OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 8, 2014

Project# 1005403
14DRB-70339 EXT OF PRELIMINARY PLAT

APPLIED ENGINEERING AND SURVEYING INC. agent(s) for ROADRUNNER REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12A-1B, MRGCD MAP #35 (tbka **HACIENDA DON VILLEGAS)** zoned R-1, located on RIO GRANDE BETWEEN INDIAN SCHOOL CONTRERAS containing approximately 1.2084 acre(s). (H-13)

At the October 8, 2014 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: APPLIED ENGINEERING AND SURVEYING INC.
file

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1005403 AGENDA ITEM NO: 9

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
An infrastructure list is required for this site.
If a sidewalk deferral or wavier is needed, a sidewalk deferral/waiver request is required.
Per the Department of Municipal Development, 500 feet of clear sight is required for approaching traffic on Rio Grande from 13 feet back of curb face (perpendicular to Rio Grande) from three feet to eight feet above gutter flowline is required. The landscaping plan must indicate this as well; walls, trees, and shrubbery over 3 feet tall (measured from gutter pan) will not be acceptable in this area.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

INDEF

APPROVED __; DENIED __; DEFERRED _X; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Kristal D. Metro DATE: OCTOBER 16, 2013
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1005403 **AGENDA ITEM NO: 9**

SUBJECT:

Preliminary Plat Approval

ENGINEERING COMMENTS:

Submit a revised grading and drainage plan for approval. Drainage plan to show that the difference in volume between historic and proposed runoff is ponded on-site.

An approved infrastructure list is required.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 10-16-13

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 18, 2013

Project# 1005403
13DRB-70702 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70787 SIDEWALK WAIVER
13DRB-70788 MINOR - TEMP DEFR SWDK CONST

INTRIGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *)[Deferred from 10/16/13, 12/11/13]*

At the December 18, 2013 Development Review Board meeting, with the signing of the infrastructure list dated 12/18/13, and with an approved grading plan engineer stamp dated 10/28/13, the preliminary plat was approved. The final plat was deferred for the subdivision improvements agreement and for the site distance exhibit to reflect 500 ft of clear sight. The sidewalk waiver was approved as shown on exhibit in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

If you wish to appeal this decision, you must do so by January 2, 2013 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

INTRIGRATED DESIGN & ARCHITECTURE
Marilyn Maldonado
file

9. **Project# 1009568**
13DRB-70779 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DANIEL DAVIS/DONNA PELLOWSKI request(s) the above action(s) for all or a portion of Lot(s) 12 AND 13, Block(s) 8, **LA RESOLANA ADDITION** zoned R-1, located on AVENIDA LA RESOLANA BETWEEN AVENIDA ESTRELLITA AND AVENIDA MANANA containing approximately .3741 acre(s). (J-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES AND TO RECORD.**

10. **Project# 1009829**
13DRB-70777 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CHRISTOPHER & ANNE DEMAS request(s) the above action(s) for all or a portion of Lot(s) 44, **HIGHLANDS AT HIGH DESERT Unit(s) 1,** zoned SU-2 HD/R-1, located on FRINGE SAGE COURT NE BETWEEN ELENA GALLEGOS PL NE AND CANADA DEL OSO PL NE containing approximately 1.2449 acre(s). (E-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES, AMAFCA SIGNATURE AND AGIS DXF.**

11. **Project# 1005403**
13DRB-70702 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70787 SIDEWALK WAIVER
13DRB-70788 MINOR - TEMP DEFR SWDK CONST

INTRIGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *)[Deferred from 10/16/13, 12/11/13]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/13, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 10/28/13, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT AND FOR THE SITE DISTANCE EXHIBIT TO REFLECT 500 FT OF CLEAR SIGHT. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CON-STRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

Project# 1006000 13DRB-70677 MAJOR - 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA) **[DEFERRED TO 2/12/14]**	MYERS, OLIVER & PRICE, PC agents for MESA DEL SOL, LLC request the refernced/ above action for Tract 12-B, **MESA DEL SOL INNOVATION PARK** zoned PC, located on the northeast corner of TURNING DR SE and SAGAN AVE SE containing approximately 2.922 acres. (R-16) *[Deferred from 10/9/13]* **DEFERRED TO 2/12/14.**

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

6.	**Project# 1005403** 13DRB-70702 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	INTRIGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *)[Deferred from 10/16/13]* **DEFERRED TO 12/18/13.**
7.	**Project# 1009839** 13DRB-70689 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	JACKS HIGH COUNTRY INC agent(s) for DORRIS PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 9, **LAS LOMITAS BUSINESS PARK SUBDIVISION** zoned SU-1 FOR I-P, located on CUESTA ABAJO CT BETWEEN LAS LOMITAS DR NW AND NW DIVERSON CHANNEL containing approximately 4.0425 acre(s). (D-16) *[deferred from 10/2/13]***THE PRELIMINARY/FINAL PLAT WAS APPROVED.**
8.	**Project# 1006543** 13DRB-70771 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	THE SURVEY OFFICE, LLC agent(s) for ABS SW INVESTOR, LLC request(s) the above action(s) for all or a portion of Lot(s) 61-A-1-A-1 AND 61-A-1-B-1, **TOWN OF ATRISCO GRANT Unit(s) 6,** zoned C-2, located on 6600 CENTRAL AVE SW containing approximately 6.1955 acre(s). (K-10) **INDEFINITELY DEFERRED FOR AMENDMENT OF SITE PLAN.**
9.	**Project# 1008630** 13DRB-70682 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containingapproximately 3 acre(s). (L-21) *[deferred from 9/25/13, 10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED12/11/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

DEVELOPMENT REVIEW BOARD
AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 5, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002944**
08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS
MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC,** zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11)

2. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 8/22/07 & 9/26/07 11/28/07 & 1/30/08]*

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

3. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION,** zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13)**ADDITION,** zoned SU-2/DR, located on CORNELL DRIVE SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16)

4. **Project# 1006824**
08DRB-70100 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN,** zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22)

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08]*

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

6. **Project# 1006879**
08DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for ANSELMO C'DE BACA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24 TBKA 23-A & 24-A, Block(s) 5, **BELMONT PLACE,** zoned R-1, located on BELLROSE AVE NW BETWEEN 6TH AND PUBLIC AVE 5TH STREET NW containing approximately 0.1627 acre(s). (G-14)

7. **Project# 1005403**
08DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTRIGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS,** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13)

8. **Project# 1001026**
08DRB-70098 VACATION OF PRIVATE EASEMENT
08DRB-70099 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJON SURVEYING INC agent(s) for TEMPLE HILL LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **TRACTS A-1 & A-2, MED-ART SQUARE, VELMONTE ADDITION,** zoned O-1, containing approximately 1.0002 acre(s). (J-15)

9. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3,** zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08]*

10. **Project# 1004919**
07DRB-70073 MINOR - FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**), zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07, 07/25/07, 08/01/07 & 8/8/07]* [REF: 06DRB-00747] (F-15)

11. **Project# 1000523**
08DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20)

12. **Project# 1004675**
08DRB-70075 AMENDMENT TO PRELIMINARY PLAT
08DRB-70076 SIDEWALK WAIVER
08DRB-70077 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for TS MCNANEY request(s) the above action(s) for all or a portion of Lot 1 TO BE KNOWN AS VISTA DE LA LUZ, **SP-KINDSCHERFFLAND; AND SW 1/4 ON NE 1/4 SEC 35/ T11N/ R2E,** zoned SU-1 PRD, located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLYNE AV NW containing approximately 27.674 acre(s). (F-11)

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

13. **Project# 1007139**
08DRB-70102 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 3-1, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on GULFSTREAM SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO (M-22)

14. **Project# 1007140**
08DRB-70103 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on VIA POSADA SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO containing approximately 9.5455 acre(s). (M-22)

15. Other Matters:

ADJOURNED:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Sidewalk deferral or waiver requires a separate application.
Four-foot wide sidewalk is required along the entire frontage of Via Villegas NW.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MARCH 5, 2008

* Sidewalk Variance Request!
" Deferral Request.

Draft 12.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 **AGENDA ITEM NO: 7**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 12-6-07 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

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

DATE: March 5, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 5, 2008
DRB Comments

ITEM # 7

PROJECT # 1005403 APPLICATION # 08-70092

RE: Tracts 12-A-1-A and 12-A-1-B, MRGCD Map #35

Please note that "TOWNHOUSES" are defined in the zoning code as dwelling units having common walls; as noted in the March 7, 2007 Sketch Plat comments, this is not an allowed use in the R-1 zone (which is the zoning per the City's GIS – please correct Note 8).

Regarding the minimum lot size in the R-1 zone, 5,000 sq ft is only allowed when the proposed lots would not "depart from a pattern of larger developed lots, which pattern constitutes the established character of the neighborhood" [§ 14-16-2-6 R-1 RESIDENTIAL ZONE]. Given the character of larger lots along Rio Grande Boulevard, the minimum lot size for this subdivision will be 6,000 sq ft. which would allow a maximum of 5 lots with the proposed street layout. This could be accomplished with a much shorter street (less infrastructure), which in turn might allow enough area to plat 6 lots.

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

SIDEWALK DEFERRAL NOT IN.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 12, 2008

Project# 1005403
08DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS,** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *[Deferrd from 3/5/08]*

At the March 12, 2008 Development Review Board meeting the preliminary plat was approved. Final plat was indefinitely deferred for the SIA. The Temporary Deferral of Construction of Sidewalks on the interior streets was approved as shown on Exhibit 'C' in the planning file with the condition that the sidewalk must extend to drive pad on Lot 4 per Transportation Development. The Sidewalk Waiver was aproved as shown on Exhibit 'C' in the planning file.

Jack Cloud, AICP, DRB Chair

Cc: Integrated Design & Architecture – 624 Tijeras Ave. NW – Albuquerque, NM 87102
Cc: J & J Real Estate LLC – 106 Industrial Park Loop – Rio Rancho, NM 87124

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 12, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

****

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08].* **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

2. **Project# 1007051**
08DRB-70014 VACATION OF PUBLIC RIGHT-OF-WAY

JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION,** adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75th ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10) *[February 13, 2008].* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT IS FOR ALL AS-BUILTS OF RECORD BE SUBMITTED CONCURRENTLY WITH THE PLATTING ACTION.**

3. **Project# 1001562**
08DRB-70071 VACATION OF PUBLIC EASEMENT
08DRB-70089 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 11-P1, 12-P1, & 13-P1, Block(s) 1, Tract(s) 1-A, **RESERVE AT FOUR HILLS SUBDIVISION** zoned R-D, located on SEA BISCUIT DRIVE BETWEEN SECRETARIAT AV AND SEATTLE SLEW AVE containing approximately .7208 acre(s). (M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN ON THE PLAT, AND TO PLANNING FOR EXHIBIT INDICATING LOCATION OF SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO RECORD.**

4. **Project# 1003684**
08DRB-70074 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above action(s) for all or a portion of **ANASAZI Unit(s) 1,** zoned R-1, located on MCMAHON BLVD NE BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10) **AN 18 MONTH EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08 & 3/5/08]* **DEFERRED TO 3/19/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006865**
08DRB-70117 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

7. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

8. **Project# 1006824**
08DRB-70100 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN,** zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22) *[Deferred from 3/5/08]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA TO CLOSE OUT MINI WORK ORDER, ACCOUNT SET-UP, AND TO CALL OUT EXISTING/PROPOSED SERVICES AND TO PLANNING FOR STAFF PLANNERS INITIALS ON PLAT OR REVISED MEMO.**

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

9. **Project# 1000523**
08DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20) *[Deferred from 3/5/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3,** zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08 & 3/5/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 3/7/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

11. Project# 1006950
08DRB-70115 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for SIERRA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) B-B NMDOT ROW TBKA TRACT A LANDS OF SIERRA WEST LLC, zoned R-1, located on WYOMING BLVD NE BETWEEN MOUNTAIN RD NE AND INTERSTATE 40 NE containing approximately 1.1249 acre(s). (J-20)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR VERIFICATION OF EXISTING EASEMENT STATUS AND TO PLANNING TO RECORD.

12. ~~Project#:1005403~~
08DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS,** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *[Deferrd from 3/5/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 12/6/07, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE WITH THE CONDITION THAT THE SIDWALK MUST EXTEND TO DRIVE PAD ON LOT 4 PER TRANSPORTATION DEVELOPMENT. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

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

13. Project# 1006571
08DRB-70118 SKETCH PLAT REVIEW AND COMMENT

DOUG SMITH agent(s) for JIO RANCESORD request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007147**
08DRB-70113 SKETCH PLAT REVIEW AND COMMENT

JOSE ARMAS agent(s) for JOSE ARMAS request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 39, **MESA VERDE ADDITION** zoned R-3, located on WESCONSIN NE BETWEEN MARQUETTE NE AND COPPER NE containing approximately .2662 acre(s). (K-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007149**
08DRB-70114 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYS, LLC agent(s) for YOLANDA SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 122B, zoned RA-2, located on ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS RD NW containing approximately .9709 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project# 1007150**
08DRB-70116 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM O'CONNELL request(s) the above action(s) for all or a portion of Lot(s) 3, **FLAMINGO HEIGHTS** zoned O-1, located on ST JOSEPHS CT NW BETWEEN LADERA DR NW AND ATRISCO DR NW containing approximately .48 acre(s). (G-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Other Matters: None.

ADJOURNED: 10:24

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70092 Project # 1005403

Project Name: HACIENDAS DON VILLEGAS

Agent: INTEGRATED DESIGN & ARCHITECURE Phone No.: 243-3499

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:_____
- ❑ UTILITIES:_____
- ❑ CITY ENGINEER / AMAFCA:_____
- ❑ PARKS / CIP:_____
- ❑ PLANNING (Last to sign):_____
- ❑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
  - -Tax printout from the County Assessor.
  - ❑ **3 copies of the approved site plan. Include all pages.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **AGIS DXF File approval required.**
  - ❑ **Copy of recorded plat for Planning.**

Created On:

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 **AGENDA ITEM NO: 12**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 12-6-07 is on file for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN

FP indef

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

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

DATE: March 12, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 5, 2008
DRB Comments

ITEM # 7

PROJECT # 1005403 APPLICATION # 08-70092

RE: Tracts 12-A-1-A and 12-A-1-B, MRGCD Map #35

Please note that "TOWNHOUSES" are defined in the zoning code as dwelling units having common walls; as noted in the March 7, 2007 Sketch Plat comments, this is not an allowed use in the R-1 zone (which is the zoning per the City's GIS – please correct Note 8).

Regarding the minimum lot size in the R-1 zone, 5,000 sq ft is only allowed when the proposed lots would not "depart from a pattern of larger developed lots, which pattern constitutes the established character of the neighborhood" [§ 14-16-2-6 R-1 RESIDENTIAL ZONE]. Given the character of larger lots along Rio Grande Boulevard, the minimum lot size for this subdivision will be 6,000 sq ft. which would allow a maximum of 5 lots with the proposed street layout. This could be accomplished with a much shorter street (less infrastructure), which in turn might allow enough area to plat 6 lots.

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

Item# 7
Project# 1005403
Hearing Date: Mar. 5, 2008
RIO GRANDE
ANAYAS
12A1A
R-1
12A1B
3
4
6
2
31

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 5, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

****

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002944**
08DRB-70063 - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for H & C REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A & F-1-B, **LANDS OF ZOLIN/KUNTAN, TRES ESQUINAS, LLC & CURB INC,** zoned SU-1 FOR MIXED USES DETAILED IN PROJECT# 1000936, located on the west side of UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND NIGHT WHISPER RD NW containing approximately 1.8859 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 8/22/07 & 9/26/07 11/28/07 & 1/30/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

3. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION,** zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) **DEFERRED TO 3/19/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006824**
08DRB-70100 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN,** zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08]* **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006879**
08DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for ANSELMO C'DE BACA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24 TBKA 23-A & 24-A, Block(s) 5, **BELMONT PLACE,** zoned R-1, located on BELLROSE AVE NW BETWEEN 6TH AND PUBLIC AVE 5TH STREET NW containing approximately 0.1627 acre(s). (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project#:1005403**
08DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS,** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

8. **Project# 1001026**
08DRB-70098 VACATION OF PRIVATE EASEMENT
08DRB-70099 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJON SURVEYING INC agent(s) for TEMPLE HILL LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **TRACTS A-1 & A-2, MED-ART SQUARE, VELMONTE ADDITION,** zoned O-1, containing approximately 1.0002 acre(s). (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

9. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3,** zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08]* **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

10. **Project# 1004919**
07DRB-70073 MINOR - FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**), zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07, 07/25/07, 08/01/07 & 8/8/07]* [REF: 06DRB-00747] (F-15) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND REVISION TO NOTE 8 INDICATING EASEMENT DEDICATION TO ABCWUA.**

11. **Project# 1000523**
08DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

12. **Project# 1004675**
08DRB-70075 AMENDMENT TO PRELIMINARY PLAT
08DRB-70076 SIDEWALK WAIVER
08DRB-70077 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for TS MCNANEY request(s) the above action(s) for all or a portion of Lot 1 TO BE KNOWN AS VISTA DE LA LUZ, **SP-KINDSCHERFFLAND; AND SW 1/4 ON NE 1/4 SEC 35/ T11N/ R2E,** zoned SU-1 PRD, located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLYNE AV NW containing approximately 27.674 acre(s). (F-11) **THE AMENDMENT TO PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

13. **Project# 1007139**
08DRB-70102 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 3-1, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on GULFSTREAM SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO (M-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007140**
08DRB-70103 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, **JUAN TABO HILLS Unit(s) 1,** zoned R-D, located on VIA POSADA SE BETWEEN JUAN TABO SE AND TIJERAS ARROYO containing approximately 9.5455 acre(s). (M-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: None

ADJOURNED: 10:00

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 **AGENDA ITEM NO: 17**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___ discussed

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 14, 2007

PROJECT TRACKING HISTORY

Date	Project Name/#	Application Request	Action
3/7/07	MRYCD Map 35 Proj. 1005403	Sketch	No show deferred to 3/14/07 Comments given

19. **Project # 1005401**
07DRB-00233 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 for R-2 & O-1 office and institution zone, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005403**
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s). (H-13) **INDEFINITELY DEFERRED ON A NO SHOW. AGENT REQUESTED TO BE HEARD ON 3/14/07.**

21. Approval of the Development Review Board Minutes for February 28, 2007. **THE DRB MINUTES FOR 2/28/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

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

16. Project # 1005392
07DRB-00215 Minor-Sketch Plat or Plan

SANDRA HILDEBRAND agent(s) for VIOLA & ROSS LUCERO request(s) the above action(s) for Lot(s) 3, **TOWN OF ATRISCO GRANT,** zoned R-1 located on GALLEGOS RD SW, between OLD COORS RD SW and GARCIA RD SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1005394
07DRB-00223 Minor-Sketch Plat or Plan

ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17 thru 20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 located on SAN PEDRO DR NE and TAYLOR AVE NE, between MENAUL NE and LOMAS NE containing approximately 1 acre(s). [REF: V-86-32] (H-18) **DUPLICATE REQUEST. WAS WITHDRAWN BY APPLICANT.**

18. Project # 1005398
07DRB-00228 Minor-Sketch Plat or Plan

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, Block(s) 3, **GARCIA ADDITION**, zoned S-R located on 11TH ST NW between MOUNTAIN NW and SAWMILL NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002730**
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004913**
07DRB-00072 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS OF UNM,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] *[Final Plat was indef deferred 1/31/07 for SIA]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1005390**
07DRB-00206 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER,** zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07]* (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/07/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3,** zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07]* (M-15) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

11. **Project # 1003857**
07DRB-00230 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or any portion of Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES and Tract(s) 31-B-1, M.R.G.C.D. MAP 41, Lot(s) 4-6, 10-12, SIMPIER ADDITION 2, Block(s) E, (to be known as **TRACTS A & B BARELAS COFFEE HOUSE**) zoned SU-2 FOR NCR & SU-2 RT located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). [REF: 07DRB00166] (L-14) **THE PRLIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTIES SIGNATURE AND AGIS DXF FILE.**

12. **Project # 1005402**
07DRB-00234 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ANSELMO GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3, located on COCHITI RD SE BETWEEN DOROTHY ST SE AND SHIRLEY ST SE, containing approximately 1 acre(s). (L-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

7. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07 07]* (K-9) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

8. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

BRASHER & LORENZ INC. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07]* (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

9. **Project # 1004354**
07DRB-00216 Minor-Amendment to Final Plat Conditions

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or any portion of Lot(s) 22-26, a portion of Lot 27, Block(s) 9, ORIGINAL TOWNSITE OF WESTLAND (to be known as **MONAHITI SUBDIVISION**) zoned SU-2 FOR IP USES located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: 05DRB01229, 05EPC01234] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public Easements
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] *[Deferred from 2/21/07 & 2/28/07]* (F-6) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, VACATION OF REST OF 106-FOOT PUBLIC ACCESS & UTILITY EASEMENT AND TO RECORD THE PLAT AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1003801**
07DRB-00222 Minor-SiteDev Plan BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION,** zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] **[Anna DiMambro, EPC Case Planner]** *[Deferred from 3/07/07]* (J-16) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

2. **Project # 1004246**
07DRB-00144 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[*Deferred from 3/07/2007*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

3. **Project # 1005346**
07DRB-00134 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK,** zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07 & 3/07/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/21/07.**

DEVELOPMENT REVIEW BOARD
ACTION SHEEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 7, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:10 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003713**
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS,** zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15TH SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13) **TWO YEAR SIA WAS APPROVED.**

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1005403 Item No. 20 Zone Atlas H-13

DATE ON AGENDA 3-7-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	What are the widths of the surrounding sidewalks?
2)	A cross section of Rio Grande Blvd. is needed.
3)	Rio Grande requires 86′ of right-of-way.
4)	Standard infrastructure per DPM is required.
5)	The curb radius is 40′ with 45′ being required for right-of-way.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 **AGENDA ITEM NO: 20**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: Indef no-show

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 7, 2007

IMPACT FEES – # 1005403

Development Review Board 3/7/07 Agenda Item #20
Sketch Plat: Tract 12A1A & 12A1B, MRGCD Map 35

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 7, 2007
DRB Comments

ITEM # 20

PROJECT # 1005403 APPLICATION # 07-00235

RE: Tracts 12A1A, 12A1B, M.R.G.C.D. Map 35/sketch

The residential sub-divider must comply with City Council Resolution R-06-74, regarding Pre-Development Facility Fee Agreement with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.

The R-1 zone in the City of Albuquerque Comprehensive Zoning Code allows one dwelling per legal lot. Townhome development is not an allowed use.

Follow the guidelines of the Rio Grande Boulevard Corridor Plan, including setbacks and landscaping.

Follow the wall design standards of the Zoning Code.

Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov

DRB CASE ACTION LOG – BLUE SHEET

☑ **Preliminary/Final Plat (P&F)**
☐ **Site Plan for Subdivision (SPS)**
☐ **Site Plan for Building Permit (SBP)**

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

PROJECT NUMBER: **Project# 1005403** - 15DRB-70184 MINOR - PREL/ FINAL PLAT APPROVAL
NAME: **CONTRERAS ADDN**
AGENT: SURV-TEK INC
Your request was approved on 5·13·15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

☐ **Transportation:**

☑ **ABCWUA:** Resolve W + S E'ment

☐ **City Engineer:**

☐ **Parks and Recreation :**

☑ **Planning:** Lost to sign AMAFCA (both plats)

PLATS:

☐ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**:
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
☐ Property Management's signature must be obtained prior to Planning Department's signature.
☐ AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

☐ 3 copies of the approved site plan. Include all pages.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 702

10/04/2013 Issued By: E08375 209756

Application Number: **13DRB-70702**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW

Project Number: 1005403

Applicant
J & J REAL ESTATE LLC

106 INDUSTRIAL PARK LOOP
RIO RANCHO NM 87124
994-3830

Agent / Contact
INTRIGRATED DESIGN & ARCHITECTURE

624 TIJERAS AVE NW
ALBUQUERQUE NM 87102
243-3499

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$565.00**
TOTAL:	**$585.00**

City of Albuquerque Treasury
Date:10/4/2013 Office:ANNEX
Stat ID:WS000007 Cashier:TRSMAB
Batch: 2666 Trans #:17
Permit: 901307070 2
Receipt Num 00155782
Payment Total:$585.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $565.00
Check Tendered : $585.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Applied Engineering & Surveying Inc PHONE: 480-8125
ADDRESS: 1605 Blair Drive NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: galdaz47@yahoo.com

APPLICANT: Roadrunner Real Estate PHONE: 440-6010
ADDRESS: 106 Industrial Loop FAX: ___
CITY: Rio Ranch STATE NM ZIP 87144 E-MAIL: contractorssupply.cl@gmail.com
Proprietary interest in site: Owner List all owners: Road Runner

DESCRIPTION OF REQUEST: Extension for Preliminary Plat and Infrastructure List - One Year

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

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

Lot or Tract No. Tracts 12-A1-A & 12A-1B Block: MRGCD Map Unit: 35
Subdiv/Addn/TBKA: Hacienda Don Villegas
Existing Zoning: RLT Proposed zoning: same MRGCD Map No ___
Zone Atlas page(s): H-13 UPC Code: 101305902148020934 & 101305902347120933

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB #08-70092, DRB# 1005403, 13DRB-70702, 13DRB-70787, 13DRB-70788

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 6 Total site area (acres): 1.2084
LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NE
Between: Indian School NW and Contreras Place NW

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

SIGNATURE [signature] DATE 09-29-14
(Print Name) Gilbert Aldaz Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
14DRB - 70339	EPP		$ 50.00
	CFM		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date Oct. 8, 2014

[signature] 9-29-14
Staff signature & Date

Project # 1005403

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ List any original and/or related file numbers on the cover application

☒ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

___ Preliminary Plat reduced to 8.5" x 11"
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Copy of DRB approved infrastructure list – original
✓ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
✓ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations & cross sections of perimeter walls **3 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Copy of recorded SIA
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ List any original and/or related file numbers on the cover application
___ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

___ 5 Acres or more: Certificate of No Effect or Approval
___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ Fee (see schedule)
___ List any original and/or related file numbers on the cover application
___ Infrastructure list if required **(verify with DRB Engineer)**
___ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

Gilbert Aldaz
Applicant name (print)

09-28-14
Applicant signature / date

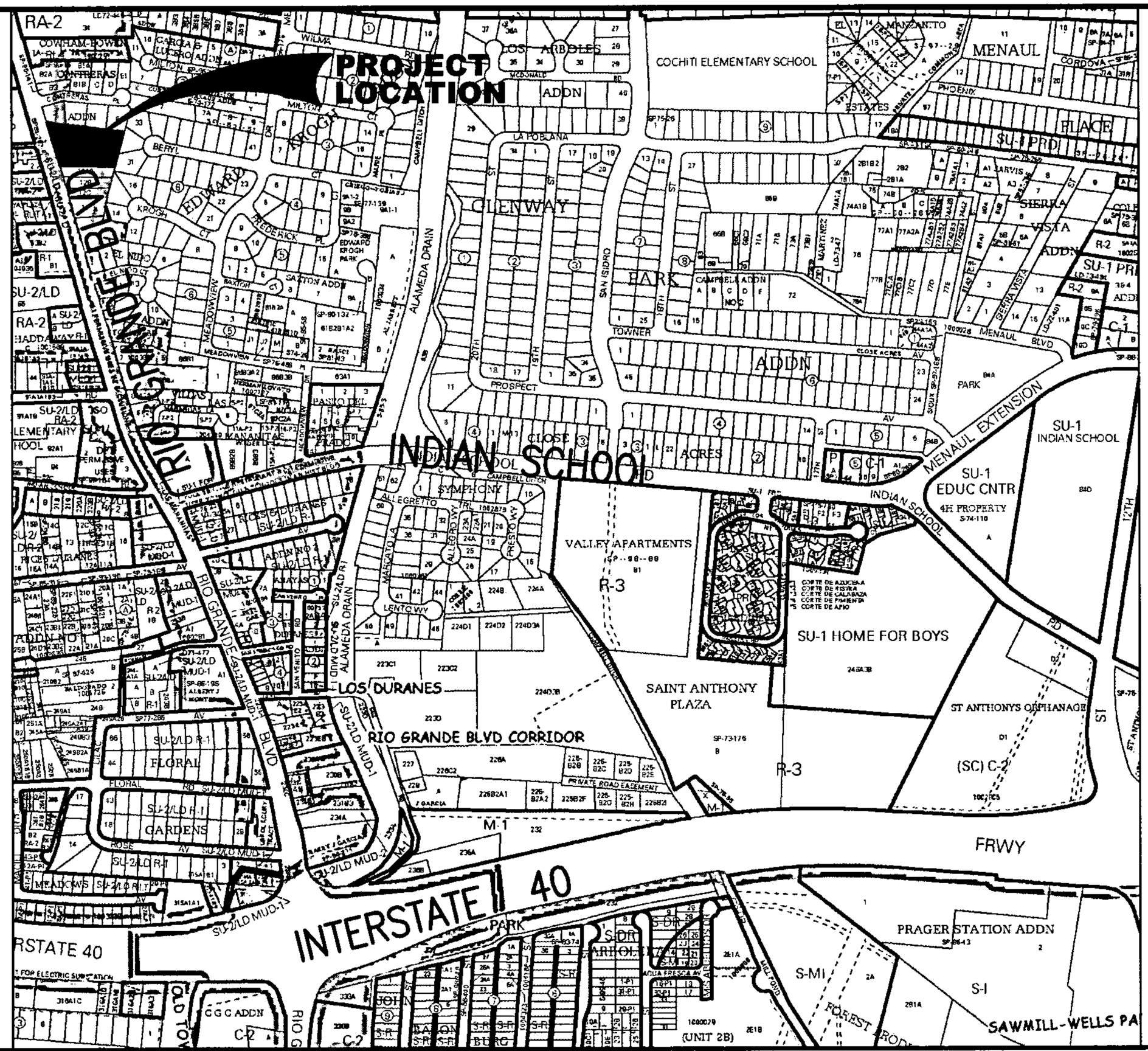
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70339
___ - ___ - ___
___ - ___ - ___

9-29-14
Planner signature / date

Project # 1005403



VICINITY MAP (H–13)

NORTH

GENERAL NOTES

NOTICE TO CONTRACTORS

Applied Engineering and Surveying, Inc.
Civil Engineering, Land Planning & Surveying

TRANSMITTAL LETTER

DATE: September 29, 2014

TO: (OFFICE) Development Review Board

(ADDRESS) Plaza Del Sol – 1st Floor West

City of Albuquerque, Public Works

(ATTENTION) Jack Cloud, Chair.

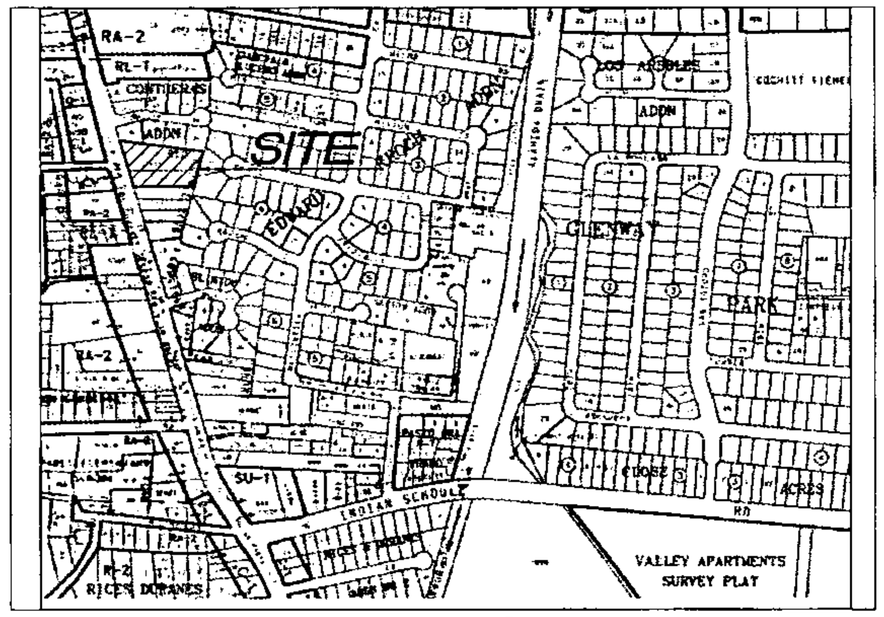
FROM: Gilbert Aldaz, P.E. & P.S.

RE: HACIENDA DON VILLEGAS 6 LOT SUBDIVISION, DRB Project No. 1005403, 13DRB-70702 MINOR – PRELIMINARY/FINAL PLAT APPROVAL, REQUEST FOR PRELIMINARY PLAT 1-YEAR EXTENSION

The purpose of this memorandum is to request a one year extension to the existing infrastructure list dated 12/18/13 and the Preliminary Plat that was approved on this same date.

The reason for this request is the Owners have been working to secure a financial guarantee, bonding and license requirements for release of the work order drawings which should happen in the next couple of weeks. Once work order is released by the City the Owner would like to request a one-year extension for the preliminary plat so that it does not expire prior to City acceptance of the Public Infrastructure shown on the infrastructure list. If you should have any questions, please don't hesitate to contact me at 480-8125, thanks.

Gilbert Aldaz, P.E & P.S., 1605 Blair Drive NE, Albuquerque, New Mexico, 87112 (505) 480-8125, E-Mail: galdaz47@yahoo.com



VICINITY MAP

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

A. Plat entitled "LOTS B-1, B-2 AND B-3, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 1990 in Volume 90C, Folio 187

B. Plat entitled "SUBDIVISION OF A PORTION OF LOT ONE, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 1963 in Volume B4, Folio 13

C. Plat entitled "LOTS B-1-A, B-1-B AND B-2-A, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1998 in Volume 98C, Folio 11.

D. Plat entitled "RIO GRANDE BLVD. N.W.", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1941 in Volume D2, Folio 22.

E. Plat entitled "CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.

F. Plat entitled "EDWARD KROUGH ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.

G. Commitment For Title Insurance issued by Fidelity National Title Insurance Company Commitment Number 07-1076871-B-LM, effective date June 28, 2007.

H. Warranty Deeds:

a. Special Warranty Deed filed February 14, 2003 in Book A50, Page 4816.

b. Special Warranty Deed filed September 19, 2005 in Book A103, Page 6957.

c. Special Warranty Deed filed February 1, 2006 in Book A111, Page 5348

d. Warranty Deed filed June 1, 2007 in Book A138, Page 951.

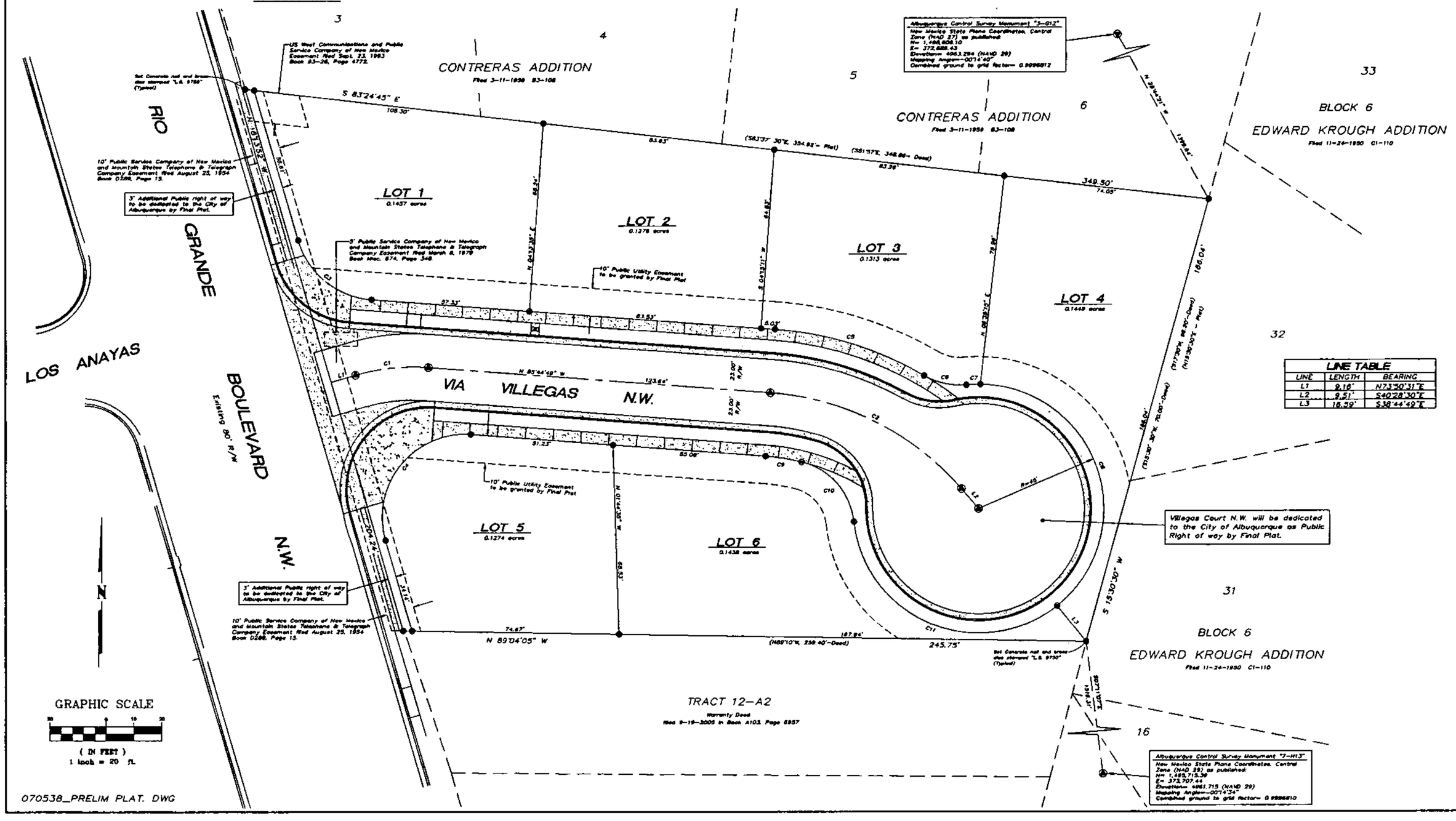
e. Warranty Deed filed September 4, 2003 in Book A63, Page 8040.

GENERAL NOTES

1. Bearings are grid, based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus ◎. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
6. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
7. City Zone Atlas Page H-13
8. Current Zoning as listed on City of Albuquerque Zone Atlas Page H-13 is "RLT".

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	26.72'	75.00'	13.50'	26.58'	S84°02'31"W	20°24'41"
C2	78.01'	100.00'	41.70'	76.97'	N63°06'39"W	45°18'19"
C3	36.40'	30.00'	20.82'	34.21'	S30°39'20"E	69°30'37"
C4	57.85'	30.00'	43.23'	49.29'	S39°00'40"W	110°29'03"
C5	56.63'	123.00'	28.83'	56.13'	N72°33'25"W	26°22'48"
C6	15.81'	25.00'	8.18'	15.55'	S77°28'57"E	36°13'51"
C7	5.07'	45.00'	2.54'	5.06'	S87°37'40"W	6°27'04"
C8	110.27'	45.00'	124.99'	84.58'	N18°56'48"W	140°24'00"
C9	13.12'	77.00'	6.59'	13.14'	N20°51'14"W	9°47'10"
C10	30.56'	23.00'	17.31'	28.69'	N40°58'48"W	70°01'42"
C11	96.46'	45.00'	82.56'	79.02'	S87°20'20"E	122°48'58"



LINE TABLE

LINE	LENGTH	BEARING
L1	8.16'	N73°50'31"E
L2	9.51'	S40°28'30"E
L3	16.59'	S38°44'49"E

PRELIMINARY PLAT OF

HACIENDAS DON VILLEGAS

(BEING A REPLAT OF TRACTS 12-A1-A AND 12-A-1B MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 35)

WITHIN

SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY , 2008

SURVEY LEGAL DESCRIPTION

That certain parcel of land situate within Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tracts 12-A-1-A and 12-A-1-B as presently occupied and shown and designated on the Middle Rio Grande Conservancy District Property Map Number 35, said Tracts further described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2007 in Book A138, Page 951 being more particulary described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

Beginning at the Southeast corner of the parcel herein described (a concrete nail and brass disc stamped "L.S. 9750" set) a point on the Westerly line of Block 6 of the Edward Krough Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on November 24, 1950 in Volume C1, Folio 110, said point also being the Southeast corner of said Tract 12-A-1B and the Northeast corner of Tract 12-A2, MRGCD Map 35 whence (1) the Albuquerque Control Survey Monument "3-C12" bears N 24° 22' 23" W, 1522.96 feet distant and (2)the Albuquerque Control Survey Monument "7-H13" bears S 07° 11' 07" E, 1516.31 feet distant; Thence,

N 89° 04' 05" W , 245.75 feet along a line common to said Tract 12-A-1B and 12-A2 to a point on the Easterly right of way line of Rio Grande Boulevard N.W. and the Southwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

N 16° 12' 52" W , 204.21 feet along said Easterly right of way line of Rio Grande Boulevard N.W. to the Northwest corner of said Tract 12-A-1A and the Northwest corner of the parcel herein described (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 83° 24' 45" E , 349.44 feet along the Northerly line of said Tract 12-A-1A as presently occupied and described in the aforesaid Warranty Deed to the Northeast corner of said Tract 12-A-1A (a concrete nail and brass disc stamped "L.S. 9750" set) said point also being a point on said Westerly line of Block 6 of the Edward Krough Addition and the Northeast corner of the parcel herein described; Thence,

S 15° 30' 30" W , 166.04 feet along a line common to said Tracts 12-A-1A, 12-A-1B and Block 6 of the Edward Krough Addition to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 1.2084 acres, more or less.

PURPOSE OF PLAT

The Purpose of this plat is to: Create the 6 residential lots as shown hereon; Dedicate the Public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 6
3. Total mileage of full width streets created: 0.047 mile.
4. Gross Subdivision acreage: 1.2084 acres.

APPROVALS

OWNER

J & J Real Estate, LLC

By_____
Julie V. Gutierrez, Managing Member

Approved

CITY SURVEYOR Date

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

SURVEY PLAT MAPS

City Project No.	Zone Map No.	Sheet	Of
764283	H-13	2	7

Current DRC
Project Number:

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved: 12-18-13
Date Preliminary Plat Expires: 12-18-14
DRB Project No.: 1005403
DRB Application No.: 13-70702

Hacienda Don Villegas Subdivision

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT~~ PLAN

Tracts 12A1A & 12A1, MRGCD Map 35

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary sewer line w/6 services	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		6"	Waterline w/6 services	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		2'-6"	Mountable Curb Roll Type	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		28' F. to F.	Permanent Residential Pvmt.	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		4' Wide	Concrete * 1 Sidewalk	Via Villegas Court	Rio Grande Blvd	Beginning of Cul-De-Sac (S. side) Lot 4 drive pad (N. side)	/	/	/
							/	/	/
		6"	Waterline - Replace 2.25" line	Rio Grande Blvd.	South Property	North Property	/	/	/
							/	/	/
							/	/	/

PAGE ___ OF ___

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 1 * Sidewalk Deferred

2 Engineer's Certification of the grading plan required prior to release of SIA and Financial guarantee.

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

12-18-13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

12-18-13
DRB CHAIR - date

Carol S. Dumont 12-18-13
PARKS & RECREATION - date

12-18-13
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

12/18/13
UTILITY DEVELOPMENT - date

_____ - date

12-18-13
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

10. **Project# 1009829**
13DRB-70777 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CHRISTOPHER & ANNE DEMAS request(s) the above action(s) for all or a portion of Lot(s) 44, **HIGHLANDS AT HIGH DESERT Unit(s) 1,** zoned SU-2 HD/R-1, located on FRINGE SAGE COURT NE BETWEEN ELENA GALLEGOS PL NE AND CANADA DEL OSO PL NE containing approximately 1.2449 acre(s). (E-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES, AMAFCA SIGNATURE AND AGIS DXF.**

11. **Project# 1005403**
13DRB-70702 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70787 SIDEWALK WAIVER
13DRB-70788 MINOR - TEMP DEFR SWDK CONST

INTRIGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *)[Deferred from 10/16/13, 12/11/13]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/13, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 10/28/13, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT AND FOR THE SITE DISTANCE EXHIBIT TO REFLECT 500 FT OF CLEAR SIGHT. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CON-STRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

12. **Project# 1009542**
13DRB-70694 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, TRACTION **PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) *[deferred from 10/9/13,10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13, 12/11/13]***INDEFINITELY DEFERRED.**

RIO GRANDE BLVD
RIO GRANDE BLVD
A
B
C
D
E
F
G
H
I
J
K
L
M

March 7, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

ATTN: MR. Jack Cloud, CCD, AIPC

RE: Project # 1005403
08DRB-70092 Minor – Preliminary / Final Plat Approval
Minimum lot size discussion

integrated design&architecture

Dear Mr. Cloud:

At the Tuesday March 5, 2008 DRB hearing we reviewed planning comments on our project indicating that the minimum site size needed to be 6000 square feet. We noted at the meeting that there are sites in the area that are less than 6000 S.F. The attached drawing is for your review.

Issues:

A. One of the new developments located south of our site has taken an area of land smaller than ours and developed 6 home site lots. Their lot sizes are between 5995 sf to 7201 sf in size. These lots include the development of a private road. The actual buildable sites that are left would be between 4000 sf and 5301 sf. This is because the property lines are in the center of the street.

B. If we were to develop our sites around a private road concept rather than the public road, the site areas would range between 7450 sf and 8245 sf.

C. We can manipulate our existing property lines to create sites that are 6000 sf with the exception of the two lots around the cul-de-sac. To make these lots 6000 sf would require that the cul-de-sac be manipulated shifting it north. This will create land areas around the cul-de-sac that can be added to the corner lots. These lots would be at least 6000 sf but end up with thin elements of the front and side yard that would be generally unusable. They would though comply.

D. Lots smaller than 6000 sf in size and or buildable area are indicated in the attached Bernalillo County GIS drawing;

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

Lot A. 5995 (private road)
Lot B. 5996 (private road)
Lot C. 7083 (private road)
Lot D. 6337 (private road)
Lot F. 6209 (private road)
Lot G 6858 (private road)

Lot H. 5302
Lot I 5386
Lot J. 5390
Lot K. 5337
Lot L 5520
Lot M 5507
Lot N 5007
Lot O 5278
Lot P 5554
Lot Q 5646

Lot R 5825
Lot S 5421
Lot T 5734
Lot U 5604
Lot V 4535

Lot W 3140
Lot X 4292
Lot Y 2246
Lot Z 1974

We can modify lot lines that will require replatting. We can modify the cul-de-sac, which will require reengineering. The dilemma is that these will meet the planning requirements for the lot size, but will not provide a better final solution.

We respectfully request that the DRB accept the lot sizes and layouts as they are represented.

Sincerely,

Bob Hall, AIA

Attachments

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 3/05/08
Date Site Plan Approved:
Date Preliminary Plat Approved: 3/12/08
Date Preliminary Plat Expires: 3-12-09
DRB Project No.: 1005403
DRB Application No.: 08-70092

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

HACIENDA DON VILLEGAS SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 12A1A & 12A1 MRGCD Map 35

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SANITARY SEWER LINE W/6 SERVICES	VIA VILLEGAS COURT	RIO GRANDE BLVD	END OF CUL-DE-SAC	/	/	/
		6"	WATERLINE W/6 SERVICES	VIA VILLEGAS COURT	RIO GRANDE BLVD	END OF CUL-DE-SAC	/	/	/
		2'-6"	MOUNTABLE CURB ROLL TYPE	VIA VILLEGAS COURT	RIO GRANDE BLVD	END OF CUL-DE-SAC	/	/	/
		28' F. to. F.	Permanent Residential Pvmt	VIA VILLEGAS COURT	RIO GRANDE BLVD	END OF CUL-DE-SAC	/	/	/
		4' Wide	Concrete * ⚠ Sidewalk	VIA VILLEGAS COURT	RIO GRANDE BLVD	BEGINNING OF CUL-DE-SAC	BEGINNING OF CUL-DE-SAC (S. SIDE)		
							LOT 4 DRIVE PAD (N. SIDE)		
		6"	WATERLINE-REPLACE 2.25" LINE	RIO GRANDE BLVD	SOUTH PROPERTY	NORTH PROPERTY	/	/	/
							/	/	/
							/	/	/

PAGE ___ OF ___

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 ⚠ * SIDEWALK DEFERRED

2 ENGINEER'S CERTIFICATION OF THE GRADING PLAN REQUIRED PRIOR TO RELEASE OF SIA AND FINANCIAL GUARANTEE

3

AGENT / OWNER

GILBERT ALDAZ
NAME (print)

APPLIED ENGR. INC.
FIRM

SIGNATURE - date
01-17-08

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

03-12-08
DRB CHAIR - date

3-12-08
TRANSPORTATION DEVELOPMENT - date

3-12-08
UTILITY DEVELOPMENT - date

3/12/08
CITY ENGINEER - date

Christina Sandoval 3/12/08
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 8-20-05)

DEVELOPMENT REVIEW BOARD
AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 12, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1005108**
~~08DRB-70059~~ MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08].*

2. ~~Project# 1007051~~
08DRB-70014 VACATION OF PUBLIC RIGHT-OF-WAY

JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION,** adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75th ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10) *[February 13, 2008].*

3. ~~Project# 1001562~~
08DRB-70071 VACATION OF PUBLIC EASEMENT
08DRB-70089 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 11-P1, 12-P1, & 13-P1, Block(s) 1, Tract(s) 1-A, **RESERVE AT FOUR HILLS SUBDIVISION** zoned R-D, located on SEA BISCUIT DRIVE BETWEEN SECRETARIAT AV AND SEATTLE SLEW AVE containing approximately .7208 acre(s). (M-22)

4. ~~Project# 1003684~~
08DRB-70074 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above action(s) for all or a portion of **ANASAZI Unit(s) 1,** zoned R-1, located on MCMAHON BLVD NE BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10)

5. ~~Project# 1004354~~
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08 & 3/5/08]*

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

6. ~~Project# 1006865~~
08DRB-70117 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16)

7. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11)

8. **Project# 1006824**
08DRB-70100 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN,** zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22) *[Deferred from 3/5/08]*

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

9. **Project# 1000523**
08DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20) *[Deferred from 3/5/08]*

10. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3,** zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08 & 3/5/08]*

11. **Project# 1006950**
08DRB-70115 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for SIERRA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) B-B NMDOT ROW TBKA TRACT A LANDS OF SIERRA WEST LLC, zoned R-1, located on WYOMING BLVD NE BETWEEN MOUNTAIN RD NE AND INTERSTATE 40 NE containing approximately 1.1249 acre(s). (J-20)

12. **Project# 1005403**
08DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SIDEWALK WAIVER
TEMP DEFERRAL OF SIDEWALK

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS,** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *[Deferrd from 3/5/08]*

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

13. **Project# 1006571**
08DRB-70118 SKETCH PLAT REVIEW AND COMMENT

DOUG SMITH agent(s) for JIO RANCESORD request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12)

14. **Project# 1007147**
08DRB-70113 SKETCH PLAT REVIEW AND COMMENT

JOSE ARMAS agent(s) for JOSE ARMAS request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 39, **MESA VERDE ADDITION** zoned R-3, located on WESCONSIN NE BETWEEN MARQUETTE NE AND COPPER NE containing approximately .2662 acre(s). (K-19)

15. **Project# 1007149**
08DRB-70114 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYS, LLC agent(s) for YOLANDA SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 122B, zoned RA-2, located on ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS RD NW containing approximately .9709 acre(s). (F-13)

16. **Project# 1007150**
08DRB-70116 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM O'CONNELL request(s) the above action(s) for all or a portion of Lot(s) 3, **FLAMINGO HEIGHTS** zoned O-1, located on ST JOSEPHS CT NW BETWEEN LADERA DR NW AND ATRISCO DR NW containing approximately .48 acre(s). (G-11)

17. Other Matters:

ADJOURNED:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 AGENDA ITEM NO: 12

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SIDEWALK DEFERRAL
SIDEWALK WAIVER

ENGINEERING COMMENTS:

No objection to sidewalk deferral.
Sidewalk must be built to the proposed drivepad for lot 4. The exhibit and infrastructure list must be adjusted accordingly.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MARCH 12, 2008

12-6-07

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 **AGENDA ITEM NO: 12**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 12-6-07 is on file for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

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

DATE: March 12, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

March 10, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

integrated
design&architecture

ATTN: MR. Jack Cloud, CCD, AIPC

RE: Project # 1005403
08DRB-70092 Minor – Preliminary / Final Plat Approval
Sidewalk Waver / Temporary Sidewalk Deferral

Dear Mr. Cloud:

At the Tuesday March 5, 2008 DRB hearing we inadvertently failed to submit for a "sidewalk waver for our cul-de-sac" and "temporary sidewalk deferral for the sidewalks located in front of the dwelling lots".

We are respectfully requesting that the DRB allow for such waver and deferral per the attached 8 ½" X 11" drawing.

Sincerely,

Bob Hall, AIA

Attachments

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Bob Hall — Applicant name (print)
3/10/08 — Applicant signature / date

Form revised 4/07

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

Application case numbers
____ - ____ - ____
____ - ____ - ____
____ - ____ - ____

Planner signature / date

Project #

March 10, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

integrated
design&architecture

ATTN: MR. Jack Cloud, CCD, AIPC

RE: Project # 1005403
08DRB-70092 Minor – Preliminary / Final Plat Approval
Sidewalk Waver / Temporary Sidewalk Deferral

Dear Mr. Cloud:

At the Tuesday March 5, 2008 DRB hearing we inadvertently failed to submit for a "sidewalk waver for our cul-de-sac" and "temporary sidewalk deferral for the sidewalks located in front of the dwelling lots".

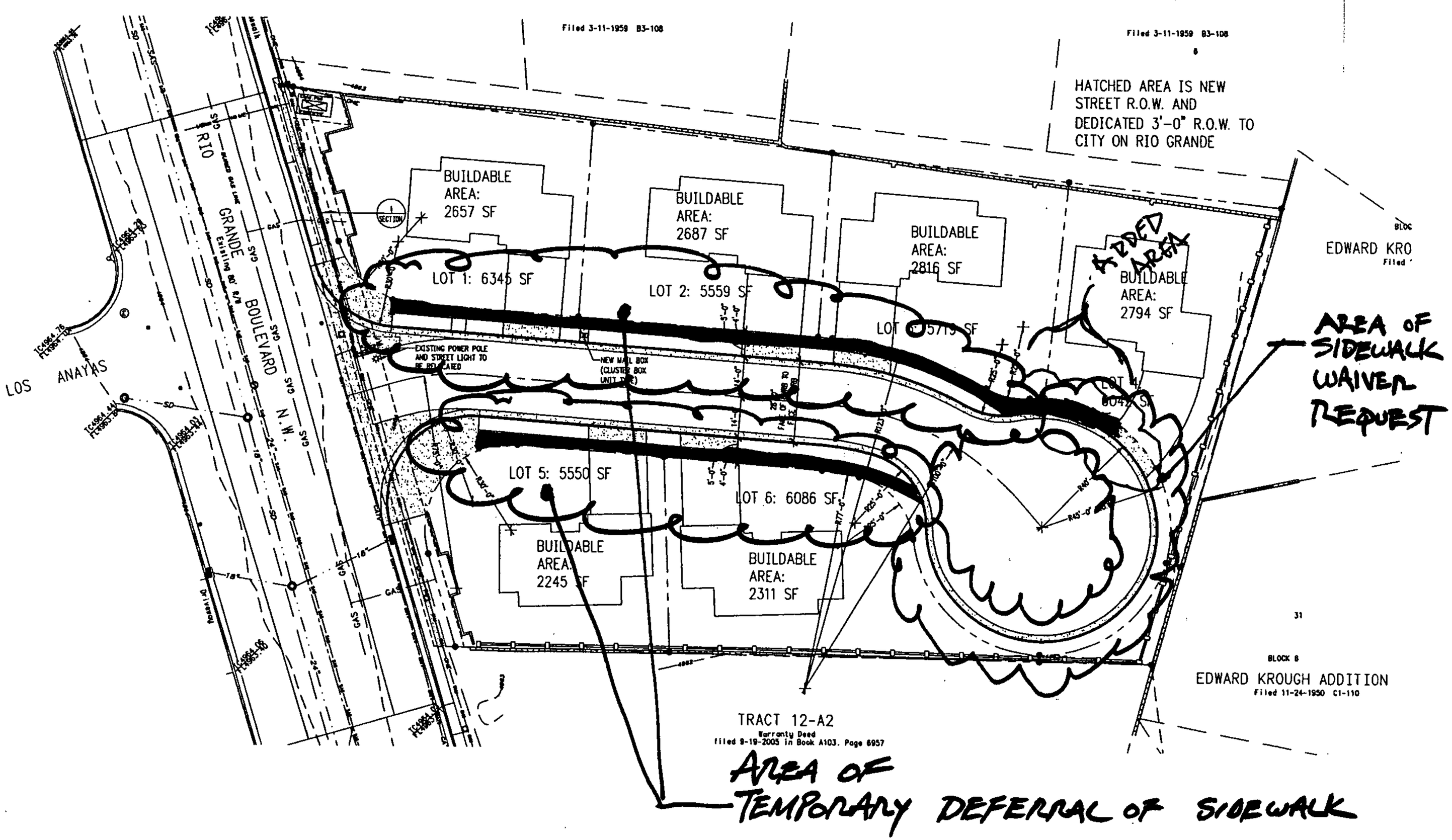
We are respectfully requesting that the DRB allow for such waver and deferral per the attached 8 ½" X 11" drawing.

Sincerely,

Bob Hall, AIA

Attachments

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499



SITE PLAN

0' 10' 20' 30' 40'
1"=20'-0"

VILLEGAS ESTATES

integrated design & architecture

FEBRUARY 20, 2008

CITY OF ALBUQUERQUE

December 10, 2007

Gilbert Aldaz, P.E.
Applied Engineering, Inc.
1605 Blair Dr. NE
Albuquerque, NM 87112

Re: Villegas Estates, Tracts 12A1A & 12A1, Grading and Drainage Plan
Engineer's Stamp dated 12-06-07 (H-13/D053)

Based upon the information provided in your submittal received 11-28-07, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the grading plan, please, submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please, send a copy to the SWPPP on a CD in .pdf format to the following address:

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 or 768-3645.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy Sims
Plan Checker - Hydrology, Planning Dept.
Development and Building Services

Cc: BLB Bradley Bingham
Kathy Verhage, DMD
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Albuquerque Bernalillo County
Water Utility Authority

PO Box 1293
Albuquerque, NM 87103
505-768-2500
www.abcwua.org

Chair
Martin Heinrich, Chair
City of Albuquerque
Councillor, District 6

Vice-Chair
Deanna A. Archuleta
County of Bernalillo
Commissioner, District 3

Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Issac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Martin J. Chávez
City of Albuquerque
Mayor

Teresa Cordova
County of Bernalillo
Commissioner, District 2

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
http://www.abcwua.org

December 17, 2007

Mr. Gilbert Aldaz
Applied Engineering & Surveying, Inc.
1605 Blair Drive NE
Albuquerque, NM 87112

Re: Water and Sewer Availability Statement # 71120
MRGCD Map # 35, Tracts 12A1A & 12A1 Zone Atlas: H-13

Dear Mr. Aldaz:

Project Information: The proposed site is comprised of two (2) partially developed tracts containing ±1.25-acres, and located east of the Rio Grande & Los Anayas intersection, within the city limits. The site is currently zoned R-1 and lies within water pressure zone 1E of the Freeway Trunk. Development plans were indicated to be the creation of six (6) residential lots from the existing two (2).

Existing Conditions: Water infrastructure includes an existing 6-inch distribution main on the west side of Rio Grande (Project # 03-12-56). Also present in Rio Grande is a 24-inch transmission line (Project # 09-048-55) and a 2.25-inch water line (Project # 03-11-56). Due to size, type, and/or designation, the 24-inch and the 2.25-inch water lines are not available for service connection.

Sanitary sewer infrastructure is limited to an existing 18-inch interceptor line in Rio Grande (Project # 26-5880.09-00).

Sanitary Sewer Service: Service is available to the site contingent upon developer funded design and construction of an 8-inch collection line through the subdivision. Outfall for the site will then be permitted to a manhole on the 18-inch interceptor line in Rio Grande.

Metered Water Service: Service is available to the site contingent upon developer funded design and construction of a 6-inch public water line extension into the subdivision with a hydrant at the dead end, for line flushing and fire protection. Also required will be the removal of the existing 2.25-inch water line across the site's frontage along Rio Grande and the installation of a new 6-inch water line with a new hydrant.

Hydrants are required at standard locations. Metered water service will not be sold without adequate fire protection. The exact locations of any new fire hydrants must be approved by the Fire Marshal's office prior to site plan approval.

Easements: Water Authority public water and sanitary sewer easements are also required for all lines that are to be constructed outside of any dedicated rights-of-way. The minimum easement width for public water and sanitary sewer lines shall be 25-feet in width and 20-feet for a single line. Acceptable easements must be documented on the final site plan and/or plat prior to approval.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque DRC process. Designs must be done by a New Mexico Registered Professional Engineer. Construction of all public improvements must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of service availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility Authority as soon as possible.

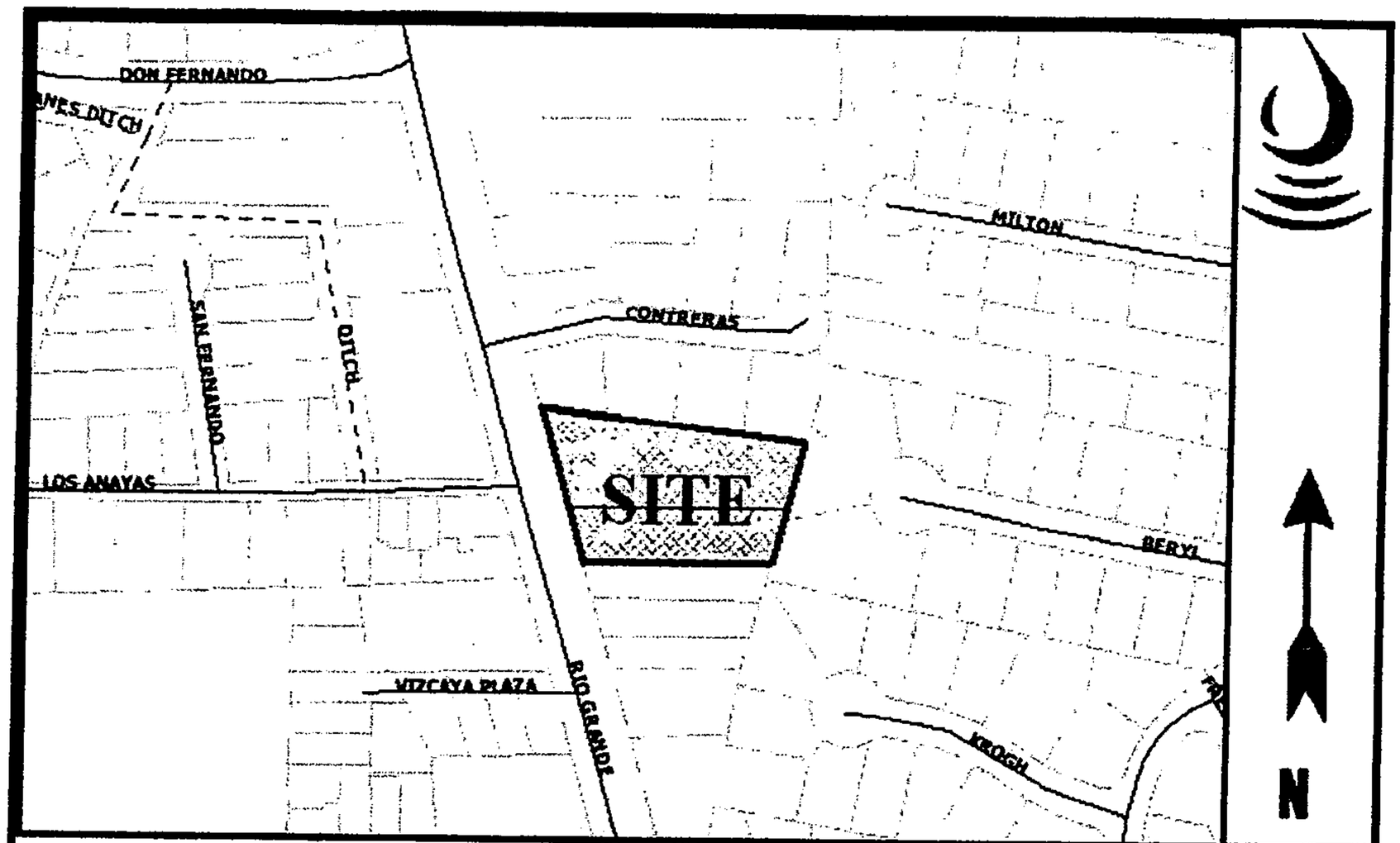
Please feel free to contact the Water Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

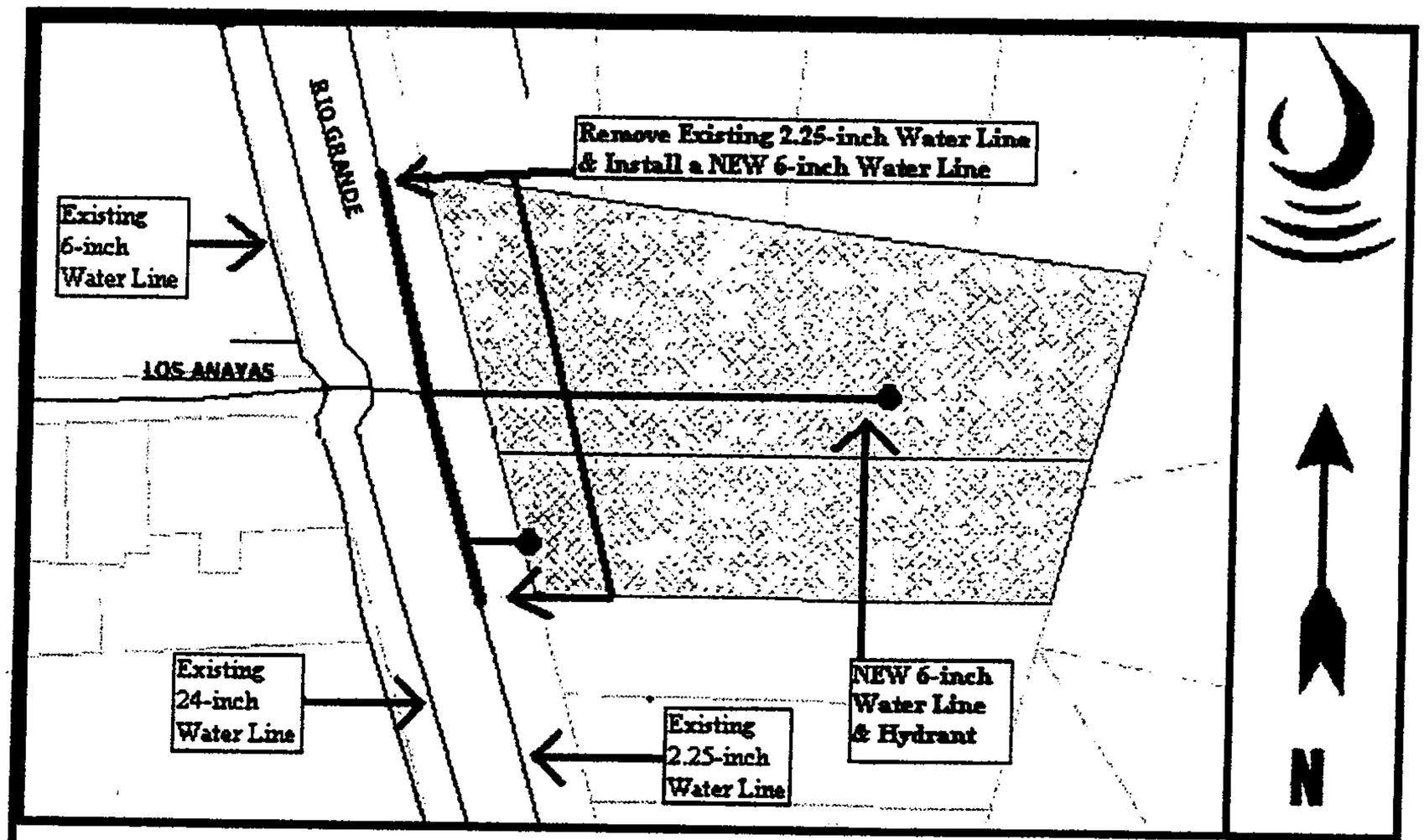
Mark S. Sanchez
Executive Director

Enclosures: Site and Infrastructure Maps (3)

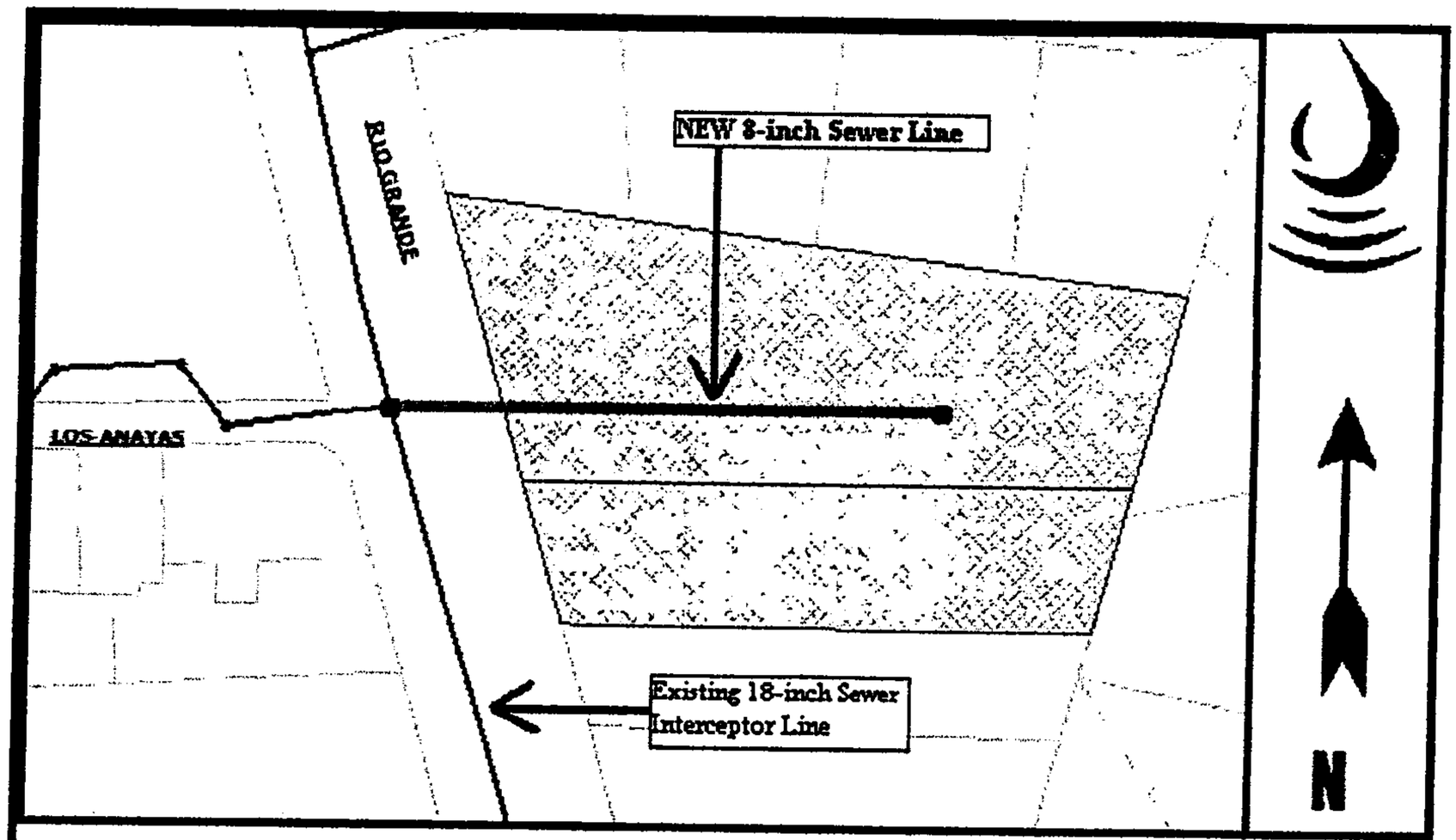
C:	f/	Readers	#71120
	f/	Availability	H-13
	f/	DRB	# 1005403



Availability Statement # 71120 - Site Map



Availability Statement # 71120 - Water Lines



Availability Statement # 71120 - Sewer Lines

FINANCIAL GUARANTY AMOUNT

03/26/2008

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 764283, Hacienda Don Villegas Subdivision, Phase/Unit #: 1

Requested By: **Gilbert Aldaz**

Approved estimate amount:		$93,276.66
Contingency Amount:	10.00%	$9,327.67
Subtotal:		$102,604.33
NMGRT	6.875%	$7,054.05
Subtotal:		$109,658.38
Engineering Fee	6.60%	$7,237.45
Testing Fee	2.00%	$2,193.17
Subotal:		$119,089.00
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$148,861.25**

APPROVAL: DATE:

A Woodall 3-26-08

Notes: 10% contingency, plans and final eng est have not been approved.
Eng's Cert of G&D required prior to release of FG

FINANCIAL GUARANTY AMOUNT

03/25/2008

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 764283, Hacienda Don Villegas Subdivision, Phase/Unit #: 1

Requested By: **Gilbert Aldaz**

Approved estimate amount:		$6,367.07
NMGRT	6.875%	$437.74
Subtotal:		$6,804.81
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$8,506.01**

APPROVAL: DATE:

A Woodall 3-26-08

Notes: SDWK deferral (Via Villagas Court)

Current DRC
Project Number:

FIGURE 12

ORIGINAL

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved: 12-18-13
Date Preliminary Plat Expires: 12-18-14
DRB Project No.: 1005403
DRB Application No.: 13-70702

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Hacienda Don Villegas Subdivision

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT~~ PLAN

Tracts 12A1A & 12A1, MRGCD Map 35

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary sewer line w/6 services	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		6"	Waterline w/6 services	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		2'-6"	Mountable Curb Roll Type	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		28' F. to F.	Permanent Residential Pvmt.	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		4' Wide	Concrete * 1 Sidewalk	Via Villegas Court	Rio Grande Blvd	Beginning of Cul-De-Sac (S. side) Lot 4 drive pad (N. side)	/	/	/
		6"	Waterline - Replace 2.25" line	Rio Grande Blvd.	South Property	North Property	/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 1 * Sidewalk Deferred

2 Engineer's Certification of the grading plan required prior to release of SIA and Financial guarantee.

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

Gilbert Aldaz 12-18-13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

12-18-13
DRB CHAIR - date

Carol S. Dumont 12-18-13
PARKS & RECREATION - date

12-18-13
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

12/18/13
UTILITY DEVELOPMENT - date

_____ - date

Curtis C. Chan 12-18-13
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 1 * Sidewalk Deferred

2 Engineer's Certification of the grading plan required prior to release of SIA and Financial guarantee.

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

Gilbert Aldaz 12-18-13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

12-18-13
DRB CHAIR - date

12-18-13
TRANSPORTATION DEVELOPMENT - date

12/18/13
UTILITY DEVELOPMENT - date

Curtis C. Chin 12-18-13
CITY ENGINEER - date

Carol S. Dumont 12-18-13
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC
Project Number:

FIGURE 12

ORIGINAL

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved: 12-18-13
Date Preliminary Plat Expires: 12-18-14
DRB Project No.: 1005403
DRB Application No.: 13-70702

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Hacienda Don Villegas Subdivision

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Tracts 12A1A & 12A1, MRGCD Map 35

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary sewer line w/6 services	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		6"	Waterline w/6 services	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		2'-6"	Mountable Curb Roll Type	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		28' F. to F.	Permanent Residential Pvmt.	Via Villegas Court	Rio Grande Blvd	End of Cul-De-Sac	/	/	/
		4' Wide	Concrete * 1 Sidewalk	Via Villegas Court	Rio Grande Blvd	Beginning of Cul-De-Sac (S. side) Lot 4 drive pad (N. side)	/	/	/
							/	/	/
		6"	Waterline - Replace 2.25" line	Rio Grande Blvd.	South Property	North Property	/	/	/
							/	/	/
							/	/	/

PROJECT #

1005403

OCTOBER 8. 2014

EPP

TRANSMITTAL LETTER

integrated design & architecture

906 ½ Park Avenue SW Albuquerque, NM 87102 505.243.3499 fax 505.243.3583 info@integrateddesignarch.com

PROJECT: Haciendas Don Villegas

ARCHITECT'S PROJECT NO:

PROJECT #:

DATE: October 14, 2013

TO: City of Albuquerque
Planning Department
D.R.B

If enclosures are not as noted, please inform us.

ATTN: Jack Cloud

If checked below, please:
( ) Acknowledge receipt of enclosures.
( ) Return enclosures to us.

WE TRANSMIT:
(X) herewith_____ ( ) under separate cover via _____

FOR YOUR:
(X) approval ( ) use ( ) information (x) distribution to parties
( ) review & comment ( ) record ( ) signature

THE FOLLOWING:
() Drawings ( ) Shop Drawing Prints ( ) Cert. & Appl. For Payment
( ) Specifications ( ) Submittals ( ) Product Literature
( ) Change Order ( ) CD ( ) Other

METHOD OF DELIVERY:
(X) Hand Delivery / Pick-up (X) Mail ( ) Fax ( ) Courier ( ) E-mail

COPIES	D A T E	DESCRIPTION	ACTION CODE
6	10/14/2013	Infrastructure List - Figure 12	A

ACTION CODE
A. Action indicated on item transmitted
B. No action required
C. For signature and return to this office
D. For signature and forwarding as noted below under REMARKS
E. See REMARKS below

COPIES TO: (with enclosures)	Remarks:
☐ ☐ ☐ ☐	Bob Hall, AIA

integrated
design & architecture

Bob Hall AIA

906 1/2 Park Ave SW
Albuquerque NM 87102
tel 505.243.3499 fax 505.243.3583
bob@integrateddesignarch.com
www.integrateddesignarch.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1005403

Application No. 13DRB 70700

TO:

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: DEC 11, 2013

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ① ADDED Hydr. Approval letter

② Replaced site plan

③ Replaced 11x17 wall ELEVATIONS

CONTACT NAME: BOB HALL

TELEPHONE: 505-243-3499 EMAIL: info@integrateddesignarch.com

Jim Malano

Current DRC
Project Number:_____

FIGURE 12

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

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Hacienda Don Villegas Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 12A1A & 12A1, MRGCD Map 35
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer Line W/6 Services	Via Vilegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		6"	Waterline W/6 Services	Via Villegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		2'-6"	Mountable Curb Roll Type	Via Villegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		28' F. to F.	Permanent Residential Pavement	Via Villegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		4' Wide	Concrete * Sidewalk	Via Villegas Court	Rio Grande Blvd.	Beginning of Cul-de-Sac	/	/	/
		6"	Waterline - Replace 2.25" Line	Rio Grande Blvd.	South Property	North Property	/	/	/
							/	/	/
							/	/	/
							/	/	/

PAGE ____ OF ____

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 * Sidewalk Deferred

2 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee

3

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

(rev. 9-20-05)

Current DRC
Project Number:_____

FIGURE 12

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

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Hacienda Don Villegas Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 12A1A & 12A1, MRGCD Map 35
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer Line W/6 Services	Via Vilegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		6"	Waterline W/6 Services	Via Villegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		2'-6"	Mountable Curb Roll Type	Via Villegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		28' F. to F.	Permanent Residential Pavement	Via Villegas Court	Rio Grande Blvd.	End of Cul-de-Sac	/	/	/
		4' Wide	Concrete * Sidewalk	Via Villegas Court	Rio Grande Blvd.	Beginning of Cul-de-Sac	/	/	/
		6"	Waterline - Replace 2.25" Line	Rio Grande Blvd.	South Property	North Property	/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 * Sidewalk Deferred

2 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee

3

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- 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): Integrated Design & Architecture PHONE: 505 243 3499

ADDRESS: 906 ½ Park Avenue SW FAX: 505 243 3583

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bob@integrateddesignarch.com

APPLICANT: Roadrunner Real Estate PHONE: 505 440 6010

ADDRESS: 106 Industrial Loop FAX:

CITY: Rio Rancho STATE NM ZIP 87144 E-MAIL: contractorssupply.cl@gmail.com

Proprietary interest in site: Owner List all owners: Road Runner Real Estate

DESCRIPTION OF REQUEST: Replat two tracts for subdivision for six (6) custom homes sites.

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 12-A1-A & 12A-1B Block: MRGCD Map 35 Unit:

Subdiv/Addn/TBKA: Haciendas Don Villegas

Existing Zoning: RLT Proposed zoning: same MRGCD Map No 35

Zone Atlas page(s): H-13 UPC Code: 101305902148020934 & 101305902347120933

CASE HISTORY:

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

DRB Application *08-70092 DRB Project #1005403,07DRB-00235

CASE INFORMATION:

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

No. of existing lots: ___ No. of proposed lots: 6 Total site area (acres): 1.2084

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. NW

Between: Indian School NW and Contreras Place NW

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

SIGNATURE ___ DATE 10/4/13

(Print Name) Bob Hall Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY

Revised: 4/2012

- D 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
- D Site is within 1000ft of a landfill
- D F.H.D.P. density bonus
- D F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
13DRB - 70722	P&F	___	$ 565.00
12/18/13 13DRB - 70787	CMF	___	$ 20.00
13DRB - 70788	SW	___	$
-	TDS	___	$
-		___	$
			Total $ 585.00

Hearing date October 16, 2013

10-4-13
Staff signature & Date

Project # 1005403

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**
- X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the variance or waiver
- X List any original and/or related file numbers on the cover application

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

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Bob Hall 12/12/13
Applicant name (print)
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70787
- - 70788
- -

12-12-13
Planner signature / date
Project # 1005403

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z
SUBDIVISION		
___ Major subdivision action		
___ Minor subdivision action		
___ Vacation	V	
___ Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN	P	
___ for Subdivision		
___ for Building Permit		
___ Administrative Amendment/Approval (AA)		
___ IP Master Development Plan	D	
___ Cert. of Appropriateness (LUCC)		
STORM DRAINAGE (Form D)	L	A
___ Storm Drainage Cost Allocation Plan		

ZONING & PLANNING
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

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): Integrated Design & Architecture PHONE: 505 243 3499

ADDRESS: 906 ½ Park Avenue SW FAX: 505 243 3583

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bob@integrateddesignarch.com

APPLICANT: Roadrunner Real Estate PHONE: 505 440 6010

ADDRESS: 106 Industrial Loop FAX: ___

CITY: Rio Rancho STATE NM ZIP 87144 E-MAIL: contractorssupply.cl@gmail.com

Proprietary interest in site: Owner List all owners: Road Runner Real Estate

DESCRIPTION OF REQUEST: Replat two tracts for subdivision for six (6) custom homes sites.

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 12-A1-A & 12A-1B Block: MRGCD Map 35 Unit: ___

Subdiv/Addn/TBKA: Haciendas Don Villegas

Existing Zoning: RLT Proposed zoning: same MRGCD Map No 35

Zone Atlas page(s): H-13 UPC Code: 101305902148020934 & 101305902347120933

CASE HISTORY:

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

DRB Application *08-70092 DRB Project #1005403,07DRB-00235

CASE INFORMATION:

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

No. of existing lots: ___ No. of proposed lots: 6 Total site area (acres): 1.2084

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. NW

Between: Indian School NW and Contreras Place NW

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

SIGNATURE [signature] DATE 10/4/13

(Print Name) Bob Hall Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 4/2012

- D 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
- D Site is within 1000ft of a landfill
- D F.H.D.P. density bonus
- D F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
13DRB - 70792	P&F	___	$ 565.00
12/18/13 13DRB - 70787	CMF	___	$ 20.00
13DRB - 70788	SW	___	$ ___
___ - ___	TDS	___	$ ___
___ - ___	___	___	$ ___
			Total $ 585.00

Hearing date October 16, 2013

10-4-13 Staff signature & Date

Project # 1005403

FORM V: SUBDIVISION VARIANCES & VACATIO

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

BOB HALL
Applicant name (print)

BOB HALL 12/12/13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70787
- - 70788
- -
- -

12-12-13
Planner signature / date

Project # 1005403

December 11, 2013

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

integrated
design&architecture

ATTN: MR. Jack Cloud, CCD, AIPC

RE: Project # 1005403
08DRB-70092 Minor – Preliminary / Final Plat Approval
Sidewalk Waver / Temporary Sidewalk Deferral

Dear Mr. Cloud:

At the Tuesday December 11, 2013 DRB hearing we inadvertently failed to submit for a "sidewalk waver for our cul-de-sac" and "temporary sidewalk deferral for the sidewalks located in front of the dwelling lots".

We are respectfully requesting that the DRB allow for such waver and deferral per the attached 8 ½" X 11" drawing.

Sincerely,

Bob Hall, AIA

Attachments

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

___ Preliminary Plat reduced to 8.5" x 11"
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Copy of DRB approved infrastructure list
___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
___ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations & cross sections of perimeter walls **3 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Copy of recorded SIA
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ List any original and/or related file numbers on the cover application
___ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)**
✓ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

BOB HALL
Applicant name (print)

10/4/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
BDRB - - 70702
- -
- -

10-14-13
Planner signature / date

Project # 1005403

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Integrated Design & Architecture PHONE: 505 243 3499

ADDRESS: 906 ½ Park Avenue SW FAX: 505 243 3583

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bob@integrateddesignarch.com

APPLICANT: Roadrunner Real Estate PHONE: 505 440 6010

ADDRESS: 106 Industrial Loop FAX: ___

CITY: Rio Rancho STATE NM ZIP 87144 E-MAIL: contractorssupply.cl@gmail.com

Proprietary interest in site: Owner List all owners: Road Runner Real Estate

DESCRIPTION OF REQUEST: Replat two tracts for subdivision for six (6) custom homes sites.

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 12-A1-A & 12A-1B Block: MRGCD Map 35 Unit: ___

Subdiv/Addn/TBKA: Haciendas Don Villegas

Existing Zoning: RLT Proposed zoning: same MRGCD Map No 35

Zone Atlas page(s): H-13 UPC Code: 101305902148020934 & 101305902347120933

CASE HISTORY:

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

DRB Application *08-70092 DRB Project #1005403,07DRB-00235

CASE INFORMATION:

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

No. of existing lots: ___ No. of proposed lots: 6 Total site area (acres): 1.2084

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. NW

Between: Indian School NW and Contreras Place NW

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

SIGNATURE [signature] DATE 10/4/13

(Print Name) Bob Hall Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY

Revised: 4/2012

D INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	BDRB -70700	P&F	___	$ 565.00
☒ All fees have been collected	-	CMF	___	$ 20.00
☒ All case #s are assigned	-	___	___	$ ___
☒ AGIS copy has been sent	-	___	___	$ ___
☒ Case history #s are listed	-	___	___	$ ___
D Site is within 1000ft of a landfill	-	___	___	$ ___
D F.H.D.P. density bonus				Total
D F.H.D.P. fee rebate	Hearing date October 16, 2013			$ 585.00

[signature] 10-4-13 Project # 1005403

Staff signature & Date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)**
✓ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

BOB HALL
Applicant name (print)

10/4/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
BDRB - - 70702
- -
- -

10-14-13
Planner signature / date

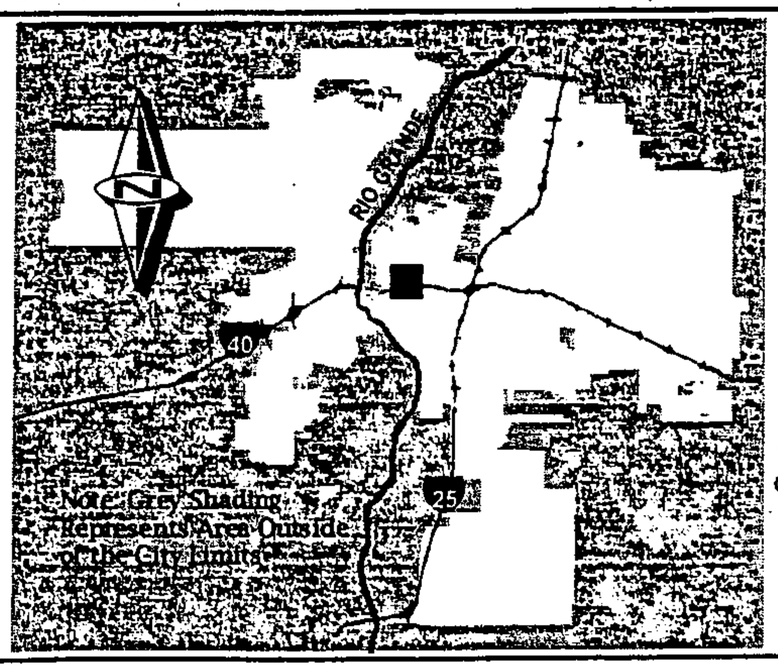
Project # 1005403

DRB PROJECT #1005403

SITE

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

Map amended through: 9/5/2006



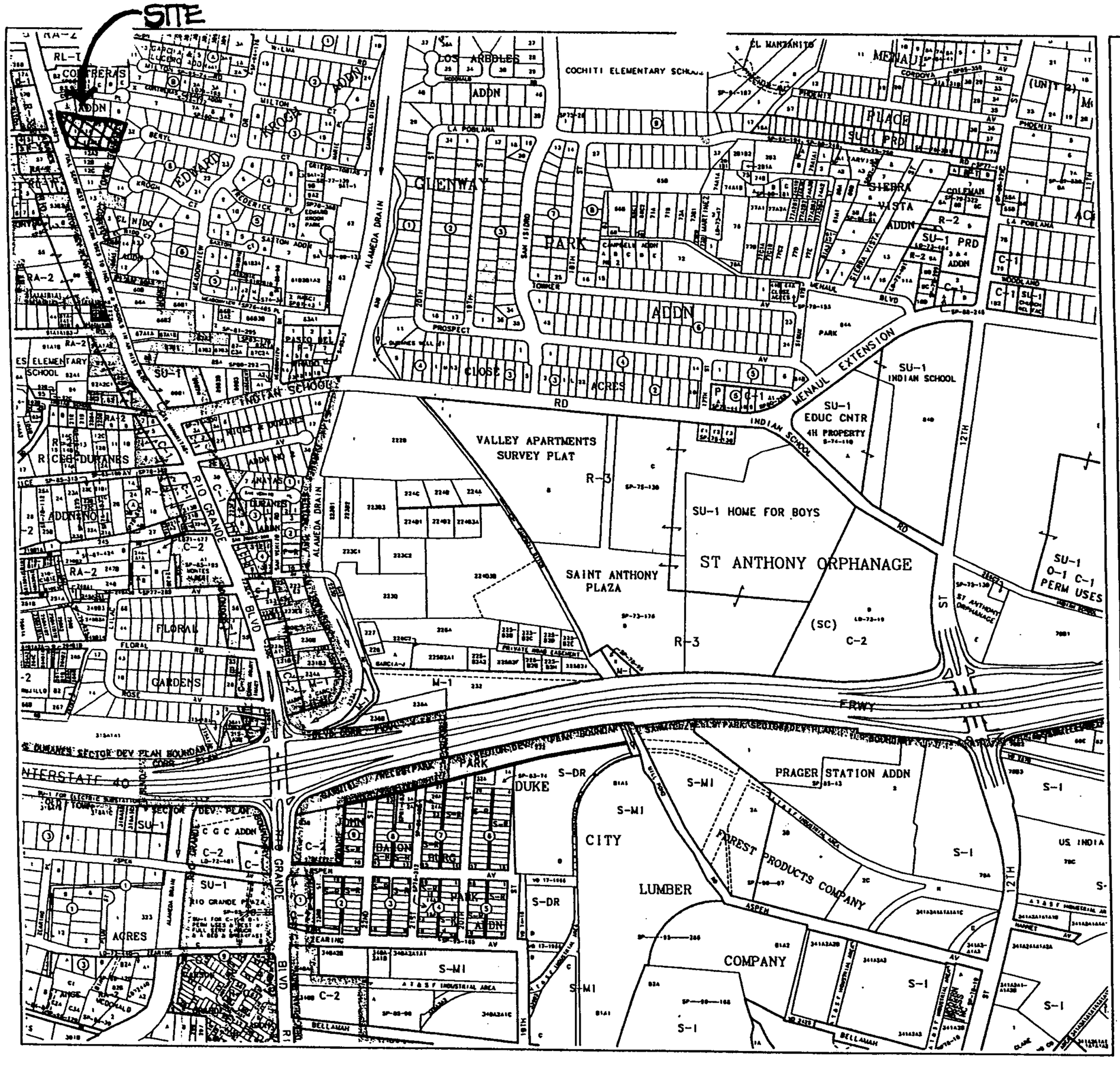
Zone Atlas Page:

H-13-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



GRAPHIC SCALE IN FEET

250 0 500 1000

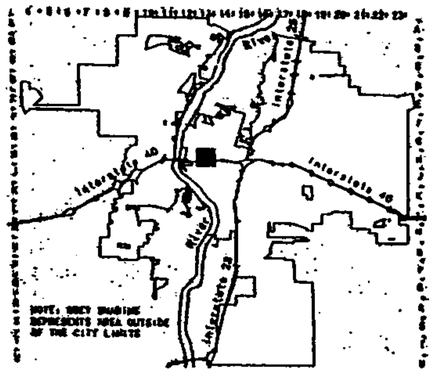
CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 1997

Map Amended through February 21, 1997



LEGAL DESCRIPTION

TION

R3E

SEC 7

UNIFORM PROPERTY CODE

1-013-059

H-13-Z

October 4, 2013

City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

integrated design & architecture

RE: Tracts 12A1A and 12A1B, MRGCD Map 35
Project # 1005403
08DRB-70092 Minor – Preliminary Final Plat Approval
Sidewalk waver for Cul-de-sac and Temporary Sidewalk deferral

Dear DRB Committee Members:

Integrated Design & Architecture has been retained by Roadrunner Real Estate to resubmit an approved March 2008 Minor Subdivision Action for the development of custom home sites at the above referenced properties. As owner, Roadrunner Real Estate would like to replat the two tracts for subdivision for six (6) custom home sites.

The following information is available on the existing property:

Applicable Plans & Policies: Albuquerque/Bernalillo County Comprehensive Plan, Rio Grande Corridor Plan

The legal description: Tracks 12A1A and 12A1B, MRCGD Map 35

Address: A new cul-de-sac street will be developed to serve the development. It is located off of Rio Grande Blvd NW between Contreras Pl. and El Nido Ct.

Zoning: R-1

Proposed Use: Residential homes allowed under the zoning.

Property Size: 1.25 acres

Minimum Lot Size: 6000 sq. ft.

Project History with City:

This project was submitted for Minor Subdivision Action on February 21, 2008. A DRB hearing was held on March 5, 2008 where staff made comments. That application requested 5000 sq. ft. lot sizes and townhouses. Changes were made to the project and submitted as part of the Plat action. We were asked to provide information on proposed lot sizes in a March 7, 2008 letter to Jack Cloud. On March 12, 2008 the project went back to the DRB for Minor Subdivision Action. Staff

comments were made and a request for a Sidewalk Waver and Temporary Deferral of sidewalk were included in correspondence to the City. An infrastructure list was signed off on March 8. The City approved the Preliminary Plat Action in reference to the Grading and Drainage Plan in the form of a letter from December 10, 2007. The Albuquerque Bernalillo County Water Utility Authority provided a will serve letter on December 17, 2007.

The entire project was approved and the owner was working through the Financial Guaranties to begin site development. They relocated the power lines and worked on the grading plan when the owner went bust. The two year time limit for development action from the DRB approval has lapsed and the owner sold the property to Roadrunner Real Estate who now wants to resurrect it.

We are enclosing the previous correspondence and actions for your reference. We understand that this is starting from scratch but thought that the previous approval information would be helpful.

We look forward to working with you and the DRB committee to ensure that this project meets your needs and expectations.

Sincerely,

Bob Hall
Principal

2013 DRB Submittal Package

Previously submitted information and correspondence:
January 1, 2008 Water & Sewer Drawing (Not for construction)
January 1, 2008 Paving Plan Drawing (Not for construction)
March 5, 2008 DRB Agenda
March 5, 2008 DRB Staff Comments
March 7, 2008 Lot Size letter to City
March 8, 2008 Signed off Infrastructure List
March 8, 2008 Sidewalk Waver & Temporary Deferral of Sidewalk Construction
March 10, 2008 Sidewalk Waver & Deferral letter
March 12, 2008 DRB Agenda
March 12, 2008 DRB Staff Comments
December 10, 2007 Grading and Drainage Plan City approval letter
December 17, 2007 Albuquerque Bernalillo County Water Utility Authority letter
Financial Guaranty Amount form March 26, 2008
Financial Guaranty Amount form (Sidewalk Deferral) March 25, 2008

October 4, 2013

City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

RE: Tracts 12A1A and 12A1B, MRGCD Map 35
Project # 1005403
08DRB-70092 Minor – Preliminary Final Plat Approval
Sidewalk waver for Cul-de-sac and Temporary Sidewalk deferral

integrated design&architecture

Project History with City Information:

January 1, 2008 Water & Sewer Drawing (Not for construction)
January 1, 2008 Paving Plan Drawing (Not for construction)
March 5, 2008 DRB Agenda
March 5, 2008 DRB Staff Comments
March 7, 2008 Lot Size letter to City
March 8, 2008 Signed off Infrastructure List
March 8, 2008 Sidewalk Waver & Temporary Deferral of Sidewalk Construction
March 10, 2008 Sidewalk Waver & Deferral letter
March 12, 2008 DRB Agenda
March 12, 2008 DRB Staff Comments
December 10, 2007 Grading and Drainage Plan City approval letter
December 17, 2007 Albuquerque Bernalillo County Water Utility Authority letter
Financial Guaranty Amount form March 26, 2008
Financial Guaranty Amount form (Sidewalk Deferral) March 25, 2008

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

EXHIBIT A

PRELIMINARY

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Roadrunner Homes ("Developer") effective as of this 1 day of October ,20 13 and pertains to the subdivision commonly known as Haciendas Don Villegas , and more particularly described as Haciendas Don Villegas, Tracts 12-A1A and 12-A1B, MRGCD Map 35 *(use current legal description of subdivision)* (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling

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

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

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the

Doc# 2013110689
10/04/2013 10:13 AM Page: 1 of 3
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

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

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

DRB Project # 1005403

APS Cluster Valley

Signature

Julie Villegas Gutierrez

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct 3, 2013, by Julie Villegas Gutierrez as Developer of _____, a corporation.

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/13/2017

(Seal)

Anastasia Wolfe

Notary Public

My commission expires: 6/17/2016

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters

Signature

April L. Winters, Facility Fee Planner

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 3, 2013 by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

OFFICIAL SEAL
John K. Livingston
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5/31/2015

(Seal)

John K. Livingston

Notary Public

My commission expires: 5/31/2015

DRB Project # 1005403

APS Cluster Valley

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Roadrunner Real Estate ("Developer") effective as of this 1 day of October, 20 13 and pertains to the subdivision commonly known as Haciendas Don Villegas, and more particularly described as Haciendas Don Villegs, Tracts 12-A1-A and 12-A1B, MRGCD Map 35, Lots 1-6 *(use new legal description of subdivision)* (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling
   -

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

Doc# 2013110690

10/04/2013 10:13 AM Page: 1 of 3
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

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

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

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

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

DRB Project # 1005403

APS Cluster Valley

Signature

Julie Dillegas Gutierrez
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct 3, 2013, by Julie Dillegas Gutierrez as Developer of _____, a corporation.

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2017

Notary Public

My commission expires: 6/17/2016

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on OCTOBER 3, 2013 by APRIL L. WINTERS as FACILITY FEE PLANNER of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal)

OFFICIAL SEAL
John K. Livingston
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5/31/2015

Notary Public

My commission expires: 5/31/2015

October 4, 2013

City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

integrated design & architecture

RE: Tracts 12A1A and 12A1B, MRGCD Map 35
Project # 1005403
08DRB-70092 Minor – Preliminary Final Plat Approval
Sidewalk waver for Cul-de-sac and Temporary Sidewalk deferral

Dear DRB Committee Members:

Integrated Design & Architecture has been retained by Roadrunner Real Estate to resubmit an approved March 2008 Minor Subdivision Action for the development of custom home sites at the above referenced properties. As owner, Roadrunner Real Estate would like to replat the two tracts for subdivision for six (6) custom home sites.

The following information is available on the existing property:

Applicable Plans & Policies: Albuquerque/Bernalillo County Comprehensive Plan, Rio Grande Corridor Plan

The legal description: Tracks 12A1A and 12A1B, MRCGD Map 35

Address: A new cul-de-sac street will be developed to serve the development. It is located off of Rio Grande Blvd NW between Contreras Pl. and El Nido Ct.

Zoning: R-1

Proposed Use: Residential homes allowed under the zoning.

Property Size: 1.25 acres

Minimum Lot Size: 6000 sq. ft.

Project History with City:

This project was submitted for Minor Subdivision Action on February 21, 2008. A DRB hearing was held on March 5, 2008 where staff made comments. That application requested 5000 sq. ft. lot sizes and townhouses. Changes were made to the project and submitted as part of the Plat action. We were asked to provide information on proposed lot sizes in a March 7, 2008 letter to Jack Cloud. On March 12, 2008 the project went back to the DRB for Minor Subdivision Action. Staff

comments were made and a request for a Sidewalk Waver and Temporary Deferral of sidewalk were included in correspondence to the City. An infrastructure list was signed off on March 8. The City approved the Preliminary Plat Action in reference to the Grading and Drainage Plan in the form of a letter from December 10, 2007. The Albuquerque Bernalillo County Water Utility Authority provided a will serve letter on December 17, 2007.

The entire project was approved and the owner was working through the Financial Guaranties to begin site development. They relocated the power lines and worked on the grading plan when the owner went bust. The two year time limit for development action from the DRB approval has lapsed and the owner sold the property to Roadrunner Real Estate who now wants to resurrect it.

We are enclosing the previous correspondence and actions for your reference. We understand that this is starting from scratch but thought that the previous approval information would be helpful.

We look forward to working with you and the DRB committee to ensure that this project meets your needs and expectations.

Sincerely,

Bob Hall
Principal

2013 DRB Submittal Package

Previously submitted information and correspondence:
January 1, 2008 Water & Sewer Drawing (Not for construction)
January 1, 2008 Paving Plan Drawing (Not for construction)
March 5, 2008 DRB Agenda
March 5, 2008 DRB Staff Comments
March 7, 2008 Lot Size letter to City
March 8, 2008 Signed off Infrastructure List
March 8, 2008 Sidewalk Waver & Temporary Deferral of Sidewalk Construction
March 10, 2008 Sidewalk Waver & Deferral letter
March 12, 2008 DRB Agenda
March 12, 2008 DRB Staff Comments
December 10, 2007 Grading and Drainage Plan City approval letter
December 17, 2007 Albuquerque Bernalillo County Water Utility Authority letter
Financial Guaranty Amount form March 26, 2008
Financial Guaranty Amount form (Sidewalk Deferral) March 25, 2008

Roadrunner Real Estate
106 Industrial Loop
Rio Rancho, NM 87144

September 20, 2013

Mr. Bob Hall
Integrated Design and Architecture
Albuquerque, NM

RE: DRB Project #_____
Tracts 12-a1-A and 12-A-1B, MRGCD Map 35

Dear Mr. Hall:

Roadrunner Real Estate is the owner of the above referenced property. As an authorized representative for Road Runner Real Estate, I hereby designate Integrated Design and Architecture as our agent in our application to the Development Review Board.

If you have any questions, please contact me at (505) 440-6010.

Sincerely,

Julie Villegas, Managing Member

Roadrunner Real Estate

October 16. 2013

March 10, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

integrated
design&architecture

ATTN: MR. Jack Cloud, CCD, AIPC

RE: Project # 1005403
08DRB-70092 Minor – Preliminary / Final Plat Approval
Sidewalk Waver / Temporary Sidewalk Deferral

Dear Mr. Cloud:

At the Tuesday March 5, 2008 DRB hearing we inadvertently failed to submit for a "sidewalk waver for our cul-de-sac" and "temporary sidewalk deferral for the sidewalks located in front of the dwelling lots".

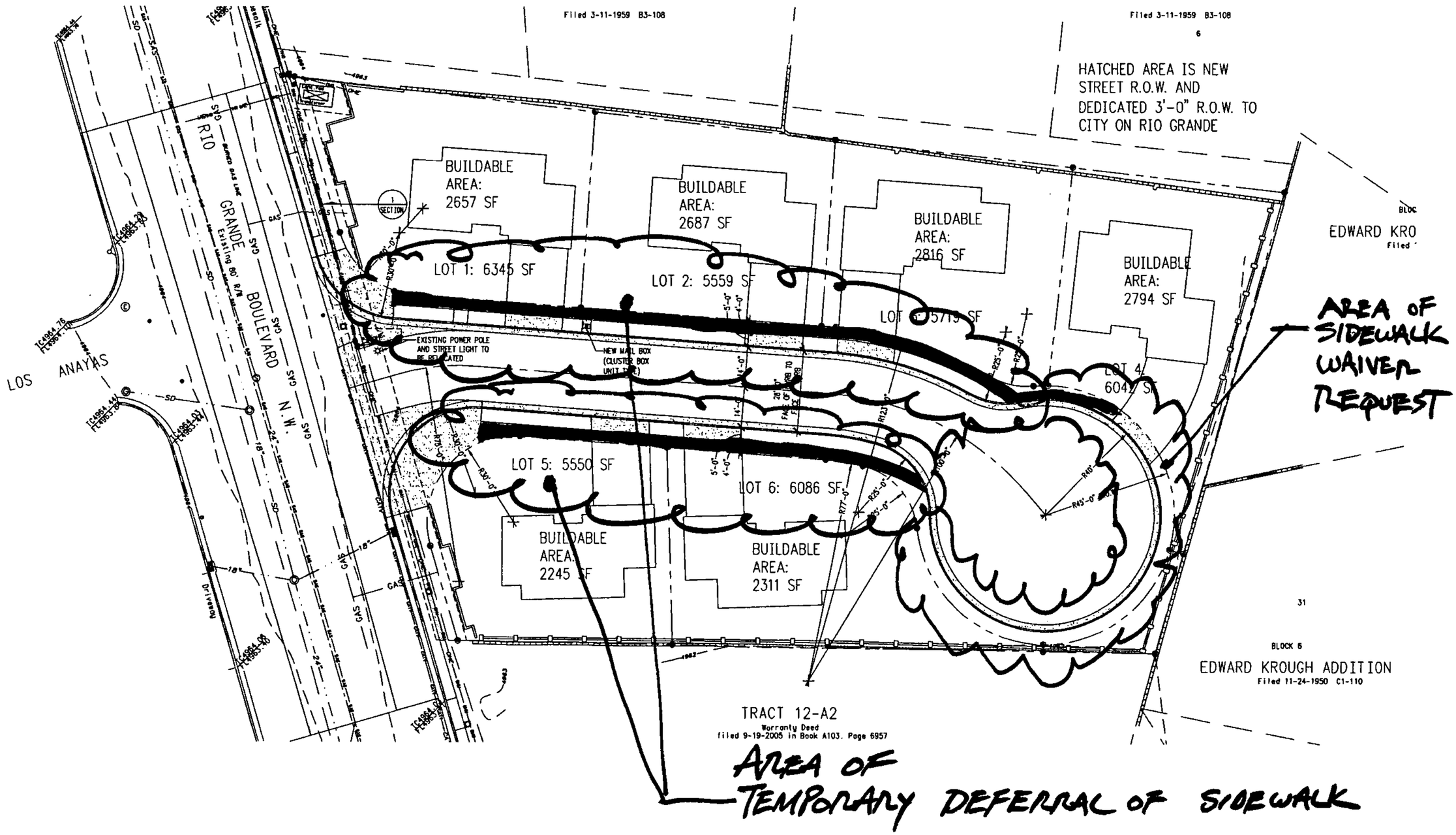
We are respectfully requesting that the DRB allow for such waver and deferral per the attached 8 ½" X 11" drawing.

Sincerely,

Bob Hall, AIA

Attachments

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499



SITE PLAN

0' 10' 20' 30' 40'
1"=20'-0"

VILLEGAS ESTATES

integrated design & architecture

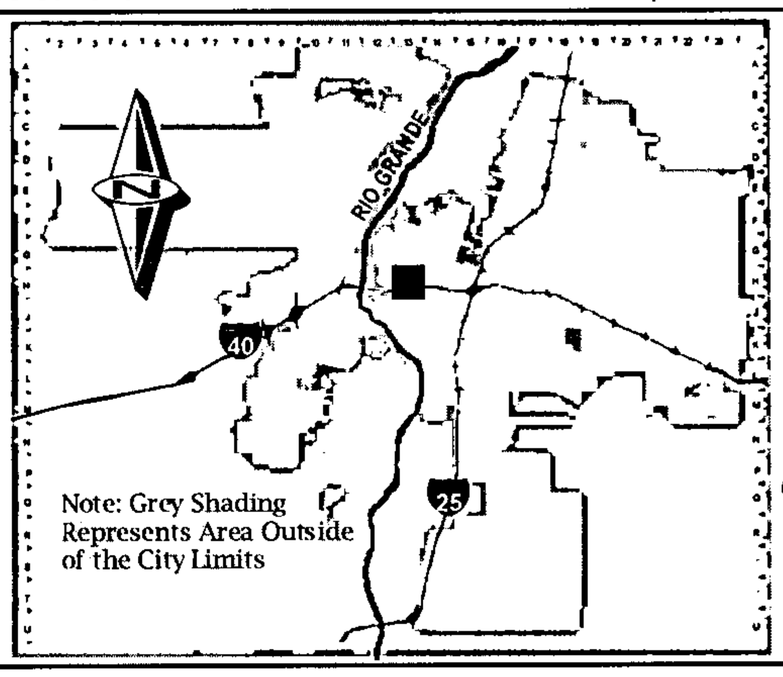
FEBRUARY 20, 2008

Exhibit C
3-12-08

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

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

H-13-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

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/21/2008 Issued By: E08375

Permit Number: **2008 070 092** **Category Code 910**

Application Number: 08DRB-70092, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW

Project Number: 1005403

Applicant
J & J Real Estate Llc

106 Industrial Park Loop
Rio Rancho NM 87124
994-3830

Agent / Contact
Intrigrated Design & Architecture

624 Tijeras Ave Nw
Albuquerque NM 87102
243-3499

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$565.00
	TOTAL:	**$585.00**

City Of Albuquerque
Treasury Division

2/21/2008 2:39PM LOC: ANNX
WS# 007 TRANS# 0068
RECEIPT# 00094618-00094618
PERMIT# 2008070092 TRSMSP
Trans Amt $585.00
Conflict Manag. Fee $20.00
DRB Actions $565.00
CK $585.00
CHANGE $0.00

Thank You

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005403 **AGENDA ITEM NO: 7**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 12-6-07 is on file for Preliminary Plat approval.
~~An approved infrastructure list is required for Preliminary Plat approval.~~
lot size min 6000 sq ft or character of N'hood

RESOLUTION: 3-12-08

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

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

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

FOR:

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

DATE: March 5, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

L A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Integrated Design & Architecture PHONE: 243-3499

ADDRESS: 624 Tijeras Ave. NW FAX: 243-3583

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bob@integrateddesignarch.com

APPLICANT: J & J Real Estate LLC PHONE: 994-3830

ADDRESS: 106 Industrial Park Loop FAX:

CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL:

Proprietary interest in site: Owner **List all owners:** J & J Real Estate LLC

DESCRIPTION OF REQUEST: Replat two tracts for subdivision for six (6) custom home sites.
Sidewalk waiver, Temporary deferral of sidewalk construction (3/10/08).

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

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

Lot or Tract No. Tracts 12-A1-A and 12-A-1B Block: MRGCD Map 35 Unit:

Subdiv/Addn/TBKA: Haciendas Don Villegas

Existing Zoning: RLT Proposed zoning: Same MRGCD Map No 35

Zone Atlas page(s): H-13 UPC Code: 101305902148020934 and 101305902347120933

CASE HISTORY:

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

DRB Project #1005403, 07DRB-00235

CASE INFORMATION:

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

No. of **existing** lots: 2 No. of **proposed** lots: 6 Total area of site (acres): 1.2084

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. NW

Between: Indian School Rd. NW and Contereas Pl. NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 3/7/07

SIGNATURE DATE 2/21/08

(Print) Bob Hall, Principal, Integrated Design & Architecture Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70092	PBF		$ 565.00
- -	CMF		$ 20.00
08DRB - - 70128	SW		$ Ø
08DRB - - 70129	TDS		$ Ø
- -			$
			Total $ 585.00

Hearing date March 5, 2008

2/21/08
Planner signature / date

Project # 1005403

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
✓ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)**
✓ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

BOB HALL
Applicant name (print)
2/21/08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-70092
_____-_____-_____
_____-_____-_____

2/21/08
Planner signature / date

Project # 1005403

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**
- ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance or waiver
- ✓ List any original and/or related file numbers on the cover application

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

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Bob Hall — Applicant name (print)
3/10/08 — Applicant signature / date

Form revised 4/07

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

Application case numbers
08 DRB - - 70128
08 DRB - - 70129
- -

Planner signature / date 3/10/08

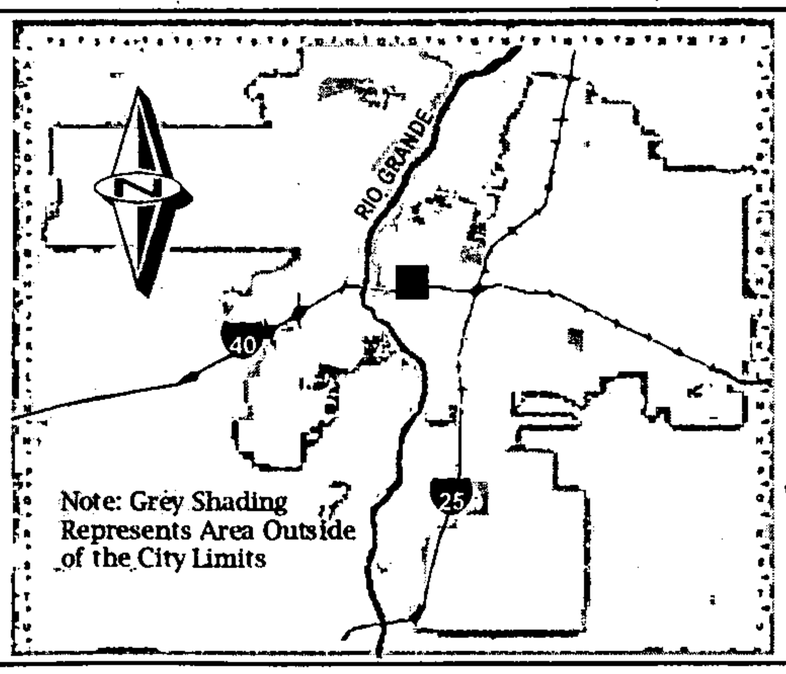
Project # 1005403

SITE

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

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

H-13-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

J & J Real Estate, LLC
106 Industrial Park Loop
Rio Rancho, NM 87124
505-994-3830

Mr. Bob Hall
Integrated Design & Architecture
624 Tijeras Ave. NW
Albuquerque, NM 87102

RE: DRB Project #1005403
Tracts 12-a1-A and 12-A-1B, MRGCD Map 35

February 15, 2008

Dear Mr. Hall:

J & J Real Estate Partnership is the owner of the above referenced property. As an authorized representative for J & J Real Estate Partnership, I hereby designate Integrated Design & Architecture as our agent in our application to the Development Review Board. If you have any questions regarding this, please do not hesitate to contact me.

Sincerely,

Julie V. Gutierrez, Managing Member
J & J Real Estate, LLC

February 21, 2008

City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

integrated design&architecture

RE: Tracts 12A1A and 12A1B, MRGCD Map 35

Dear DRB Committee Members:

Integrated Design & Architecture has been retained by J & J Real Estate Partnership to develop custom home sites at the above referenced properties. As owner, J & J Real Estate Partnership would like to replat the two tracts for subdivision for six (6) custom home sites.

The following information is available on the existing property:

Applicable Plans & Policies: Albuquerque/Bernalillo County Comprehensive Plan, Rio Grande Corridor Plan

The legal description: Tracks 12A1A and 12A1B, MRCGD Map 35

Address: A new cul de sac street will be developed to serve the development. It is located off of Rio Grande Blvd NW between Contreras Pl. and El Nido Ct.

Zoning: R-1

Proposed Use: Residential townhomes allowed under the zoning.

Property Size: 1.25 acres

Minimum Lot Size: 5000 sq. ft.

We look forward to working with you and the DRB committee to ensure that this project meets your needs and expectations.

Sincerely,

Bob Hall
Principal

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

DRB Project # (if already assigned) 1005403

Doc# 2008019379
02/21/2008 02:16 PM Page: 1 of 6
NOT R:$19.00 M. Toulouse, Bernalillo County

Please check one:

☐ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☒ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name Haciendas Don Villegas

Location of Project (address or major cross streets) Rio Grande Blvd. at Los Anayas

Proposed # of Units: 6 Single-Family 0 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Bob Hall

Company Integrated Design & Architecture (agent for J&J Real Estate, LLC)

Phone 243-3499

E-mail bob@integrateddesignarch.com

Please include with your submittal:

- ☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined
- ☑ Copy of a plat or plan for the proposed project
- ☑ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- ☑ Please include DRB project number on the top right corner of all documents
- ☑ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY
APS Cluster Valley
Preliminary PDFF Date Submitted _____
Preliminary PDFF Date Completed _____

Final PDFF Date Submitted 2-19-08
Final PDFF Date Completed 2-20-08

D Project # 1005403

APS Cluster Valley

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

J & J Real Estate Partnership ("Developer") effective as of this 15 day of February, 2008, and pertains to the subdivision commonly known as Haciendas Don Villegas, and more particularly described as

[use new legal description of subdivision]

Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lots 1-6

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

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

Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 1
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 2
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 3
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 4
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 5
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 6

No addresses will be assigned until after final approval by DRB.

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

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

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

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

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

Project # 1005403

APS Cluster Valley

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

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

2. The amount of the fee shall be:

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

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

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

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

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

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

D Project # 1005403

APS Cluster Valley

Signature

JULIE GUTIERREZ MANAGING MEMBER

Name (typed or printed) and title

J+J REAL ESTATE LLC

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2/15/08, by Julie Gutierrez - as managing member of J & J Real Estate LLC, a corporation.

(Seal)

OFFICIAL SEAL
DIANA E. PEREZ
Notary Public
State of New Mexico
My Commission Expires 2/22/11

Notary Public

My commission expires: 2/22/11

ALBUQUERQUE PUBLIC SCHOOLS

By:

Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2-20-08, by Kizito Wijenje as Director CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Notary Public

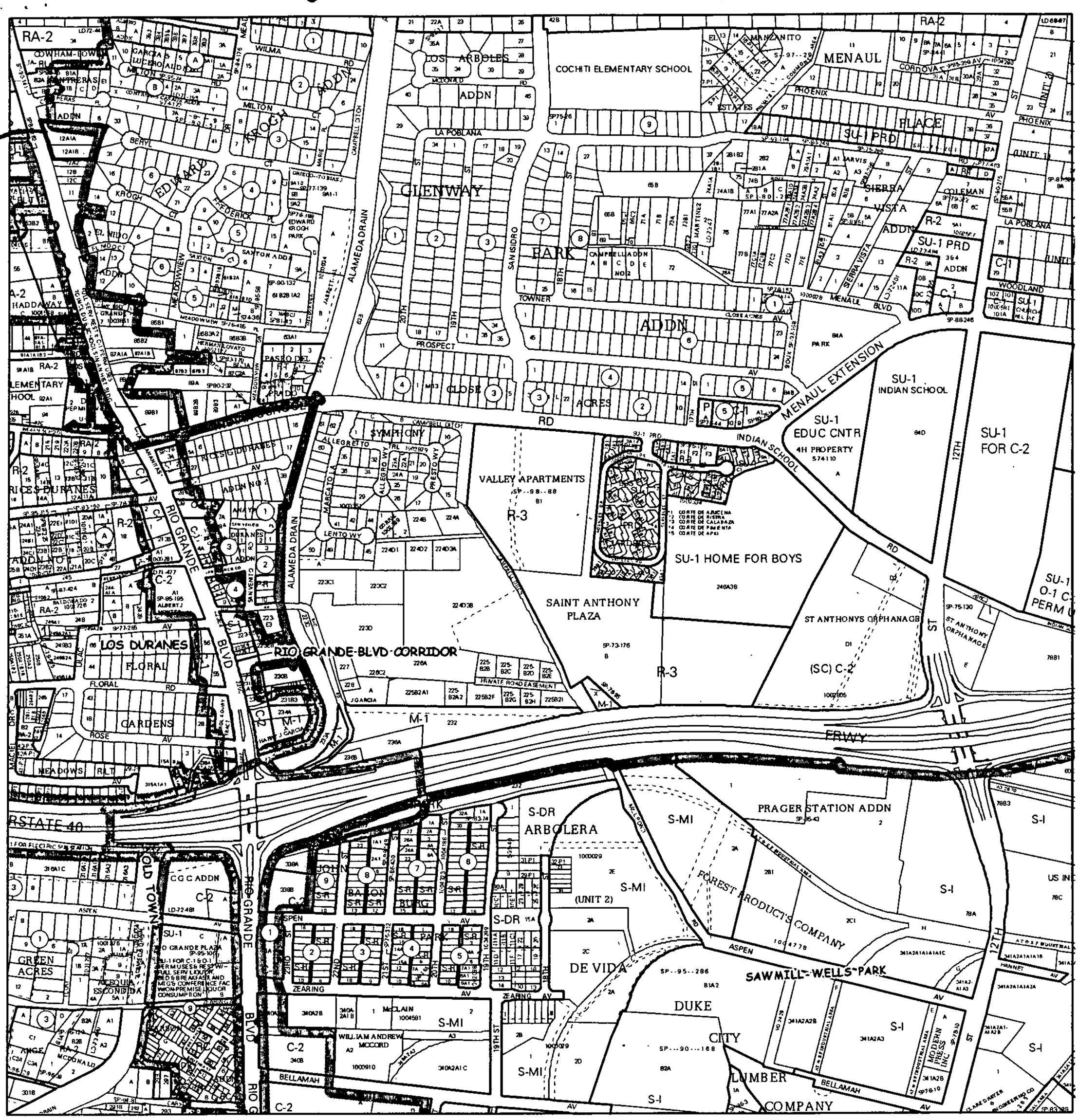
My commission expires: May 18, 2011

Legal Description for each lot:

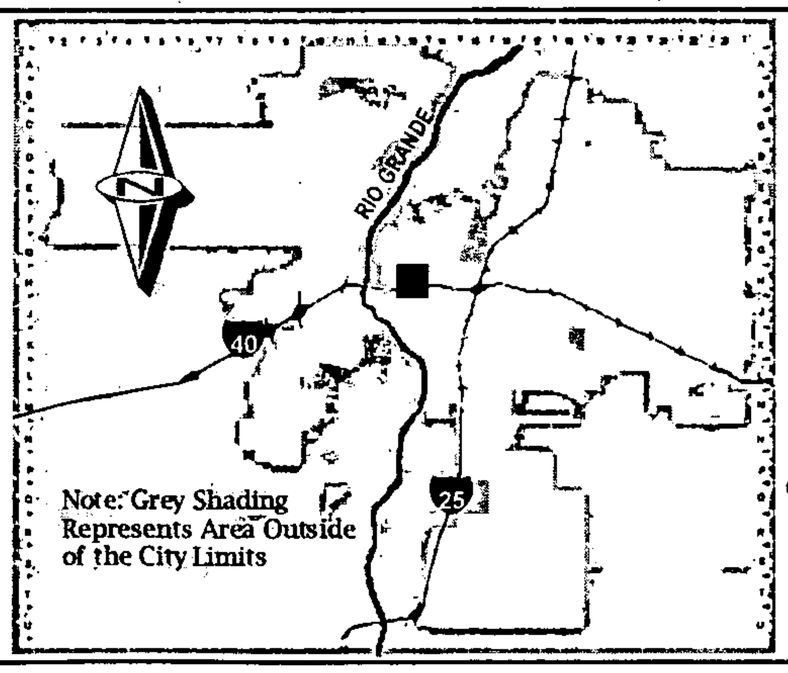
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 1
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 2
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 3
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 4
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 5
Haciendas Don Villegas, Tracts 12-A1-A and 12-A-1B, MRGCD Map 35, Lot 6

Note: No addresses will be assigned until after final approval by DRB.

DRB Project #1005403



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



Zone Atlas Page:

H-13-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

Albuquerque Geographic Information System

Map amended through: 9/5/2006

March 7, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

ATTN: MR. Jack Cloud, CCD, AIPC

RE: Project # 1005403
08DRB-70092 Minor – Preliminary / Final Plat Approval
Minimum lot size discussion

integrated design&architecture

Dear Mr. Cloud:

At the Tuesday March 5, 2008 DRB hearing we reviewed planning comments on our project indicating that the minimum site size needed to be 6000 square feet. We noted at the meeting that there are sites in the area that are less than 6000 S.F. The attached drawing is for your review.

Issues:

A. One of the new developments located south of our site has taken an area of land smaller than ours and developed 6 home site lots. Their lot sizes are between 5995 sf to 7201 sf in size. These lots include the development of a private road. The actual buildable sites that are left would be between 4000 sf and 5301 sf. This is because the property lines are in the center of the street.

B. If we were to develop our sites around a private road concept rather than the public road, the site areas would range between 7450 sf and 8245 sf.

C. We can manipulate our existing property lines to create sites that are 6000 sf with the exception of the two lots around the cul-de-sac. To make these lots 6000 sf would require that the cul-de-sac be manipulated shifting it north. This will create land areas around the cul-de-sac that can be added to the corner lots. These lots would be at least 6000 sf but end up with thin elements of the front and side yard that would be generally unusable. They would though comply.

D. Lots smaller than 6000 sf in size and or buildable area are indicated in the attached Bernalillo County GIS drawing;

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

Lot A. 5995 (private road)
Lot B. 5996 (private road)
Lot C. 7083 (private road)
Lot D. 6337 (private road)
Lot F. 6209 (private road)
Lot G 6858 (private road)

Lot H. 5302
Lot I 5386
Lot J. 5390
Lot K. 5337
Lot L 5520
Lot M 5507
Lot N 5007
Lot O 5278
Lot P 5554
Lot Q 5646

Lot R 5825
Lot S 5421
Lot T 5734
Lot U 5604
Lot V 4535

Lot W 3140
Lot X 4292
Lot Y 2246
Lot Z 1974

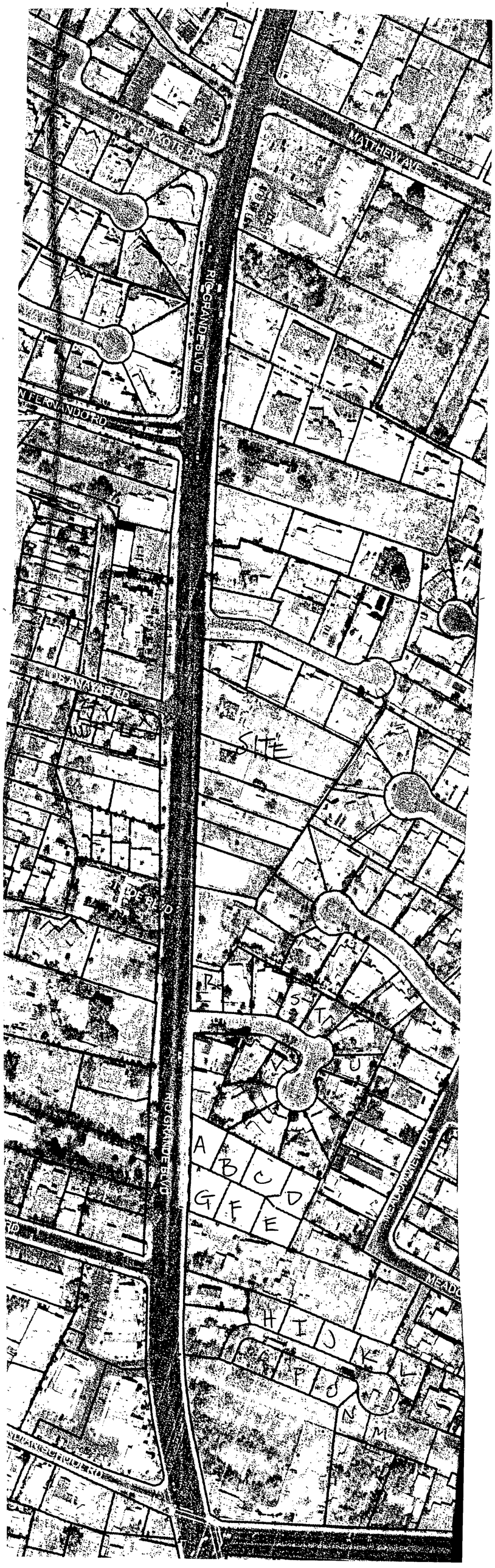
We can modify lot lines that will require replatting. We can modify the cul-de-sac, which will require reengineering. The dilemma is that these will meet the planning requirements for the lot size, but will not provide a better final solution.

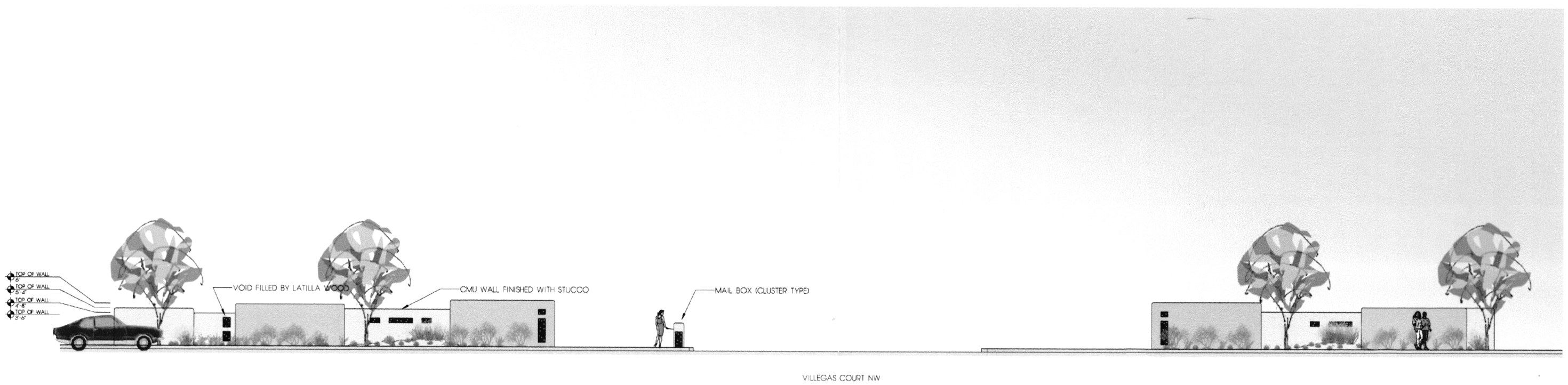
We respectfully request that the DRB accept the lot sizes and layouts as they are represented.

Sincerely,

Bob Hall, AIA

Attachments


MATTHEW WAY
RIO GRANDE BLVD
SITE
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
R
S
T
U
V



WALL ELEVATION

0' 4' 8' 12'

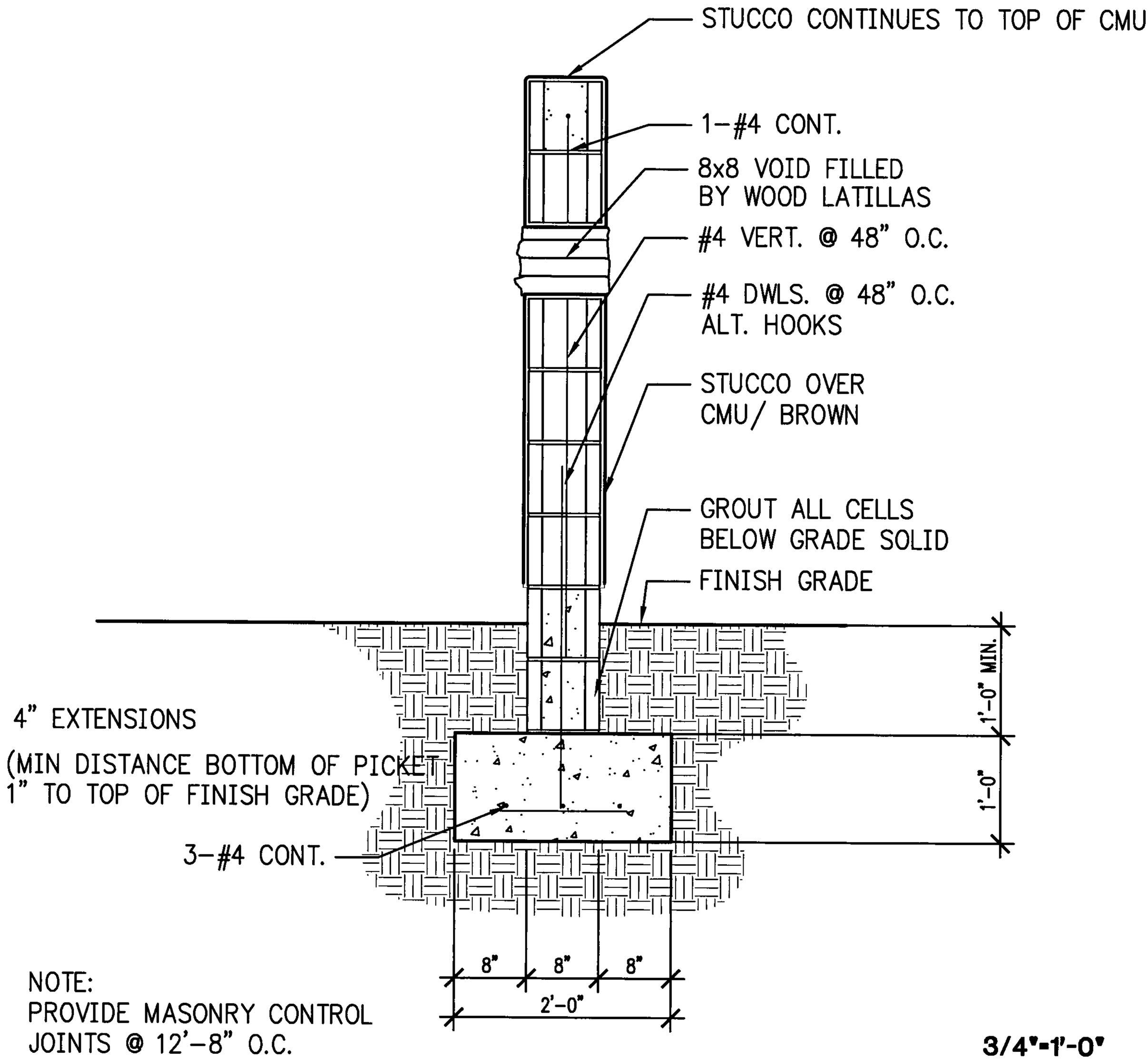
1/8"=1'-0"

VILLEGAS ESTATES

integrated design & architecture

FEBRUARY 20, 2008

CLOSEST INTERSECTION: RIO GRANDE AND LOS ANAYAS
DRB PROJECT # 1005403
ZONE ATLAS PAGE: H-13



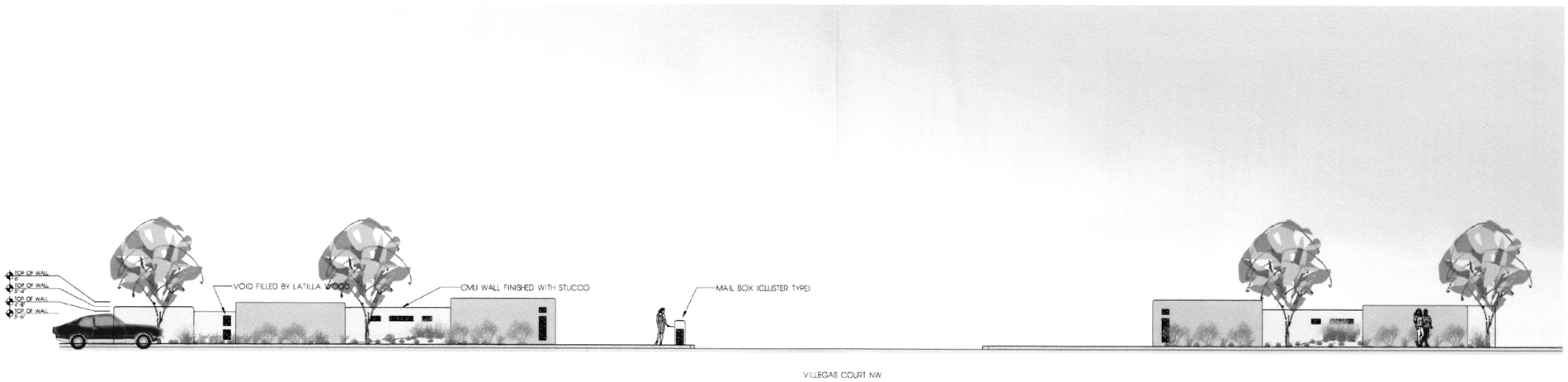
NOTE:
PROVIDE MASONRY CONTROL
JOINTS @ 12'-8" O.C.

3/4"=1'-0"

HACIENDAS DON VILLEGAS - SITE WALL DETAIL

INTEGRATED DESIGN AND ARCHITECTURE

SECTION ONE



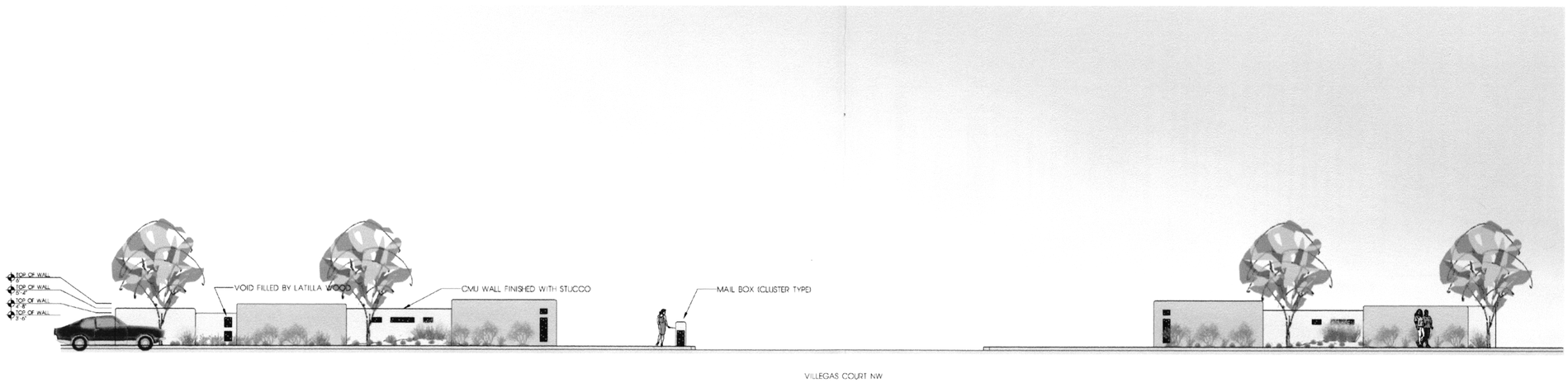
WALL ELEVATION

0' 4' 8' 12'
1/8"=1'-0"

VILLEGAS ESTATES

integrated design & architecture

FEBRUARY 20, 2008



WALL ELEVATION

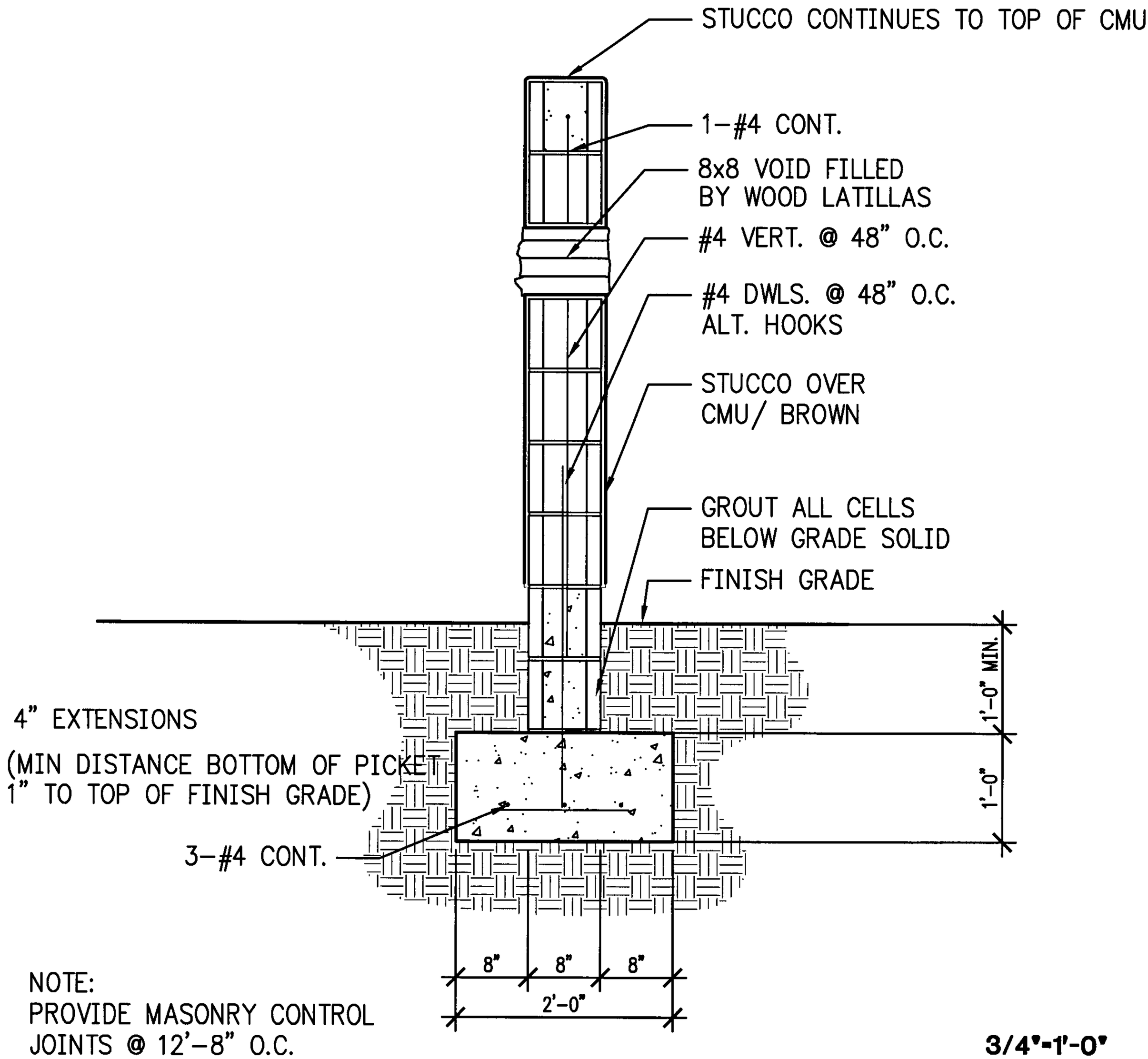
0' 4' 8' 12'
1/8"=1'-0"

VILLEGAS ESTATES

integrated design & architecture

FEBRUARY 20, 2008

CLOSEST INTERSECTION: RIO GRANDE AND LOS ANAYAS
DRB PROJECT # 1005403
ZONE ATLAS PAGE: H-13



NOTE:
PROVIDE MASONRY CONTROL
JOINTS @ 12'-8" O.C.

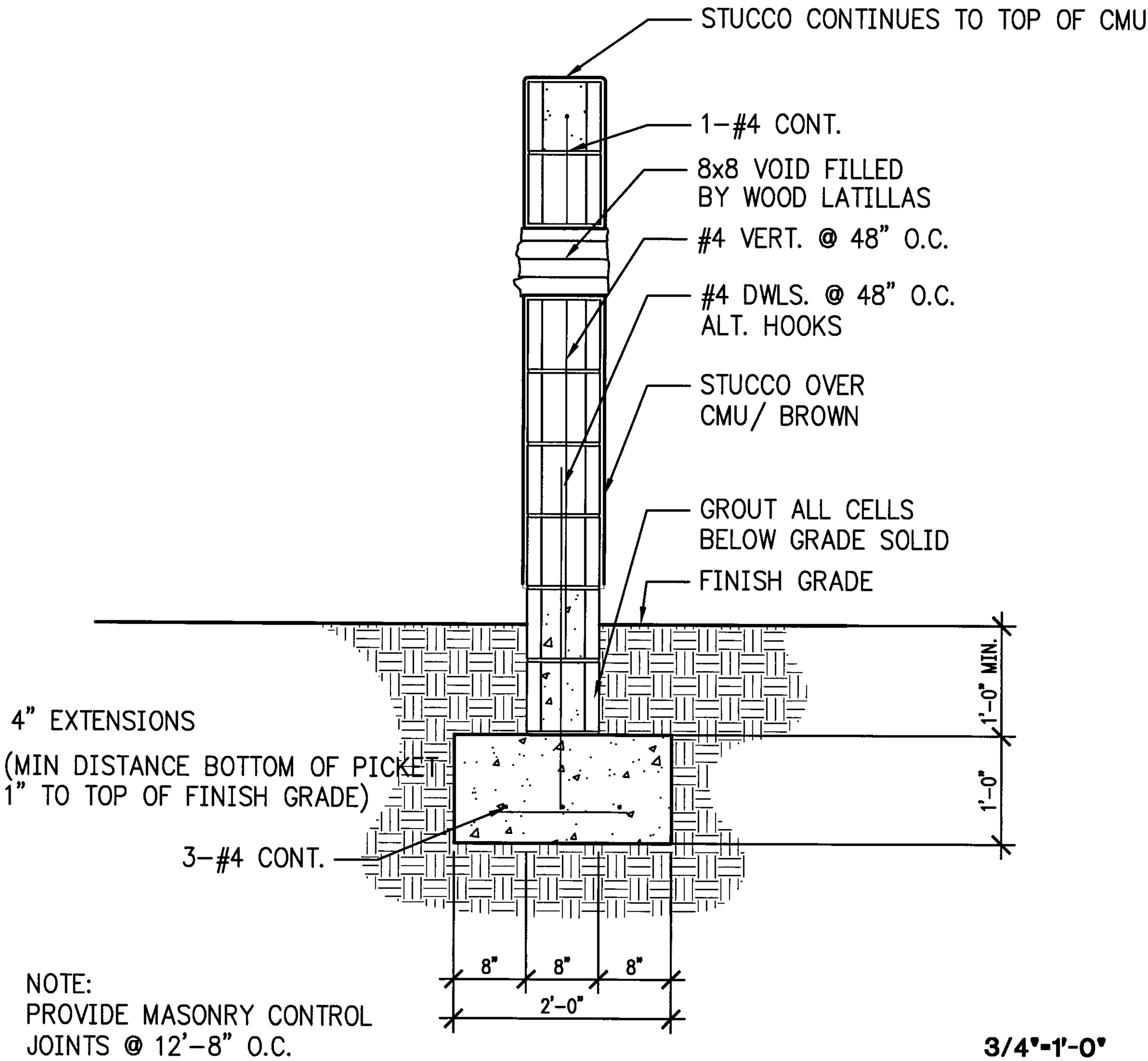
3/4"=1'-0"

HACIENDAS DON VILLEGAS - SITE WALL DETAIL

INTEGRATED DESIGN AND ARCHITECTURE

SECTION ONE

CLOSEST INTERSECTION: RIO GRANDE AND LOS ANAYAS
DRB PROJECT # 1005403
ZONE ATLAS PAGE: H-13



NOTE:
PROVIDE MASONRY CONTROL
JOINTS @ 12'-8" O.C.

3/4"=1'-0"

HACIENDAS DON VILLEGAS - SITE WALL DETAIL

INTEGRATED DESIGN AND ARCHITECTURE

SECTION ONE

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: J & J Real Estate Partnership PHONE: 280-5771
ADDRESS: 106 Industrial Park Loop FAX:
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL:
Proprietary interest in site: owner, developer List all owners: J & J Real Estate Partnership
AGENT (if any): Integrated Design & Architecture PHONE: 243-3499
ADDRESS: 624 Tijeras Ave. NW FAX: 243-3583
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: info@integrateddesignarch.co

DESCRIPTION OF REQUEST: Replat for seven (7) custom home sites.

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

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

Lot or Tract No. 12A1A and 12A1B Block: Unit:
Subdiv. / Addn. MRGCD Map 35
Current Zoning: R-1 Proposed zoning: R-1
Zone Atlas page(s): H-13 No. of existing lots: 2 No. of proposed lots: 7
Total area of site (acres): 1.25 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101305902148020934, 101305902347120933 MRGCD Map No. 35
LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW
Between: Contreras Pl. and El Nido Ct.

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

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

SIGNATURE DATE 2/27/07
(Print) Bob Hall, Principal, Integrated Design & Architecture ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
07DRB - 00235	SK	S(3)	$ 0.00
			$
			$
			$
			$
			Total $ 0.00

Hearing date 03/07/07

Sandy Handley 02/27/07 Project # 1005403

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

BOB HALL
Applicant name (print)

Applicant signature / date

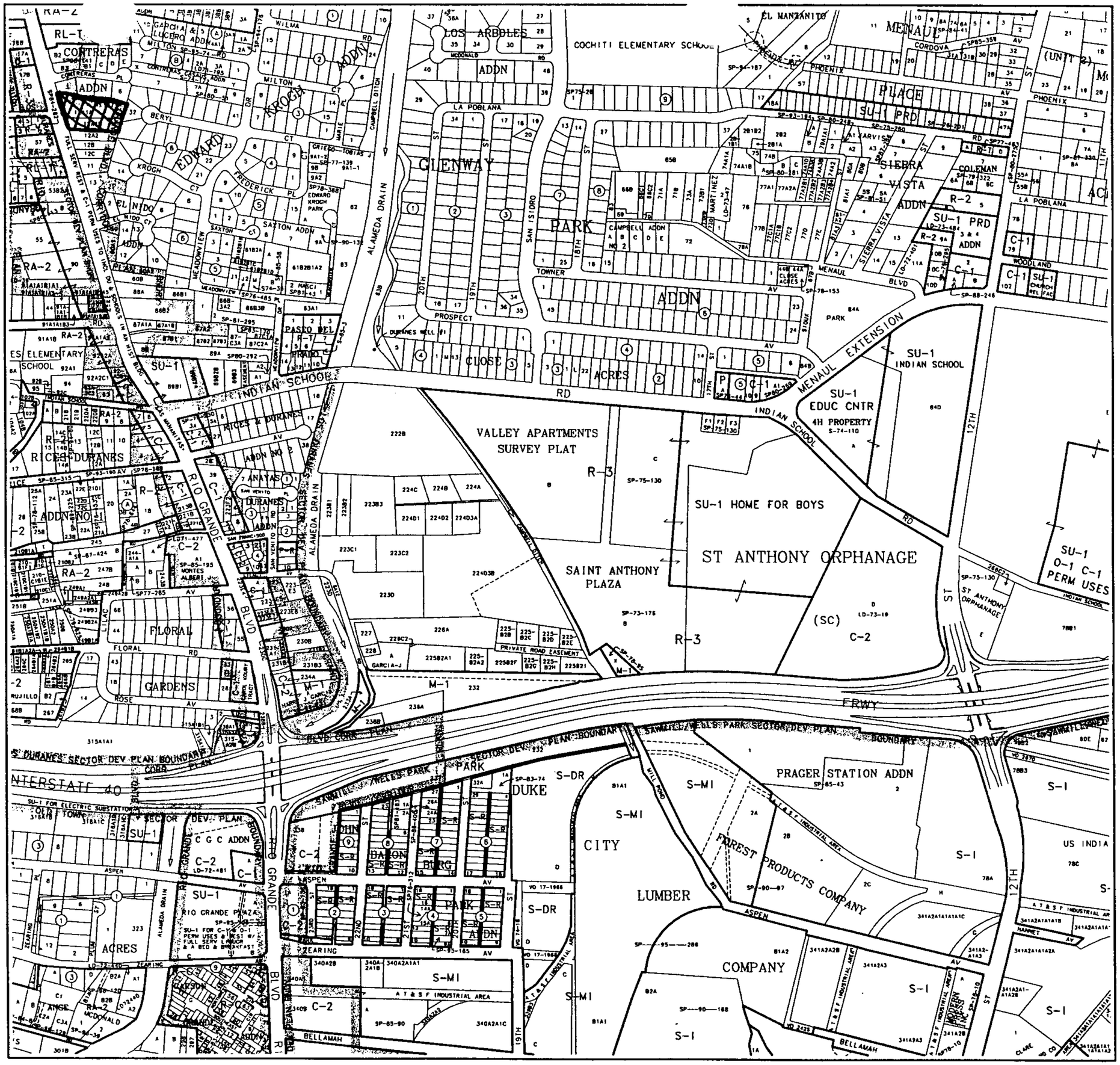
Form revised 8/04, 1/05 ,10/05 & **NOV 06**

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

Application case numbers
07DRB-_____-00235
_____-_____-_____
_____-_____-_____

Sandy Handley 02/27/07
Planner signature / date

Project # 1005403



GRAPHIC SCALE IN FEET

250 0 500 1000

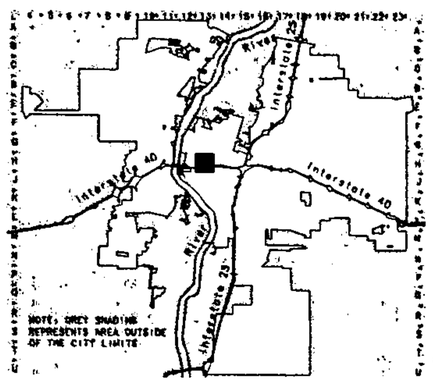
CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 1997

Map Amended through February 21, 1997



LEGAL DESCRIPTION

T10N

R3E

SEC 7

UNIFORM PROPERTY CODE

1-013-059

H-13-Z

February 27, 2007

Ms. Sheran Matson
City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

integrated design&architecture

RE: Tracts 12A1A and 12A1B, MRGCD Map 35

Dear Ms. Matson and DRB Committee Members:

Integrated Design & Architecture has been retained by J & J Real Estate Partnership to develop custom home sites at the above referenced properties. As owner, J & J Real Estate Partnership would like to replat the two tracts for subdivision for seven (7) custom home sites.

The following information is available on the existing property:

Applicable Plans & Policies: Albuquerque/Bernalillo County Comprehensive Plan, Rio Grande Corridor Plan

The legal description: Tracks 12A1A and 12A1B, MRCGD Map 35

Address: A new cul de sac street will be developed to serve the development. It is located off of Rio Grande Blvd NW between Contreras Pl. and El Nido Ct.

Zoning: R-1

Proposed Use: Residential townhomes allowed under the zoning.

Property Size: 1.25 acres

Minimum Lot Size: 5000 sq. ft.

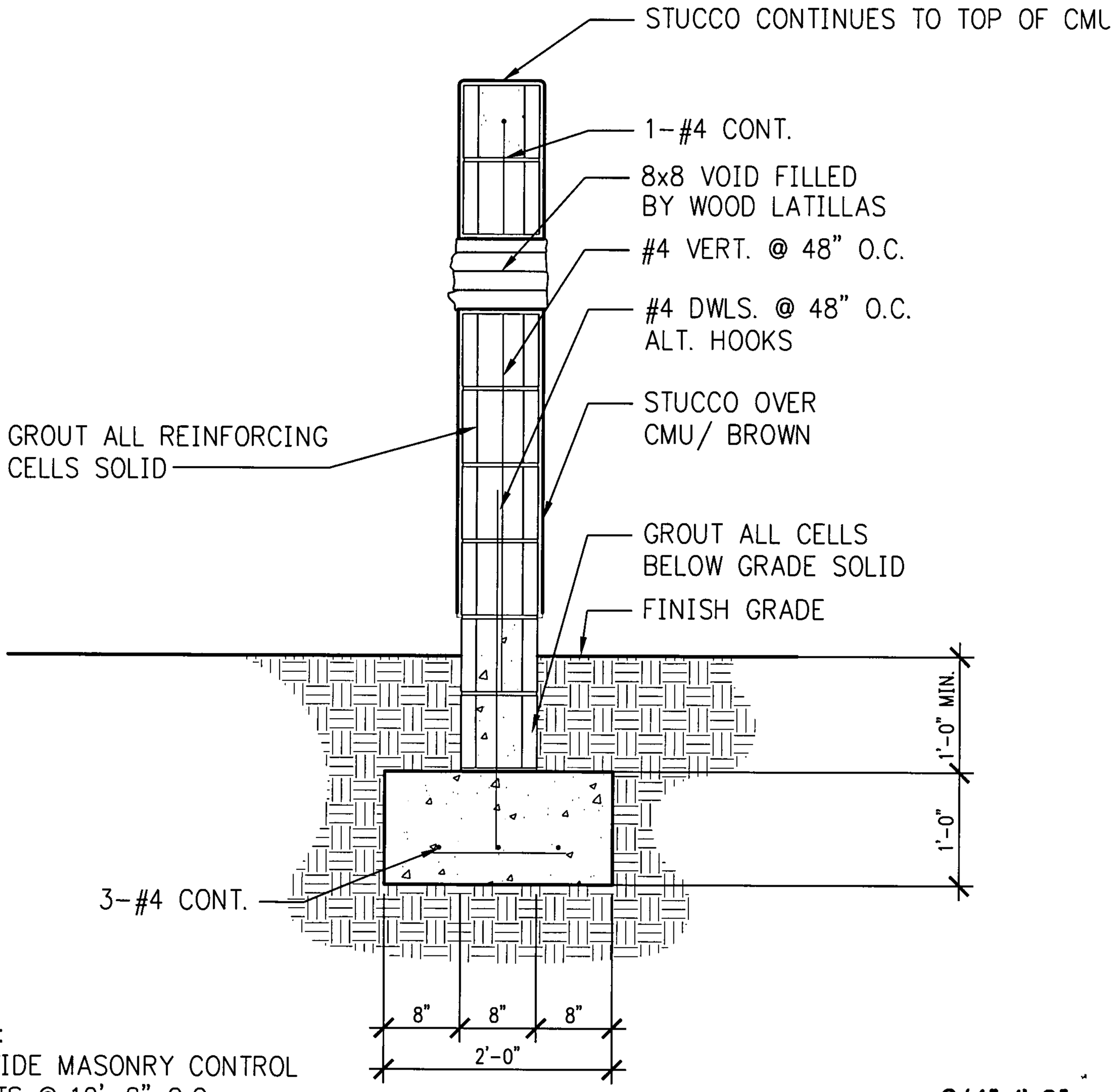
We look forward to working with you and the DRB committee to ensure that this project meets your needs and expectations.

Sincerely,

Bob Hall
Principal

624 Tijeras Avenue NW Albuquerque NM 87102 fax 505.243.3583 info@integrateddesignarch.com integrateddesignarch.com tel 505.243.3499

CLOSEST INTERSECTION: RIO GRANDE AND LOS ANAYAS
DRB PROJECT # 1005403
ZONE ATLAS PAGE: H-13



NOTE:
PROVIDE MASONRY CONTROL
JOINTS @ 12'-8" O.C.

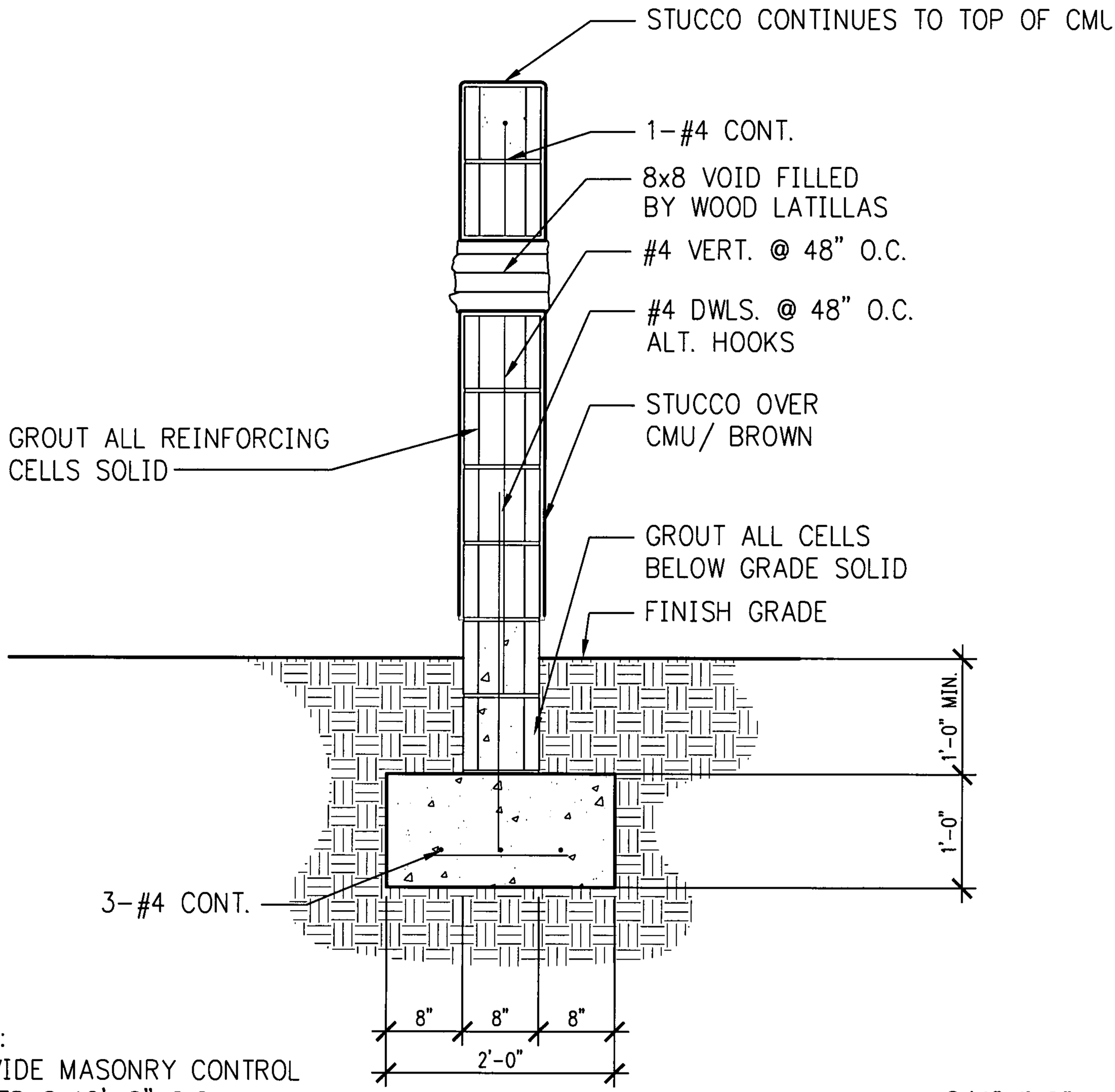
3/4"=1'-0"

HACIENDAS DON VILLEGAS - SITE WALL DETAIL

INTEGRATED DESIGN AND ARCHITECTURE

SECTION ONE

CLOSEST INTERSECTION: RIO GRANDE AND LOS ANAYAS
DRB PROJECT # 1005403
ZONE ATLAS PAGE: H-13



NOTE:
PROVIDE MASONRY CONTROL
JOINTS @ 12'-8" O.C.

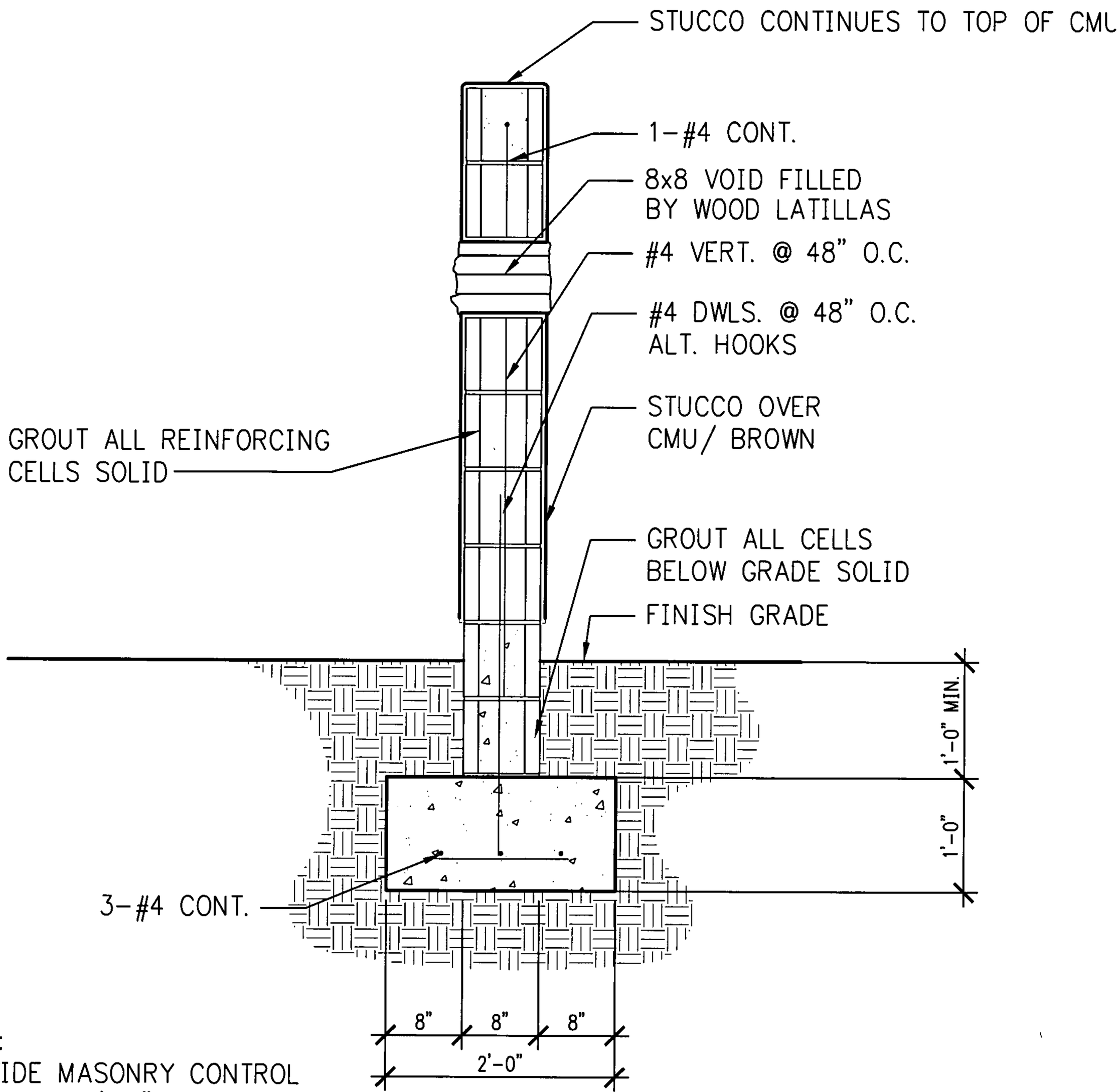
3/4"=1'-0"

HACIENDAS DON VILLEGAS - SITE WALL DETAIL

INTEGRATED DESIGN AND ARCHITECTURE

SECTION ONE

CLOSEST INTERSECTION: RIO GRANDE AND LOS ANAYAS
DRB PROJECT # 1005403
ZONE ATLAS PAGE: H-13



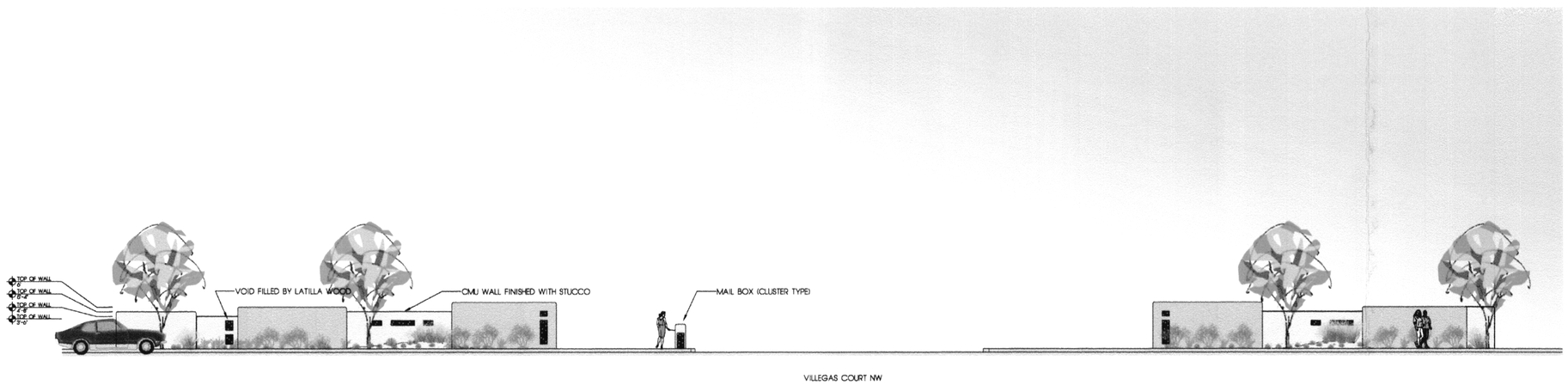
NOTE:
PROVIDE MASONRY CONTROL
JOINTS @ 12'-8" O.C.

3/4"=1'-0"

HACIENDAS DON VILLEGAS - SITE WALL DETAIL

INTEGRATED DESIGN AND ARCHITECTURE

SECTION ONE



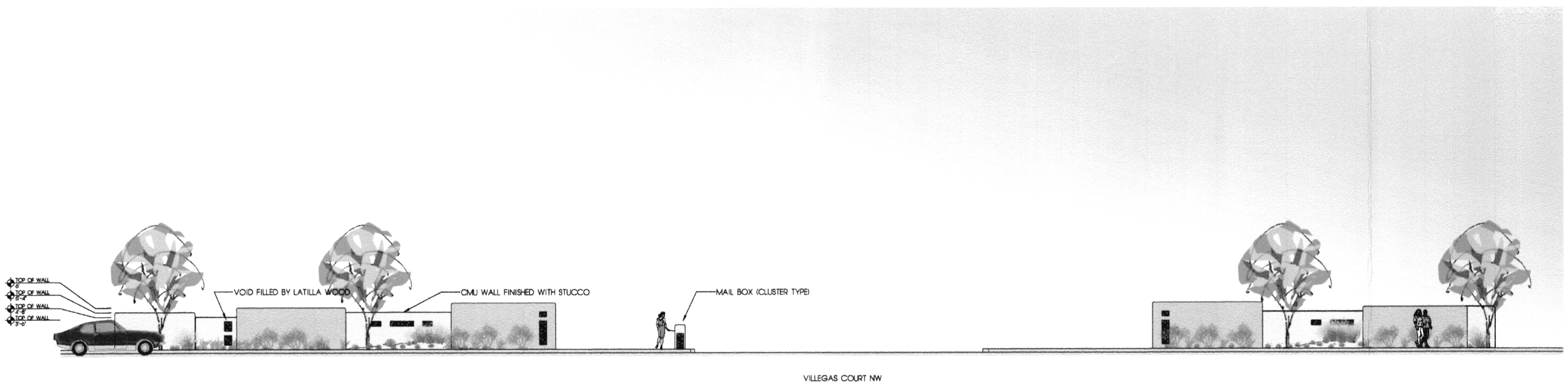
WALL ELEVATION

0' 4' 8' 12'
1/8"=1'-0"

VILLEGAS ESTATES

integrated design & architecture

OCTOBER 4, 2013



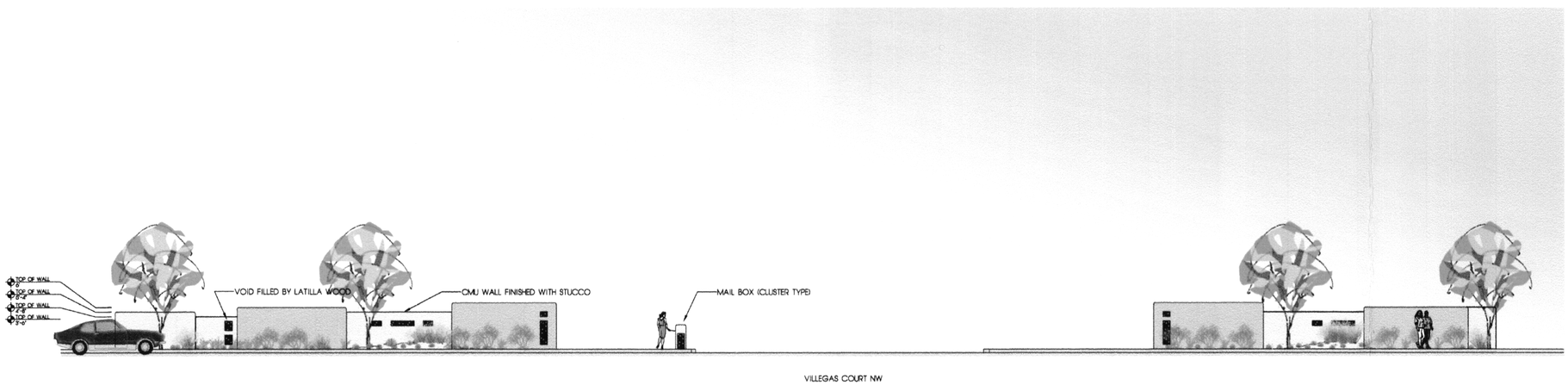
WALL ELEVATION

0' 4' 8' 12'
1/8"=1'-0"

VILLEGAS ESTATES

integrated design & architecture

OCTOBER 4, 2013



WALL ELEVATION

0' 4' 8' 12'

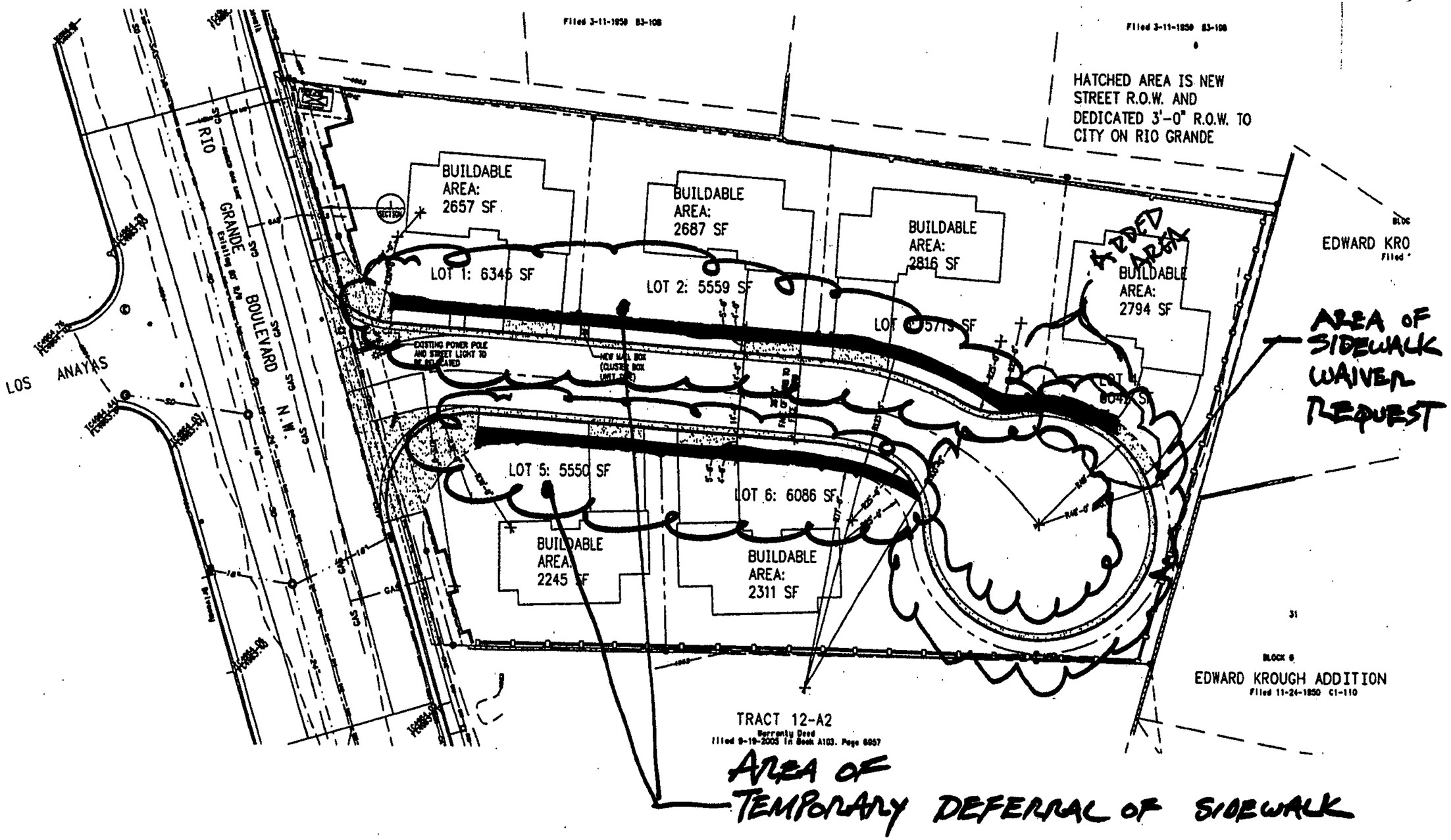
1/8"=1'-0"

VILLEGAS ESTATES

integrated design & architecture

OCTOBER 4, 2013

PROJECT #: 10054103
DATE: 12-18-13 (TDS, SW)



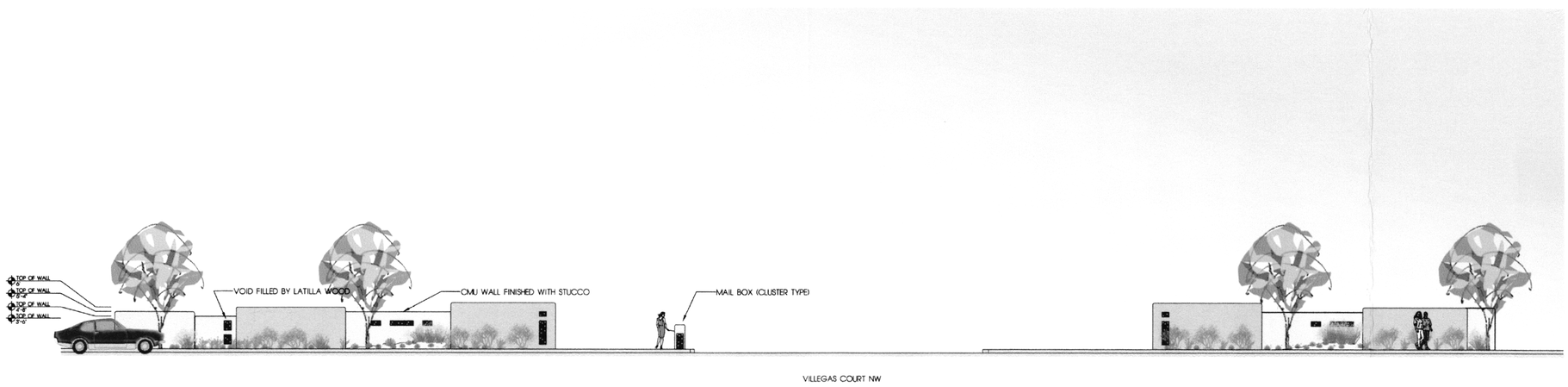
SITE PLAN

0' 10' 20' 30' 40'
1"=20'-0"

VILLEGAS ESTATES

integrated design & architecture

FEBRUARY 20, 2008



WALL ELEVATION

0' 4' 8' 12'
1/8"=1'-0"

HACIENDA DON VILLEGAS

integrated design & architecture

OCTOBER 4, 2013