

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.

Donnie Doreman
 Applicant name (print)
Donnie Doreman 4/15/16
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers	_____	_____
	_____	_____
	_____	_____

_____ Planner signature / date
 _____ Project #



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 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): Wilson & Company Engineers & Architects - Donald Duneman PHONE: 505-348-4000
 ADDRESS: 4900 Lang Ave, NE FAX: 505-348-4055
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: donnieduneman@wilsonco.com
 APPLICANT: Elk Haven, LLC, Frances Pavich, LLC PHONE: _____
 ADDRESS: 21 Vista Calle Circle FAX: _____
 CITY: Lamy STATE NM ZIP 87540 E-MAIL: fpavich@gmail.com
 Proprietary interest in site: Developer/Owner List all owners: _____

DESCRIPTION OF REQUEST: Bulk Land 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. Tract B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Correction Plat of the Bulk Land Plat of the La Cuentista Subdivision
 Existing Zoning: SU-2-VCUR Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): C-10-Z UPC Code: 101006437513240404

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project # 1005182
03 DRB-01725, 03 DRB-01728

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 60.18
 LOCATION OF PROPERTY BY STREETS: On or Near: Rosa Parks Road NW
 Between: Urraca Street NW and Calle Plata NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE DATE 4/15/16
 (Print Name) Donald Duneman 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 V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - 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)** 6 copies
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

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

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

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


 _____ Applicant name (print)
 4/19/16
 _____ Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers

Planner signature / date

 Project # _____



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

Richard J. Berry, Mayor
Administrative Officer
Date: April 13, 2016

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Wilson and Company

Applicant:

Legal Description:

La Cuentista Subdivision Tract B

Zoning:

Acreage:

60.18 acres

Zone Atlas Page:

C-10

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

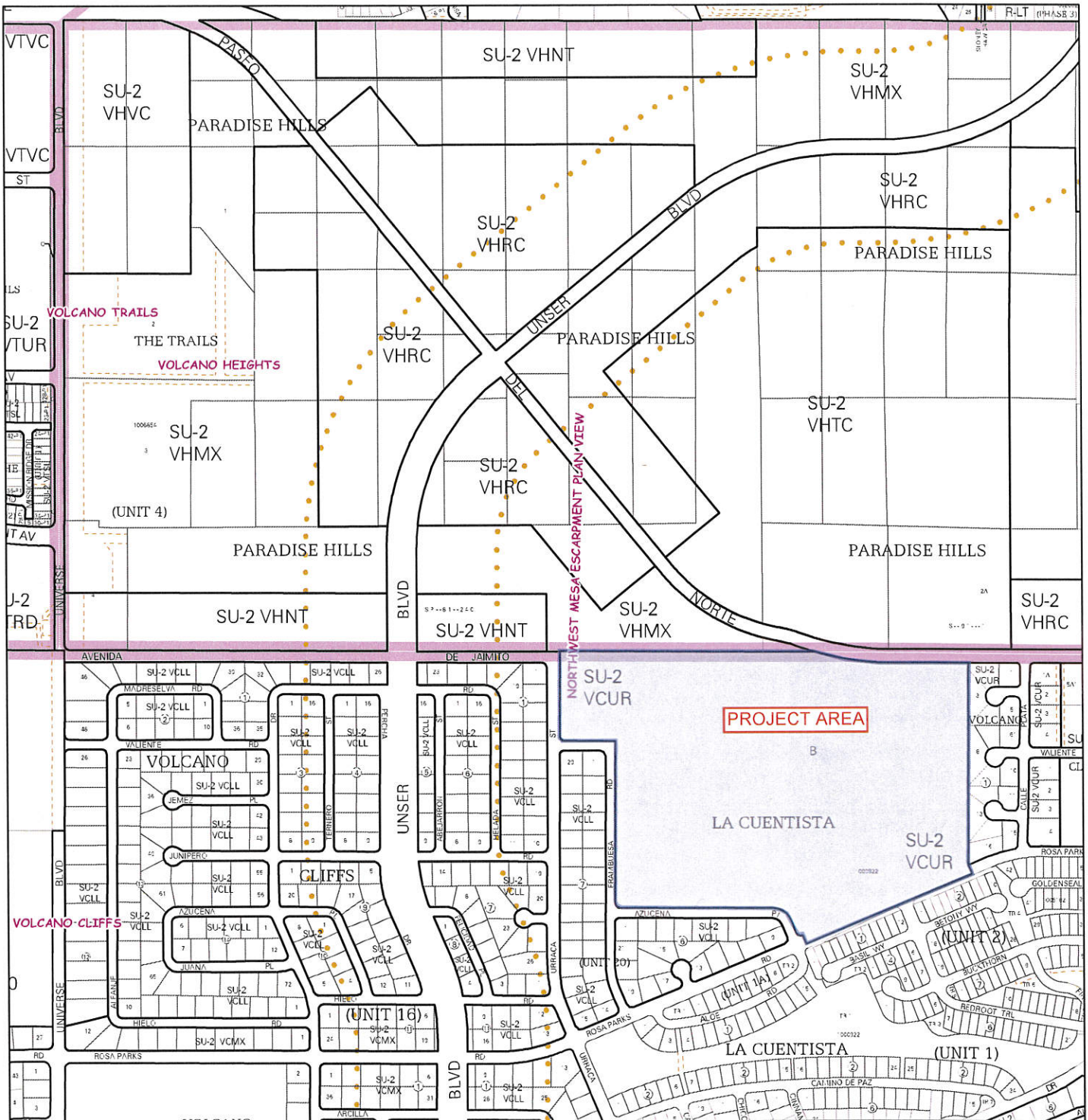
SUPPORTING DOCUMENTATION: Aerial provided by agent
SITE VISIT: n/a

RECOMMENDATION(S):

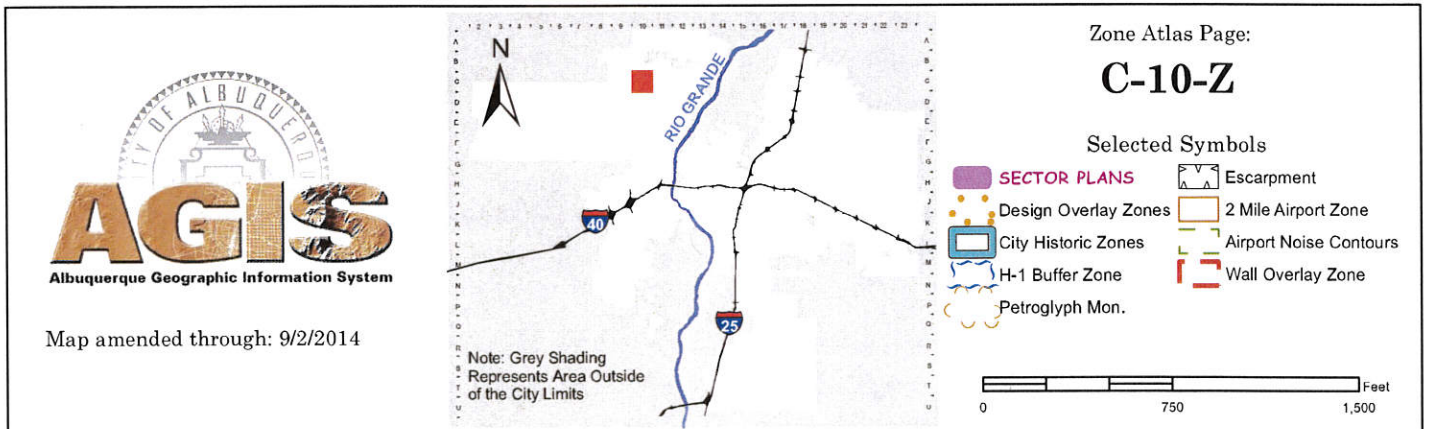
- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow platting process to continue.***
- ***Archaeological survey required prior to issuance of building permit.***

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



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





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

April 15, 2016

Mr. Jack Cloud, Chairperson
City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street, NW
Albuquerque, NM 87103

RE: La Cuentista Subdivision Tract B, Bulk Land Plat

Dear Jack,

Wilson & Company acting as an agent for Elk Haven, LLC and Frances Pavich, LLC of 21 Vista Calle Circle, Lamy, NM 87540, are requesting Preliminary Plat approval for a Bulk Land Plat and Variance for La Cuentista Subdivision Tract B. The Bulk Land Plat will subdivide Tract B into two Tracts, B-1 with an area of 47.90 ac, Tract B-2 with an area of 11.19 ac and right of way with an area of 1.087 ac.

Tract B is bounded by Avenida de Jaimito to the north, Urraca Street to the west, Rosa Parks Road to the south and Volcano Cliffs Subdivision unit 26 to the east and located within the boundaries of the Volcano Cliffs Sector Development Plan (VCSDP). Tract B is zoned SU-2 – VCUR – Urban Residential with a minimum development density of 8 du/ac.

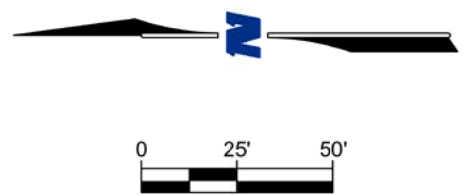
The property is currently undeveloped with native grasses and shrubs and some rock outcrops which will be kept as open space. There are existing utility stub outs in Rosa Parks Road for connection to public water, sanitary sewer and storm drain utilities. A portion of Rosa Parks Road adjacent to Tract B is an existing 50' public drainage, water, sewer and permanent roadway easement filed in the office of County Clerk on 06/20/2007 Document number 2007090419 which will be dedicated as public right of way with this Bulk Land Plat. Existing Utility and Grading & Drainage exhibits showing all existing utilities are attached.

Please feel free to contact me at 505-348-4000, should you have any questions or need further clarification regarding the La Cuentista Tract B Subdivision Project.

WILSON & COMPANY

Donald M. Duneman, PE
Project Manager
Email: donnie.duneman@wilsonco.com

M:\MSD16-600-006-0012_DISCIPLINES_EXHIBITS\UTILITY_PLAN.DWG 3/23/2016 1:53 PM

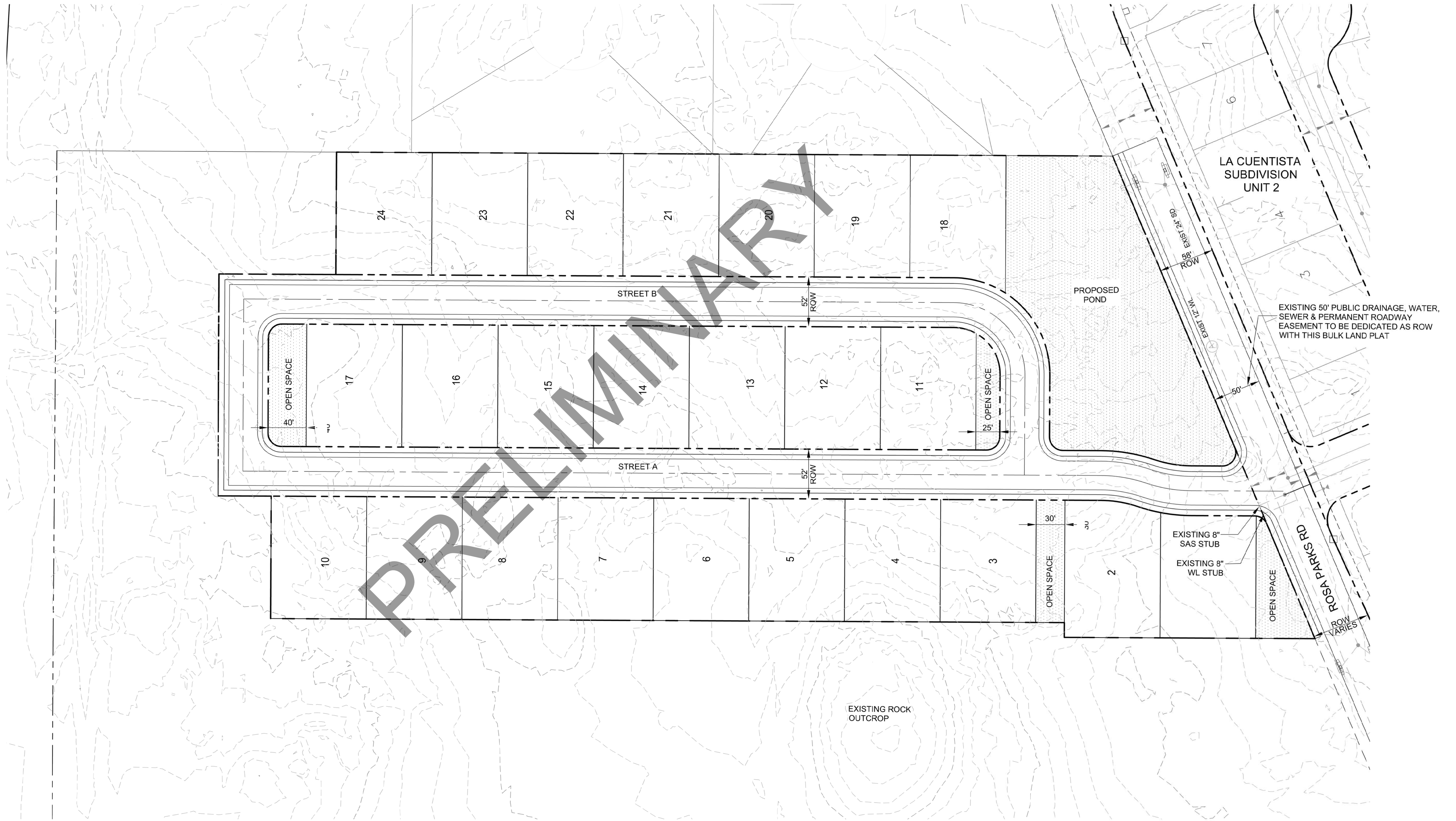


LA CUENTISTA SUBDIVISION TRACT B-2 EXISTING UTILITY EXHIBIT

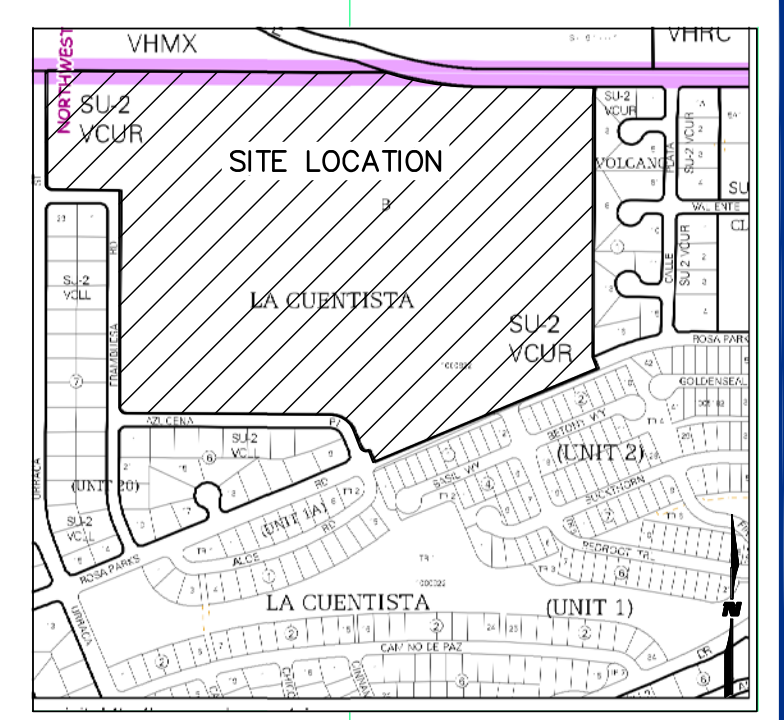
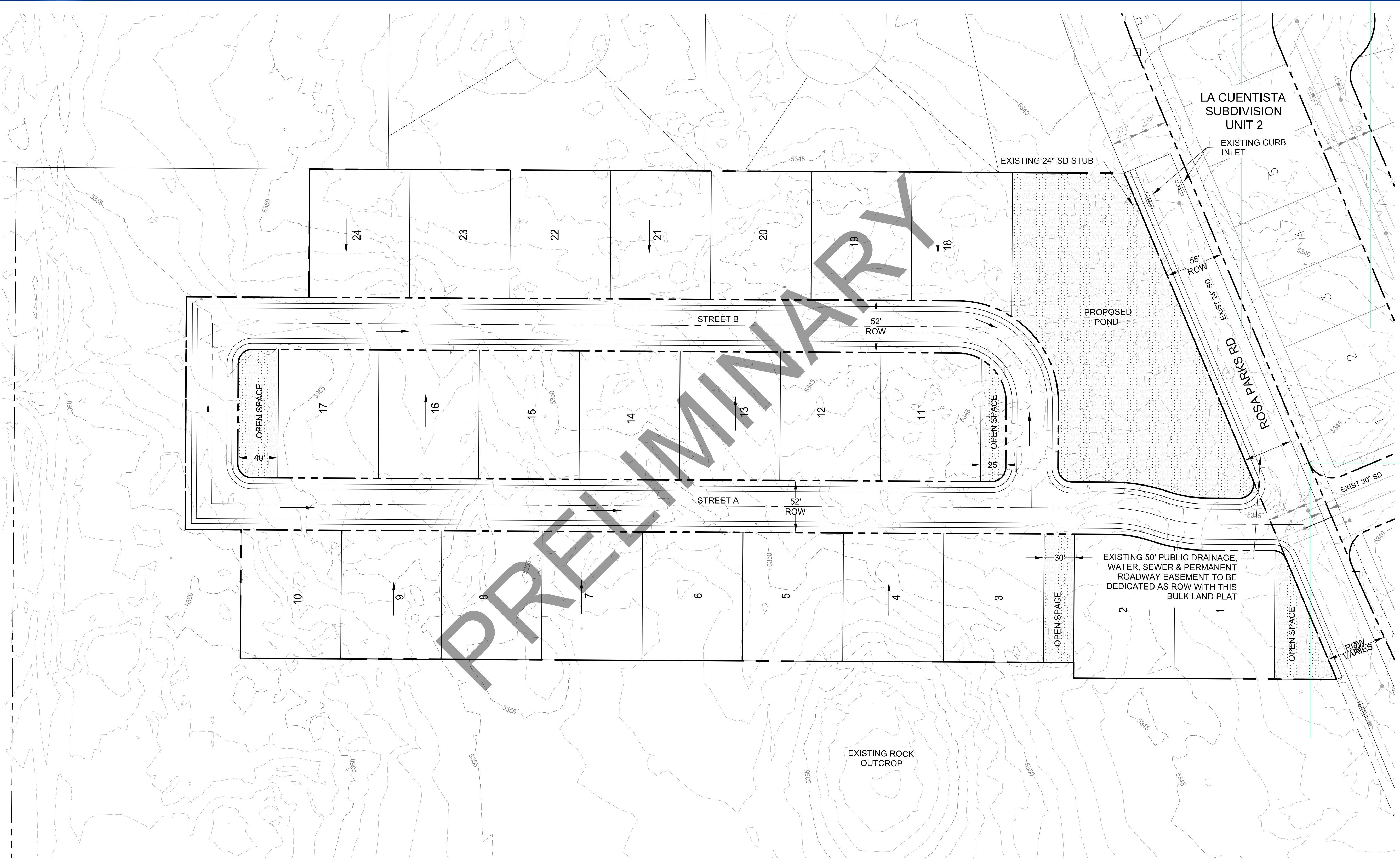
LEGEND

TRACT BOUNDARY	---
PROPERTY LINE	---

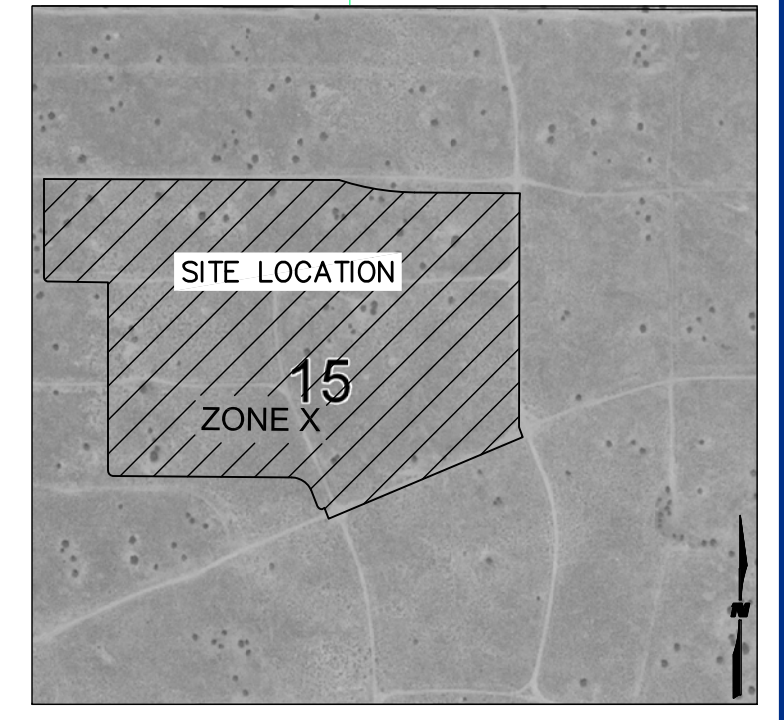
WILSON & COMPANY
 4900 LANG AVE, NE
 ALBUQUERQUE, NM 87109
 PH (505) 348-4000
 FAX (505) 348-4072
 www.wilsonco.com



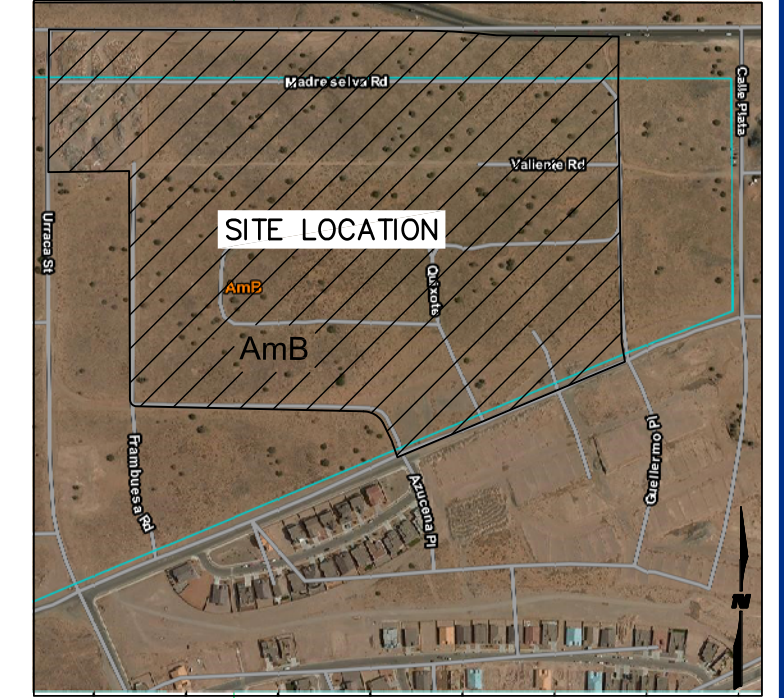
M:\MSD16-600-006-002_DISCIPLINES\EXHIBITS\GRADING_DRAINAGE.DWG_3/23/2016 1:49 PM



LOCATION
ZONE ATLAS MAP NO C-10-Z

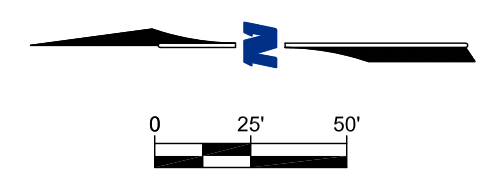


FLOOD INSURANCE RATE MAP
REFERENCE: FLOOD INSURANCE STUDY
PANEL 112 #35001C0112G



SOILS MAP
REFERENCE: HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

LA CUENTISTA SUBDIVISION TRACT B-2 EXISTING GRADING AND DRAINAGE EXHIBIT



- LEGEND**
- TRACT BOUNDARY — — — — —
 - PROPERTY LINE —————
 - DRAINAGE FLOW PATH —————>

WILSON & COMPANY
 4900 LANG AVE, NE
 ALBUQUERQUE, NM 87109
 PH (505) 348-4000
 FAX (505) 348-4072
 www.wilsonco.com

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87120

Postage	\$3.30	0109
Certified Fee	\$2.70	13
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.47	
	\$6.47	
		04/14/2016

Sent To
 Street, Apt. No., or PO Box No. **Mr. Michael Martin**
 City, State, ZIP+4 **8119 Chicory Dr NW**
Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87120

Postage	\$3.30	0109
Certified Fee	\$2.70	13
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.47	
	\$6.47	
		04/14/2016

Sent To
 Street, Apt. No., or PO Box No. **Mr. Ralph Davis**
 City, State, ZIP+4 **5612 Popo NW**
Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114

Postage	\$3.30	0109
Certified Fee	\$2.70	13
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.47	
	\$6.47	
		04/14/2016

Sent To
 Street, Apt. No., or PO Box No. **Ms. Maria Warren**
 City, State, ZIP+4 **5020 Russel NW**
Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114

Postage	\$3.30	0109
Certified Fee	\$2.70	13
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.47	
	\$6.47	
		04/14/2016

Sent To
 Street, Apt. No., or PO Box No. **Mr. Tom Anderson**
 City, State, ZIP+4 **10013 Plunkett Dr NW**
Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87111

Postage	\$3.30	0109
Certified Fee	\$2.70	13
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.47	
	\$6.47	
		04/14/2016

Sent To
 Street, Apt. No., or PO Box No. **Mr. Blake Thompson**
 City, State, ZIP+4 **3009 Palo Alto Dr NE**
Albuquerque, NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87120

Postage	\$3.30	0109
Certified Fee	\$2.70	13
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$0.47	
	\$6.47	
		04/14/2016

Sent To
 Street, Apt. No., or PO Box No. **Mr. James Grage**
 City, State, ZIP+4 **6427 Camino de Paz NW**
Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

=====
 ACADEMY
 6255 SAN ANTONIO DR NE
 ALBUQUERQUE
 NM
 87109-9998
 3401280109
 04/14/2016 (800)275-8777 3:03 PM
 =====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.60 Oz) (Expected Delivery Day) (Saturday 04/16/2016)	1	\$0.47
Certified (USPS Certified Mail #) (70073020000279712373)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590952106150263710195)	1	\$2.70
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.60 Oz) (Expected Delivery Day) (Saturday 04/16/2016)	1	\$0.47
Certified (USPS Certified Mail #) (70072680000136121118)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590952106150256312535)	1	\$2.70
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.70 Oz) (Expected Delivery Day) (Saturday 04/16/2016)	1	\$0.47
Certified (USPS Certified Mail #) (70073020000279712366)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590952106150256312528)	1	\$2.70
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.70 Oz) (Expected Delivery Day) (Saturday 04/16/2016)	1	\$0.47
Certified (USPS Certified Mail #) (70073020000279712359)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590952106150256312511)	1	\$2.70
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.70 Oz) (Expected Delivery Day) (Saturday 04/16/2016)	1	\$0.47
Certified (USPS Certified Mail #) (70073020000279712342)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590952106150256312504)	1	\$2.70
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87111) (Weight:0 Lb 0.70 Oz) (Expected Delivery Day) (Saturday 04/16/2016)	1	\$0.47
Certified (USPS Certified Mail #) (70073020000279712380)	1	\$3.30
Return Receipt (USPS Return Receipt #) (9590952106150256312498)	1	\$2.70

Total \$38.82
 Cash \$40.00
 Change (\$1.18)

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit USPS.com USPS Tracking or call 1-800-222-1811.



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 and Dalaina Carmona at 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: Maryam Giahi

Company Name: Wilson & Company

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

Phone: 505-948-5133 Fax: 505-348-4055 E-mail: maryam.giahi@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)

TRACT B of the

CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION

Located On Rosa Parks Rd NW
street name (ex. - 123 Main St. NW) or other identifying landmark

Between URRACCA St NW and
street name or other identifying landmark

CALLE PLATA
street name or other identifying landmark

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



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

PLEASE NOTE: The NA/HOA 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.

March 22, 2016

Maryam Giahi
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-948-5133/FAX: 505-348-4055
E-mail: maryam.giahi@wilsonco.com

Dear Maryam:

Thank you for your inquiry of **March 22, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) - TRACT B OF THE CORRECTION PLAT OF THE BULK LAND OF LA CUENTISTA SUBDIVISION** zone map **C-10**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal 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 - siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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 (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Letters must be sent to BOTH contacts of each NA/HOA's for this Planning Submittal

!!!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 neighborhood and/or homeowner 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 describes 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 and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners 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 Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/22/16** Time Entered: **4:50 p.m.** ONC Rep. Initials: **siw**

ATTACHMENT A

(DRB SUBMITTAL) - TRACT B OF THE CORRECTION PLAT OF THE BULK LAND OF LA CUENTISTA SUBDIVISION zone map **C-10** for Maryam Giahi, Wilson & Company.

PARADISE HILLS CIVIC ASSOC. "R"

***Tom Anderson**

10013 Plunkett Dr. NW/87114 897-2593 (h)

Maria Warren

5020 Russell NW/87114 440-2240 (c)

VOLCANO CLIFFS PROPERTY OWNERS ASSOC.

Ralph Davis

5612 Popo NW/87120 280-6512 (c)

Blake Thompson

3009 Palo Alto NE/87111 328-3117 (c)

LA CUENTISTA SUBDIVISION UNIT 1 HOA, INC.

***James Grage**

6427 Camino de Paz NW/87120 922-6261 (h) —

Michael Martin

8119 Chicory Dr. NW/87120 264-6277 (c) —

***President of NA/HOA**



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

CERTIFIED MAIL

April 14, 2016

Blake Thompson
Volcano Cliffs Property Owners Assoc.
3009 Palo Alto NE
Albuquerque, NM 87111
328-3117 (c)

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Tract B Bulk Land Plat

Dear Mr. Thompson:

This letter is to inform the **Volcano Cliffs Property Owners Assoc.** that Wilson & Company, Inc., acting as agents for legacy Sustainable Development, Inc., is requesting approval for La Cuentista Subdivision Tract B Bulk Land Plat. This Bulk Land Plat divides Tract B into two tracts B-1 and B-2 and dedicates public right-of-way to the City.

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, May 11, 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) 348-4000.

WILSON & COMPANY

Donald Duneman
Project Manager
Email: donnie.duneman@wilsonco.com



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

CERTIFIED MAIL

April 14, 2016

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

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Tract B Bulk Land Plat

Dear Mr. Grage:

This letter is to inform the **La Cuentista Subdivision Unit 1 HOA, INC.** that Wilson & Company, Inc., acting as agents for legacy Sustainable Development, Inc., is requesting approval for La Cuentista Subdivision Tract B Bulk Land Plat. This Bulk Land Plat divides Tract B into two tracts B-1 and B-2 and dedicates public right-of-way to the City.

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, May 11, 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) 348-4000.

WILSON & COMPANY

Donald Duneman
Project Manager
Email: donnie.duneman@wilsonco.com



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

CERTIFIED MAIL

April 14, 2016

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

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Tract B Bulk Land Plat

Dear Mr. Martin:

This letter is to inform the **La Cuentista Subdivision Unit 1 HOA, INC.** that Wilson & Company, Inc., acting as agents for legacy Sustainable Development, Inc., is requesting approval for La Cuentista Subdivision Tract B Bulk Land Plat. This Bulk Land Plat divides Tract B into two tracts B-1 and B-2 and dedicates public right-of-way to the City.

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, May 11, 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) 348-4000.

WILSON & COMPANY

Donald Duneman
Project Manager
Email: donnie.duneman@wilsonco.com



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

CERTIFIED MAIL

April 14, 2016

Maria Warren
Paradise Hills Civic Assoc. "R"
5020 Russell NW
Albuquerque, NM 87114
440-2240 (c)

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Tract B Bulk Land Plat

Dear Ms. Warren:

This letter is to inform the **Paradise Hills Civic Assoc. "R"** that Wilson & Company, Inc., acting as agents for legacy Sustainable Development, Inc., is requesting approval for La Cuentista Subdivision Tract B Bulk Land Plat. This Bulk Land Plat divides Tract B into two tracts B-1 and B-2 and dedicates public right-of-way to the City.

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, May 11, 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) 348-4000.

WILSON & COMPANY

Donald Duneman
Project Manager
Email: donnie.duneman@wilsonco.com



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

CERTIFIED MAIL

April 14, 2016

Ralph Davis
Volcano Cliffs Property Owners Assoc.
5612 Popo NW
Albuquerque, NM 87120
280-6512 (c)

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Tract B Bulk Land Plat

Dear Mr. Davis:

This letter is to inform the **Volcano Cliffs Property Owners Assoc.** that Wilson & Company, Inc., acting as agents for legacy Sustainable Development, Inc., is requesting approval for La Cuentista Subdivision Tract B Bulk Land Plat. This Bulk Land Plat divides Tract B into two tracts B-1 and B-2 and dedicates public right-of-way to the City.

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, May 11, 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) 348-4000.

WILSON & COMPANY

Donald Duneman
Project Manager
Email: donnie.duneman@wilsonco.com



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

CERTIFIED MAIL

April 14, 2016

Tom Anderson
Paradise Hills Civic Assoc. "R"
10013 Plunkett Dr. NW
Albuquerque, NM 87114
897-2593 (h)

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Tract B Bulk Land Plat

Dear Mr. Anderson:

This letter is to inform the **Paradise Hills Civic Assoc. "R"** that Wilson & Company, Inc., acting as agents for legacy Sustainable Development, Inc., is requesting approval for La Cuentista Subdivision Tract B Bulk Land Plat. This Bulk Land Plat divides Tract B into two tracts B-1 and B-2 and dedicates public right-of-way to the City.

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, May 11, 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) 348-4000.

WILSON & COMPANY

Donald Duneman
Project Manager
Email: donnie.duneman@wilsonco.com

Notice of Subdivision Plat Conditions:

La Cuentista Subdivision Tracts B-1 and B-2

The plat of La Cuentista Subdivision Tracts B-1 and B-2, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or site development plans are approved.

By its approval of this subdivision the city makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the city engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

A separate notice of these conditions was recorded in the office of the county clerk of

Bernalillo, New Mexico on _____, 2016 in Doc # _____

Frances Pavich (Land owner)
Frances Pavich, LLC

Development Review Board (Chairman)

Stan Diamond (Land owner)
Elk haven, LLC