	3	12
6x6x6	1	1	2	8	13	18
6x6x4	1	1	1	1	5	12

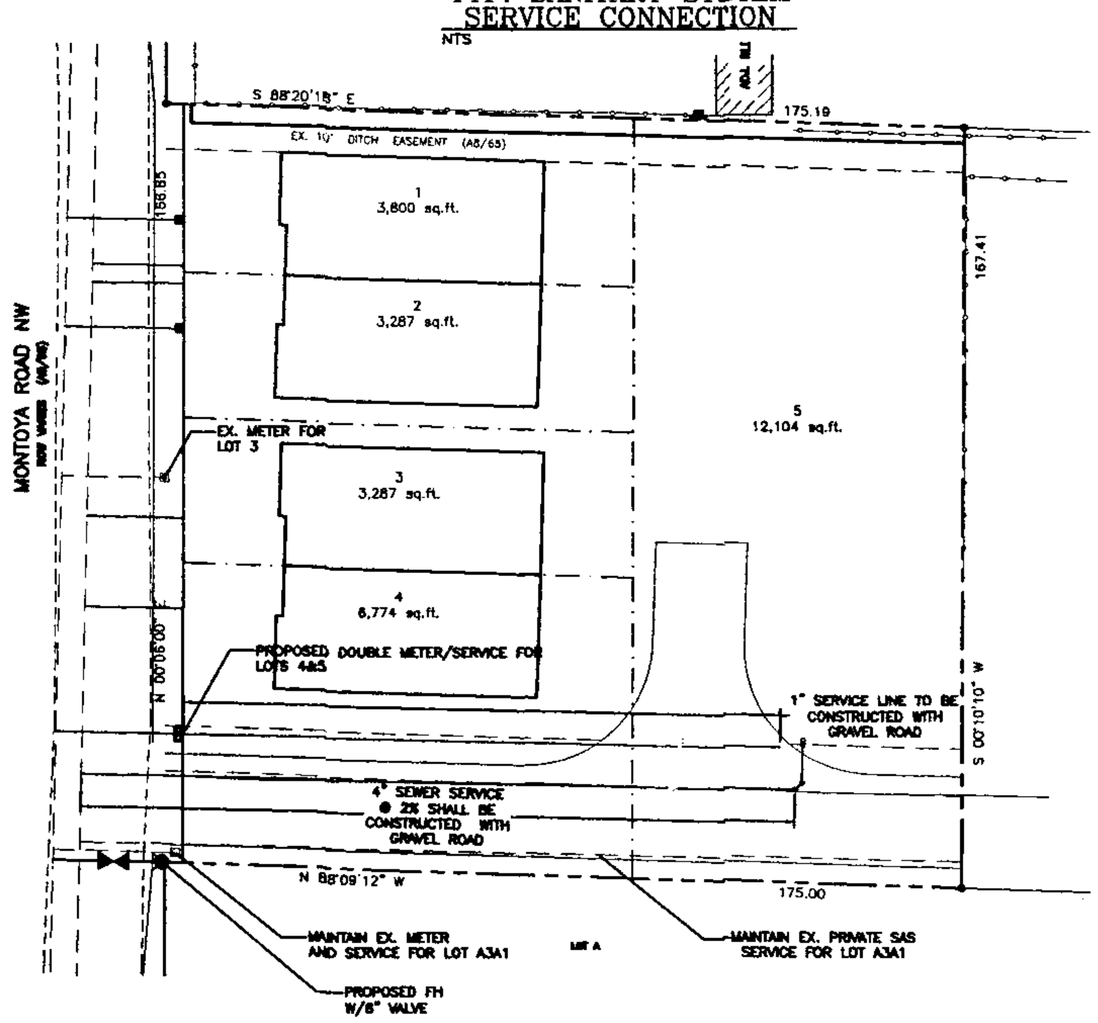
*RESTRAINTS ONLY PLACED ON THE BRANCH
**LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)

SIZE	HORIZONTAL BENDS				VALVES
	90°	45°	22-1/2°	11-1/4°	DEAD END
12	12	5	2	1	34
10	10	4	2	1	29
8	9	4	2	1	24
6	7	3	1	1	18
4	5	2	1	N/A	13



TYP. SANITARY SYSTEM SERVICE CONNECTION
NTS



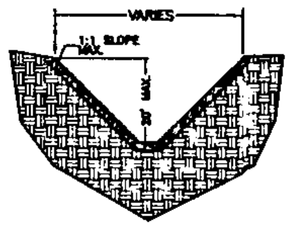
THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO 1/8 PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)

SIZE		HORIZONTAL BENDS			
		90°	45°	22-1/2°	11-1/4°
12	UPPER	DON'T USE	14	7	3
	LOWER		3	1	1
10	UPPER	DON'T USE	12	6	3
	LOWER		2	1	1
8	UPPER	DON'T USE	10	5	2
	LOWER		2	1	N/A
6	UPPER	DON'T USE	8	4	2
	LOWER		1	1	N/A
4	UPPER	DON'T USE	5	3	1
	LOWER		1	N/A	N/A



SUPPLEMENTAL TRENCH DETAIL

NTS-PER FIGURE V.2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

WATER SHUTOFF NOTES:

The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructures. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/content/view/443/729/>

LEGEND

- EX. 12" SD — EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SAS
- EXISTING VALVE W/BOX
- EX. 6" W. — EXISTING WATER LINE
- PROPOSED SD
- PROPOSED METER
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EASEMENT
- STREET LIGHTS

CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD DWG 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD DWG 2430.-REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS

N

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

AS BUILT INFORMATION — DATE

BENCH MARKS

SURVEY INFORMATION — NO. | FIELD NOTES | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1		CHANGE TO SERVICE DETAIL	WJ

REVISIONS

DESIGN
DESIGNED BY: WCWJ — DATE: 9-08-15
DRAWN BY: WCWJ — DATE: 9-08-15
DRAWN NAME: 21523-LAYOUT-8-05-15 — JOB NO.: 21523
CHECKED BY: DS — DATE: 9-08-15

Rio Grande Engineering

ABCWUA
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MONTOYA STREET TOWNHOMES
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | UNIT DESIGN UPDATE | NO./DAY/YR. | NO./DAY/YR.

CITY PROJECT NO. — | ZONE MAP NO. H-12-Z | SHEET | OF —

October 19, 2015

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Preliminary/ final plat Approval
Project #1004732
Montoya street town homes

Dear Mr. Cloud:

Rio Grande Engineering requests DRB approval on the attached preliminary/final plat. The property is currently zoned SU2-LD- RLT. The net lot sizes do meet the minimum lot sizes required. Lots 1-4 will contain duplex units with shared drive ways. This project has been reviewed and commented on by the DRB. We believe the previous comments have been incorporated into the new plan. The private access easement serves as primary access to three lots upon development.

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

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

Letter of Authorization

I, John J. Mahoney, managing member of Evergreen Development LTD CO, owner of Tracts A1 and A2, lands of David Maciel, UPC # 101205945217440930, 101205945316540931 , hereby authorize Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for the subdivision and development of said property as required within the city of Albuquerque for the subject property

Property Owners: _____ Date 9/1/15
John J. Mahoney
Evergreen Development

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE #, AMENDMENT #1.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

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21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.

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24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.

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12x12x10	1	3	9	15	21	28
12x12x8	1	1	1	8	18	23
12x12x6	1	1	1	1	7	18
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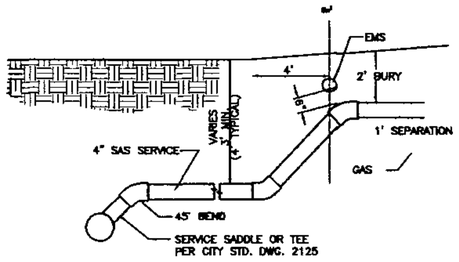
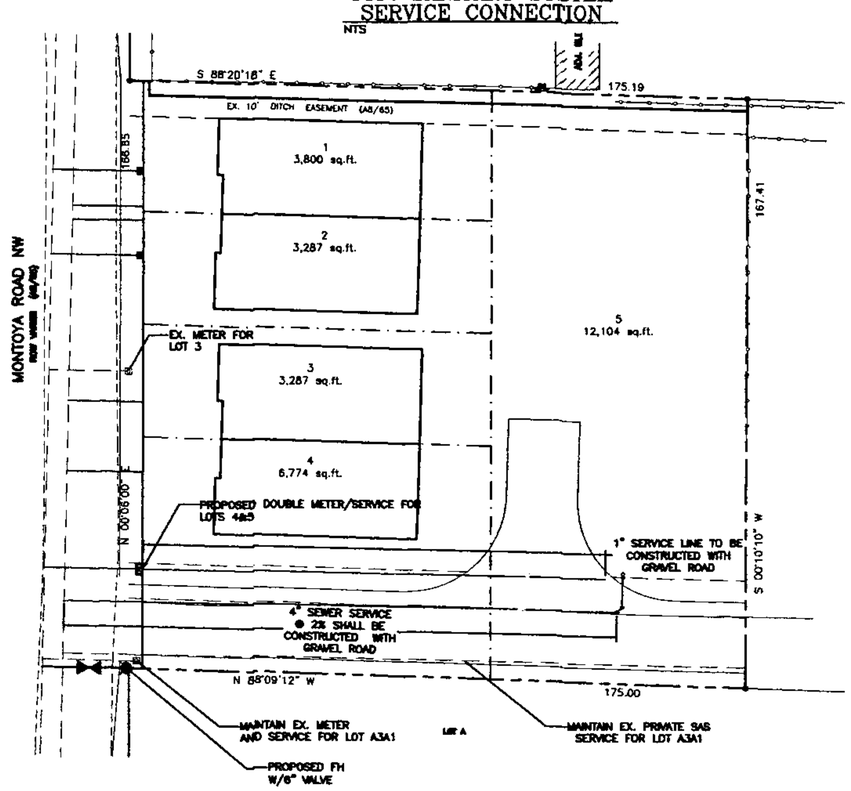
RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)

SIZE	HORIZONTAL BENDS				VALVES
	90°	45°	22-1/2°	11-1/4°	DEAD END
12	12	5	2	1	34
10	10	4	2	1	29
8	9	4	2	1	24
6	7	3	1	1	18
4	5	2	1	N/A	13



TYP. SANITARY SYSTEM SERVICE CONNECTION
NTS



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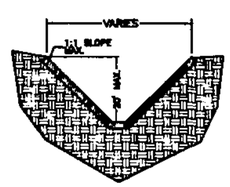
RESTRAINED JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)

SIZE		HORIZONTAL BENDS			
		90°	45°	22-1/2°	11-1/4°
12	UPPER	DON'T USE	14	7	3
	LOWER		3	1	1
10	UPPER	DON'T USE	12	6	3
	LOWER		2	1	1
8	UPPER	DON'T USE	10	5	2
	LOWER		2	1	N/A
6	UPPER	DON'T USE	8	4	2
	LOWER		1	1	N/A
4	UPPER	DON'T USE	5	3	1
	LOWER		1	N/A	N/A



SUPPLEMENTAL TRENCH DETAIL

NTS-PER FIGURE V.2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 90% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

WATER SHUTOFF NOTES:

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LEGEND

- EXISTING STORM SEWER LINE
- EXISTING SAS MANHOLE
- EXISTING SAS
- EXISTING VALVE W/BOX
- EXISTING WATER LINE
- PROPOSED SD
- PROPOSED METER
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EASEMENT
- STREET LIGHTS
- CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD DWG 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD DWG 2430.--REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS

N

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

AS BUILT INFORMATION — DATE

BENCH MARKS

SURVEY INFORMATION — FIELD NOTES — NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	42111	CHANGE TO SERVICE DETAIL	WJ

REVISIONS

DESIGN
DESIGNED BY: WCWJ — DATE: 9-08-15
DRAWN BY: WCWJ — DATE: 9-08-15
DRAWN NAME: 21523-LAYOUT-8-05-15 — JOB NO.: 21523
CHECKED BY: DS — DATE: 9-08-15

Rio Grande Engineering

ABCWUA
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: *MONTOYA STREET TOWNHOMES*
MASTER UTILITY PLAN

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

CITY PROJECT NO. — | ZONE MAP NO. H-12-Z | SHEET | OF —

Current DRC

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____

DRB Application No.:_____

INFRASTRUCTURE LIST

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

MONTOYA STREET TOWNHOME SUBDIVSIION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 1A AND 2A DAVID MACIEL SUBDIVISION
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
				PHASE 1					
		22' E-E	Compacted Gravel roadway	Private Access Easement	Montoya Road	east property line	/	/	/
		6' 7"	Estate curb including 4' wide Sidewalk east	Montoya Road	north property line	south property line	/	/	/
		na	Fire hydrant and valve	Montoya Road	Main	Hydrant	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/

NOTES

1 Engineers Certification of Grading required prior to release of SIA and Financial Guarantee

2

3

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION DEPARTMENT - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PROJECT #

1004732

OCTOBER 28. 2015

P&F

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

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

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): RIO GRANDE ENGINEERING PHONE: 505.321.9099
ADDRESS: PO BOX 93924 FAX: 505.872.0999
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com
APPLICANT: EVERGREEN DEVELOPMENT LTD CO PHONE: ____
ADDRESS: 3002 RIO BRAVO BLVD SW FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: jmahoney8@comcast.net
Proprietary interest in site: OWNER **List all owners**: ____

DESCRIPTION OF REQUEST: SKETCH PLAT COMMENTS

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

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

Lot or Tract No. TRACTS A-1 AND A-2 Block: ____ Unit: ____
Subdiv/Addn/TBKA: PROJECTED SECTION 12,T10N,R3E, NMPM,
Existing Zoning: SU2-LD R-LT Proposed zoning: SU2-LD R-LT MRGCD Map No ____
Zone Atlas page(s): H-12 UPC Code: 101205945217440930,101205945316540931

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004732

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 4 Total site area (acres): .675
LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA
Between: FLORAL and SORITA
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ____

SIGNATURE ____ DATE 9/21/15
(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

☐ **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
15DRB-70346	SP		$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date Sept. 30, 2015

9-22-15
Staff signature & Date

Project # 1004732

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.**

- X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- X 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**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X *Letter briefly describing, explaining, and justifying the request*
- X 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.

David Soule
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
15 - DRB - 70346
____ - ____ - ____
____ - ____ - ____

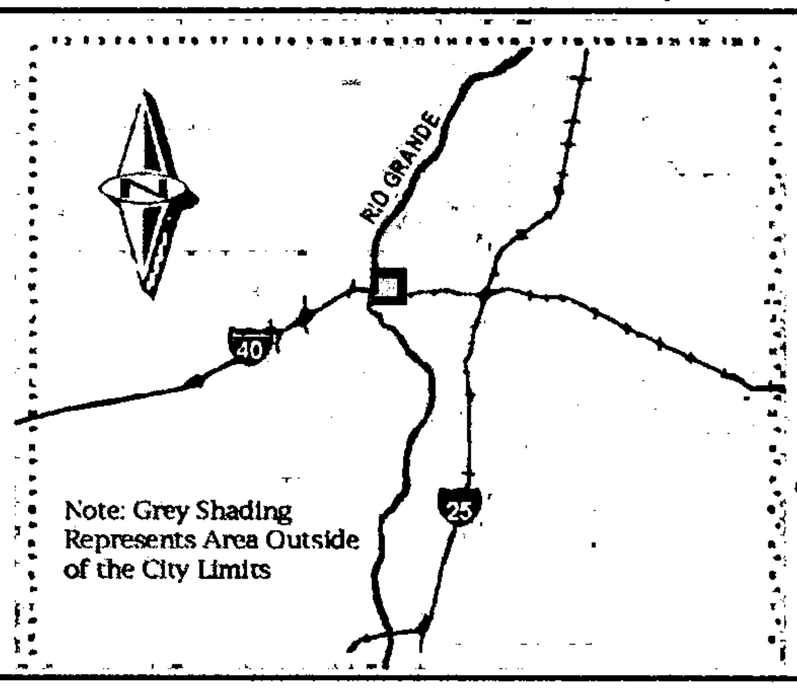
9-22-15
Planner signature / date

Project # 1004732

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

September 22, 2015

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Sketch plat comments
Montoya street town homes

Dear Mr. Cloud:

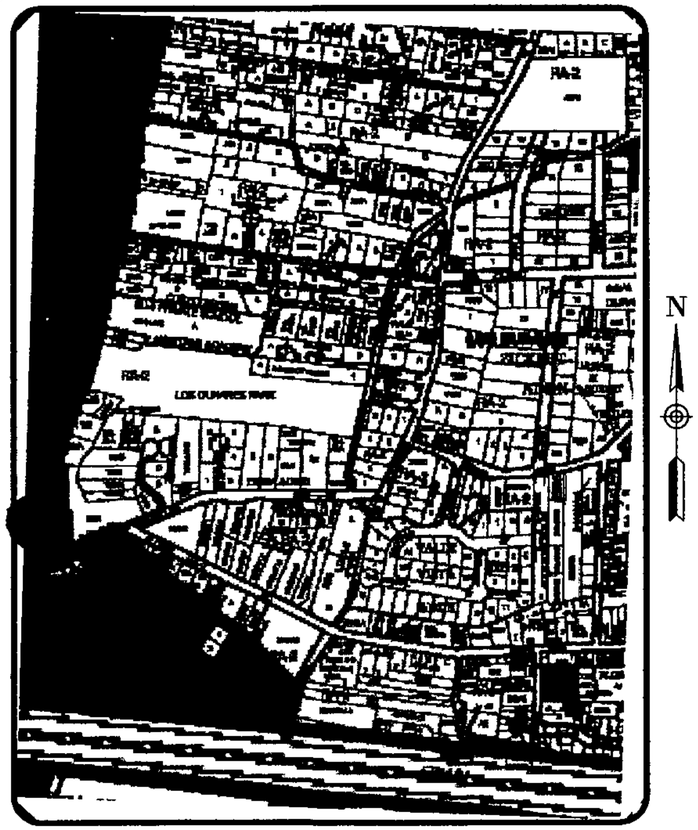
Rio Grande Engineering requests DRB comments on the attached sketch plat. The property is currently zoned SU2-LD- RLT. The net lot sizes do meet the minimum lot sizes required. This project has been reviewed and commented on by the DRB. We believe the previous comments have been incorporated into the new plan, but due to new agent involvement we are requesting a new review. If the geometry and easements shown are acceptable to the DRB, a preliminary-final plat will be pursued.

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

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures



ZONE ATLAS H-12-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS & DRAINAGE EASEMENT, PUBLIC WATER AND SEWER EASEMENT AND PEDESTRIAN EASEMENT. VACATE EXISTING ROADWAY EASEMENT.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. H-12-Z
DATE OF FIELD SURVEY: AUGUST 2015
TOTAL NO. OF TRACTS EXISTING 2
TOTAL NO. OF LOTS CREATED 5
TOTAL NO. OF TRACTS CREATED 1
GROSS SUBDIVISION ACREAGE 0.67493
MILEAGE OF PRIVATE STREETS CREATED 0.00

DOCUMENTS USED:

PLAT BOOK A8 PAGE 065

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

TRACTS A-1 AND A-2, LAND OF DAVID MACIEL, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT OF LAND OF DAVID MACIEL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A8, PAGE 65.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE. REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED . SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
ASHTON HOMES LLC, MANAGING MEMBER/DATE

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS____ DAY OF _____, 2015, BY _____

_____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:_____

SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT

PLAT OF
MONTOYA STREET TOWNHOMES
LOTS 1-5
BEING A RE-PLAT OF TRACTS A-1 AND A-2
PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2015

PROJECT NUMBER:_____

CITY APPROVALS:

_____
CITY SURVEYOR DATE

_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

_____
UTILITIES DEVELOPMENT DATE

_____
PARKS AND RECREATION DEPARTMENT DATE

_____
A.M.A.F.C.A. DATE

_____
ABCWUA DATE

_____
CITY ENGINEER DATE

_____
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

_____
REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

_____
PNM ELECTRIC SERVICES DATE

_____
NEW MEXICO GAS DATE

_____
CENTURY LINK DATE

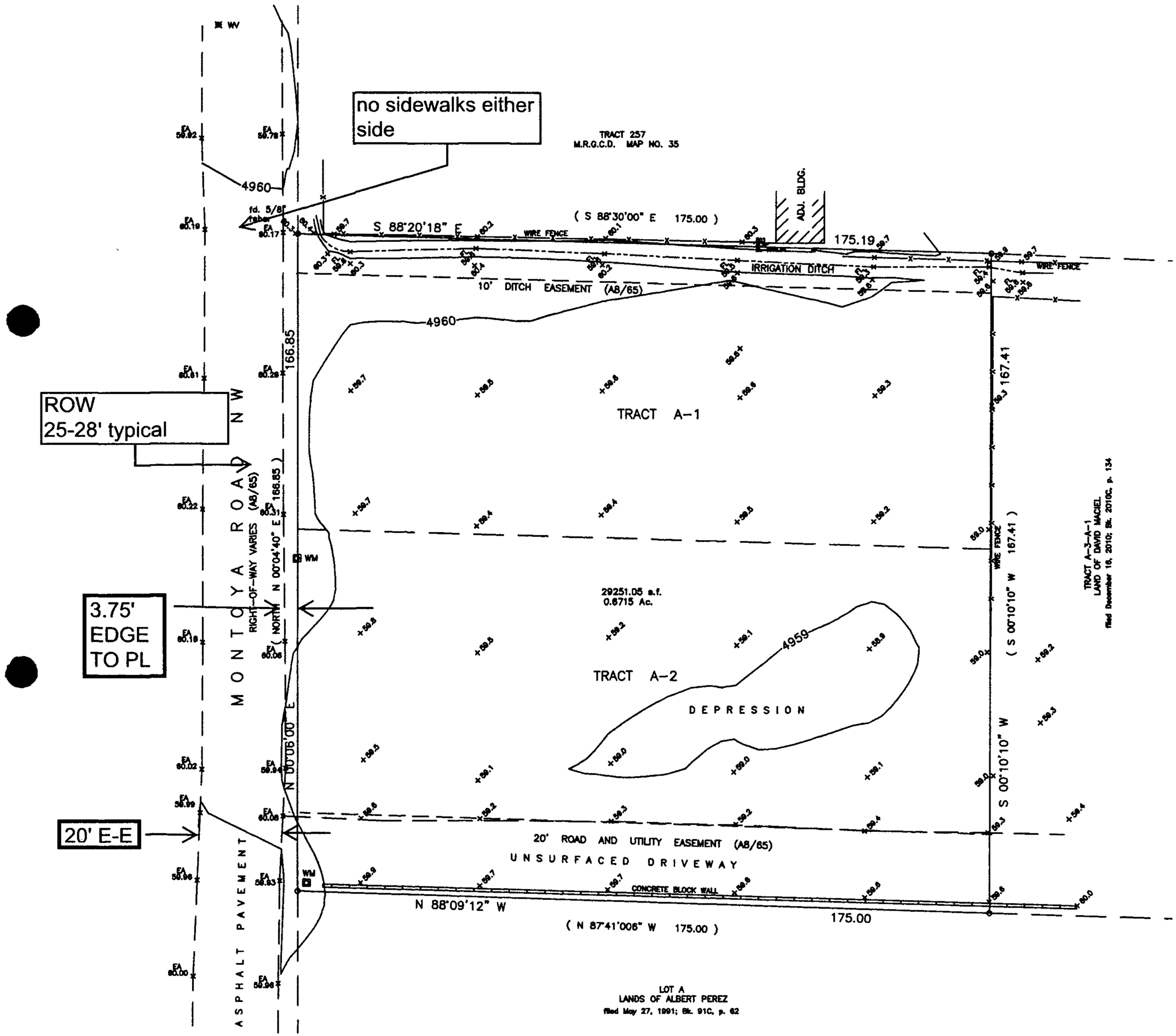
_____
COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
DAVID P. ACOSTA, NMPLS NO. 21082 DATE

CONSTRUCTION SURVEY TECHNOLOGIES, INC
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM


no sidewalks either side
ROW
25-28' typical
3.75' EDGE TO PL
20' E-E
TRACT 257
M.R.G.C.D. MAP NO. 35
ADJ. BLDG.
(S 88°30'00" E 175.00)
S 88°20'18" E
175.19
WIRE FENCE
IRRIGATION DITCH
10' DITCH EASEMENT (A8/65)
4960
166.85
167.41
TRACT A-1
MONTOYA ROAD
RIGHT-OF-WAY VARIES (A8/65)
(NORTH 166.85)
N 00°04'40" E
N 00°06'00" E
(S 00°10'10" W 167.41)
S 00°10'10" W
29251.05 s.f.
0.6715 Ac.
4959
TRACT A-2
DEPRESSION
TRACT A-3-A-1
LAND OF DAVID MACIEL
filed December 16, 2010; Bk. 2010C, p. 134
20' ROAD AND UTILITY EASEMENT (A8/65)
UNSURFACED DRIVEWAY
CONCRETE BLOCK WALL
N 88°09'12" W
175.00
(N 87°41'006" W 175.00)
ASPHALT PAVEMENT
LOT A
LANDS OF ALBERT PEREZ
filed May 27, 1991; Bk. 91C, p. 62

PROJECT #
1004732

September 30.2015

SK

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X 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
- **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): Isaacson & Arfman, P.A. PHONE: (505) 268-8828
ADDRESS: 128 Monroe Street NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Evergreen Homes, Ltd. Co PHONE: (505) 877-7800
ADDRESS: 3002 Rio Bravo Blvd. SW FAX: (505) 877-7806
CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Sketch Plat Review & Comment

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

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

Lot or Tract No. Tracts A-1 & A-2 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Land of David Maciel (tbka Montoya Street Townhomes Lots 1-6)
Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No NA
Zone Atlas page(s): H-12 UPC Code: Tract A-1: 101205945217440930
Tract A-2: 101205945316540931

CASE HISTORY: Project Nos 1007474 and 1004732
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07DRB-70273; 09DRB-70001; 09DRB-70002; 09DRB-70519

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 6 Total site area (acres): 0.6728
LOCATION OF PROPERTY BY STREETS: On or Near: Montoya Street NW
Between: Floral Road NW and Sarita Ave. NW

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

SIGNATURE Fred C. Arfman DATE September 16, 2014
(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
14DRB - 70323	SP		$ Ø
-			$
-			$
-			$
-			$
			Total: $ Ø

Hearing date Sept. 24, 2014

9-16-14
Staff signature & Date

Project # 1004732

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.

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__ 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.

Fred C. Arfman
Applicant name (print)
09/16/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70323
____ - ____ - ____
____ - ____ - ____

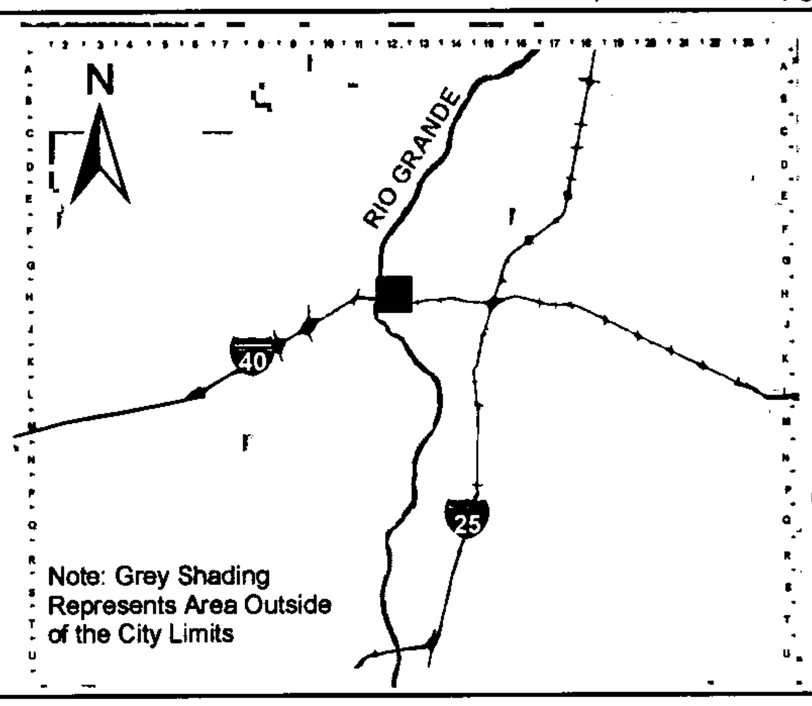
9-16-14
Planner signature / date

Project # 1004732

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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A. *Consulting Engineering Associates*

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

September 16, 2014

Mr. Jack Cloud, Chairman
Development Review Board
Planning Department
City of Albuquerque
P.O. Box 1292
Albuquerque, NM 87103

Re: Montoya Street Townhomes
07DRB-70273; 09DRB-70001; 09DRB-70002; 09DRB-70519

Subject: Sketch Plat Submittal

Dear Mr. Cloud,

Isaacson & Arfman, PA is requesting resubmittal into the DRB process for review and comments on the latest six lot subdivision on Montoya St. NW. The layout is consistent with the design guidelines found in the Las Duranes Sector Plan and the City of Albuquerque Zoning Code.

We look forward to receiving board comments on September 24th.

Sincerely,
ISAACSON & ARFMAN P.A.

Fred C. Arfman, P.E.

Attachments

*128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com*

PROJECT #
1004732

SEPTEMBER 24. 2014

SK

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ 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... — L 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:

Professional/Agent (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe St NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Evergreen Homes Ltd. Co. PHONE: 877-7800
ADDRESS: 3002 Rio Bravo SW FAX: 877-7806
CITY: Albuquerque STATE NM ZIP 87105 E-MAIL:
Proprietary interest in site: Owner List all owners: SAME

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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

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

Lot or Tract No. Tracts A-1 AND A-2 Block: — Unit: —
Subdiv/Addn/TBKA: LANDS OF DAVID MACIEL (TBKA MONTOYA STREET TOWNHOMES)
Existing Zoning: R-LT Proposed zoning: SAME
Zone Atlas page(s): H-12 UPC Code: 101205945217440930 101205945316540931 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07DRB-70273 Proj# 1004732, Proj# 1007474, 09DRB-70001-70002-70519-70038

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 4 Total area of site (acres): 0.6728
LOCATION OF PROPERTY BY STREETS: On or Near: Montoya St NW
Between: Floral Rd NW and Sarita Ave NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 10/3/07

SIGNATURE [signature] DATE 07.07.09
(Print) FRED C. ARFMAN, PE Applicant: ☐ Agent: ☒
FOR: ISAACSON & ARFMAN, PA

FOR OFFICIAL USE ONLY Form revised 4/07

☐ 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
09DRB - 70233	SK		$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date 07/15/09

Sandy Handley 07/07/09 Project # 1004732
Planner signature / date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **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.

FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman 07.07.09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
09DRB - 70233 -
- -
- -

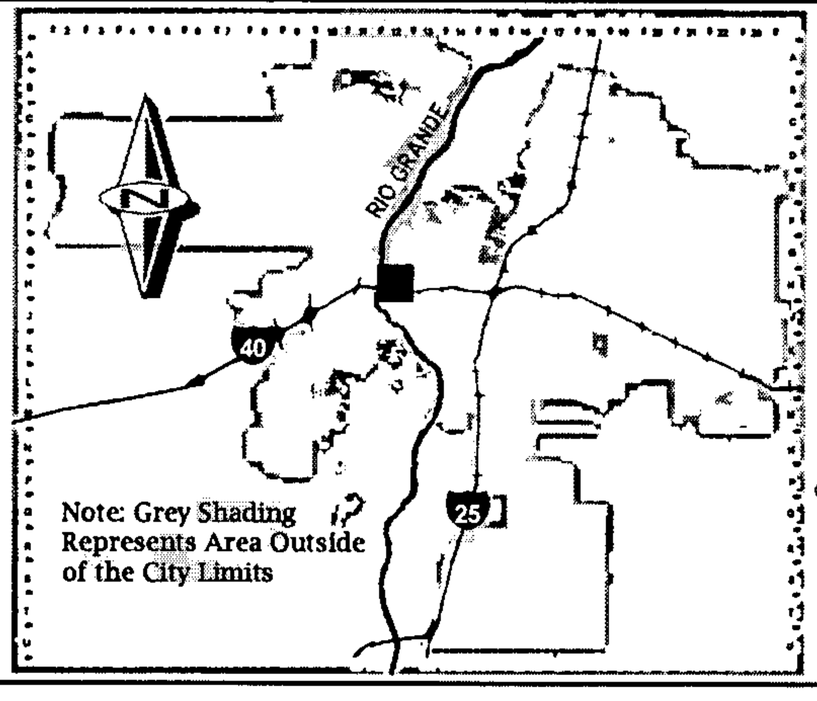
Sandy Handley 07/07/09
Planner signature / date

Project # 1004732

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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT MEMORANDUM

DATE: JULY 07, 2009

TO: JACK CLOUD, CHAIR
DEVELOPMENT REVIEW BOARD

FROM: FRED C. ARFMAN, PE
ISAACSON & ARFMAN, PA

REF: TRACTS A-1 & A-2
LANDS OF DAVID MACIEL (AKA MONTOYA ST. TOWNHOMES)

SUBJ: SKETCH PLAT (RESUBMITTAL)

A PORTION OF THE PREVIOUS SUBMITTAL (LANDS ADJACENT TO MONTOYA ST.) IS BEING REDESIGNED (2 TRACTS INTO 4 LOTS) FOR DRB SKETCH COMMENTS.

THE TWO (2) REAR LOTS ARE ACCESSED BY AN EXCLUSIVE 22 FT WIDE PRIVATE DRIVE PER DRM REQUIREMENTS. NO PUBLIC LINE EXTENSIONS ARE PLANNED, ONLY PRIVATE YARD LINES WITHIN THE ACCESS. ZONING TO REMAIN AS RL-T.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ 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... — L 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:

Professional/Agent (if any): ISAACSON + ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

APPLICANT: EVERGREEN HOMES LTD. CO. PHONE: 877-7800
ADDRESS: 3002 RIO BRAVO BLVD. SW FAX: 877-7806
CITY: ABQ STATE NM ZIP 87105 E-MAIL:
Proprietary interest in site: OWNER List all owners: SAME

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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

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

Lot or Tract No. TRACTS A-1, A-2, A-3-A Block: — Unit: —
Subdiv/Addn/TBKA: LANDS OF DAVID MACIEL (TBKA MONTOYA STREET TOWNHOMES)
Existing Zoning: R-LT Proposed zoning: SAME
Zone Atlas page(s): H-12 UPC Code: 101205945217440930 MRGCD Map No N/A
101205945316540931
101205946416940932

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07DRB-70273
PROJ #1004732, PROJ. #1007474, 09DRB-70001-70002-70519

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: 3 Total area of site (acres): .9751
LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA ST. NW
Between: FLORAL RD. NW and SARITA AVE. NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 10/3/07

SIGNATURE Genevieve Donart DATE 1/27/09
(Print) GENEVIEVE DONART Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
	All checklists are complete	09DRB - - 70038	SK		$
X	All fees have been collected	- -			$
	All case #s are assigned	- -			$
NA	AGIS copy has been sent	- -			$
	Case history #s are listed	- -			$
NA	Site is within 1000ft of a landfill	- -			$
NA	F.H.D.P. density bonus				Total
NA	F.H.D.P. fee rebate	Hearing date February 4, 2009			$

1-27-09
Planner signature / date

Project # 1004732

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.**

X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
X 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**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X 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
__ 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.

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 1/27/09
Applicant signature / date

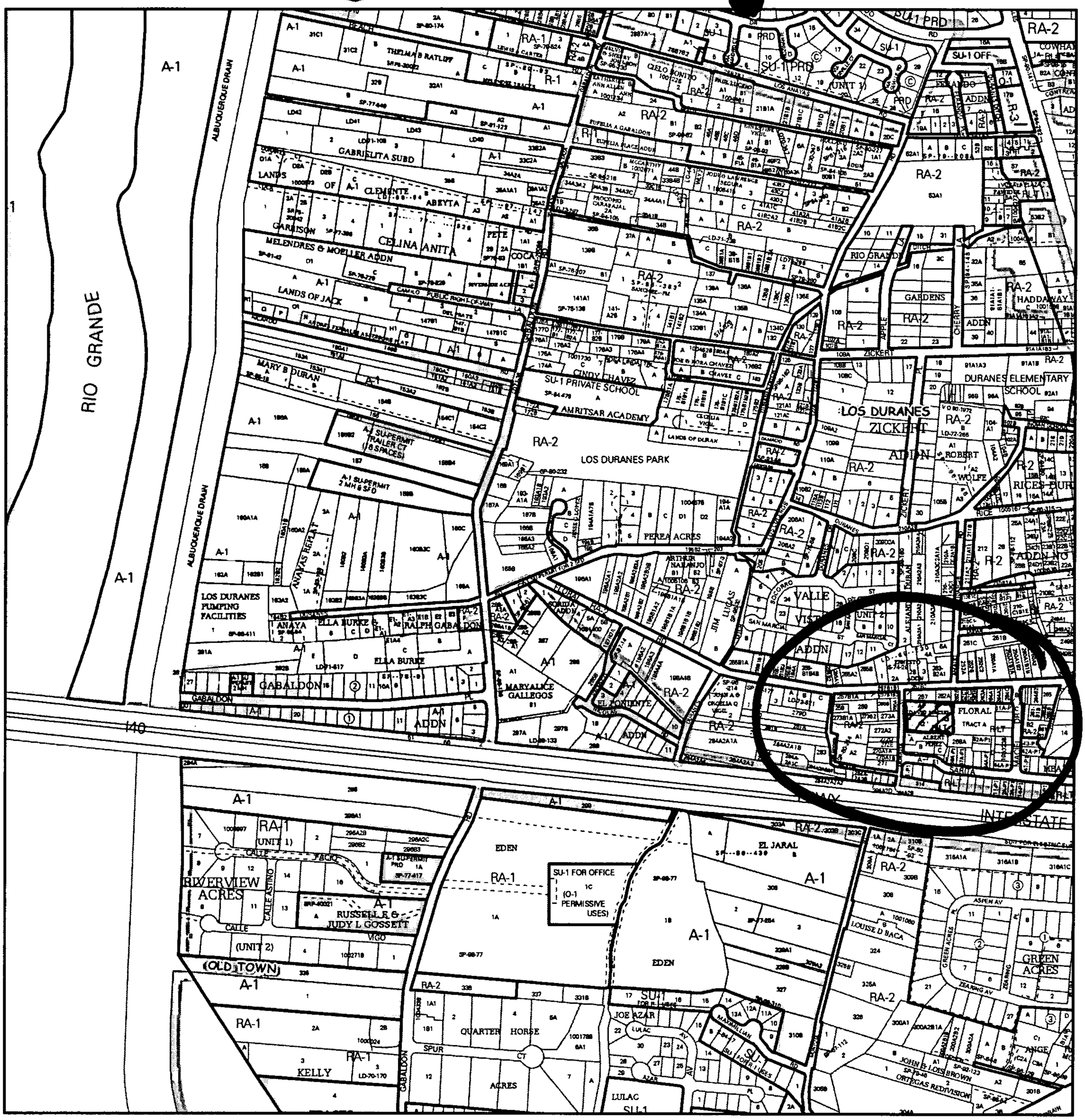
Form revised **October 2007**

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

Application case numbers
09DRB - - 70038
- -
- -

1.27.09
Planner signature / date

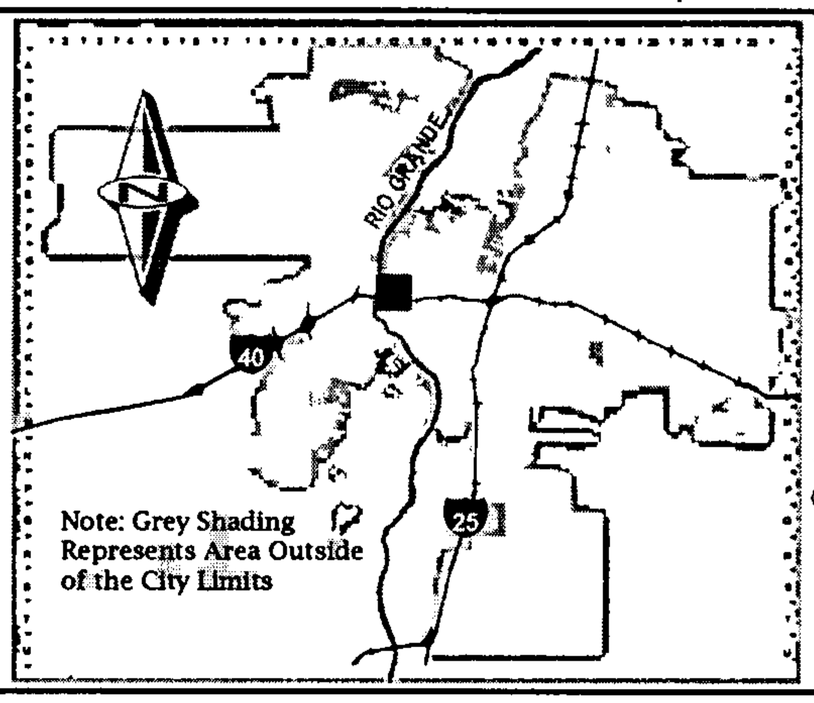
Project # 1004732



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 27, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Montoya Street Townhomes
Sketch Plat Submittal
Project #1004732

Dear Mr. Cloud:

Isaacson & Arfman, P.A, as agents for Evergreen Homes, LLC, is requesting DRB comment on the Sketch Plat for the Montoya Street Townhomes project.

This project was previously submitted (Project #1007474, 09DRB-70001-70002-70519) with a different layout, but has been modified to address DRB comments. The previous "Lots 1-3" will now be known as Tract A until future subdivision and development. The previous "Lot 6", the existing property to the east, is no longer included in the site.

The existing site consists of 3 tracts, totaling 0.9751 acres with 2 existing residences. The proposed site has 2 residential lots and 1 tract for future subdivision and development, with the existing residence remaining on lot 2, and a new single-family residence on lot 1.

If you have any questions about this submittal, please contact me at 268-8828 or gennyd@iacivil.com.

Sincerely Yours,
Isaacson & Arfman, P.A.

Genny Donart, P.E.
GD/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70519 Project # 1007474

Project Name: LANDS OF DAVID MACIEL tbka MONTOYA STREET TOWNHOMES

Agent: Isaacson & Arfman PA Phone No.: 268-8828

Your request was approved on _____ 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): _____
- ❑ **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.
  - ❑ **3 copies of the approved site plan. Include all pages.**
  - ❑ **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.**
  - ❑ **Copy of recorded plat for Planning.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE
___ Storm Drainage Cost Allocation Plan

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

L A **APPEAL / PROTEST of...**
D ___ 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:

Professional/Agent (if any): ISAACSON + ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

APPLICANT: EVERGREEN HOMES LTD. CO. PHONE: 877-7800
ADDRESS: 3002 RIO BRAVO BLVD. SW FAX: 877-7806
CITY: ABQ STATE NM ZIP 87105 E-MAIL:
Proprietary interest in site: OWNER List all owners: SAME

DESCRIPTION OF REQUEST: REQUEST FOR PRELIMINARY PLAT, SIDEWALK WAIVER AND DEFERRAL

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

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

Lot or Tract No. TRACTS A-1, A-2, A-3-A / A-1 Block: Unit:
Subdiv/Addn/TBKA: LANDS OF DAVID MACIEL / FLORAL MEADOWS (TBKA MONTOYA STREET TOWNHOMES)
Existing Zoning: R-LT Proposed zoning: SAME
Zone Atlas page(s): H-12 UPC Code: 101205945217440930 / 101205945316540931 / 101205946416940932 / 101205951217440943 MRGCD Map No N/A

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07 DRB-70273

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 4 No. of **proposed** lots: 6 Total area of site (acres): 1.850
LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA STREET NW
Between: FLORAL ROAD NW and SARITA AVE NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 10/3/07

SIGNATURE Genevieve Donart DATE 12/22/08
(Print) GENEVIEVE DONART Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☑ 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
08DRB-70519	P&F	S(3)	$ 565.00
09DRB-70001	SW	V	$ 0
09DRB-70002	ESIA	V	$ 0
			$
	CMF		$ 20.00
			Total $ 585.00

Hearing date 01/14/09

Sandy Handley 01/06/07
Planner signature / date

Project # 1007474

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)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance or waiver
- X 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)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X 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.

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 12/22/08
Applicant signature / date

Form revised 4/07

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

Application case numbers
09DRB-_____-70001
09DRB-_____-70002
_____-_____-_____

Sandy Handley 01/06/09
Planner signature / date

Project # 1007474

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.**

N/A 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
X 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**
X Zone Atlas map with the entire property(ies) clearly outlined
X 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
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.
- emailed to AGIS

☐ **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.

GENEVIEVE DONART
Applicant name (print)
Genevieve D 12/22/08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70519
- -
- -

Sandy Handley 01/06/09
Planner signature / date
Project # 1007474

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

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__ 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.**

N/A 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
X 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**
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N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.
- emailed to AGIS

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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
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__ 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.

GENEVIEVE DONART
Applicant name (print)

Genevieve D 12/22/08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70519
- -
- -

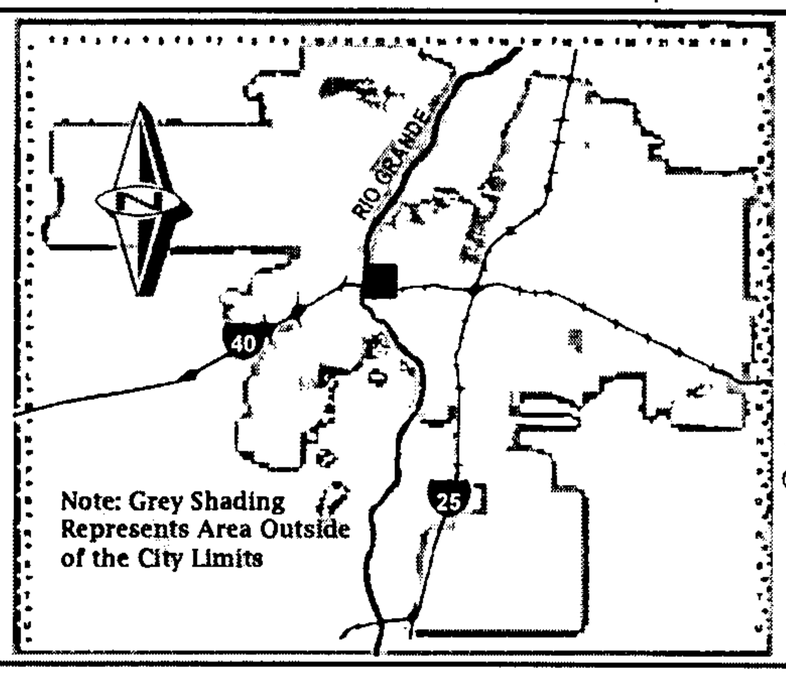
Sandy Handley 01/06/09
Planner signature / date

Project # 1007474

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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

December 11, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Montoya Street Townhomes
Preliminary Plat Submittal

Dear Mr. Cloud:

Isaacson & Arfman, P.A, as agents for Evergreen Homes, LLC, is requesting approval for Preliminary Plat, and Sidewalk Deferral & Waiver for the Montoya Street Townhomes project.

The existing site consists of 4 tracts, totaling 1.85 acres with 2 existing residences. The proposed site has 6 residential lots, with the existing residences remaining (on lot 5 and 6), and 4 new single-family residences. Lot 6 is included in the site to adjust the existing lot line between lots 4 and 6.

Three of the proposed lots will face Montoya Street, with garage access from the common driveway to the rear. Lots 4 & 5 will have access exclusively from the common driveway. A 24' wide (minimum) easement is provided for access. There is an existing 20' wide access easement on the south side of the property that will remain to provide access for the existing residence on lot 6 and an additional offsite home east of the project. A maximum of 7 residences will be served by this driveway.

The plat will widen the adjoining Montoya Street by 8', and provide a new curb and deferred sidewalk in front of Lots 1, 2, & 3. A 4' wide deferred sidewalk is proposed along the south side of Lot 3. We request that sidewalks be waived along the north-south portion of the common driveway, since only 5 lots have vehicular access on that portion, and Lots 1-3 have pedestrian access from Montoya Street.

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

If you have any questions about this submittal, please contact me at 268-8828 or gennyd@iacivil.com.

Sincerely Yours,
Isaacson & Arfman, P.A.

Genny Donart, P.E.
GD/gld

1004732
Valley

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Evergreen Homes Ltd. Co. ("Developer") effective as of this 11 day of DECEMBER, 2008, and pertains to the subdivision commonly known as Montoya Street Townhomes, and more particularly described as Tracts A-1, A-2, and A-3-A, Lands of David Maciel, & Tract A-1, Floral Meadows

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

Lot 1, Montoya Street Townhomes
Lot 2, Montoya Street Townhomes
Lot 3, Montoya Street Townhomes
Lot 4, Montoya Street Townhomes

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

1004732
Valley

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

1004732
Valley

Signature

John J. Mahoney
Name (typed or printed) and title

Evergreen Homes Ltd. Co.
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec. 11, 2008, by John J. Mahoney as Managing Member of Evergreen Homes Ltd. Co., a ~~corporation~~. limited liability company.

(Seal) OFFICIAL SEAL Ruth T. Lozano NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/22/2011

Notary Public

My commission expires: 4/22/2011

ALBUQUERQUE PUBLIC SCHOOLS

By:
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 12, 2008 by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: May 18, 2011

Letter of Transmittal

(TUES)

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: COA

Date: 2/17/09

Job No. 1632

Attn: JACK CLOUD

Reference: PROJ. # 1004732

We transmit to you 6 copy(ies) of the following:

- [x] Plats
- [ ] Specifications
- [ ] Plans
- [ ] Submittals
- [ ] Disks
- [ ] Shop Drawings
- [ ] Report
- [ ] Copy of Letter
- [x] TURNING RADIUS EXHIBIT X 1
- [x] SIDEWALK EXHIBIT
- [x] INFRA. LIST

This information is transmitted:

- [x] As per your request
- [ ] For your files
- [ ] For your review & approval
- [ ] For your use
- [ ] For your information
- [ ] Please review & return
- [ ] For your attention
- [ ] For return to your files
- [ ] For your signature
- [ ] Please advise
- [ ]
- [ ]

Remarks:

By: RIC RODARTE

Copies to:

(505) 268 - 8828; FAX: (505) 268 - 2632; EMAIL: iamengrs@swcp.com

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

MONTOYA STREET TOWNHOMES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS A-1, A-2, & A-3-A, LANDS OF DAVID MACIEL

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		24' E-E	Private base course road no curb	Access Easement	Montoya Street	West side of Lot 2	/	/	/
		24' E-E	Private base course road no curb	Access Easement	South boundary line	stub	/	/	/
		4'	Sidewalk (deferred) east side of street only	Montoya Street	Access Easement	North boundary line	/	/	/
		4'	Sidewalk (deferred) north side of street only	North side of access easement	Montoya Street	East side of Tract A	/	/	/
		4'	Sidewalk (deferred) west side of street only	West side of access easement	South side of Tract A	Driveway of Lot 1	/	/	/
		8"	Sanitary Sewer	Water & Sewer easement	Montoya Street	West side of Lot 2	/	/	/
		6"	Water line	Water & Sewer easement	Montoya Street	West side of Lot 2	/	/	/
		8" - 12"	Private storm drain	Drainage easment	Montoya Street	East boundary line	/	/	/
		18"	Storm drain	Montoya Street	North boundary line	Floral Road	/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
					Approval of Creditable Items:		Approval of Creditable Items:		
					Impact Fee Administrator Signature	Date	City User Dept. Signature		Date

NOTES

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

Street lights per City requirements.

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Residential lighting per DPM.
4.

AGENT / OWNER

Genevieve Donart
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Genevieve L. Donart 2/16/09
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

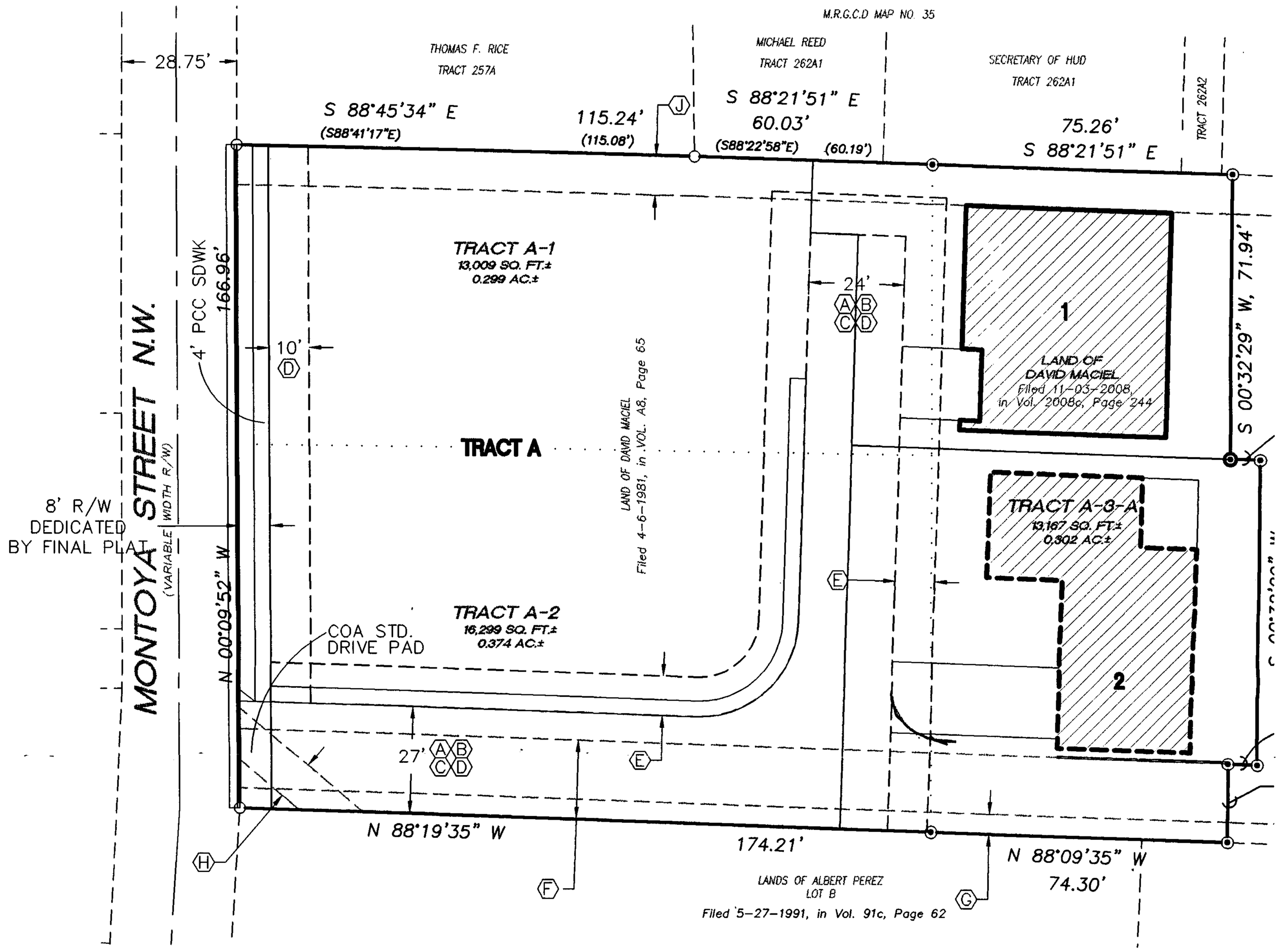
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Project # 1004732



EASEMENTS:

A. PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT.

B. PRIVATE ACCESS EASEMENT GRANTED BY FINAL PLAT, TO BE MAINTAINED BY HOA.

C. PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

D. PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT, TO BE MAINTAINED BY HOA.

E. PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.

F. EXISTING 20' ROAD & UTILITY EASEMENT (04/18/1977,VOL. A6, FOLIO 46)

G. EXISTING 5' P.U.E. (08/26/1975, BK. 437, PG. 110)

H. EXISTING 10' P.U.E. (08/26/1975, BK. 437, PG. 110)

I. NOT USED

J. EXISTING 10' DITCH EASEMENT (10/16/1981, BK. A8, PG. 107)

OWNER: EVERGREI

ENGINEER: ISAACSON
ATTN: GE
128 MON
ALBUQUE

SURVEYOR: SOUDER,
ATTN: BI
3451 CAI
ALBUQUE

SITE LEGAL: TRACTS
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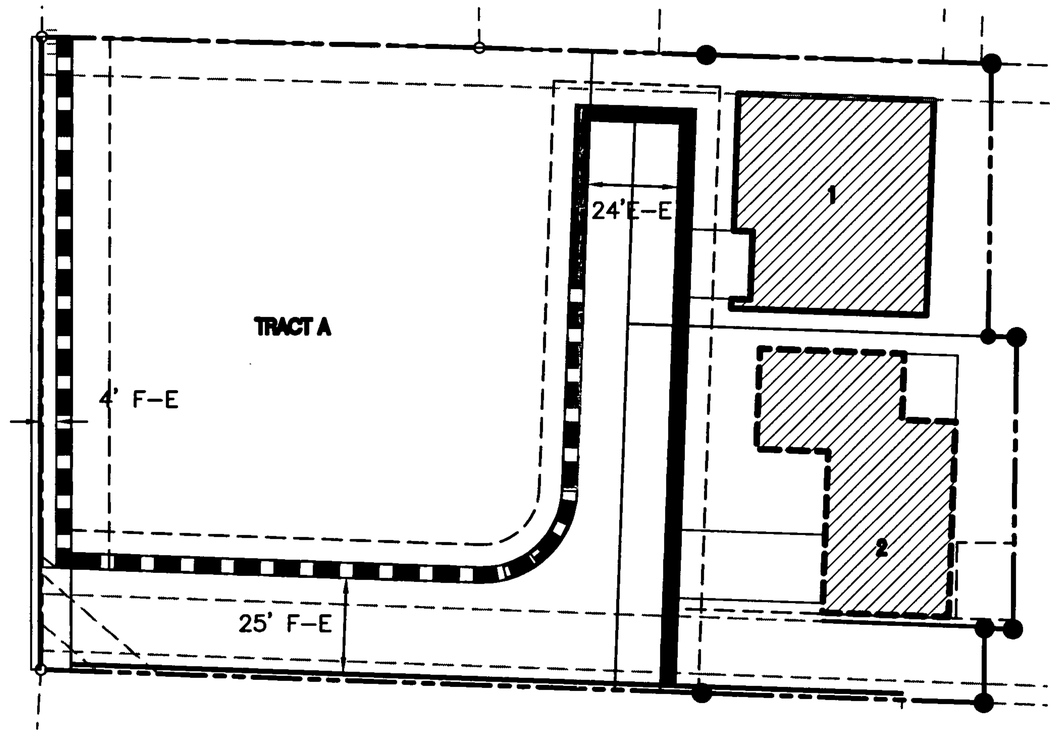
SITE AREA: 0.9751 A

ZONING: R-LT



SIDEWALK EXHIBIT

LEGEND

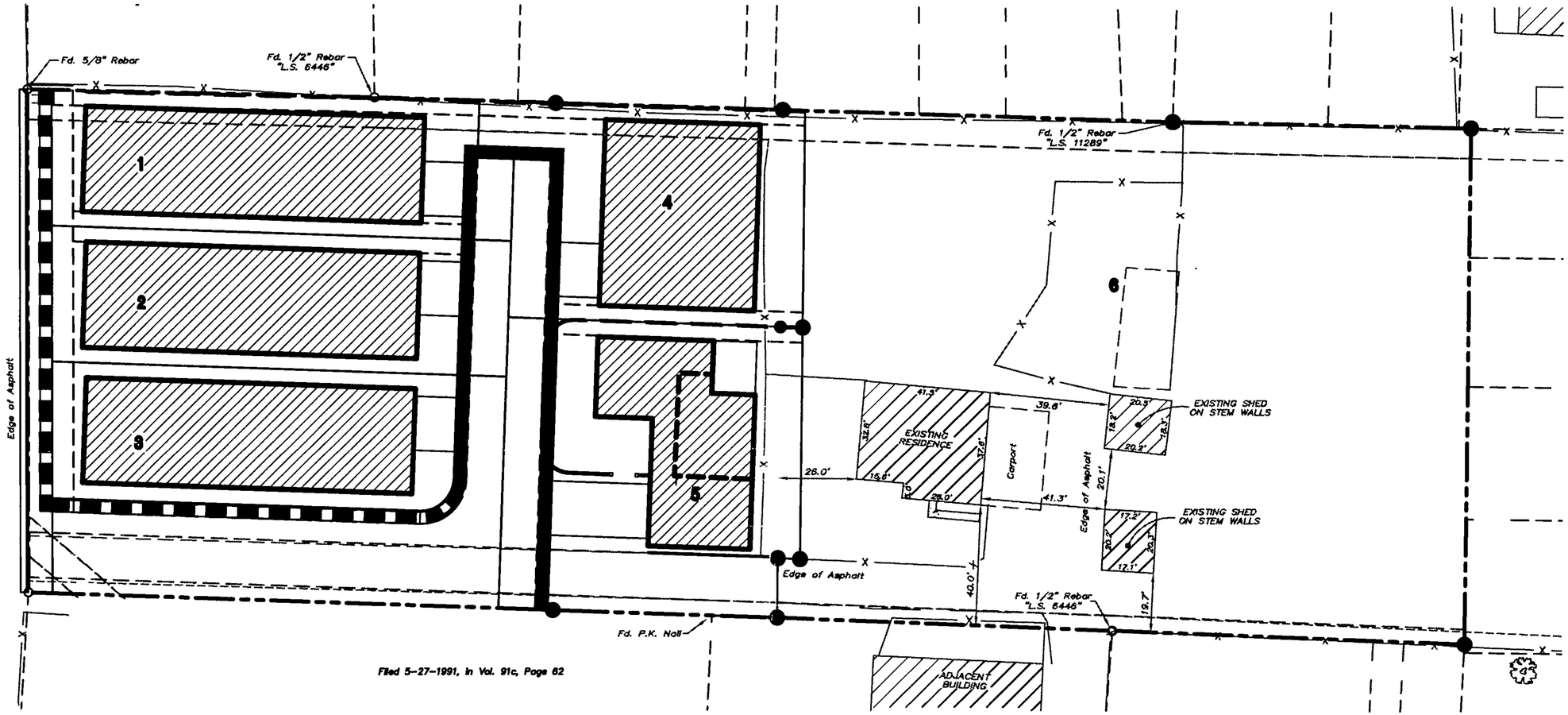
DEFERRED SIDEWALK

WAIVED SIDEWALK

SCALE 1"=40'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8828 Fax. 505-268-2632

1632 C-701-SIDEWALK.dwg Feb 10,2009



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1632 C-701-SIDEWALK.dwg Dec 11,2008

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ 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:

Professional/~~Agent~~ (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVIL.com

APPLICANT: JJ MAHONEY & ASSOC. PHONE: 877-7800
ADDRESS: 3002 RIO BRAVO SW FAX: 877-7806
CITY: ABQ. STATE NM ZIP 87105 E-MAIL: jmahoney@comcast.net
Proprietary interest in site: OWNER List all owners: SAME

DESCRIPTION OF REQUEST: SKETCH PLAT FOR STAFF COMMENTS

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

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

Lot or Tract No. TRACTS A1, A2 & A3 Block: ___ Unit: ___
Subdiv/Addn/TBKA: ROSSITER ADDITION (tbka Montoya Street Townhomes)
Existing Zoning: RA-2 Proposed zoning: SAME
Zone Atlas page(s): H-12 UPC Code: 101205945217440930 MRGCD Map No NA
101205945316540931
101205946416940932

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): NONE

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: 6 Total area of site (acres): 0.9650 AC.
LOCATION OF PROPERTY BY STREETS: On or Near: MONTOYA ST. NW
Between: FLORAL RD. NW and I-040

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

SIGNATURE [signature] DATE 09.25.07
(Print) FRED C. ARFMAN Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - ___ - 70273	SK	8(3)	$ 0
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 0

Hearing date 10-3-07

[signature] 9/25/07
Planner signature / date

Project # 1004732

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
N/A 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.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
__ 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.

FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman 09.25.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - ____ - 70273
____ - ____ - ____
____ - ____ - ____

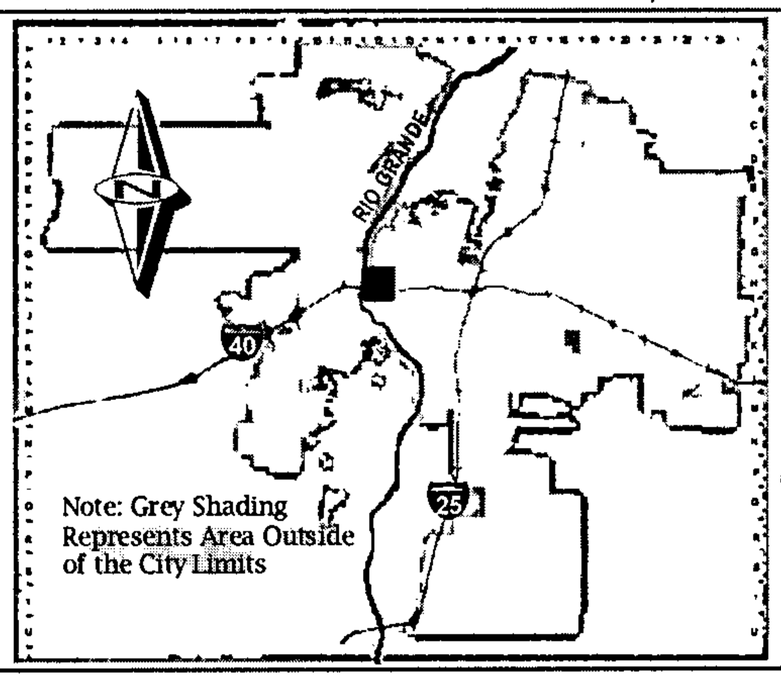
9/25/07
Planner signature / date

Project # 1004732

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

H-12-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT MEMORANDUM

09/25/07

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Montoya Street Townhomes ***I&A PROJ NO:*** 1632

SUBJ: Sketch Plat

JJ Mahoney & Associates (applicant) is requesting DRB comment on the subject Sketch Plat. This action calls for the creation of six (6) RA-2 (townhome) lots from the existing three lots (two along Montoya Street and one interior lot).

We understand that dedication will be required along the Montoya Street frontage and an expansion of the 20-foot wide access and utility easement will be handled by final plat.

There are four interior tracts currently being accessed by the existing 20-foot easement, their rights shall survive through the platting process.

The proposed four (4) lots fronting Montoya Street shall have pedestrian access only to the public right-of-way and will have the vehicular access to the rear of each unit.