

City of Albuquerque



DEVELOPMENT/PLAN REVIEW APPLICATION

Supplemental Form (SF)
 S Z ZONING & PLANNING
Annexation

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

Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
 Adoption of Rank 2 or 3 Plan or similar
 Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

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

D Street Name Change (Local & Collector)

STORM DRAINAGE (Form D)
Storm Drainage Cost Allocation Plan

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 (Kristine Susco) PHONE: 505-348-4191
ADDRESS: 4900 Lang Avenue NE STATE NM ZIP 87109 E-MAIL: kisusco@wilsonco.com FAX: 505-348-4055
CITY: Albuquerque

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@swcp.com

Proprietary interest in site: Developer/Owner List all owners: _____
DESCRIPTION OF REQUEST: Preliminary/Final Plat, Vacation of Public and Private Easements

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.
SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No.: _____ Block: _____ Unit: 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

CASE INFORMATION:
Within city limits? Yes No Within 1000FT of a landfill? No
No. of existing lots: 150/14 Tracts No. of proposed lots: 2 Tracts Total site area (acres): 34.4796

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 or Pre-application Review Team (PRT) Review Date: _____
SIGNATURE Kristine Susco DATE 9.12.14 Applicant: Agent:

FOR OFFICIAL USE ONLY

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
140RB - 70316
- 70317
- 70318

Action
VPE
CMF
ADV
VPE
PP
S.F. Fees
\$ 1,080.00
\$ 20.00
\$ 75.00
\$ 825.00
\$ 595.00
Total
\$ 1,995.00

Revised: 4/2012

Hearing date October 8, 2014 Project # 1005182
Staff signature & Date [Signature]

Copy

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
Applicant name (print)
Kristine Susco
Applicant signature / date
9-12-14



Form revised October 2007

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

Application case numbers
14-DRB-10318
Planner signature / date
[Signature] 9-12-14
Project # 1005180

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) 24

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26) - 45

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.

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

Application case numbers
 14-DRB-70316
 - - - - - 70317
 - - - - -

Form revised 4/07

Applicant name (print) KRISTINE SUSO
 Applicant signature / date *[Signature]* 9-12-14
 Project # 1005182
 Planner signature / date *[Signature]*



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick-up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
 - A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
 - B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
 - C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
 - A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
 - B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
 - A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
 - B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME
Signs must be posted from 9-23-14 To 10-8-14
5. REMOVAL
 - A. The sign is not to be removed before the initial hearing on the request.
 - B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Anthony J... 9.12.14
(Applicant or Agent) (Date)

I issued 3 signs for this application, 9-2-14 (Date)
(Staff Member)

DRB PROJECT NUMBER: 1005182



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

September 12, 2014

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
WCI File: 1460008900

Dear Jack:

Wilson & Company, Inc., acting as agents for DR Scott, LLC., requests approval for Preliminary / Final Plat and approval for the Vacation of existing public and private easements for La Cuentista Subdivision, Unit II. The easements to be vacated include:

- 10' Contiguous PUE adjacent to private roadway throughout site - 1
- City of Albuquerque Blanket Public Drainage and Blanket Pedestrian Access Easement and Open Space - 11 Tracts
- 22' Private Access and PNM Public Utility Easement - 4
- City of Albuquerque Blanket Pedestrian Access Easement and Permanent Monument / Sign Easement and Open Space - 2 (1 Tract)
- City of Albuquerque 20' Public Drainage Easement - 1
- City of Albuquerque Blanket Pedestrian Access Easement - 1
- Albuquerque Bernalillo County Water Utility Authority 25' Public Water and Sanitary Sewer Easement - 1
- City of Albuquerque 37.5' Public Drainage and Albuquerque Bernalillo County Water Utility Authority Public Water and Sanitary Sewer Easement - 2
- Albuquerque Bernalillo County Water Utility Authority 15' Public Water and Sanitary Sewer Easement - 1
- Private Roadway Tract 12 and City of Albuquerque Public Drainage, Sanitary Sewer and Water Easement - 2

The purpose of the Plat is to create two tracts, upon the vacation of existing lots and easements.



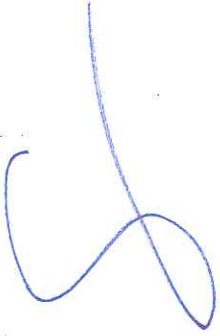
Wilson & Company, Inc., Engineers & Architects

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

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

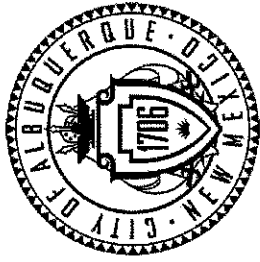
DESIGN REVIEW COMMITTEE REVISIONS

DRB CHAIR -- date	PARKS & GENERAL SERVICES -- date	TRANSPORTATION DEVELOPMENT -- date	ABCWUA -- date	CITY ENGINEER -- date

Kristine Susco (Agent)
 NAME(print) Wilson & Co., 4900 Lang Ave. NE, Albuquerque NM 87109
 FIRM *Wilson & Co.*
 SIGNATURE *Kristine Susco*
 9.12.14
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

COA DRC	SIA	Sequence #	Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
8" Dia.				8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Rosa Parks Rd	Calle Plaza	Red Clover Lane	/	/	/
8" Dia.				8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Rosa Parks Rd	340' West of Kimmick Dr	Kimmick Drive	/	/	/
8" Dia.				8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Kimmick Dr	Rosa Parks Road	Firehorn Lane	/	/	/
8" Dia.				8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Redroot Trail	Rosa Parks Road	Firehorn Lane	/	/	/
8" Dia.				8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Firehorn Lane	135' North of Kimmick Drive	Kimmick Drive	/	/	/
24" Dia.				24" Dia.	Storm Drain pipe W/inlets	Rosa Parks Road	Isect Redroot Trail	Isect Redroot Trail	/	/	/
24" Dia.				24" Dia.	Storm Drain pipe W/inlets	Rosa Parks Road	Isect Redroot Trail 330' East, 20' Stubout	Isect Redroot Trail	/	/	/
30", 36", 42", 48", 54" Dia.				30", 36", 42", 48", 54" Dia.	Storm Drain pipe W/inlets	Redroot Trail	Rosa Parks Road	Detention Pond in La Cuentista Unit 1 North of Kimmick Drive	/	/	/
N/A				N/A	Inlet to Pond Structure				/	/	/
48" Dia.				48" Dia.	Storm Drain pipe W/inlets	Rosa Parks Road	Isect Kimmick Drive	Isect Kimmick Drive	/	/	/



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

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

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract 1-A and 2-A of the Re-plat La Cuentista Subdivision Unit II which is zoned as R-1, on September 10, 2014 submitted by DR Scott, LLC, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because of the property owner (s) replat of La Cuentista Subdivision Unit II, from 150 lots to 2 tracts. This document will void the original Albuquerque Public School Facility Fee Agreement recorded with the County of Bernalillo on 2-1-2008 Document Number 2008011217.

ALBUQUERQUE PUBLIC SCHOOLS

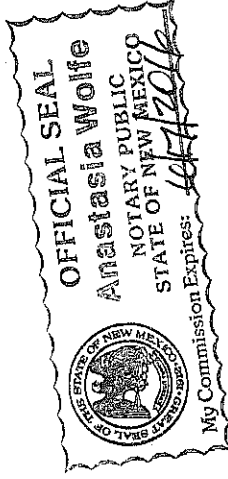
By: Anastasia Wolfe
Signature

Anastasia Wolfe, Facility Fee Planner
Name (printed or typed) and title

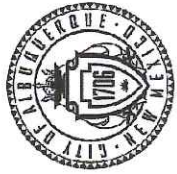
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 10, 2014, by Anastasia Wolfe as Facility Fee Planner 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)



Anastasia Wolfe
Notary Public
My commission expires: 6/17/2016



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 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 –OR–** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any 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/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: [] Free-Standing Tower -OR- [] Concealed Tower
[] EPC Submittal [] DRB Submittal [] LUCC Submittal [] Liquor Submittal
[] Administrative Amendments (AA's) Submittal [] City Project Submittal

CONTACT NAME: Kristine Susco

COMPANY NAME: Wilson & Company

ADDRESS/ZIP: 4900 Lang Ave NE Albuquerque, NM 87109

PHONE: 505-348-4191 FAX: 505-348-4055

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

La Cuentista Subdivision Unit II

LEGAL DESCRIPTION

LOCATED ON Rosa Parks Rd NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Aloe Rd NW

Kimmick Dr NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (C-10 & 11, D-10 & 11



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 11, 2014

Kristine Susco
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4191/FAX: 505-348-4055

Dear Kristine:

Thank you for your inquiry of **September 11, 2014** 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) – LA CUENTISTA SUBDIVISION, UNIT II, LOCATED ON ROSA PARKS ROAD NW BETWEEN ALOE ROAD NW AND KIMMICK DRIVE NW** zone map **C-10-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

VOLCANO CLIFFS PROPERTY OWNERS ASSOC.
Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Blake Thompson, 3009 Palo Alto NE/87111 328-3117 (c)

PETROGLYPH ESTATES OWNERS ASSOC., INC.
Steven J. Metro, 8860 Desert Finch NE/87122 280-4553 (c)
Blake Thompson, 3009 Palo Alto Dr. NE/87111 328-3117 (c)

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. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 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

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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER 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 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: **09/11/14** Time Entered: **1:10 p.m.** ONC Rep. Initials: **siw**



2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Saltina
San Bernardino

CERTIFIED MAIL

September 12, 2014

Blake Thompson
Volcano Cliffs Property Owners Association
3009 Palo Alto NE.
Albuquerque, NM 87111
(505) 328-3117

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and
Private Easements

Dear Mr. Thompson:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for DR Scott, LCC., is requesting approval for La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and Private Easements. The purpose of this plat is to consolidate existing lots and tracts into 2 tracts, grant easements, and vacate existing lots, tracts and easements.

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, October 8, 2014 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

WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS



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Rio Rancho, NM 87124
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San Bernardino

CERTIFIED MAIL

September 12, 2014

Dave Heil
Volcano Cliffs Property Owners Association
160 Itasca Rd.
Rio Rancho, NM 87124
(505) 228-7189

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and
Private Easements

Dear Mr. Heil:

This letter is to inform the Volcano Cliffs Property Owners Association that Wilson & Company, Inc., acting as agents for DR Scott, LLC., is requesting approval for La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and Private Easements. The purpose of this plat is to consolidate existing lots and tracts into 2 tracts, grant easements, and vacate existing lots, tracts and easements.

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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

WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS



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San Bernardino

CERTIFIED MAIL

September 12, 2014

Blake Thompson
Petroglyph Estates Owners Assoc., Inc.
3009 Palo Alto NE.
Albuquerque, NM 87111
(505) 328-3117

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and
Private Easements

Dear Mr. Thompson:

This letter is to inform the **Petroglyph Estates Owners Assoc., Inc.** that Wilson & Company, Inc., acting as agents for DR Scott, LCC., is requesting approval for La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and Private Easements. The purpose of this plat is to consolidate existing lots and tracts into 2 tracts, grant easements, and vacate existing lots, tracts and easements.

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, October 8, 2014 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

WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS



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Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Saltina
San Bernardino

CERTIFIED MAIL

September 12, 2014

Steven J. Metro
Petroglyph Estates Owners Assoc., Inc.
8860 Desert Finch NE
Albuquerque, NM 87122
(505) 280-4553

Re: **Neighborhood Association Notification**
La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and
Private Easements

Dear Mr. Metro:

This letter is to inform the Petroglyph Estates Owners Assoc., Inc. that Wilson & Company, Inc., acting as agents for DR Scott, LCC, is requesting approval for La Cuentista Subdivision Unit II Preliminary/Final Plat, and Vacation of Public and Private Easements. The purpose of this plat is to consolidate existing lots and tracts into 2 tracts, grant easements, and vacate existing lots, tracts and easements.

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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: kiskusco@wilsonco.com

WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS

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Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	SEP 12 2014
Total Postage & Fees	\$6.49	09/12/2014

Sent To

Street, Ap or PO Box
City, State
Dave Heil
Volcano Cliffs Property Owners Assoc.
160 Itasca Rd.
Rio Rancho, NM 87124

PS Form

Instructions

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Total Postage & Fees	\$3.79	09/12/2014

Sent To

Street, Ap or PO Box
City, State
Blake Thompson
Volcano Cliffs Property Owners Assoc.
3009 Palo Alto NE
Albuquerque, NM 87111

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Total Postage & Fees	\$6.49	09/12/2014

Sent To

Street, Ap or PO Box
City, State
Steven J. Metro
Petroglyph Estates Owners Assoc., Inc.
8860 Desert Finch NE
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Street, Ap or PO Box
City, State
Blake Thompson
Petroglyph Estates Owners Assoc., Inc.
3009 Palo Alto NE
Albuquerque, NM 87111

PS Form

Instructions

2002 2002 0892 1000 2196 2020

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: WILSON COMPANY DATE OF REQUEST: 9/11/14 ZONE ATLAS PAGE(S): C-10/C-11

CURRENT:

LEGAL DESCRIPTION:

ZONING R-1

LOT OR TRACT # _____ BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) _____

SUBDIVISION NAME: LACMENTISTA UNIT II

REQUESTED CITY ACTION(S):

ANNEXATION

SITE DEVELOPMENT PLAN:

ZONE CHANGE []: From _____ To _____

SUBDIVISION* AMENDMENT

SECTOR, AREA, FAC, COMP PLAN

BUILDING PERMIT ACCESS PERMIT

AMENDMENT (Map/Text)

BUILDING PURPOSES OTHER

*includes plaiting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION:

NO CONSTRUCTION/DEVELOPMENT

OF UNITS: 2 TRACTS

NEW CONSTRUCTION

BUILDING SIZE: _____ (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT

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

APPLICANT OR REPRESENTATIVE Kristine Sauer

DATE 9.11.14

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

Planning Department, Development & Building Services Division, Transportation Development Section - 2ND Floor West, 600 2ND 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:

Consolidation - future phases may require addn'l info

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.

[Signature]

TRAFFIC ENGINEER

DATE 09/12/13

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 1/1

TRAFFIC ENGINEER _____ DATE _____

-FINALIZED 1/1

DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME LA CUENTISTA UNIT II - REPLAT

AGIS MAP # C-10 & 11, D-10 & 11

LEGAL DESCRIPTION LA CUENTISTA SUBDIVISION UNIT II

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on September 5, 2014 [date].

Wilson & Company (Kristine Susco) Applicant / Agent Date 9-5-14

Cathy S. Chen Hydrology Division Representative Date 9-12-14

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 9-12-14 [date].

Wilson & Company (Kristine Susco) Applicant / Agent Date 9-12-14

Allen Paster Utilities Division Representative Date 09/12/14

DRB # _____