



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**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 2<sup>nd</sup> 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): Wilson & Company Engineers & Architects Kristine Susco PHONE: 505-348-4191  
 ADDRESS: 4900 Lang Avenue NE FAX: 505-348-4055  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kisusco@wilsonco.com  
 APPLICANT: DR Scott, LLC PHONE: 505-345-2694  
 ADDRESS: 4400 Alameda Blvd NE Suite E FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: prewitt@wilsonco.com  
 Proprietary interest in site: Developer/Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

Lot or Tract No. Tracts 1A, 1B, 2A and 2B Block: \_\_\_\_\_ Unit: Unit II  
 Subdiv/Addn/TBKA: La Cuentista Subdivision  
 Existing Zoning: R-1 Proposed zoning: - MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-10/C-11 UPC Code: 10100643910324210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1005182, 07 DRB-70309, 14DRB-70316, 14 DRB-70317, 14 DRB-70318

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 4 No. of proposed lots: 122 lots 11 tracts Total site area (acres): 32.3588

LOCATION OF PROPERTY BY STREETS: On or Near: Rosa Parks Rd NW  
 Between: Aloe Rd NW and Kimmick Dr. NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 12-2-14

SIGNATURE Kristine Susco DATE 2-26-16  
 (Print Name) Kristine Susco Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

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

Hearing date \_\_\_\_\_

Project # \_\_\_\_\_

Staff signature & Date \_\_\_\_\_

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

**Amended preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

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

KRISTINE SUSCO  
Kristine Susco Applicant name (print)  
 Applicant signature / date 2.26.16



Form revised October 2007

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

Application case numbers  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project # \_\_\_\_\_  
 Planner signature / date \_\_\_\_\_



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
**Administrative Officer**  
September 11, 2014

**Robert J. Perry, Chief**

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance**

**Documentation**

**Project Number(s):** DRB Project # 1005182

**Case Number(s):**

**Agent:** Wilson and Company

**Applicant:**

**Legal Description:** La Cuentista Subdivision Unit II

**Zoning:**

**Acreage:** 34.48 acres

**Zone Atlas Page:** C-11

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**TREATMENT PLAN REVIEW:**

**DISCOVERY:**

**SUPPORTING DOCUMENTATION:** Aerials provided by agent; maps of previously recorded site locations on file.

**SITE VISIT:** November 9 and November 30, 2007

**NOTE:** LA 103734 previously identified in project area. Unable to relocate site but volcanic knoll where site was reported is to be preserved in-place as private open space within the subdivision as designed. Site area is flagged off to prevent disturbance during construction.

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area and Section 4B(2)—extensive previous land disturbance***

**MFSchmader**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**  
**INFRASTRUCTURE LIST**

Date Submitted: 2/26/2016  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1005182  
DRB Application No.: \_\_\_\_\_

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

REPLAT OF THE CORRECTION PLAT LA CUENTISTA SUBDIVISION, UNIT II  
PROPOSED NAME OF PLAT

TRACTS 1A, 1B, 2A and 2B THE CORRECTION PLAT OF THE REPLAT OF LA CUENTISTA SUBDIVISION, UNIT II  
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
<b>PHASE 1</b>									
<b>PAVING</b>									
		28' F-F	Res. Paving W/ C&G, *5' Sidewalk Both Sides	Buckthorn Court	Cul de Sac	Redroot Street	/	/	/
		30' F-F	Res. Paving W/ C&G, *5' Sidewalk Both Sides	Buckthorn Ave	Redroot Street	Burdock Street	/	/	/
		30' F-F	Res. Paving W/ C&G, *5' Sidewalk Both Sides	Red Clover Street	148' N of Buckthorn Ave	Buckthorn Ave	/	/	/
		30' F-F	Res. Paving W/ C&G, 5' Sidewalk Both Sides	Burdock Street	Buckthorn Ave	Redroot Street	/	/	/
			Street Lighting Per DPM	Throughout Ph 1 Subdivision			/	/	/
<b>PHASE 2</b>									
<b>PAVING</b>									
		30' F-F	Res. Paving W/ C&G, *5' Sidewalk Both Sides	Basil Place (West)	Cul de Sac	Redroot Street	/	/	/
		30' F-F	Res. Paving W/ C&G, 5' Sidewalk Both Sides	Basil Place (East)	Redroot Street	Cul de Sac	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' F-F	Res. Paving W/ C&G, 5' Sidewalk Both Sides	Goldenseal Court	Cul de Sac	Red Clover Street	/	/	/
		30' F-F	Res. Paving W/ C&G, 5' Sidewalk Both Sides	Goldenseal Avenue	Red Clover Street	Burdock Street	/	/	/
		30' F-F	Res. Paving W/ C&G, 5' Sidewalk Both Sides	Red Clover Street	Rosa Parks Road	138' S of Goldenseal Avenue	/	/	/
		30' F-F	Res. Paving W/ C&G, *5' Sidewalk Both Sides, 5' Sidewalk Along Open Space	Burdock Street	Goldenseal Avenue	Buckthorn Ave	/	/	/
			Street Lighting Per DPM	Throughout Ph 2 Subdivision			/	/	/
<b>PHASE 1</b>									
<b>WATER</b>									
		6" Dia.	Waterline W/ Appertenances	Buckthorn Court	Cul de Sac	Redroot Street	/	/	/
		8" Dia.	Waterline W/ Appertenances	Buckthorn Avenue	Redroot Street	Burdock Street	/	/	/
		8" Dia.	Waterline W/ Appertenances	Burdock Street	Buckthorn Ave	Redroot Street	/	/	/
		8" Dia.	Waterline W/ Appertenances	Redroot Street	160' N of Buckthorn Ave	Kimmick Drive	/	/	/
			HOA Irrigation Meter and HOA provided Landscape Maintenance by Agreement	Redroot Street	Isect W/Kimmick Drive		-	-	-
<b>PHASE 2</b>									
<b>WATER</b>									
		6" Dia.	Waterline W/ Appertenances	Basil Place (West)	Cul de Sac	Redroot Street	/	/	/
		6" Dia.	Waterline W/ Appertenances	Basil Place (East)	Redroot Street	Cul de Sac	/	/	/
		6" Dia.	Waterline W/ Appertenances	Goldenseal Court	Cul de Sac	Red Clover Street	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Waterline W/ Appertenances	Goldenseal Avenue	Red Clover Street	Burdock Street	/	/	/
		8" Dia.	Waterline W/ Appertenances	Red Clover Street	Rosa Parks Road	Goldenseal Avenue	/	/	/
		8" Dia.	Waterline W/ Appertenances	Burdock Street	Goldenseal Avenue	Buckthorn Avenue	/	/	/
			HOA Irrigation Meter and HOA provided Landscape Maintenance by Agreement	Redroot Street	Isect W/Rosa Parks		/	/	/
<b>PHASE 1</b>									
<b>SANITARY SIEWER</b>									
		8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Buckthorn Court	Cul de Sac	Redroot Street	/	/	/
		8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Buckthorn Avenue	Redroot Street	Burdock Street	/	/	/
		8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Burdock Street	Buckthorn Ave	Redroot Street	/	/	/
<b>PHASE 2</b>									
<b>SANITARY SEWER</b>									
		8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Basil Place (West)	Cul de Sac	Redroot Street	/	/	/
		8" Dia.	Sanitary Sewer Gravity linesn W/ Appertenances	Basil Place (East)	Redroot Street	Cul de Sac	/	/	/
		8" Dia.	Sanitary Sewer Gravity linesn W/ Appertenances	Goldenseal Court	Cul de Sac	Red Clover Street	/	/	/
		8" Dia.	Sanitary Sewer Gravity linesn W/ Appertenances	Goldenseal Avenue	Red Clover Street	Burdock Street	/	/	/
		8" Dia.	Sanitary Sewer Gravity linesn W/ Appertenances	Red Clover Street	Rosa Parks Road	Goldenseal Avenue	/	/	/
		8" Dia.	Sanitary Sewer Gravity linesn W/ Appertenances	Burdock Street	Goldenseal Avenue	Buckthorn Ave	/	/	/
<b>PHASE 1</b>									



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>STORM SEWER</b>									
		18"/24" Dia.	Storm Drain pipe W/Inlets	Buckthorn Avenue	Isect W/Redroot Street	37' East of Isect W/Redroot Street	/	/	/
		18"/24" Dia.	Storm Drain pipe W/Inlets	Buckthorn Avenue	Isect W/Burdock Street	MH in Burdock Street	/	/	/
		30",36" Dia.	Storm Drain pipe W/Inlets	Burdock Street	45' N of Isect W/Buckthorn Ave	Stubout at Isect W/Redroot Street	/	/	/
		24" Dia.	Storm Drain pipe W/Pill Box MH	Burdock Street	27' N of ROW, 50' NE of Isect W/Redroot Street	MH in Burdock Street	/	/	/
		24" Dia.	Storm Drain pipe W/Pill Box MH	Redroot Street	20' N of ROW @ Inlet to Detention Pond in La Cuentista Unit 1	MH in Redroot Street	/	/	/
			Pond Regrading for First Flush Requirements	Redroot Street	Detention Pond in La Cuentista Unit 1		/	/	/
<b>PHASE 2</b>									
<b>STORM SEWER</b>									
		18"/24" Dia.	Storm Drain pipe W/Inlets	Basil Place West	Isect Redroot Street	Redroot Street ROW	/	/	/
		18"/24" Dia.	Storm Drain pipe W/Inlets	Basil Place East	Isect Redroot Street	360' East	/	/	/
		18"/24"/30" Dia.	Storm Drain pipe W/ Inlets	Burdock Street	168' N of Isect W/Buckthorn Ave	45' N of Isect W/Buckthorn Ave	/	/	/
		24" Dia.	Storm Drain pipe W/ Inlets	Buckthorn Trail	Isect Burdock Way	25' West	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
AGENT/OWNER			DEVELOPMENT REVIEW BOARD MEMBER APPROVALS						

Kristine Susco (Agent)

NAME(print)  
Wilson & Co., 4900 Lang Ave. NE. Albuquerque  
NM 87109

FIRM  


SIGNATURE  
MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- 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



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
AGENT/OWNER			DEVELOPMENT REVIEW BOARD MEMBER APPROVALS						

Kristine Susco (Agent)

NAME(print)

Wilson & Co., 4900 Lang Ave. NE. Albuquerque  
NM 87109

FIRM



SIGNATURE

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

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

UTILITY DEVELOPMENT -- date

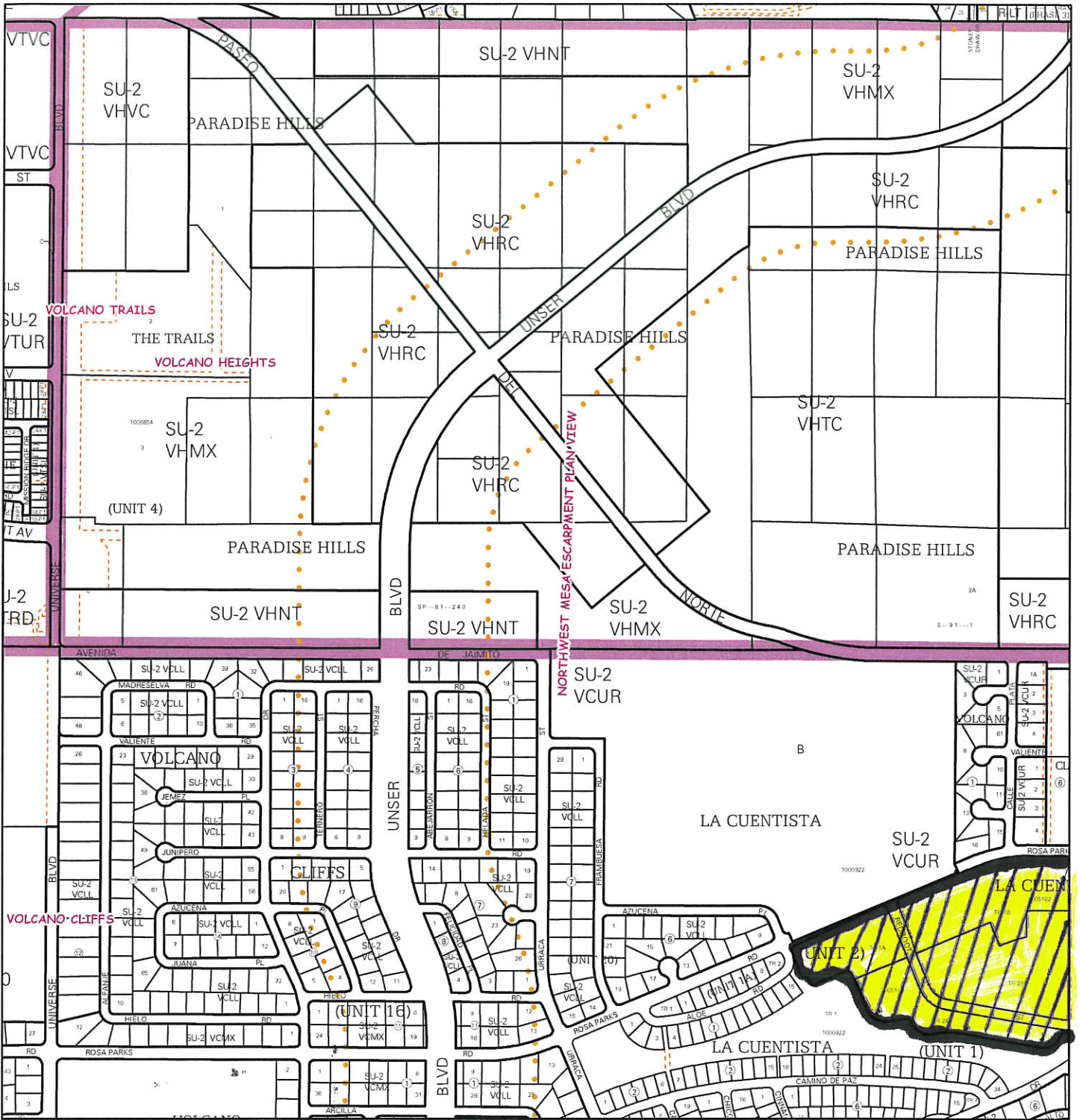
\_\_\_\_\_ - date

CITY ENGINEER -- date

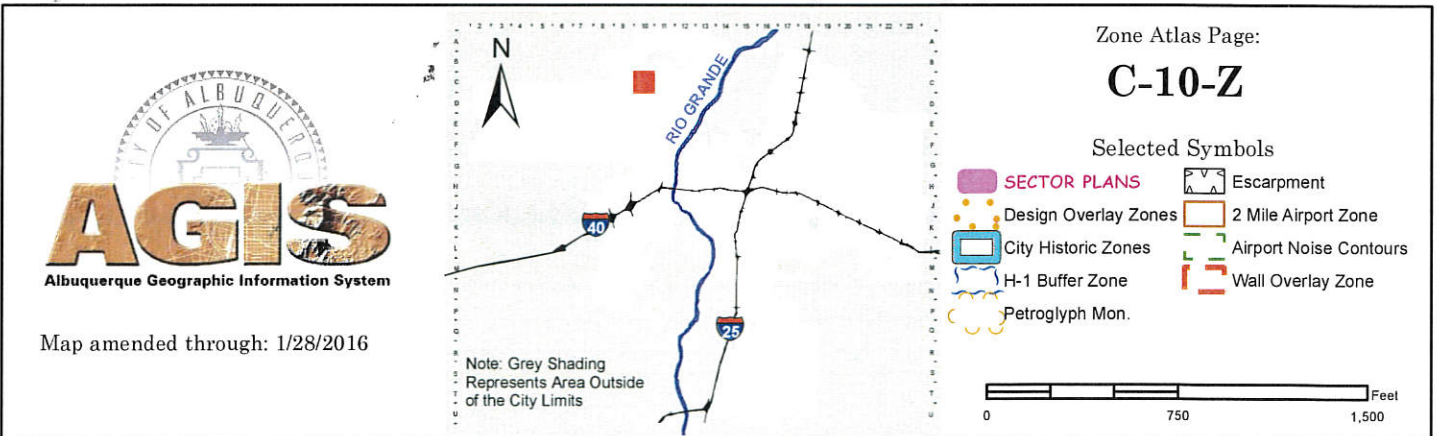
\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

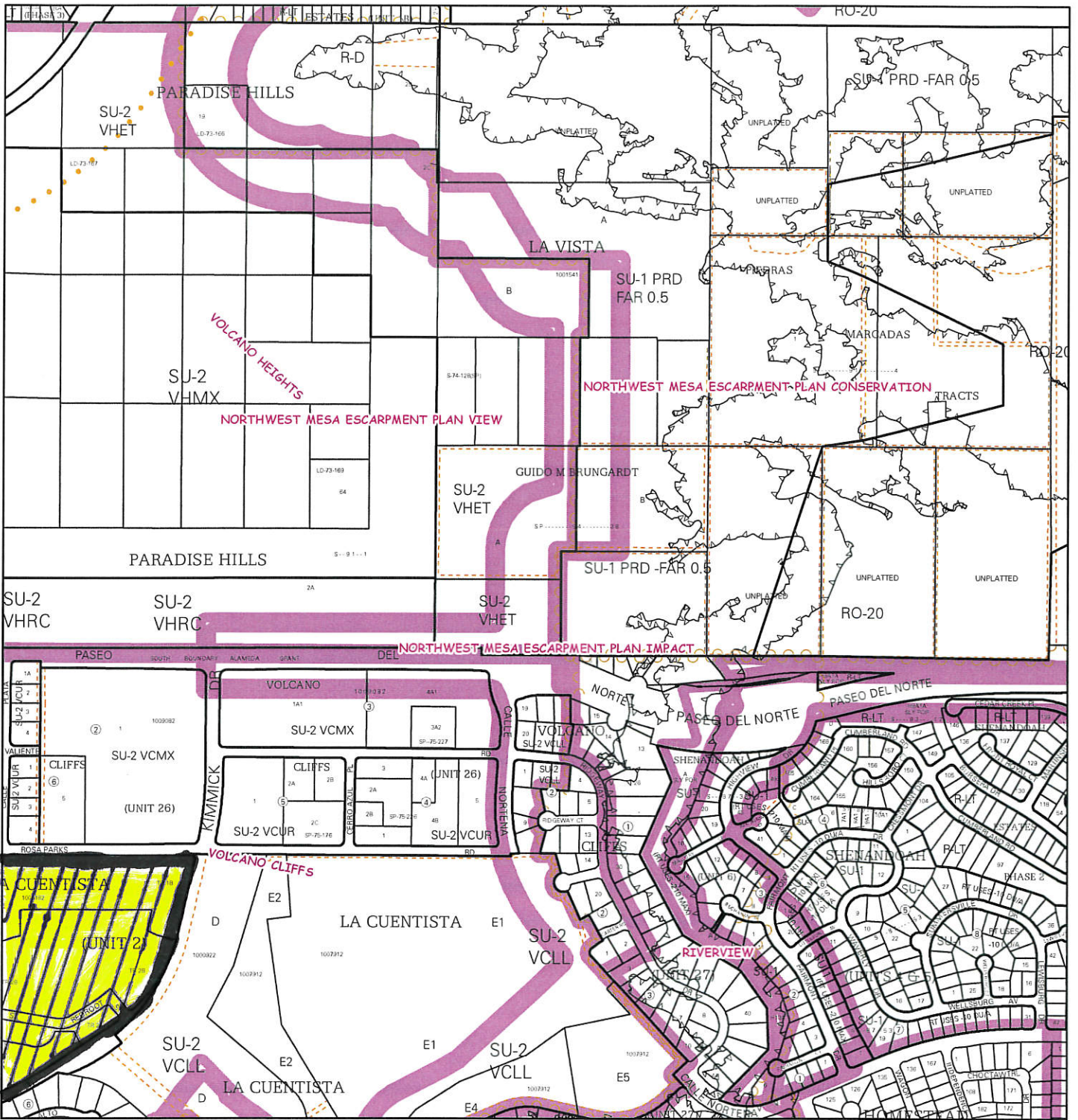
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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







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Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-11-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



**WILSON  
& COMPANY**

4900 Lang Ave NE  
Albuquerque, NM 87109  
505-348-4000 phone  
505-348-4055 fax

Alaska  
Arizona  
California  
Colorado  
Illinois  
Kansas  
Louisiana  
Minnesota  
Missouri  
Nebraska  
New Mexico  
Oklahoma  
Texas  
Utah

February 26, 2016

**Jack Cloud, Chairperson**  
**City of Albuquerque**  
**Development Review Board**  
Plaza Del Sol  
600 Second Street NW  
Albuquerque, NM 87103

**Re:** LA CUENTISTA SUBDIVISION, Unit II Preliminary/Final Replat  
WCI File: 1460008900

Dear Jack:

Wilson & Company, Inc., acting as agents for DR Scott, LLC., requests approval for Preliminary Plat for La Cuentista Subdivision, Unit II. The purpose of the replat is to re-establish the residential lots and common area tracts vacated with the 'Offsites' Plat filed in September 2015 as well as dedicating public right-of-way for roadways within the subdivision. Lot sizes have been adjusted to the R-1 zoning with the lot count being reduced from 150 lots to 122 lots. We also anticipate developing and Phasing the Preliminary Plat in two Phases.

If you have any questions or comments, please do not hesitate to contact me at (505) 348-4191. Thank you for your time.

WILSON & COMPANY



Kristine Susco  
Project Manager

Email: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) <mailto:paaruffo@wilsonco.com>





# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to BOTH: Stephani Winklepleck at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) and Dalaina Carmona at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov).

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

**Zone map and this Developer Inquiry Sheet MUST be provided with request**

*Please mark zone map to indicate where the property is located*

*Developer Inquiry is for the following (mark the one that applies):*

- Cell Tower Submittal:  Free-Standing Tower -OR-  Concealed Tower
- EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal
- AA Submittal  City Project Submittal  ZHE Submittal (need address/zone map # only)

Contact Name: Kristine Susco

Company Name: Wilson & Company

Address/Zip: 4900 Lang Ave NE Albuquerque, NM 87109

Phone: 505-400-6972 Fax: 505-348-4055 E-mail: kisusco@wilsonco.com

donald.duneman@wilsonco.com

## **Legal Description Information**

Describe the legal description of the subject site for this project below:

*(i.e., Lot A, Block A, of the XYZ Subdivision)*

Tracts 1A, 1B, 2A and 2B

CORRECTION PLAT OF THE REPLAT OF LA CUENTISTA SUBDIVISION, UNIT II

Located On Rosa Parks Rd NW

*street name (ex. - 123 Main St. NW) or other identifying landmark*

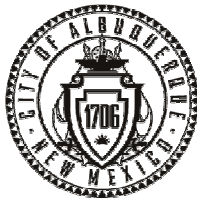
Between Aloe Rd NW and

*street name or other identifying landmark*

Kimmick Dr NW

*street name or other identifying landmark*

The site is located on the following zone atlas page (C-10 & C-11)



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

February 17, 2016

Kristine Susco  
Wilson & Company  
4900 Land Ave. NE/87109  
Phone: 505-400-6972/ Fax: 505-348-4055  
E-mail: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) and  
[donald.duneman@wilsonco.com](mailto:donald.duneman@wilsonco.com)

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

Dear Kristine:

Thank you for your inquiry of February 17, 2016 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) TRACTS 1A, 1B, 2A AND 2B, CORRECTION PLAT OF THE REPLAT OF LA CUENTISTA SUBDIVISION, UNIT II LOCATED ON ROSA PARKS RD. NW BETWEEN ALOE RD. NW AND KIMMICK DR. NW zone map C-10-11.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

**SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Dalaina Carmona*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **2/17/16** Time Entered: **2:18 p.m.** ONC Rep. Initials: **DC**

# ATTACHMENT "A"

February 17, 2016

Kristine Susco  
Wilson & Company  
4900 Land Ave. NE/87109  
Phone: 505-400-6972/ Fax: 505-348-4055  
E-mail: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) and  
donald.duneman@wilsonco.com

**LA CUENTISTA SUBDIVISION UNIT 1 HOA, INC. (LCS)**

**\*James Grage**

6427 Camino de Paz NW/87120 922-6261 (h)  
Michael Martin  
8119 Chicory Dr. NW/87120 264-6277 (c)

**PETROGLYPH ESTATES N.A., INC. (PET)**

**\*Steven J. Metro**

8860 Desert Finch NE/87122 280-4553 (c)  
Blake Thompson  
3009 Palo Alto Dr. NE/87111 328-3117 (c)

**VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)**

Ralph Davis  
5612 Popo NW/87120 280-6512 (c)  
Blake Thompson  
3009 Palo Alto NE/87111 328-3117 (c)



Alaska  
Arizona  
California  
Colorado  
Kansas  
Louisiana  
Minnesota  
Missouri  
Nebraska  
New Mexico  
Texas  
Utah

CERTIFIED MAIL

February 26, 2016

**James Grage**  
**LA CUENTISTA SUBDIVISION UNIT 1 HOA, INC. (LCS)**  
6427 Camino de Paz NW  
Albuquerque, NM 87120  
922-6261 (h)

Re: **Neighborhood Association Notification**  
La Cuentista Subdivision Unit II Preliminary Plat

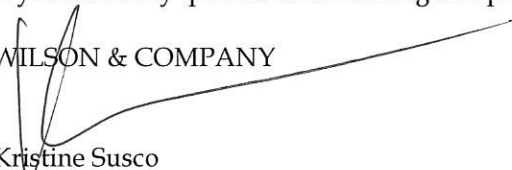
Dear Mr. Grage:

This letter is to inform the **La Cuentista Subdivision Unit 1 HOA, INC. (LCS)** that Wilson & Company, Inc., acting as agents for DR Scott, LLC., is requesting approval for La Cuentista Subdivision Unit II Preliminary Plat. This property was previously platted with lots in 2007; in 2008 under new ownership, the previous platting was vacated. This Preliminary Plat re-establishes the residential lots and Common Area Tracts, along with public roadways.

Attached is a vicinity map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, March 23, 2016 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4191.

  
WILSON & COMPANY

Kristine Susco  
Project Manager  
Email: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) <mailto:paaruffo@wilsonco.com>



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CERTIFIED MAIL

February 26, 2016

**Michael Martin**  
**LA CUENTISTA SUBDIVISION UNIT 1 HOA, INC. (LCS)**  
8119 Chicory Dr. NW  
Albuquerque, NM 87120  
264-6277 (c)

Re: **Neighborhood Association Notification**  
La Cuentista Subdivision Unit II Preliminary Plat

Dear Mr. Martin:

This letter is to inform the **La Cuentista Subdivision Unit 1 HOA, INC. (LCS)** that Wilson & Company, Inc., acting as agents for DR Scott, LLC., is requesting approval for La Cuentista Subdivision Unit II Preliminary Plat. This property was previously platted with lots in 2007; in 2008 under new ownership, the previous platting was vacated. This Preliminary Plat re-establishes the residential lots and Common Area Tracts, along with public roadways.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

  
Kristine Susco  
Project Manager  
Email: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) or [paaruffo@wilsonco.com](mailto:paaruffo@wilsonco.com)



**WILSON  
& COMPANY**

4900 Lang Ave NE  
Albuquerque, NM 87109  
505-348-4000 phone  
505-348-4055 fax

Alaska  
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CERTIFIED MAIL

February 26, 2016

**Steven J. Metro**  
**Petroglyph Estates N.A., Inc. (PET)**  
8860 Desert Finch NE  
Albuquerque, NM 87122  
280-4553 (h)

Re: **Neighborhood Association Notification**  
La Cuentista Subdivision Unit II Preliminary Plat

Dear Mr. Metro:

This letter is to inform the **Petroglyph Estates N.A., Inc. (PET)** that Wilson & Company, Inc., acting as agents for DR Scott, LLC., is requesting approval for La Cuentista Subdivision Unit II Preliminary Plat. This property was previously platted with lots in 2007; in 2008 under new ownership, the previous platting was vacated. This Preliminary Plat re-establishes the residential lots and Common Area Tracts, along with public roadways.

Attached is a vicinity map showing the location of this project for your reference.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY



Kristine Susco  
Project Manager  
Email: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) <mailto:paaruffo@wilsonco.com>





**WILSON  
& COMPANY**

4900 Lang Ave NE  
Albuquerque, NM 87109  
505-348-4000 phone  
505-348-4055 fax

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Louisiana  
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Missouri  
Nebraska  
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Utah

CERTIFIED MAIL

February 26, 2016

**Blake Thompson**  
**Petroglyph Estates N.A., Inc. (PET)**  
3009 Palo Alto Dr. NE  
Albuquerque, NM 87111  
328-3117 (c)

Re: **Neighborhood Association Notification**  
La Cuentista Subdivision Unit II Preliminary Plat

Dear Mr. Thompson:

This letter is to inform the **Petroglyph Estates N.A., Inc. (PET)** that Wilson & Company, Inc., acting as agents for DR Scott, LLC., is requesting approval for La Cuentista Subdivision Unit II Preliminary Plat. This property was previously platted with lots in 2007; in 2008 under new ownership, the previous platting was vacated. This Preliminary Plat re-establishes the residential lots and Common Area Tracts, along with public roadways.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY



Kristine Susco  
Project Manager

Email: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) [paaruffo@wilsonco.com](mailto:paaruffo@wilsonco.com)



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**WILSON  
& COMPANY**

4900 Lang Ave NE  
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February 26, 2016

**Ralph Davis**  
**Volcano Cliffs Property Owner's Association (VCC)**  
5612 Popo NW  
Albuquerque, NM 87120  
280-6512 (c)

Re: **Neighborhood Association Notification**  
La Cuentista Subdivision Unit II Preliminary Plat

Dear Mr. Davis:

This letter is to inform the Volcano Cliffs Property Owner's Association (VCC) that Wilson & Company, Inc., acting as agents for DR Scott, LLC., is requesting approval for La Cuentista Subdivision Unit II Preliminary Plat. This property was previously platted with lots in 2007; in 2008 under new ownership, the previous platting was vacated. This Preliminary Plat re-establishes the residential lots and Common Area Tracts, along with public roadways.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY



Kristine Susco  
Project Manager

Email: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) or [paaruffo@wilsonco.com](mailto:paaruffo@wilsonco.com)



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Utah

CERTIFIED MAIL

February 26, 2016

**Blake Thompson**  
**Volcano Cliffs Property Owner's Association (VCC)**  
3009 Palo Alto Dr. NE  
Albuquerque, NM 87111  
328-3117 (c)

Re: **Neighborhood Association Notification**  
La Cuentista Subdivision Unit II Preliminary Plat

Dear Mr. Thompson:

This letter is to inform the **Volcano Cliffs Property Owner's Association (VCC)** that Wilson & Company, Inc., acting as agents for DR Scott, LLC., is requesting approval for La Cuentista Subdivision Unit II Preliminary Plat. This property was previously platted with lots in 2007; in 2008 under new ownership, the previous platting was vacated. This Preliminary Plat re-establishes the residential lots and Common Area Tracts, along with public roadways.

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If you have any questions concerning this project, please contact me at (505) 348-4191.

WILSON & COMPANY

Kristine Susco  
Project Manager

Email: [kisusco@wilsonco.com](mailto:kisusco@wilsonco.com) or [paaruffo@wilsonco.com](mailto:paaruffo@wilsonco.com)



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# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: WILSON COMPANY DATE OF REQUEST: 2/16/16 ZONE ATLAS PAGE(S): C-10 + 11  
DONNIE DUNEMAN

CURRENT: R-1

ZONING R-1

PARCEL SIZE (AC/SQ. FT.) 6600 SFT

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

LEGAL DESCRIPTION:

LOT OR TRACT # 1A, 1B, 2A, 2B BLOCK # \_\_\_\_\_

SUBDIVISION NAME CORRECTION PLAT OF THE REPLAT OF LA CVENTISTA SUBD. UNIT 11

SITE DEVELOPMENT PLAN:

SUBDIVISION\*  AMENDMENT [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 122 LOTS, 11 COMMON AREA TRACTS

BUILDING SIZE: 4500 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 2/18/16

(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes:  
TIS generation update required and a copy of previous study.

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

  
TRAFFIC ENGINEER

2/18/16  
DATE

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

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_