



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 31, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1005450

08DRB-70501 VACATION OF PRIVATE
ACCESS EASEMENT

08DRB-70502 SUBDN DESIGN VARIANCE
FROM MINIMUM DPM STANDARDS

08DRB-70503 SIDEWALK WAIVER

08DRB-70504 MAJOR - PRELIMINARY
PLAT APPROVAL

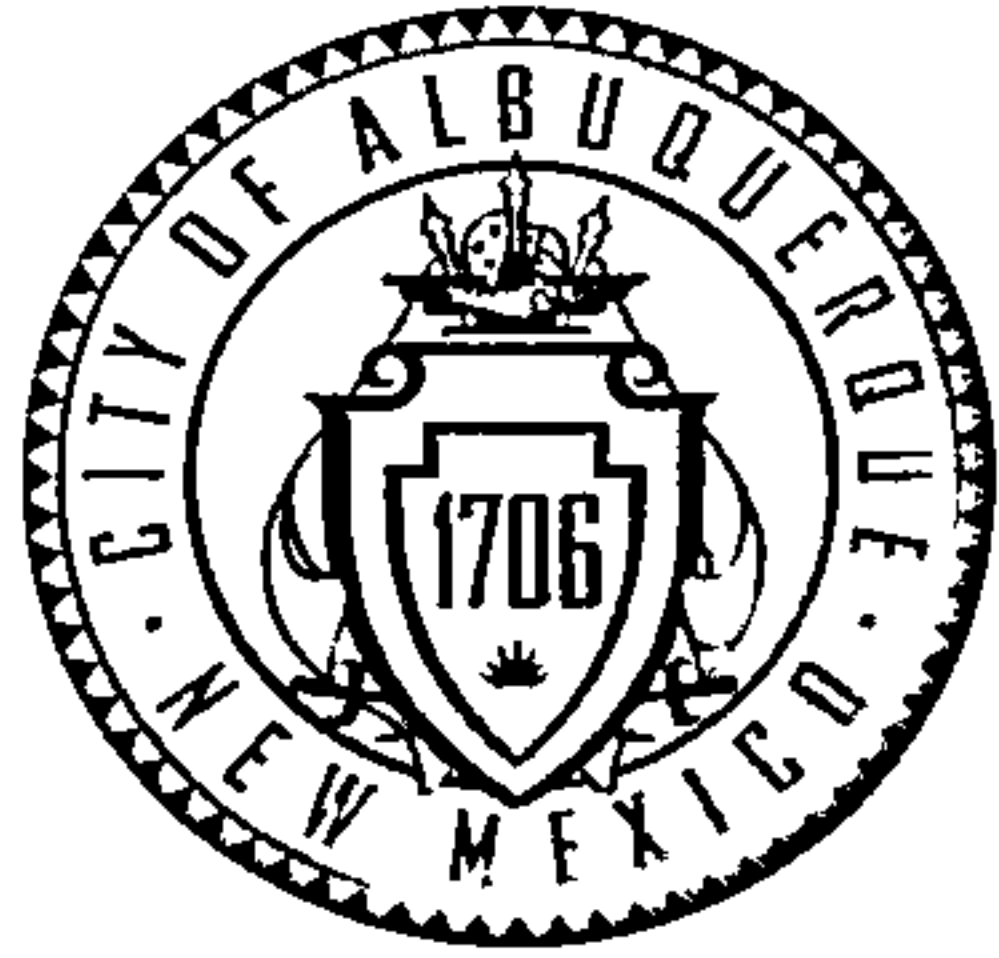
ISAACSON AND ARFMAN PA agent(s) for GABALDON PROPERTY LLC request(s) the referenced/ above action(s) for all or a portion of **Tract(s) 331-B, 336 & 337, MRGCD MAP #35** (to be known as LONGACRE SUBDIVISION) zoned R-1 & RA-2, located on the east side of GABALDON RD NW BETWEEN SPUR CT NW AND Interstate-40 containing approximately 2.1326 acre(s). (H-12)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

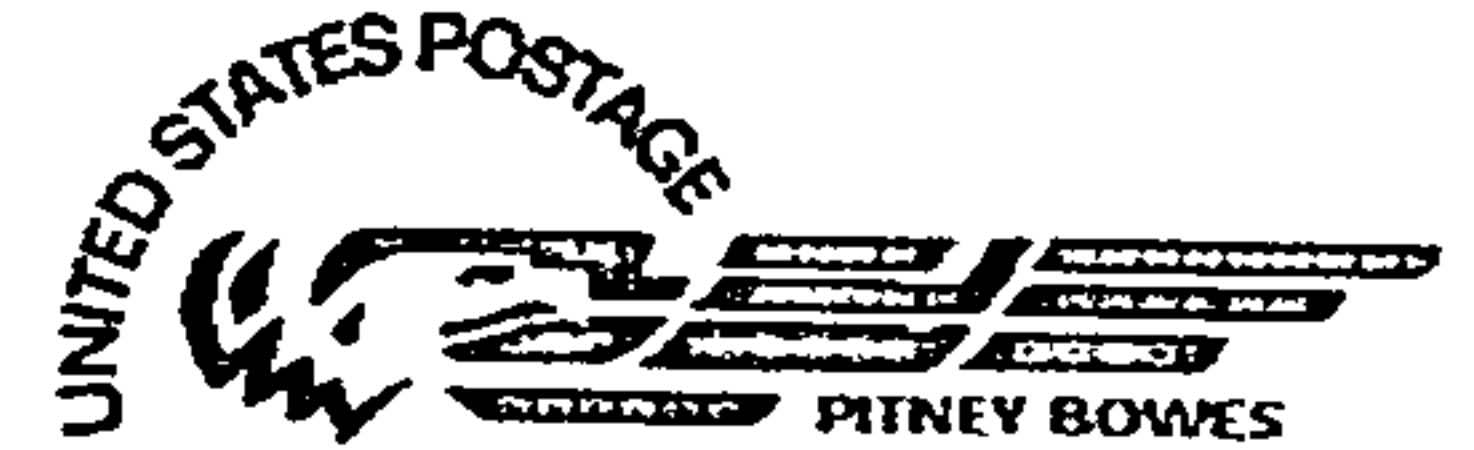
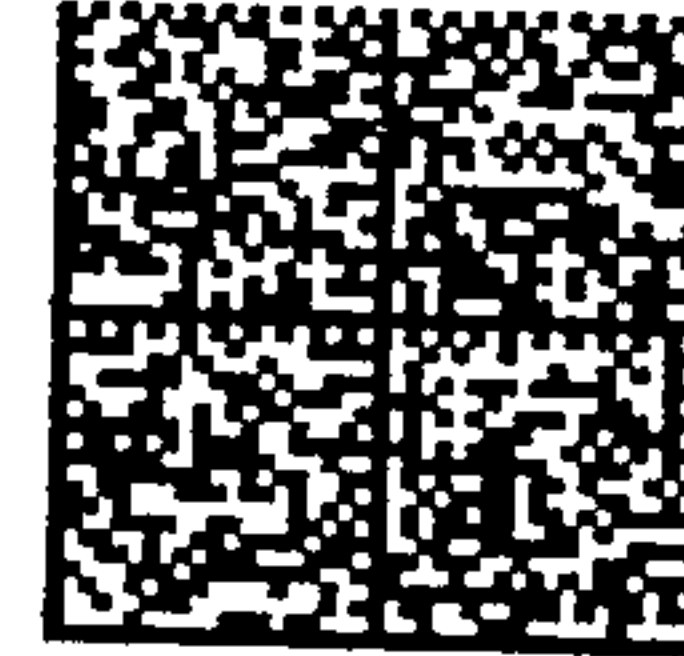

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 8, 2008.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.42⁰
0004261639 DEC 12 2008
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101205915207030154
STV INVESTMENTS VI LLC
1015 TIJERAS AVE NW SUITE 210
ALBUQUERQUE NM 87102

DRB

NIXIE 871 CC 1 84 12/15/08

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87100

*0968-03580-12-44

8710283894 0009



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: December 31, 2009
Zone Atlas Page: H-12
Notification Radius: 100 Ft.

Project# 1005450
App# 08DRB-70501
08DRB-70502
08DRB-70503
08DRB-70504

Cross Reference and Location: GABALDON RD NW BETWEEN SPUR CT NW
AND I-40

Applicant: GABALDON PROPERTY LLC
1401 CENTRAL AVE NW
ALBUQUERQUE, NM 87104

Agent: ISAACSON & ARFMAN PA
128 MONROE NE
ALBUQUERQUE, NM 87108

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: DECEMBER 13, 2008
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 MONROE NE FAX: 268-2632
 CITY: ALBUQ. STATE NM ZIP 87108 E-MAIL: GENNYD@TACIVIL.CO

APPLICANT: GABALDON PROPERTY LLC PHONE: 247-9080
 ADDRESS: 1401 CENTRAL AVE NW FAX: 247-9109
 CITY: ALBUQ. STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: Waiver

DESCRIPTION OF REQUEST: PRELIMINARY PLAT; SIDEWALK & SUBDV. DESIGN VARIANCE; VACATION OF EASEMENT

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

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

Lot or Tract No. TRACTS 331-B, 336, & 337 Block: _____ Unit: _____
 Subdiv/Addr/TBKA: MRGCD MAP # 35 (aka Longacre Subdivision)
 Existing Zoning: R-1 & RA-2 Proposed zoning: SAME
 Zone Atlas page(s): H-12 UPC Code: 101205929900870145 MRGCD Map No 35
10120592330227043
101205927101940144

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Proj # 1005450, APPL # 07 DRB - 00355

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 8 Total area of site (acres): 2.1326
 LOCATION OF PROPERTY BY STREETS: On or Near: GABALDON RD NW
 Between: SPUR CT NW and I-40

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

SIGNATURE Genevieve Donat DATE 11/21/08
 (Print) Genevieve Donat Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>22DRB-70501</u>	<u>VPE</u>		<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>70502</u>	<u>SDY</u>		<u>\$ 2</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70503</u>	<u>SW</u>		<u>\$ 2</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>70504</u>	<u>JP</u>		<u>\$ 685.00</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill		<u>CMF</u>		Total <u>20.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$ 420.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12/31/08</u>			

Planner signature / date 11-27-08 Project # 1005450

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.

Genevieve Dmart
Applicant name (print)
Genevieve Dmart 11/21/08
Applicant signature / date



Form revised 4/07

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

Application case numbers
 08DRB - 70501
 08DRB - 70502
 08DRB - 70503

[Signature]
Planner signature / date
 Project # 1005450

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	1012 0592 7101 9401 44	GABALDON PROP ERTY LLC % JOH N A MEYERS	1404 CE NTRAL A VE NW	ALB UQ UE RQ UE	N M	87 10 4	V	A1 A M	MAP 35 TRACT 337 CONT .570 AC	0.3 58 90 08 1
2	1012 0592 5607 2401 34	HIGH LONESOME RANCH ETAL	PO BOX 25423	ALB UQ UE RQ UE	N M	87 12 5	V	A1 A M	TR 1A PLAT FOR TRACTS 1A, 1B & 1C OF EDEN LANDS CONT 17.8553AC	18. 11 68 13 57
3	1012 0592 3302 2401 43	GABALDON PROP ERTY LLC % JOH N A MEYERS	1404 CE NTRAL A VE NW	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	MAP 35 TRACT 336 CONT 1.230 AC	0.7 93 78 01 7
4	1012 0592 9400 8401 45	GABALDON PROP ERTY LLC % JOH N A MEYERS	1401 CE NTRAL A VE NW	ALB UQ UE RQ UE	N M	87 10 4	V	A1 A M	MAP 35 TRACT 331B CONT .420 AC	0.3 27 38 68 5
5	1012 0591 5207 0301 54	STV INVESTMENT S VI LLC	1015 TIJ ERAS AV E NW SU ITE 210	ALB UQ UE RQ UE	N M	87 10 2	V	A1 A M	TR A PLAT OF RIVERVIEW ACRES UNIT 2 CONT 1.7228 AC	1.7 21 31 76 2
6	1012 0582 6852 6203 13	PEETZ KRISTY J	10900 P ALOMAS AVE NE	ALB UQ UE RQ UE	N M	87 12 2	R	A1 A M	LT 5-A PLAT OF LTS 5-A, 6-A & 6- B QUARTER HORSE ACRESSUBDIVISION CONT 1.1849 AC	1.1 85 41 10 7
7	1012 0591 9505 4301 11	GRUGER STEPHE N W & JANE LEE	1908 SA N RIO C T NW	ALB UQ UE RQ UE	N M	87 10 7	V	A1 A M	LT 1 PLAT OF RIVERVIEW ACRES UNIT 2 CONT .5608 AC	0.5 50 71 35
8	1012 0591 5201 2301 09	STRIBLING BILLIE J & BILLIE J STRI BLING TRUSTEE FAMILY TRUST	821 GAB ALDON DR NW	ALB UQ UE RQ UE	N M	87 10 4	R	X1 A M	KELLY TRACTS TRACT 1 CONT 5.000 AC	4.1 09 15 77 8
9	1012 0593 0502 2401 07	TANKERSLEY JE RRY C & NANCY E	2921 MA XIMILLIA N RD N W	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	*17 CORRECTED SUBN PLAT OF MAXIMILLIAN COMPO UND (BEING A REPL OF RUNDLES SUBN TOGETHER W ITH TR 310A MRGCD MAP #38 AND TRS 330 & 331A2B MRGCD MAP #35 CONT 23,416.34 SQ FT	0.5 41 69 66 6
10	1012 0593 0901 2401 01	GONZALES TOMM Y F ETUX	730 LUL AC AVE NW	ALB UQ UE RQ UE	N M	87 10 7	R	A1 A M	*21 JOE AZAR SUBD REPL TR B LULAC PROYECTO BIE N VENIDO SUBD	0.2 46 88 46 3
11	1012 0583 0952 4112 47	GONZALES WILLI E P & GLORIA L	727 LUL AC NW	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	*0022 JOE AZAR SUBD REPLAT TR B LULAC PROYECT O BIENVENIDO SUBD	0.2 10 99 27 2
12	1012 0592	GAUER PEARL P	808 GAB ALDON	ALB UQ UE RQ UE	N M	87 10	R	A1 A	LT 1-A-1 PLAT OF LOTS 1-A-1 & 1-B- 1 QUARTER HORSE ACRES CONT .4776 AC	0.4 78

	1100 4401 59		DR NW	UE RQ UE		4		M		94 61 5
1 3	1012 0592 2400 3401 57	GILL JAMES M & DARBI M	3119 SP UR CT N W	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	* 002 QUARTER HORSE ACRES SUB	0.9 64 07 13 8
1 4	1012 0592 4000 2401 56	JERNIGAN JENNI FER R & TREVOR A RIGLER	3115 SP AR CT N W	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	* 003 QUARTER HORSE ACRES SUB	0.9 84 81 10 2
1 5	1012 0591 4802 7301 10	EASLEY WILLIAM C JR ETAL	10149 M ADELINE NW	ALB UQ UE RQ UE	N M	87 11 4	R	X1 A M	MAP 35 TRACT 335 CONT 2.880 AC	2.2 88 57 77 9
1 6	1012 0592 5400 1401 55	WOOD JOHN W	3111 SP UR CT N W	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	* 004 QUARTER HORSE ACRES SUB	0.9 24 87 75 9
1 7	1012 0592 0900 2401 58	GAUER FRANKLIN M JR & GAUER M ARY DAY	3123 SP UR CT N W	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	LT 1-B-1 PLAT OF LOTS 1-A-1 & 1-B- 1 QUARTER HORSE ACRES CONT .4979 AC	0.4 95 76 21 2
1 8	1012 0582 8551 6203 15	NATHANSON LAU RA TRUSTEE NAT HANSON TRUST	13092 C AMINITO POINT D EL MAR	DEL MA R	C A	92 01 4	V	A1 A M	LT 6-A-1 CORRECTION PLAT OF LOT 6-A- 1 QUARTER HORSE ACRES CONT 1.2640 AC	1.2 63 27 84 7
1 9	1012 0593 4904 9401 17	THORNE LINDA H	949 MON TOYA R D NW	ALB UQ UE RQ UE	N M	87 10 4	R	X1 A M	TR 1B PLAT FOR TRACTS 1A, 1B & 1C OF EDEN LANDS CONT 8.6974AC	8.6 59 92 52 7
2 0	1012 0593 1901 1401 02	MARTINEZ PETER R & ANGELA	728 LUL AC NW	ALB UQ UE RQ UE	N M	87 10 4	R	A1 A M	*20 JOE AZAR SUBD REPL TR B LULAC PROYECTO BIE NVENIDO SUBD	0.1 40 96 92

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNE
1	101205927101940144	GABALDON PROPERTY LLC % JOHN A MEYERS	1404 CENTRAL AVE NW	ALBUQL
2	101205925607240134	HIGH LONESOME RANCH ETAL	PO BOX 25423	ALBUQL
3	101205923302240143	GABALDON PROPERTY LLC % JOHN A MEYERS	1404 CENTRAL AVE NW	ALBUQL
4	101205929400840145	GABALDON PROPERTY LLC % JOHN A MEYERS	1401 CENTRAL AVE NW	ALBUQL
5	101205915207030154	STV INVESTMENTS VI LLC	1015 TIJERAS AVE NW SUITE 210	ALBUQL
6	101205826852620313	PEETZ KRISTY J	10900 PALOMAS AVE NE	ALBUQL
7	101205919505430111	GRUGER STEPHEN W & JANE LEE	1908 SAN RIO CT NW	ALBUQL
8	101205915201230109	STRIBLING BILLIE J & BILLIE J STRIBLING TRUSTEE FAMILY TRUST	821 GABALDON DR NW	ALBUQL
9	101205930502240107	TANKERSLEY JERRY C & NANCY E	2921 MAXIMILLIAN RD NW	ALBUQL
10	101205930901240101	GONZALES TOMMY F ETUX	730 LULAC AVE NW	ALBUQL
11	101205830952411247	GONZALES WILLIE P & GLORIA L	727 LULAC NW	ALBUQL
12	101205921100440159	GAUER PEARL P	808 GABALDON DR NW	ALBUQL
13	101205922400340157	GILL JAMES M & DARBI M	3119 SPUR CT NW	ALBUQL
14	101205924000240156	JERNIGAN JENNIFER R & TREVOR A RIGLER	3115 SPAR CT NW	ALBUQL
15	101205914802730110	EASLEY WILLIAM C JR ETAL	10149 MADELINE NW	ALBUQL
16	101205925400140155	WOOD JOHN W	3111 SPUR CT NW	ALBUQL
17	101205920900240158	GAUER FRANKLIN M JR & GAUER MARY DAY	3123 SPUR CT NW	ALBUQL
18	101205828551620315	NATHANSON LAURA TRUSTEE NATHANSON TRUST	13092 CAMINITO POINT DEL MAR	DEL MA
19	101205934904940117	THORNE LINDA H	949 MONTOYA RD NW	ALBUQL
20	101205931901140102	MARTINEZ PETER R & ANGELA	728 LULAC NW	ALBUQL

OR CURRENT RESIDENT
101205914802730110
EASLEY WILLIAM C JR ETAL
10149 MADELINE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101205920900240158
GAUER FRANKLIN M JR & GAUER
MARY DAY
3123 SPUR CT NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205930901240101
GONZALES TOMMY F ETUX
730 LULAC AVE NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101205925607240134
HIGH LONESOME RANCH ETAL
PO BOX 25423
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101205828551620315
NATHANSON LAURA TRUSTEE
NATHANSON TRUST
13092 CAMINITO POINT DEL MAR
DEL MAR, CA 92014

OR CURRENT RESIDENT
101205915207030154
STV INVESTMENTS VI LLC
1015 TIJERAS AVE NW SUITE 210
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101205925400140155
WOOD JOHN W
3111 SPUR CT NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205927101940144
GABALDON PROPERTY LLC % JOHN
A MEYERS
1404 CENTRAL AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205921100440159
GAUER PEARL P
808 GABALDON DR NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205830952411247
GONZALES WILLIE P & GLORIA L
727 LULAC NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205924000240156
JERNIGAN JENNIFER R & TREVOR A
RIGLER
3115 SPAR CT NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205826852620313
PEETZ KRISTY J
10900 PALOMAS AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101205930502240107
TANKERSLEY JERRY C & NANCY E
2921 MAXIMILLIAN RD NW
ALBUQUERQUE, NM 87104

Project# 1005450
ISAACSON & ARFMAN PA
128 MONROE NE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101205929400840145
GABALDON PROPERTY LLC % JOHN
A MEYERS
1401 CENTRAL AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205922400340157
GILL JAMES M & DARBI M
3119 SPUR CT NW
ALBUQUERQUE, NM 87104

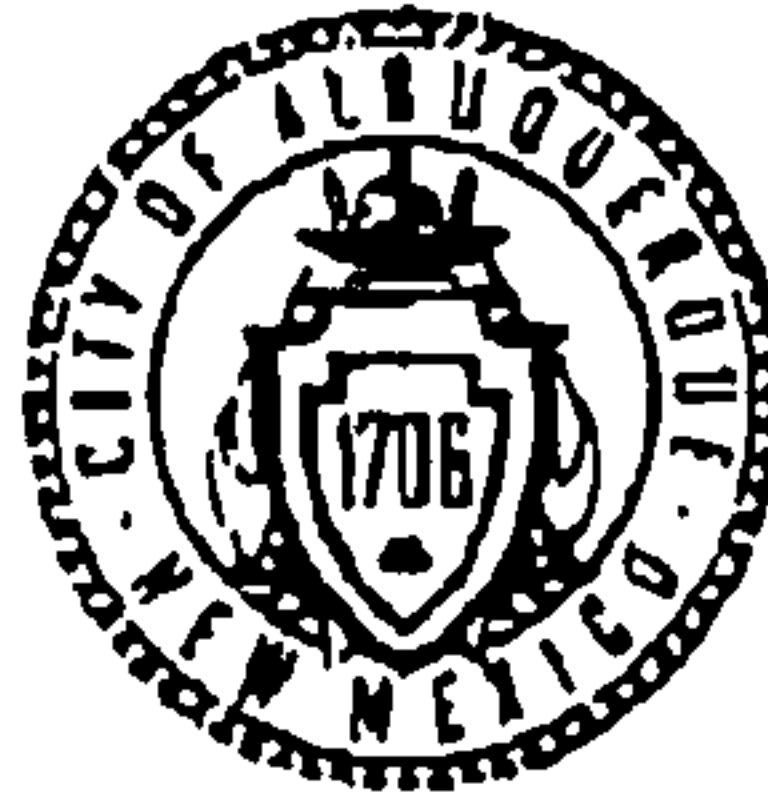
OR CURRENT RESIDENT
101205919505430111
GRUGER STEPHEN W & JANE LEE
1908 SAN RIO CT NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101205931901140102
MARTINEZ PETER R & ANGELA
728 LULAC NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205915201230109
STRIBLING BILLIE J & BILLIE J
STRIBLING TRUSTEE FAMILY TRUST
821 GABALDON DR NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101205934904940117
THORNE LINDA H
949 MONTOYA RD NW
ALBUQUERQUE, NM 87104

Project# 1005450
GABALDON PROPERTY LLC
1401 CENTRAL AVE NW 87104
ALBUQUERQUE, NM 87104



City of Albuquerque

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

Date: 10-24-08

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on 10-24-08
(date)

TO CONTACT NAME: RUTH LOZANO
 COMPANY/AGENCY: ISAACSON & ARTMAN
 ADDRESS/ZIP: 198 MONROE ST NE
 PHONE/FAX #: 268-8828 268-2632

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at

Tracts 331-B, 336 and 337 MR. COO, MAP 35

zone map page(s) H-12

Our records indicate that as of 10/24/08 there were **No Affected**
(date)

Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,



 OFFICE OF NEIGHBORHOOD COORDINATION

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Gabalton Property, LLC DATE OF REQUEST: 11/21/08 ZONE ATLAS PAGE(S): H-12

CURRENT:

ZONING R-1 + RA-2

PARCEL SIZE (AC/SQ. FT.) 2.1326

LEGAL DESCRIPTION:

LOT OR TRACT # 331-B, 336 BLOCK # 4337
SUBDIVISION NAME MRGCD Map 35

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION <input checked="" type="checkbox"/> BUILDING PERMIT []
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES [] ACCESS PERMIT []
		C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 8
BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Gonzalez DATE 11/21/08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[Signature] DATE 11/26/08
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO []

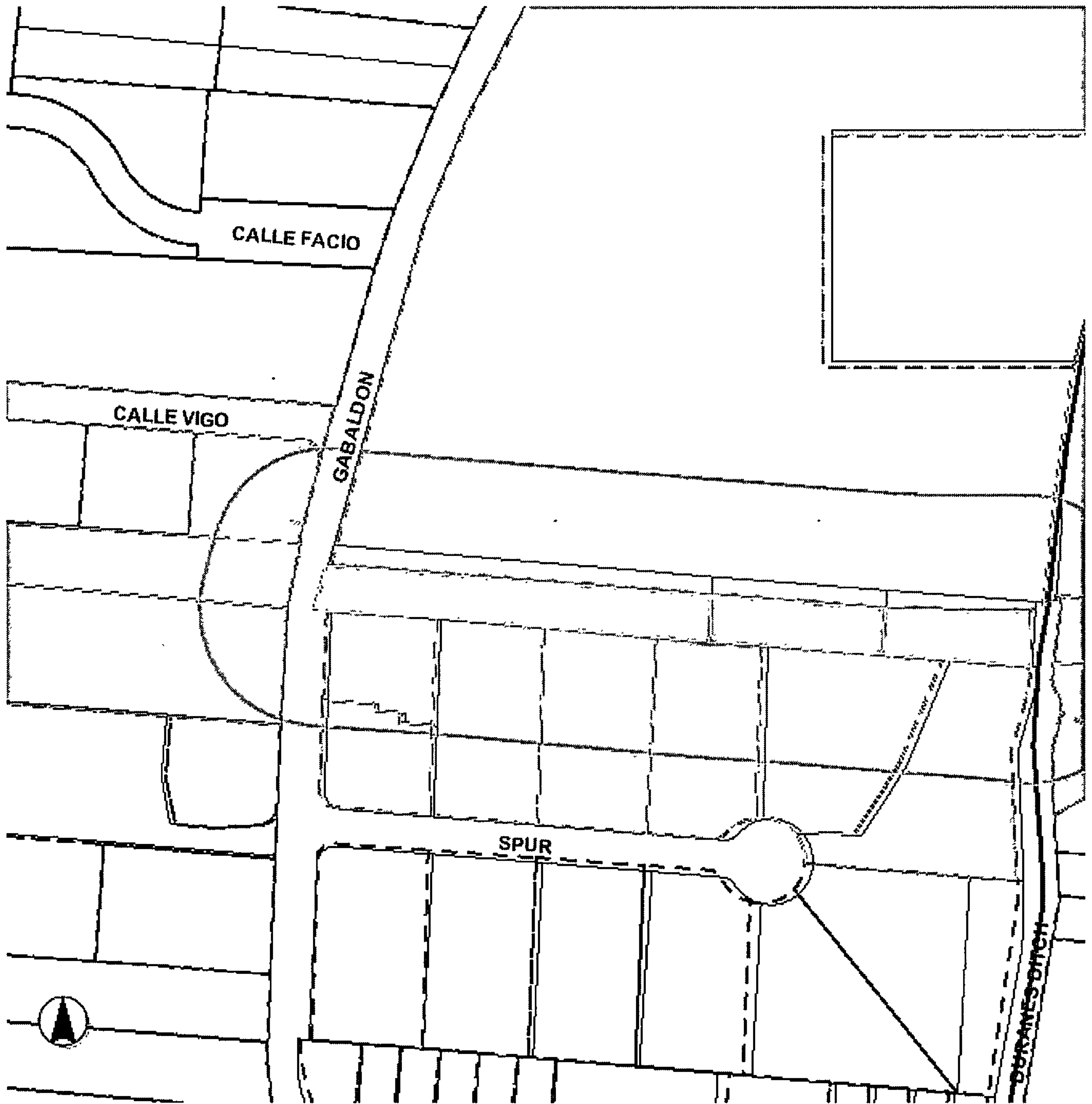
Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

Gonzalez DATE 11/21/08
APPLICANT

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

TIS -SUBMITTED 1/1/ TRAFFIC ENGINEER _____ DATE _____
-FINALIZED 1/1/

34
34
34





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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1,500 Feet

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Genevieve Donart
Applicant name (print)
Genevieve Donart 11/21/08
Applicant signature / date



Form revised 4/07

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

Application case numbers
 96 DRB - _____ - 70594
 _____ - _____ - _____
 _____ - _____ - _____

Kulpa 11-26-08
Planner signature / date
Project # 1005450

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- NA* Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- NA* **Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Genevieve Donart
 Applicant name (print)
Genevieve Donart 11/21/08
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 %DRB - _____ - 70504

[Signature] 11-26-08
 Planner signature / date
Project # 1005450

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

December 23, 2008

Introduction

This letter is to serve as a comment to the Development Review Board (“Board”) regarding the proposal for Project #1005450, known as Longacre Subdivision (“Longacre”). This comment reflects the shared position of individuals (“Ditch Users”) who own residential properties in the on Spur Court NW, an east-west public street which lies south of the proposed development, or on Gabaldon NW, a north-south public street which lies west of the proposed development.

Hydrology

The proposed development plan calls for eight homes to be built on a very narrow 2.13 acre property with a sole access point from Gabaldon NW. Such density raises issues associated with the proper management of runoff.

An initial concern is the apparent lack of provisions for adequate drainage of storm runoff. The proposal contains references to catchment areas between the pad sites contemplated for home construction. Assuming these catchment areas are even sufficient for the proper management of runoff water, these will likely require maintenance and upkeep over time. Such maintenance typically involves the use of heavy equipment, which would require physical access not apparent in the proposed plan. In other words, these catchment areas are simply not future-

proof because upon construction of homes pursuant to the plan, it will become extremely complicated to maintain or repair the catchment areas. The drainage design is questionable because in order to achieve the high density planned in Longacre, the planners have apparently sacrificed the necessary area which would need to be set aside for pure surface ponding remote from structures. Instead of setting aside such area, the Longacre plan relies upon immediate infiltration of runoff into underground storage volumes to handle part of the runoff. The infiltration surfaces and underground storage volumes might become clogged over time. Also, some catchments inject runoff into the ground next to houses. If the catchments clog it would be expensive to repair. If catchment flows undermine houses, it might be impractical to repair.

An additional concern about water management involves the existing lateral irrigation ditch which runs east-west along the northern edge of the Spur Court properties and crosses Gabaldon NW. This ditch is earthen in construction and is prone to both breach and overflow even under circumstances of normal use. It is believed that roots from trees on Longacre run underneath this ditch. The Ditch Users do not consent to being subject to any liability for damage (to homes, catchment areas, or any other structure) associated with flooding from the lateral ditch, regardless of whether such damage involves inadequate catchment areas on Longacre. It is therefore necessary that any development on Longacre impose a release from liability to the Ditch Users for this possible outcome, and that this release be binding on any future owner of any property within Longacre. Additionally, provisions binding Longacre owners for the protection of the lateral ditch (including maintenance of the northern bank) would have to be imposed in such a way as to be enforceable by the Ditch Users. An immediate concern regarding the northern bank of the lateral ditch involves the proposed private road on Longacre, which runs

immediately parallel to the ditch on the eastern side of the proposed development. As stated above, roots from trees on Longacre are believed to be present beneath the lateral ditch. The construction of a road as planned on Longacre would necessitate the felling of numerous trees, thereby altering the subterranean makeup of the lateral ditch area. Even if trees were not removed, the construction process required for a road poses serious risks of damage to the integrity of the lateral ditch.

Zoning

The variance exhibit depicts sites for eight homes on Longacre. The Zoning Hearing Officer will likely be tasked with making a determination as to how the boundaries be designated for the purpose of compliance with applicable setback requirements (R-1 and RA-2). Sites 2 and 3 (as designated on the variance exhibit) appear to have insufficient setback from the northern boundaries of two Spur Court properties, specifically lots 2 and 3 of Quarter Horse Acres. This calls for an interpretation of applicable zoning codes (i.e. the actual front lot line vs. rear boundary of each lot within Longacre) and a designation of same. As stated above, it is contemplated that this issue is not within the purview of the Board, but the affected property owners (Gills and Jernigan/Rigler) feel strongly that the Board be aware of this issue in its overall review of the proposed development plan.

Traffic

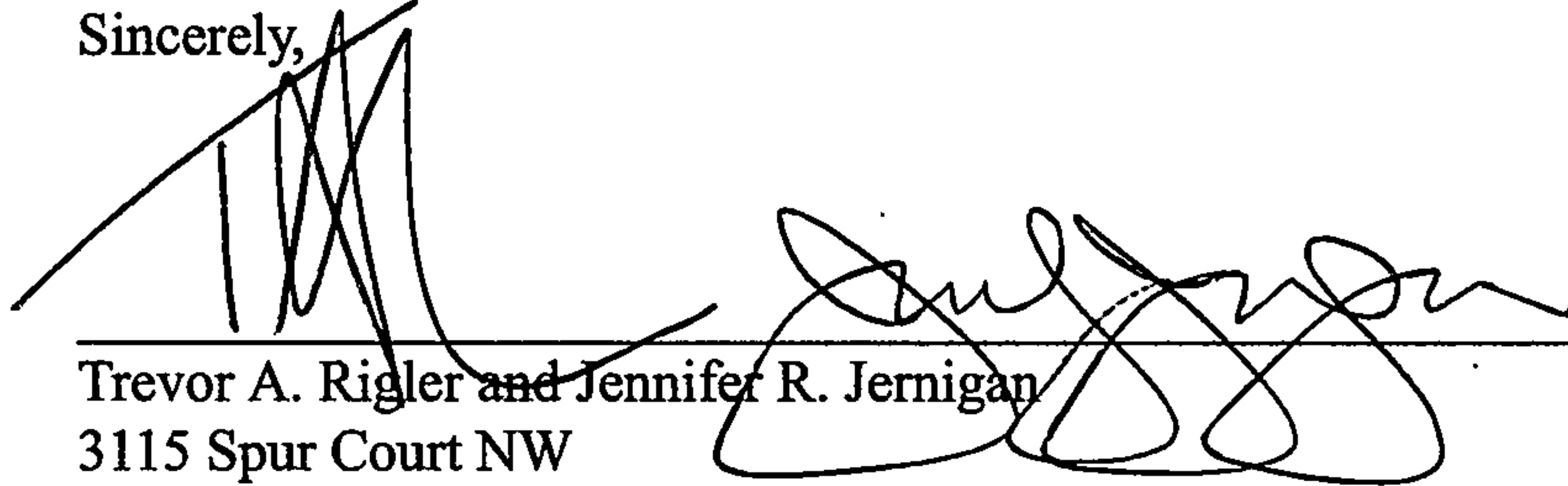
The proposed development plan includes a hammerhead or “K-turn” on the eastern end of the subdivision. Longacre's proponents justify its use because “there is no room to create a looped access with the subdivision.” While the Ditch Users concede they have no standing to object to the proposed Longacre plan on mere grounds of style, there is substantial concern

regarding the possible safety implications of such a tight means of a turnaround. In the event of a fire in or near a structure on the eastern end of Longacre, emergency vehicles could have a difficult time reaching the area, especially if the private road becomes ersatz vehicle parking over time. This could result in fire spreading to adjacent properties.

Conclusion

The Ditch Users do not concur with the proposed Longacre plan in its present form.

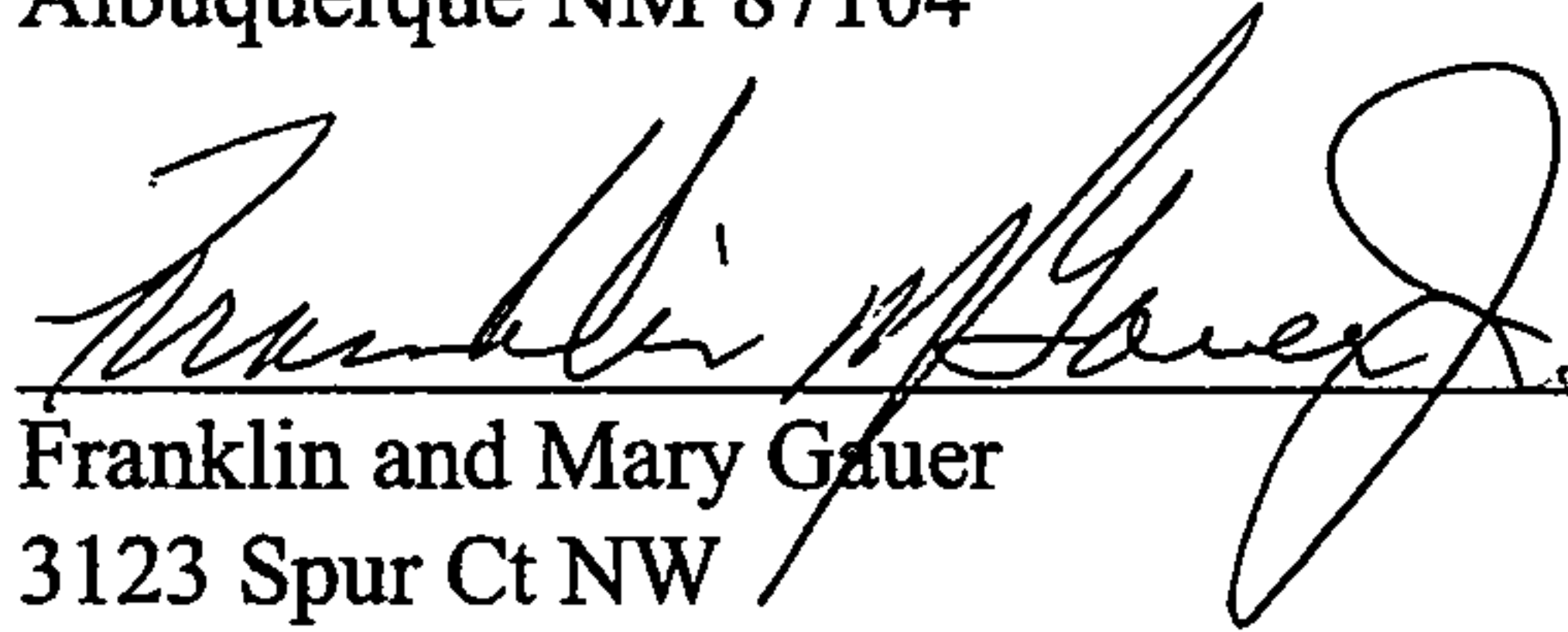
Sincerely,



Trevor A. Rigler and Jennifer R. Jernigan
3115 Spur Court NW
Albuquerque NM 87104
505/232-8510 trigler8@comcast.net



James and Darbi Gill
3119 Spur Court NW
Albuquerque NM 87104



Franklin and Mary Gauer
3123 Spur Ct NW
Albuquerque NM 87104



Ulton and Jean Hodgin
721 Gabaldon NW
Albuquerque NM 87104

(concurrent electronically 12/23/08)

Joaquin and Sara Sanchez
(3101 Spur Ct NW)
c/o 5013 San Luis Pl. NW
Albuquerque NM 87107

cc: Genny Donart, Isaacson & Arfman

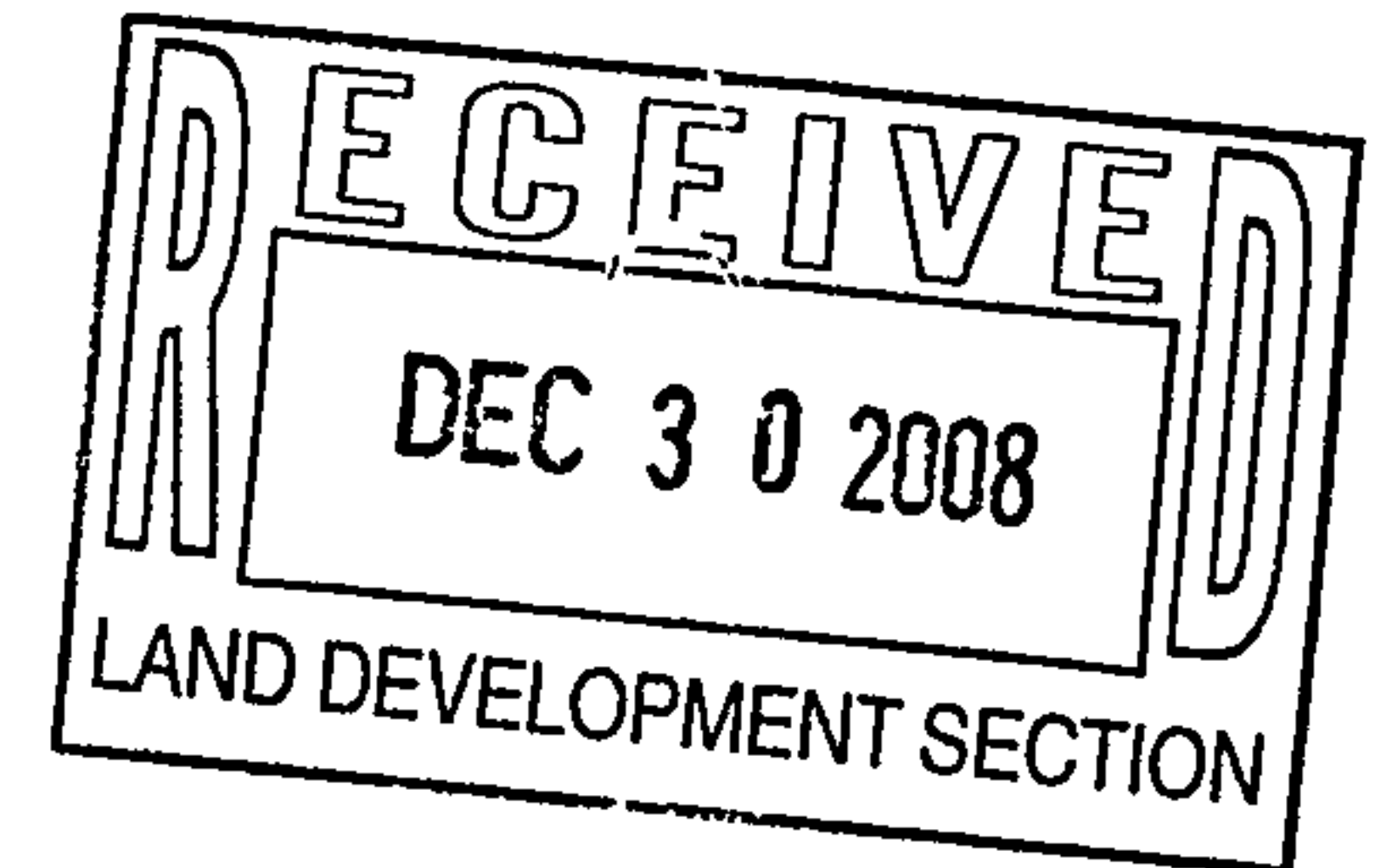
December 30, 2008

From: Paul Kuentler
3114 Spur Court NW
Albuquerque, NM 87104
Phone: 764-9450

To: Jack Cloud
DRB Chair
Planning Department
City of Albuquerque

Ref: DRB project #1005450
#08DRB-70504, Preliminary Plat for Longacre Subdivision

Subject: Problems with Survey Description



Dear Mr. Cloud,

I am writing in protest of the survey description of the boundary between Quarter Horse Acres Subdivision (QHA) and the proposed Longacre Subdivision. The survey for the Longacre property is using "found" rebar of unknown history that do not match the boundary line described in older plats. The Longacre survey has also redefined critical boundary points at the northeast portion of QHA with no apparent basis for doing so and placing them in substantial disagreement with existing plats. A large dimensional error also appears in the statement tying the Longacre survey to a City geodetic monument.

It is understood, as described below, that legal description of the lands of the Longacre Subdivision may be difficult, and that a plat of said lands may have to rely on surrounding property boundaries. However, the procedure used to date is unacceptable and detrimental to the owners within QHA because it distorts the legal boundaries and reference points of QHA. Therefore, I am requesting that the DRB require that the northern boundary line of QHA, as established by historical survey(s) and plat(s), be properly located and tied to the Albuquerque Geodetic Reference System (AGRS) before a final plat can be described for the Longacre Subdivision. Further, that the southern boundary points shown in the final plat of the Longacre Subdivision use this properly established northern boundary of QHA. Any physical survey markers set and left on the southern boundary of the Longacre Subdivision should be in accordance with the properly established northern boundary of QHA.

In researching boundaries shown in the Longacre preliminary plat, it was evident that legal descriptions for the lands were inconsistent and flawed. Records filed by various owners over the last 30 years give a variety of legal descriptions. All descriptions use the NW corner of QHA as a reference point, but all seem badly flawed in that they result in considerable northward divergence of the tract boundaries from the northern boundary of QHA. Legal descriptions of Tract 336 often do not match descriptions of Tracts 337 and 331-B at their common boundary. Mapping services at the City, the County, and the

MRGCD were all unable to find any survey information on file for these tracts. Likewise, no survey data was on file within the GIS systems of the City, County, or the MRGC. In summary, no independent basis was found for defining the southern boundary of the proposed Longacre Subdivision as anything other than the legal boundary line described in the original QHA subdivision plat, together with the recent addition of lands included into the subdivision by plat of QHA Lot 6-A-1.

Locking down the location of the legal northern boundary of QHA has significance for lot owners within QHA, but is also important because the original boundary is used as a reference for legal descriptions of several surrounding tracts of land. Of concern is the fact that the original plat of QHA was tied to a Section corner marker lying within Tract 337 and has never been directly tied to the AGRS. Critical markers for the exterior corners of QHA have either all been destroyed or possibly disturbed, including the points identified on the plat as the SW and SE corners of the Longacre Subdivision.

Thank you for your consideration.



Paul Kuenstler

Cc: Genny Donart, Isaacson & Arfman



December 31, 2008

From: Paul Kuenstler
3114 Spur Court NW
Albuquerque, NM 87104
Phone: 764-9450

To: Jack Cloud
DRB Chair
Planning Department
City of Albuquerque

Ref: DRB project #1005450
#08DRB-70504, Preliminary Plat for Longacre Subdivision

Subject: ROW Requirements on Gabaldon Drive

Dear Mr. Cloud,

Attached are copies of information given to Kristal Metro on December 19, 2008 and December 22, 2008. I am now submitting it to the DRB project file because the property owner has deferred it's hearing for an indefinite period.

My original telephone inquiry to Ms. Metro was to determine if she was aware of this information, and the subsequent DRB requirements, for the Ventana del Bosque Subdivision lying 200 yards south of the present project along Gabaldon Dr. Ms. Metro requested hard copies of the information.

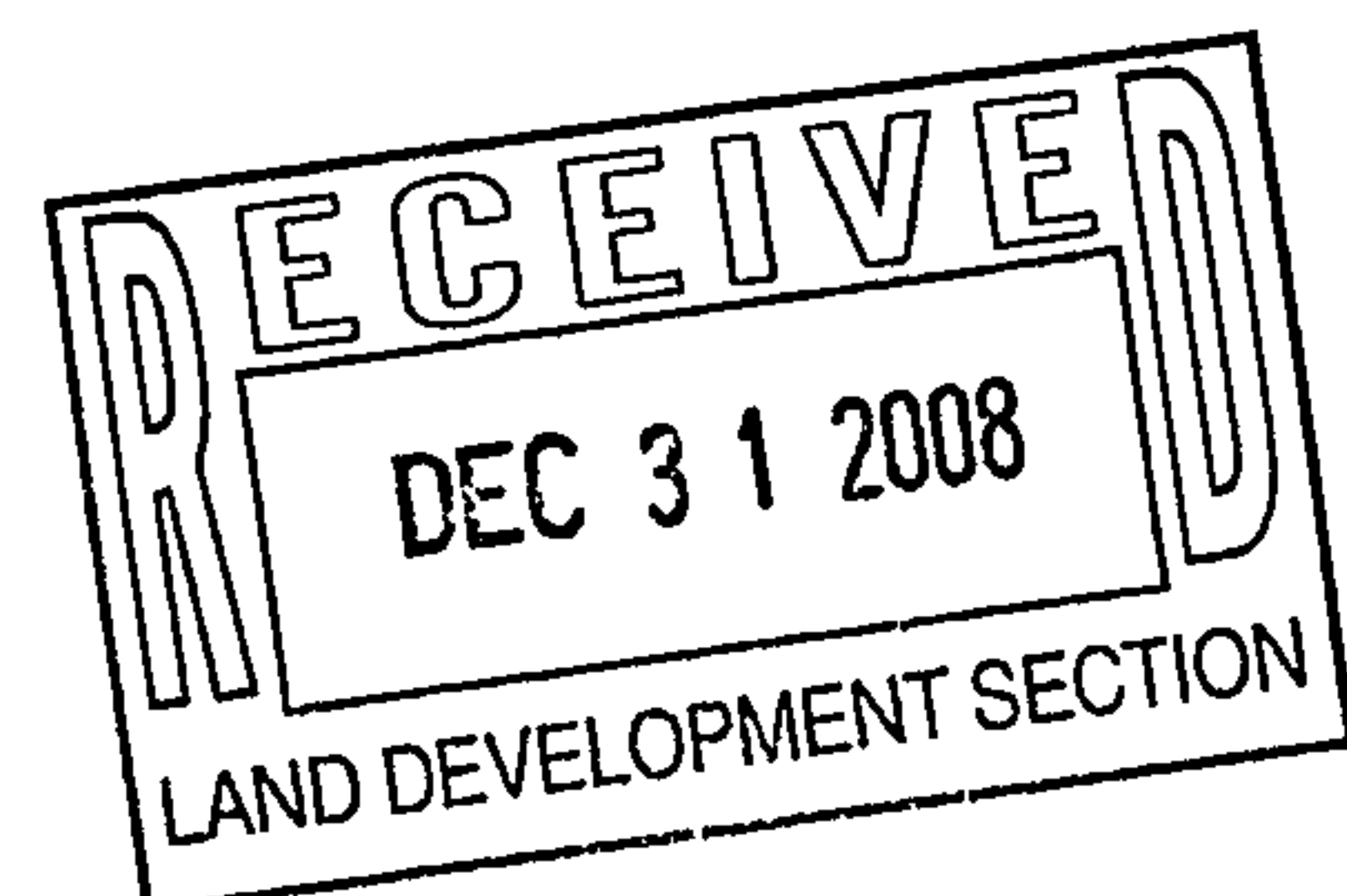
I was, and am, asserting that Gabaldon Drive (Gabaldon Road), between Mountain Road and I-40, meets all DPM criteria to be classified as a Major Local Street for the purposes of ROW and infrastructure imposed on new developments. Land ownership on the west side of Gabaldon will likely preclude uninterrupted ROW improvements for the foreseeable future. Thus, it is critical to the large residential area using Gabaldon that new developments on the eastern side of Gabaldon be required to provide adequate street improvements for pedestrian and bicycle traffic. The Longacre Subdivision and the High Lonesome Ranch Subdivision (Eden Lands) are the two remaining developments needed to create a safe and usable corridor from Mountain Road to I-40.

Thank you for your consideration.



Paul Kuenstler

Cc: Genny Donart, Isaacson & Arfman



December 19, 2008

Kristal Metro,

(For project #1005450, Longacre Subdivision)

- Documents are from project #1004639, Ventana del Bosque
- Letter of March 14, 2006 is most relevant to the current project as it discusses traffic volume and importance of Gabaldon Drive (Gabaldon Road)
- Drawing is included to show overlay of preliminary and final plat designs for Ventana del Bosque along Gabaldon. Cross-hatched area shows differences.
- Letter of January 20, 2006 is mostly targeted at the hazard at the curve, but does mention the important function of Gabaldon to our area.
- (not attached) Neighborhood petition. Not included because it focused on fixing the hazard at the curve

My assertion has been that Gabaldon, between Mountain Road and I-40, should be treated as a Major Local Street for purposes of infrastructure requirements on new developments. This is particularly important along the east side of Gabaldon because it is unlikely that all portions of the west side will be developed in the foreseeable future. Over the years our residents have lost safe use of Gabaldon for pedestrian and bicycle traffic due to increasing vehicle traffic and continued development will only add to the problem.

In particular my interest is that adequate ROW be dedicated at the NW corner of the current project. Documents in the file don't really show the intended design, but it should be set back far enough regardless of the current boundary corner with Tract A1 of Eden Lands.

March 14, 2006

to: Wilfred Gallegos
DRB Member, Transportation Development
Planning Department
City of Albuquerque

ref: Project #1004639, Ventana del Bosque Subdivision
06DRB-00254 Major-SiteDev Plan Subd, 06DRB-00255 Major-Prelim Plat Approval

Dear Mr. Gallegos,

Street and ROW designs along the western side of this project do not appear to be based on the proper traffic volumes. Gabaldon Drive should be classified as a Major Local Street, as defined in the Development Process Manual (DPM). Gabaldon is also proposed as a bicycle route in the Long Range Bikeway System Plan (LRBSP).

Gabaldon collects traffic from the large area west of Lulac Ave and north of Mountain Rd. It is the only street west of Rio Grande Blvd that passes under I-40 and it serves as a primary access for neighborhoods both north and south of the freeway. Gabaldon is an important route for bicycle traffic transiting these neighborhoods and it would also serve as a major route for pedestrian travel and recreational walking if adequate ROW were to be provided.

Traffic Volume

Traffic counts were taken on Gabaldon in 1976 and listed in the Appendix of the Old Town Sector Development Plan. At that time there were 19 residences and one business along Gabaldon between Mountain Rd and I-40. Counts at the intersection with Mountain averaged more than 900 on weekends and 1000 on weekdays. Weekday counts at the I-40 underpass exceeded 800. The bulk of traffic on Gabaldon was obviously associated with neighborhoods to the north of I-40.

Traffic on southern Gabaldon has increased over the intervening 30 years. Almost all of the increase is attributable to traffic from areas north of the freeway because there are still only 26 occupied residences and 2 businesses along Gabaldon south of I-40. However, the area south of I-40 is now undergoing rapid development and will soon contribute a relatively large traffic volume.

Shaded portions of the attached figure encompass ~86 acres of land between I-40 and Mountain Rd that use Gabaldon as the sole access. The darker areas contain ~69 home sites either under construction or where projects have been filed. The lighter shaded areas contain existing residences, and are likely to see approximately 32 additional dwellings in the future as residents sell large properties for development. Thus, dwelling units in the shaded areas will rise from 26 to ~95 within a couple of years, and gradually increase to ~120-130 over the following years. This number of dwellings alone would contribute traffic volumes of roughly 1000 AWDT.

Traffic on the southern part of Gabaldon is probably well above 1000 AWDT at the present time and, with development of the area south of I-40, would be expected to exceed 2000 AWDT within the next few years. Based on this, Gabaldon should be classified as a Major Local Street.

Curve on Gabaldon

This is the primary concern with the design. The curve where Gabaldon skirts the northwest corner of the project is inadequate for present and future traffic. Adding ROW area would relieve some problems, but the existing street curve is too abrupt. Two-way car traffic is uncomfortable and large trucks pose a hazard in the curve. As seen in the drawings, the proposed design essentially duplicates the existing curve. Designing to requirements for a Major Local Street and a bicycle route would solve the problem.

Dimensions are not given, but measurements from the drawings indicate the proposed curve would have a centerline radius of ~130 ft, passing through an angle of ~36.2° over an arc length of only ~82 ft. Table 23.3.1 of the PDM specifies minimum centerline radii of 300 ft for curves on Major Local Streets and 180 ft for Normal Local Streets.

ROW and Street Width

Again, dimensions are not given, but proposed sidewalk and tree-strip areas appear to have a total width of 12 feet in the midsection of the boundary and they narrow to 10 feet at the northern and southern ends. Requirements in the PDM for a Major Local Street with a 6-foot backyard wall suggest a minimum total width of 13 feet for these areas.

Gabaldon is listed as a proposed bike route in the LRBS. The DPM suggests the street width should be 28 feet. The proposed design is roughly 28 feet through the curve on the north, but narrower elsewhere.

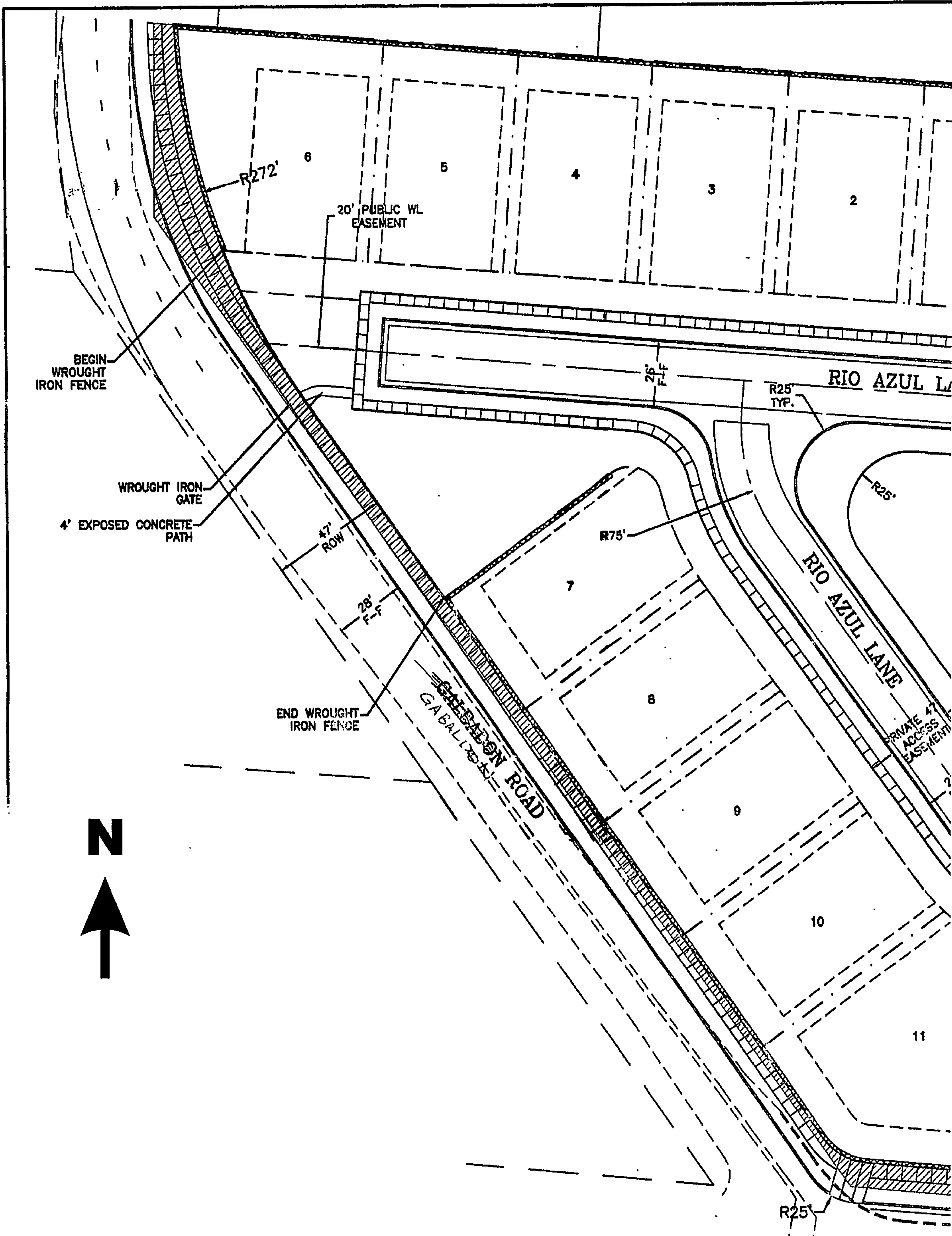
Slight Mismatch with Gabaldon to the north

Tangent lines of the proposed curve do not align with the street connecting on the north. The northern curve tangent appears to parallel the existing Site property line, which has a heading of N 00°22'55" E. Gabaldon has a heading of roughly 2.4° east-of-north in the section connecting to the north. The total arc of the curve should be increased (by roughly 2°) to align with the existing street.

Sincerely,

Paul Kuenstler
3114 Spur Court NW
Albuquerque, NM 87104
(505) 764-9450





January 20, 2006

to: Wilfred Gallegos
DRB Member, Transportation Development
Planning Department
City of Albuquerque

ref: Project #1004639, 06DRB-00055 Minor-Sketch Plat or Plan.

Dear Mr. Gallegos,

As mentioned in the hearing of January 18, there is currently a blind spot where Gabaldon Drive curves around the northwest boundary of the proposed project site. The attached figure uses GIS photos to show the relation of Gabaldon Drive and boundary fences for the existing property. The property corner restricting visibility is marked, along with approximate distances beyond which oncoming cars are not visible. Of course, view of traffic or parked vehicles close to the easterly shoulder is even more restricted. Southbound automobile traffic tends to cut in to the centerline to negotiate the narrow curve, and lack of sidewalks or ROW area makes this section particularly hazardous to pedestrians and bicyclists.

This curve and boundary fence has been a traffic hazard of continuing concern. Gabaldon is the main north-south through street for the local area, as well as a primary route for bicyclists and pedestrians transiting from the North Valley and from trails along the river. All of these types of traffic are expected to increase significantly in the near future due to development of land to the north. The current project will create permanent walls along this section of Gabaldon, and there is no immediate prospect for major upgrade of the street or for improvements on the opposing side of the street. Thus, it is critically important that requirements for the westerly boundary of this project reduce the existing hazard and provide adequate safety at the higher levels of mixed traffic expected within the next few years.

Sincerely,

Paul Kuenstler
3114 Spur Court NW
Albuquerque, NM 87104
(505) 764-9450

Quarter Horse Acres

Site for Project #1004639

Blind Spot

Gabaldon Dr

65

65



PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/28/07	Habalda Prop Subd Ord 1005450	Sketch	Comments given

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005450

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.
MRGCD signature required.

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: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 28, 2007

discussed

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1005450 Item No. 17 Zone Atlas H-12

DATE ON AGENDA 3-28-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	Access for 9 lots requires a standard 47' right-of-way with a 28' F-F section.
2)	A cross-section of Gabaldon Road is needed to determine infrastructure and dedications.
3)	The length of the access road will require a cul-de-sac.

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

PLANNING DEPARTMENT
March 28, 2007
DRB Comments

ITEM # 17

PROJECT # 1005450

APPLICATION #07-00355

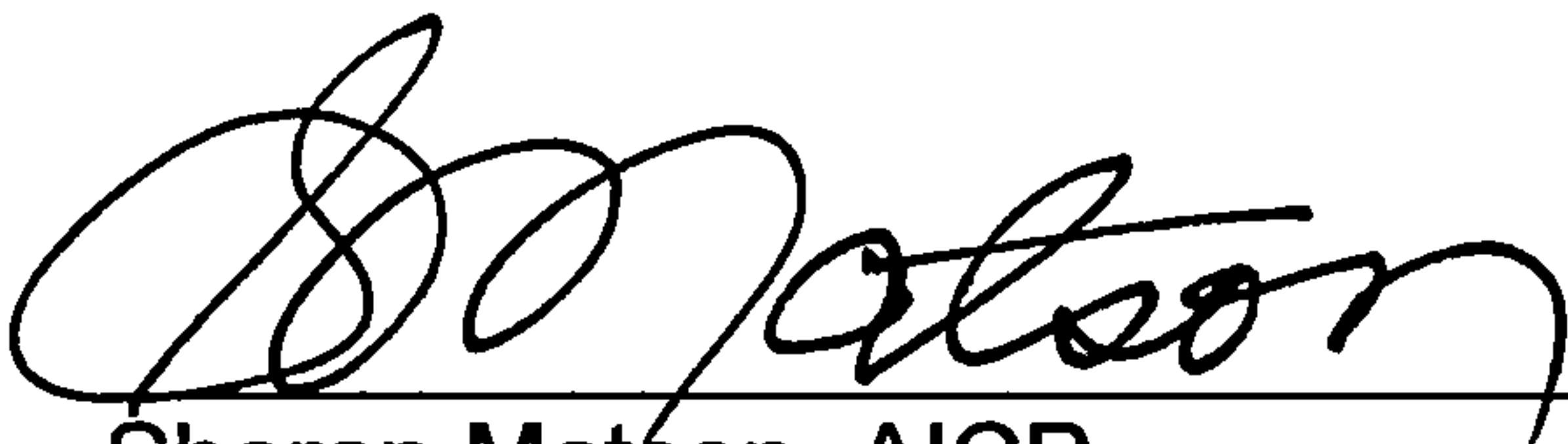
RE: Gabaldon Property Subdivision/sketch

The residential sub-divider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions. The signed form is due at time of application at the Front Counter for platting action whether preliminary or final.

The R-1 lots must measure at least 60 feet at the minimum width. They appear to meet the minimum 6,000 square foot lot size.

The RA-2 lots appear to meet the 75 foot minimum lot width and the 10,890 square foot minimum lot size requirement for the zoning.

Perimeter wall design —



Sheran Matson, AICP

DRB Chair

924-3880 fax: 924-3864 smatson@cabq.gov

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/26/2008 Issued By: E08375

01
01
01

Permit Number: 2008 070 504

Category Code 910

Application Number: 08DRB-70504, Major - Preliminary Plat Approval

Address:

Location Description: GABALDON RD NW BETWEEN SPUR CT NW AND 1-40

Project Number: 1005450

Applicant

Gabalton Property Llc

1401 Central Ave Nw
Albuquerque NM 87104
247-9080

Agent / Contact

Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$780.00
TOTAL:		\$855.00

City Of Albuquerque
Treasury Division

11/26/2008 2:59PM 100: ANHX
WS# 007 TRANS# 0034
RECEIPT# 00107183-00107183
PERMIT# 2006070504 TRSL#
Trans Amt \$920.00
APN Fee \$75.00
DRB Actions \$780.00

Thank you

City of Albuquerque Planning Department
One Stop Shop - Development and Building Services

11/26/2008 Issued By: E08375

Permit Number: 2008 070 501 **Category Code 910**

Application Number: 08DRB-70501, Vacation Of Private Easement

Address: GABALDON RD NW BETWEEN SPUR CT NW AND 140

Project Number: 1005450

Applicant: Gabaldon Property Lic
 1401 Central Ave NW
 Albuquerque NM 87104
 247-9080

Agent / Contact: Isaacson And Artman Pa
 Jenny Donat
 128 Monroe St Ne
 Albuquerque NM 87108
 iamengrs@swcp.com

Application Fees	
441018/4871000	Public Notification
441032/3424000	Conflict Mgmt Fee
441006/4983000	DRB Actions
TOTAL: \$65.00	

City of Albuquerque
 Treasury Division
 11/26/2008 2:59PM LDC: ANNX
 TRNSH# 0034
 RECEIPT# 00107183-00107184
 PERMIT# 2008070501
 Trans Amt \$920.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$45.00
 CK \$920.00
 CHANGE \$0.00
 Thank You

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Longacre Subdivision

AGIS MAP # H12

LEGAL DESCRIPTION: Tracts 331-B, 336, + 337
MRGCD Map No. 35

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 11/12/08 date].

Gensiviere D. A. 11/21/08
Applicant (Agent) for Isaacson + Artman, P.A. Date

Brad Bjeh 11/26/08
Hydrology Division representative Date

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 10/31/08 [date].

Gensiviere D. A. 11/21/08
Applicant (Agent) for Isaacson + Artman, P.A. Date

[Signature] 26 NOV 08
Utilities Division representative Date

DRB- _____

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Longacre Subdivision ZONE MAP/DRG.FILE# H-12
 DRB#: 1005450 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts 331-B, 336, & 337, MRGCD Map #35
 CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON AND ARFMAN
 ADDRESS: 128 MONROE N.E.
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: Genny Donart
 PHONE: 268-8828
 ZIP CODE: 87108

OWNER: Gabaldon Properties, LLC
 ADDRESS: 1401 Central Ave NW
 CITY, STATE: Albuquerque, NM

CONTACT: John Myers
 PHONE: 247-9080
 ZIP CODE: 87104

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Wayjohn Surveying
 ADDRESS: 330 Louisiana Blvd NE
 CITY, STATE: Albuquerque, NM

CONTACT: Tom Johnston
 PHONE: 255-2052
 ZIP CODE: 87106-2062

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT
- ENGINEER/ARCHITECT CERT (TCL)
- ENGINEER/ARCHITECT CERT (DRB S.P.)
- ENGINEER/ARCHITECT CERT (AA)
- OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- SIA/FINANCIAL GUARANTEE RELEASE
- RELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- UNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CRTIFICATE OF OCCUPANCY (PERM)
- CRTIFICATE OF OCCUPANCY (TEMP)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

SUBMITTED BY: *Genny Donart*
 Isaacson & Arfman, P.A.

DATE: 10/31/08

~~\$ 250.00~~ 130.00
 RECEIVED
 OCT 31 2008
 2008

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

City of Albuquerque Planning Department

One Stop Shop - Development and Planning Services

1000 Marquette Avenue, NE, Albuquerque, NM 87102

Permit Number: 2008060159

Category: (04) (171)

Application Number: 2008060159 Review of Final Plan/Permit/Approval

Address:

Location Description: LOG CABER SUBDIVISION

Project Number:

Applicant:

Applicant Address:

Applicant Phone:

Applicant Email:

Applicant Fax:

Project Name:

Project Description:

Project Address:

Project Phone:

Project Email:

Project Fax:

Applicant Signature:

Applicant Title:

TOTAL: \$130.00

8

City Of Albuquerque
Treasury Division

11/12/2008 9:05AM LOC: ANNX
WS# 008 TRANSH 0010
RECEIPT# 00098709-00098709
PERMIT# 2008060159 TRSCXG
Trans: Amt \$130.00
REV Actions \$130.00
CK \$130.00
CHANGE \$0.00

Thank You

November 6, 2008

Chair

Deanna A. Archuleta
County of Bernalillo
Commissioner, District 3

Vice-Chair

Isaac 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

E. Tim Cummins
County of Bernalillo
Commissioner, District 4

Trudy Jones
City of Albuquerque
Councillor, District 8

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

Executive Director
Mark S. Sanchez

Website
<http://www.abcwua.org>

Genny Donart, PE
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87

**Re: Water and Sewer Availability Statement #81014
MRGCD Map #35-Tracts 331B, 336 and 337 Zone Atlas: H-12**

Dear Ms. Donart:

Project Information: The project site is located within the 1E pressure zone of the Freeway trunk. The site is ±2.0 acres on the east side of Gabaldon just north of Spur within Albuquerque city limits. The site is zoned RA-2 and the proposed development is eight single family dwellings.

Existing Conditions: Water infrastructure in the area consists of a 16 inch line (Project #09-111-53) and a six inch line (Project #09-004-74) in Gabaldon.

Sanitary sewer infrastructure in the area consists of an eight inch collection line (26-5025.82-05) in Gabaldon, which ends a manhole just south of the property line. There is also an eight inch line (26-5025.82-05) in Gabaldon north of the site, at the Gabaldon and Calle Facio intersection, which also ends at a manhole.

Service: Metered water service is available to the site contingent upon compliance with the City Fire Marshal's fire flow requirements and construction of a new public 6 inch distribution line which ends with a new hydrant. The new individual lots shall take service, via routine connection, from this new line. Water service shall only be provided in conjunction with sewer service. Due to size and type the 16 inch line will **not** be available for service taps or extensions.

Because the site is located within the water system pressure zone 1E, water service will be contingent upon the incorporation and use of backflow prevention devices per City Standard Specifications if there are any existing on-site wells. (802.2.9).

Sanitary sewer service is available to the site contingent upon construction of a new collection line. There are two options for this new line: Option 1 is to use private grinder pumps that will drain to a new public force main, which will in turn drain to the manhole south of the site. Option 2 is to drain to the manhole at the Gabaldon and Calle Facio intersection. This option will most likely require a combination of new gravity and new force main lines as well as the use of private grinder pumps.

Design and construction of all line extensions will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a licensed, New Mexico

registered Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

Easements: Public easements dedicated to the Water Authority must be exclusive and a minimum of 25-feet wide for two lines, or 20-feet wide for a single line.

Costs and Fees: Water and sanitary sewer service accounts must be established with New Services at 924-3920. In addition to installation and construction costs, each metered water service will be subject to 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 availability will remain in effect for a period of one 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 Water Utility Department 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.

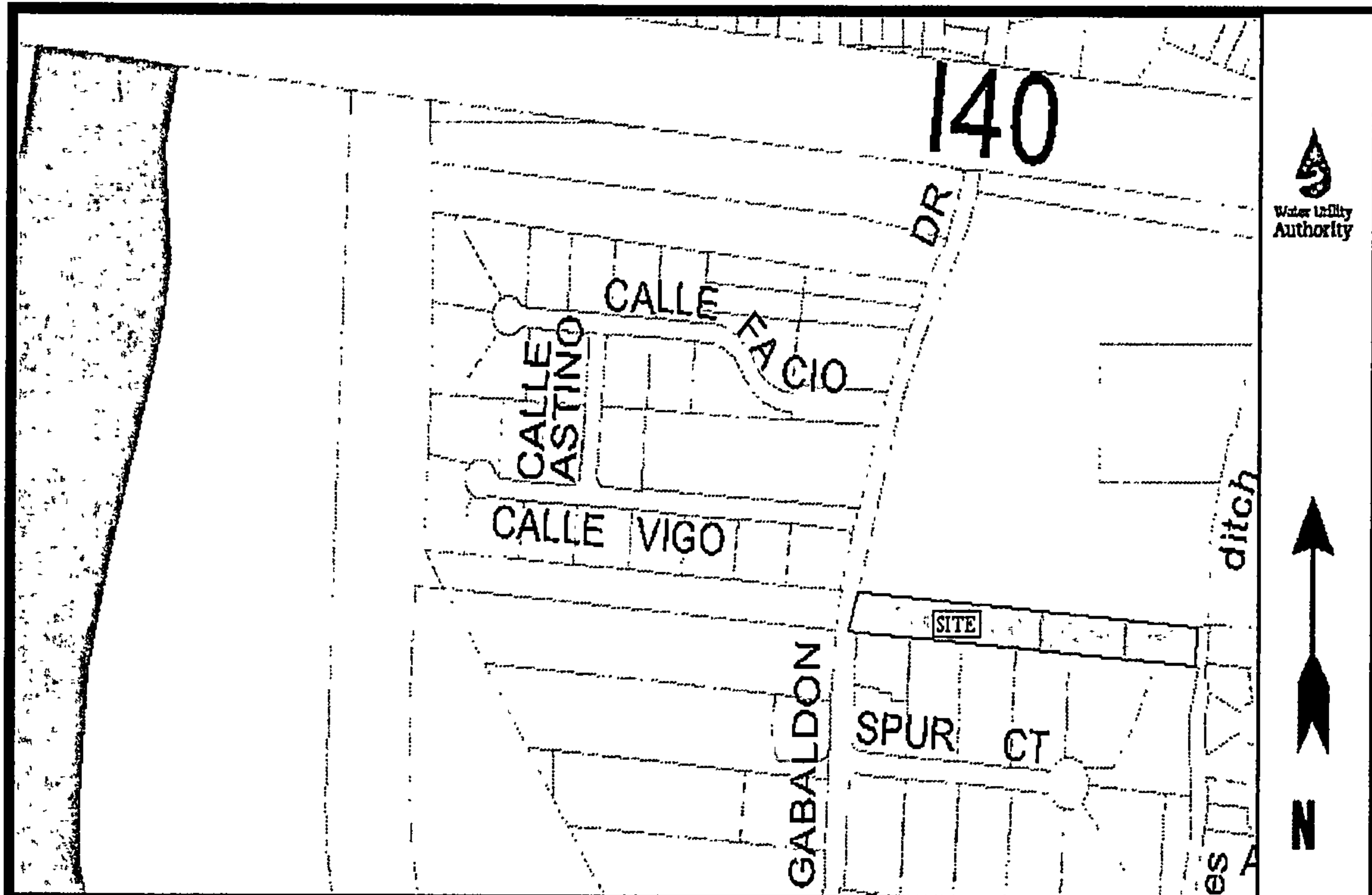
Sincerely,



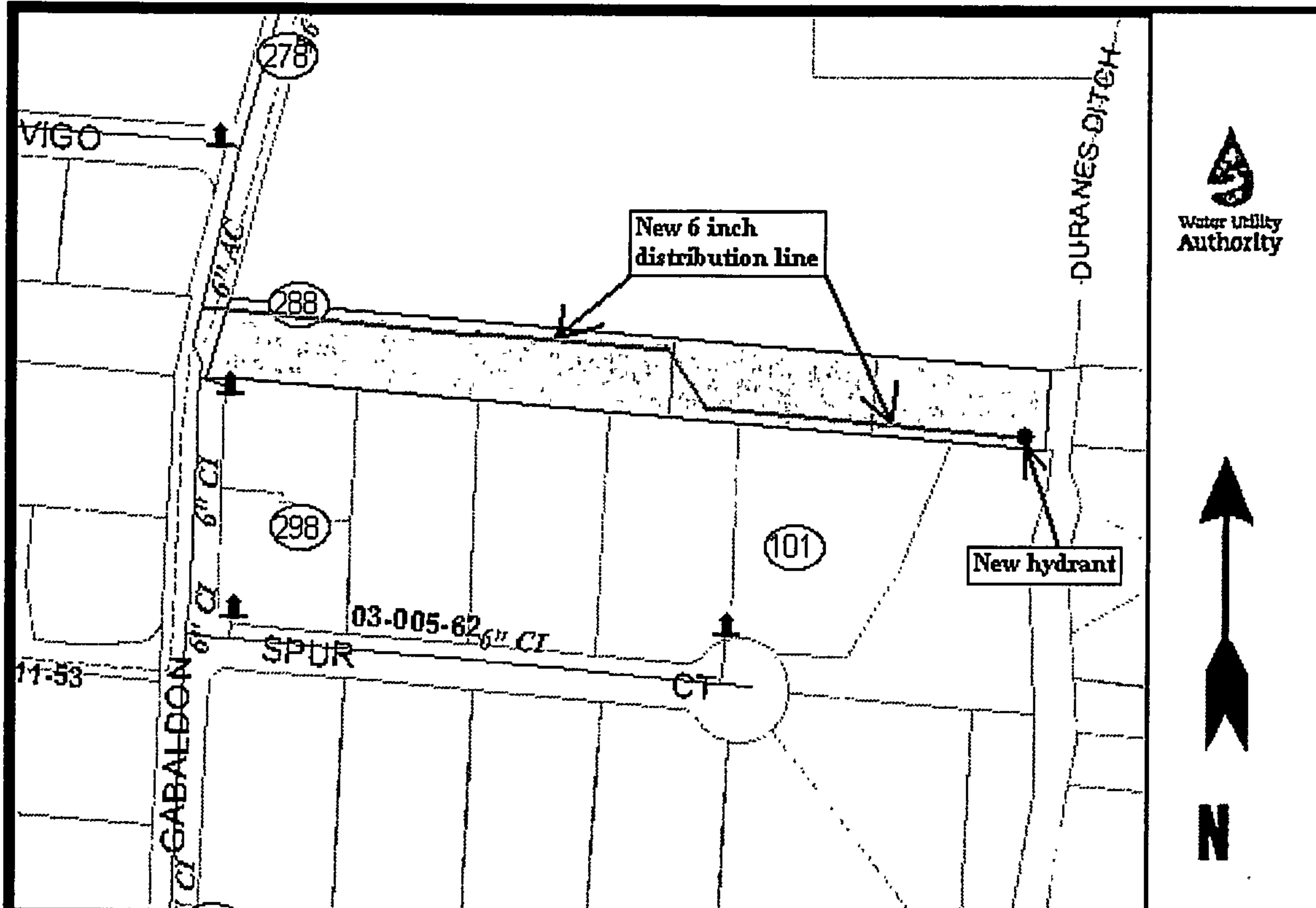
Mark S. Sanchez
Executive Director

Encl: System / Location Maps

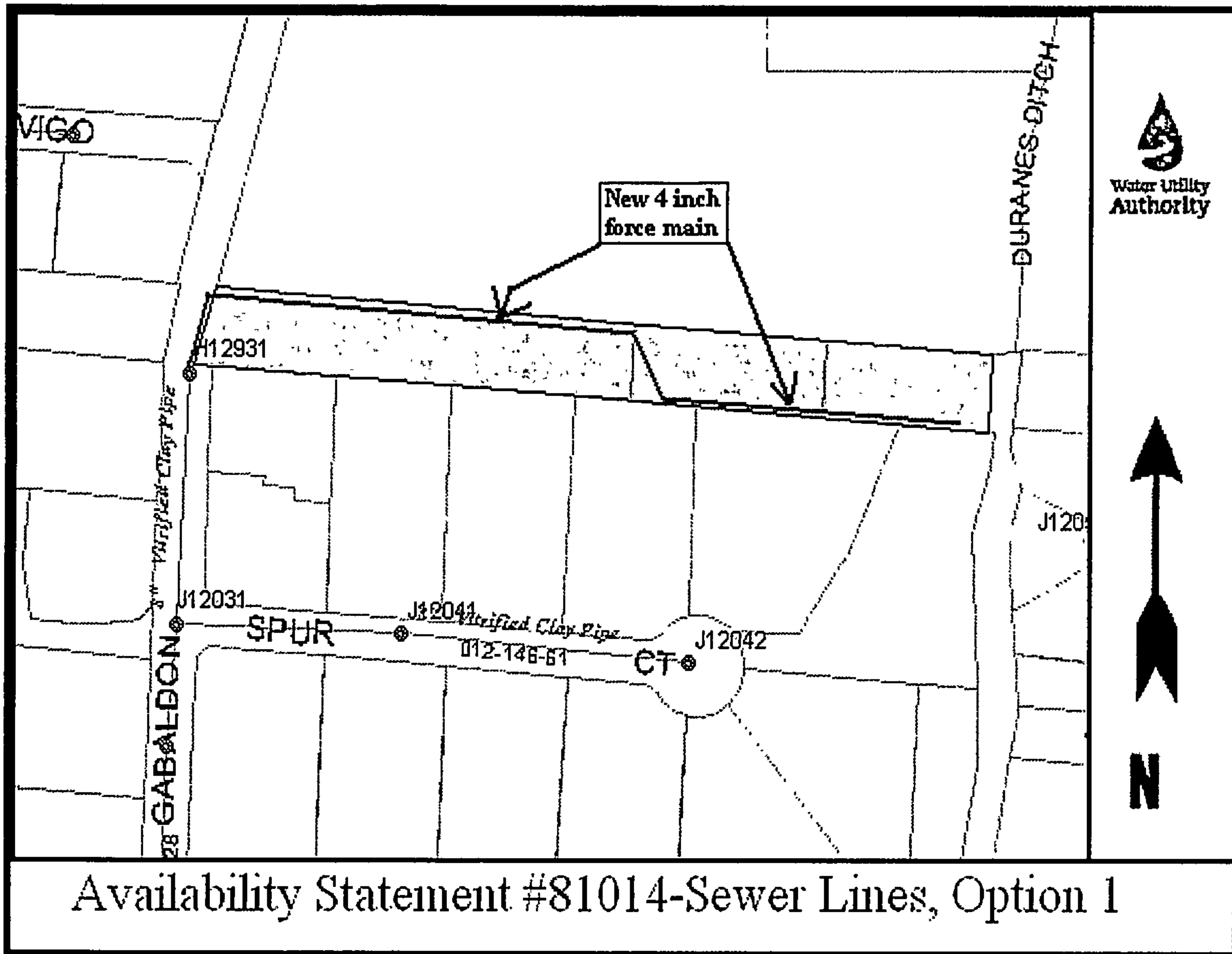
C: f/ Availability H-12
f/ DRB 1005450



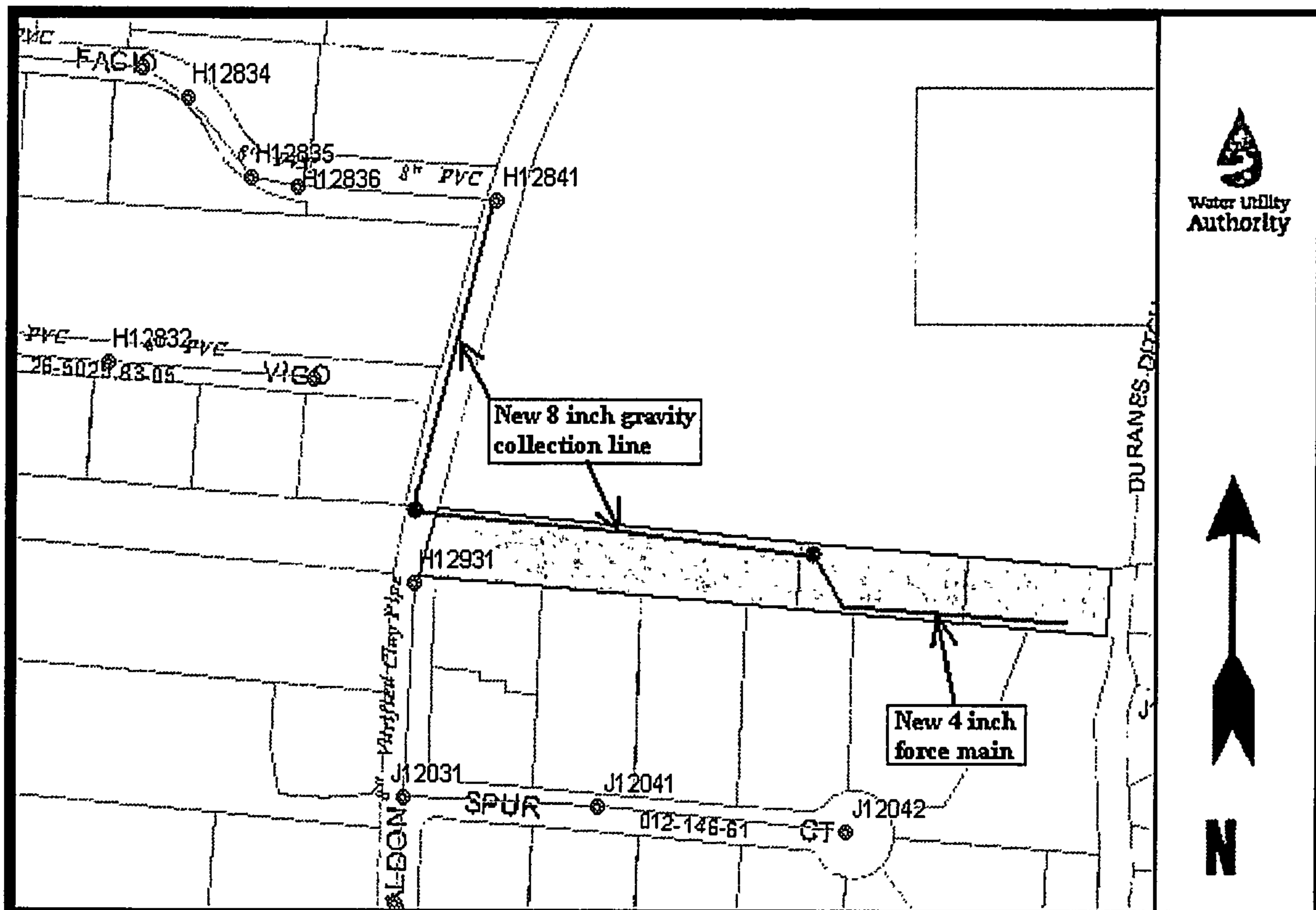
Availability Statement #81014-Site Map



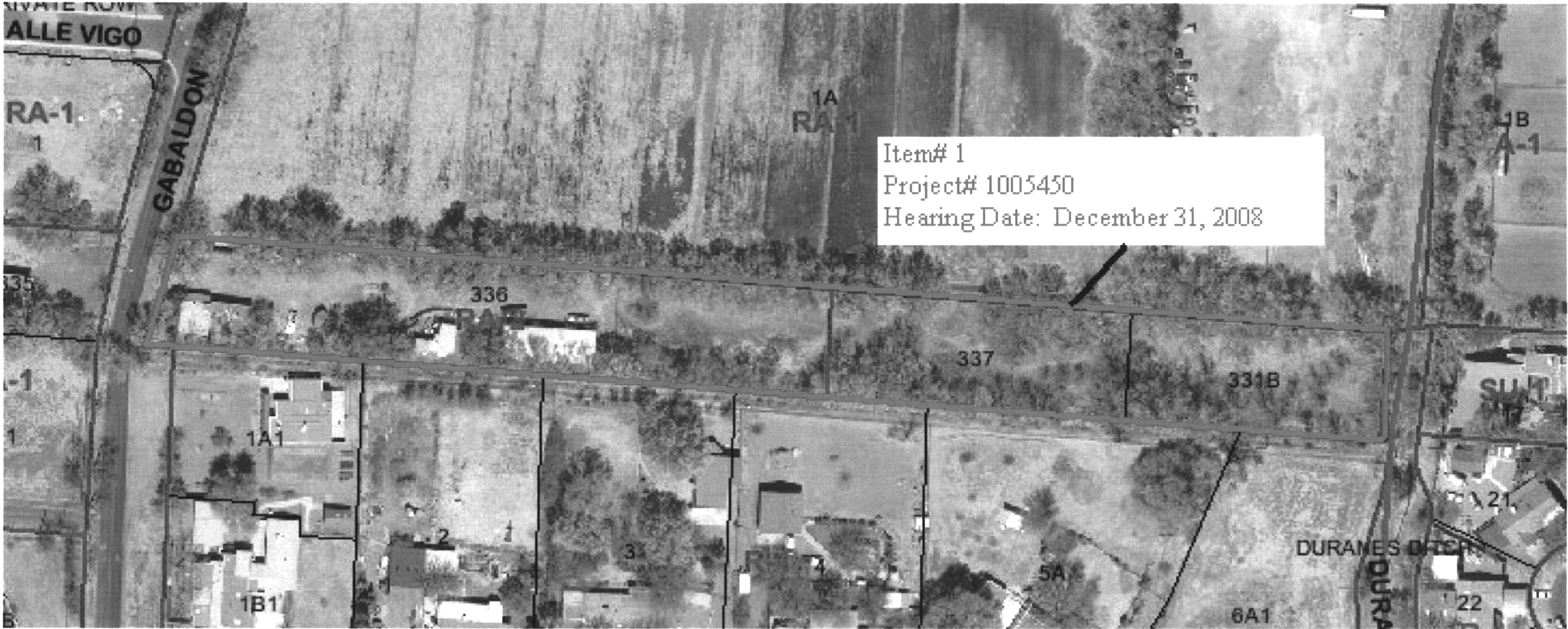
Availability Statement #81014-Water Lines



Availability Statement #81014-Sewer Lines, Option 1



Availability Statement #81014-Sewer Lines, Option 2



Item# 1
Project# 1005450
Hearing Date: December 31, 2008

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1005450
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

LONGACRE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 331-B, 336, & 337, 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	P.E.	City Cnst Engineer
		24' E-E	Base course road with estate curbs	Longacres Trail	Gabalton Rd	Lot 8	/	/	/
		6"	Waterline	Longacres Trail	Gabalton Rd	Lot 8	/	/	/
		8"	Sanitary Sewer	Longacres Trail	Gabalton Rd	Lot 3	/	/	/
		3" min.	Private Sanitary Sewer Force Main	Longacres Trail	Lot 3	Lot 8	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

Street lights per City requirements.

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

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Genevieve Donart
NAME (print)

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

Isaacson & Arfman, P.A.
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Genevieve Donart 10/31/08
SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action			Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			County Submittal
<input type="checkbox"/> Vacation	V		EPC Submittal
<input checked="" type="checkbox"/> Variance (Non-Zoning)			Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICANT INFORMATION:

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

APPLICANT: GABALDON PROPERTY LLC PHONE: 247-9080
 ADDRESS: 1401 CENTRAL AVE NW FAX: 247-9109
 CITY: ALBUQ. STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: Waiver

DESCRIPTION OF REQUEST: PRELIMINARY PLAT; SIDEWALK & SUBDV. DESIGN VARIANCE; VACATION OF EASEMENT

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 331-B, 336, & 337 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MRGCD MAP # 35 (tbka Longacre Subdivision)
 Existing Zoning: R-1 & RA-2 Proposed zoning: SAME
 Zone Atlas page(s): H-12 UPC Code: 101205929400870145 MRGCD Map No 35
10120592330227043
101205927101940144

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Proj # 1005450, APPL # 07 DRB - 00355

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 8 Total area of site (acres): 2.1326
 LOCATION OF PROPERTY BY STREETS: On or Near: GABALDON RD NW
 Between: SPUR CT NW and I-40

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

SIGNATURE Genevieve Donay DATE 11/21/08
 (Print) Genevieve Donay Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB-70501</u>	<u>VPE</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-70502</u>	<u>SDY</u>		\$ <u>2</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-70503</u>	<u>SW</u>		\$ <u>2</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-70504</u>	<u>PP</u>		\$ <u>685.00</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>ADV</u>		\$ <u>75.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>920.00</u>

Hearing date 12/31/08

11.27.08
Planner signature / date

Project # 1005450

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.

Genevieve Donart
Applicant name (print)
Genevieve Donart 4/21/08
Applicant signature / date



Form revised 4/07

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

Application case numbers
 O&DRB - 70501
 O&DRB - 70502
 O&DRB - 70503

[Signature]
Planner signature / date
 Project # 1005450

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Genevieve Donart
Applicant name (print)
Genevieve Donart 11/21/08
Applicant signature / date



Form revised 4/07

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

Application case numbers
DRB - 70594

[Signature] 11-26-08
Planner signature / date
Project # 1005450

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Genevieve Donart Applicant name (print)
Genevieve Donart 11/21/08 Applicant signature / date

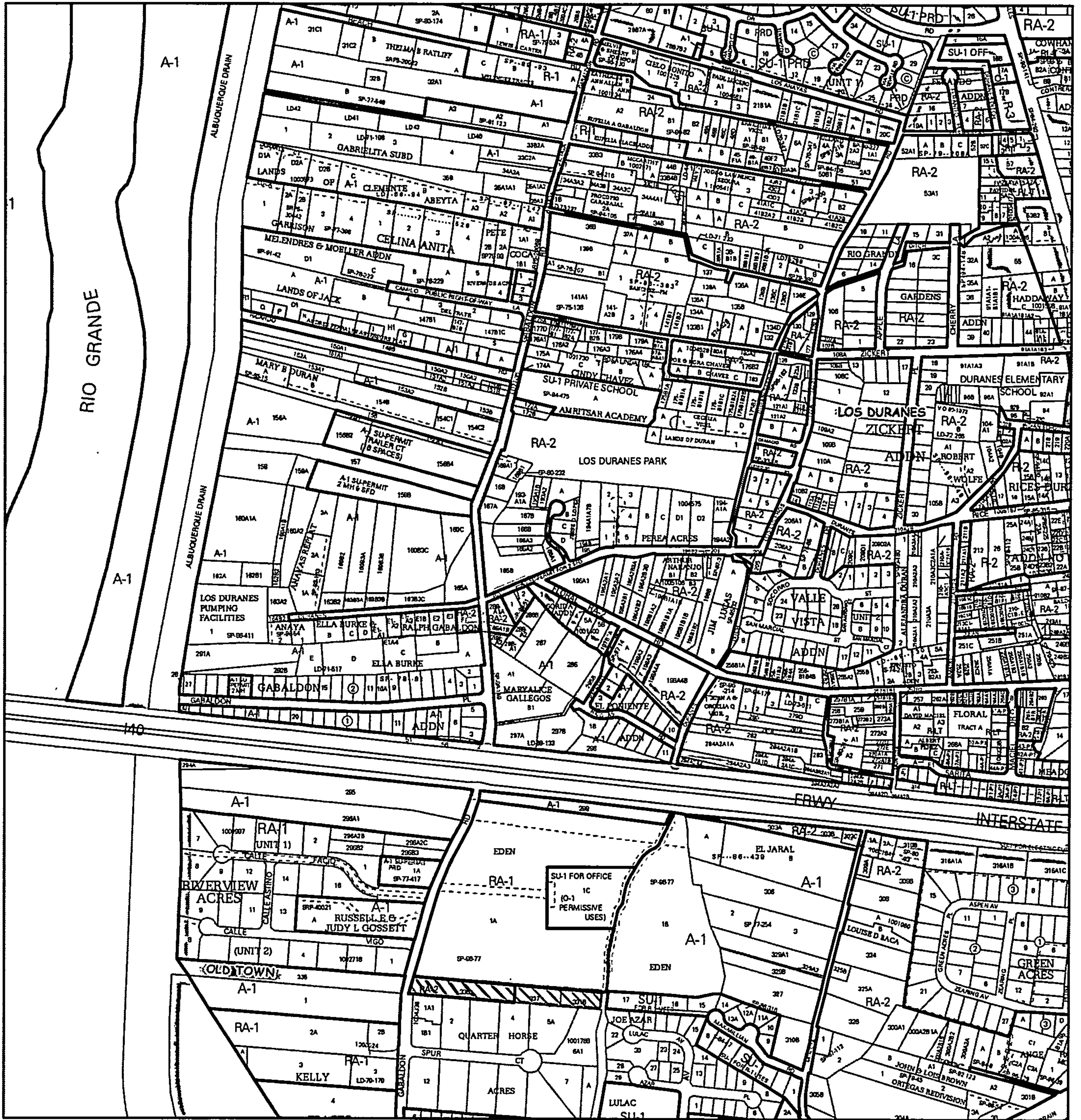


Form revised 4/07


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

Application case numbers
DRB - 70504

Kelly 11.26.08
 Planner signature / date
Project # 1005450

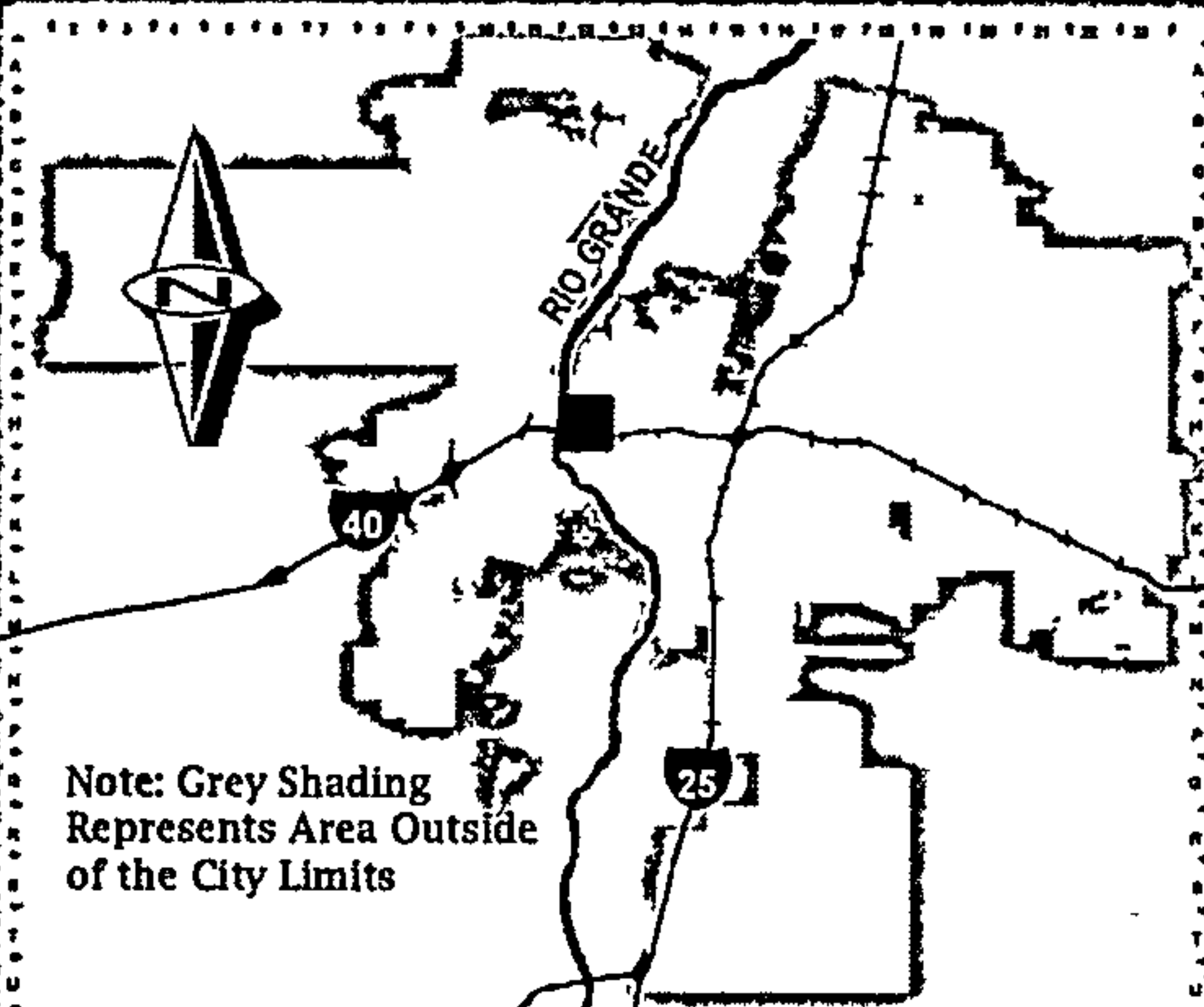


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System










Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1,500 Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

November 14, 2008

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

**RE: Preliminary Plat submittal for Longacre Subdivision
(DRB Project #1005450)
Existing Legal: Tracts 331-B, 336, & 337, MRGCD Map #35**

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for Gabaldon Property, LLC submit this request for preliminary plat, easement vacation, sidewalk waiver, and design variances for the Longacre Subdivision. This site is a proposed 8-lot, single-family residential subdivision in the Bosque, consisting of 2.13 acres. The proposed access will be a privately maintained driveway.

There is an existing house on Lot 1 that will remain in place, which has a corner of the structure touching the existing right-of-way line. This house obviously is much closer to the right-of-way than the 15' setback RA-2 zoning requires. We ask that this house be grandfathered for setback requirements.

An existing 20' wide private access easement will be vacated by final plat. It will be replaced with a 24' wide private roadway easement in another location. The existing easement is on existing Lot 336 for the benefit of Lots 337 and 331-B, all of which are owned by Gabaldon Property, LLC and are part of this plat. Removal of this easement only affects the applicant.

Since only 8 lots will be served by the private access, it qualifies as a Local Road, and will be gravel paved per the attached Access Road Section. It also meets the 50' centerline radius criteria for private access easements serving 8 or fewer lots. (Table 23.2.2)

This subdivision is very narrow (about 94 feet) and long (about 1,005 feet) with only one access point, Gabaldon Road, NW. It's also in a fairly rural area. In order to fit houses and access onto this narrow width, and to fit with the rural character of the area, we are requesting the following design variances.

1. Cul-de-sac length – The only access to the site is from the frontage along Gabaldon Road, and there is no room to create a looped access within the subdivision. Access to the back lots requires a dead-end street about 1,030'

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

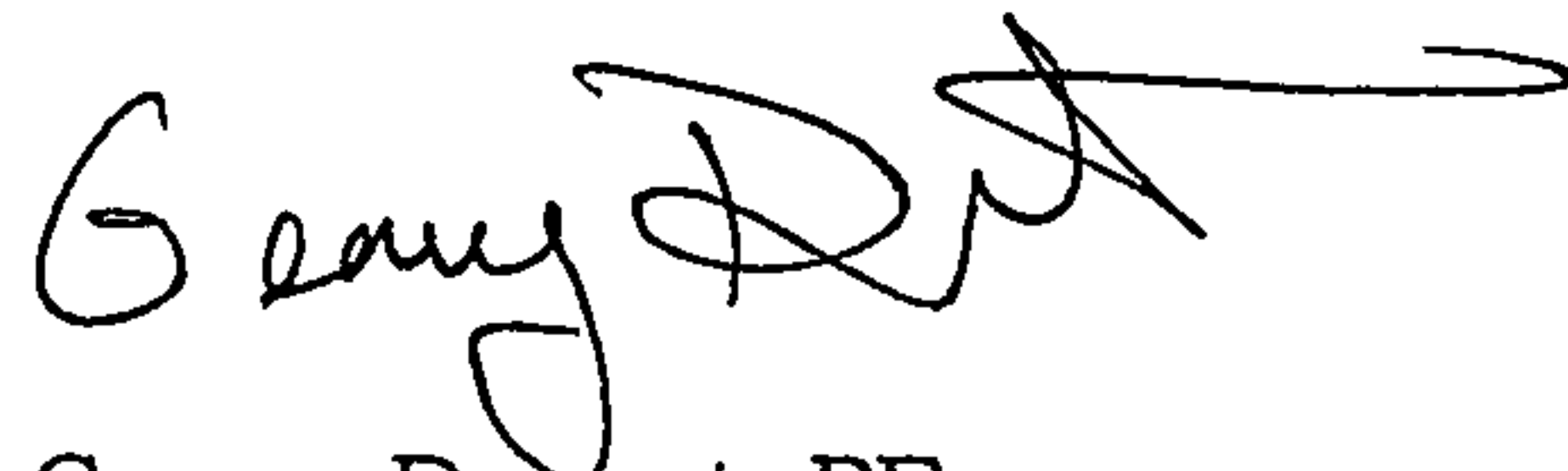
long, which exceeds the DPM's maximum length of 800' for 60' - 75' wide frontage (Table 23.5.1).

2. Cul-de-sac bulb – Rather than a cul-de-sac bulb, a modified hammerhead “K-turn” has been provided at the dead-end. It is sufficient for a WB-40 truck to turn around.
3. Sidewalk waiver – All sidewalks are requested to be waived. Since there are only 8 lots in the subdivision, and the access is a dead end, the traffic generated will be very minor.

All of the above variances are on a private road, serving a very limited number of homes.

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

Sincerely Yours,
Isaacson & Arfman, P.A.



Genny Donart, PE
Design Engineer

GD/gld

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Gabalton Property, LLC DATE OF REQUEST: 11/21/08 ZONE ATLAS PAGE(S): H-12

CURRENT:

ZONING R-1 & RA-2

PARCEL SIZE (AC/SQ. FT.) 2.1326

LEGAL DESCRIPTION:

LOT OR TRACT # 331-B, 336 BLOCK # +337

SUBDIVISION NAME MRGCD Map 35

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|--|---------------------|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION <input checked="" type="checkbox"/> | BUILDING PERMIT [] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] | ACCESS PERMIT [] |
| | | C) AMENDMENT [] | OTHER [] |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
- NEW CONSTRUCTION
- EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 8
BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Gonzalez DATE 11/21/08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

8 single family dwellings - detached

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

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

[Signature] DATE 11/26/08
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

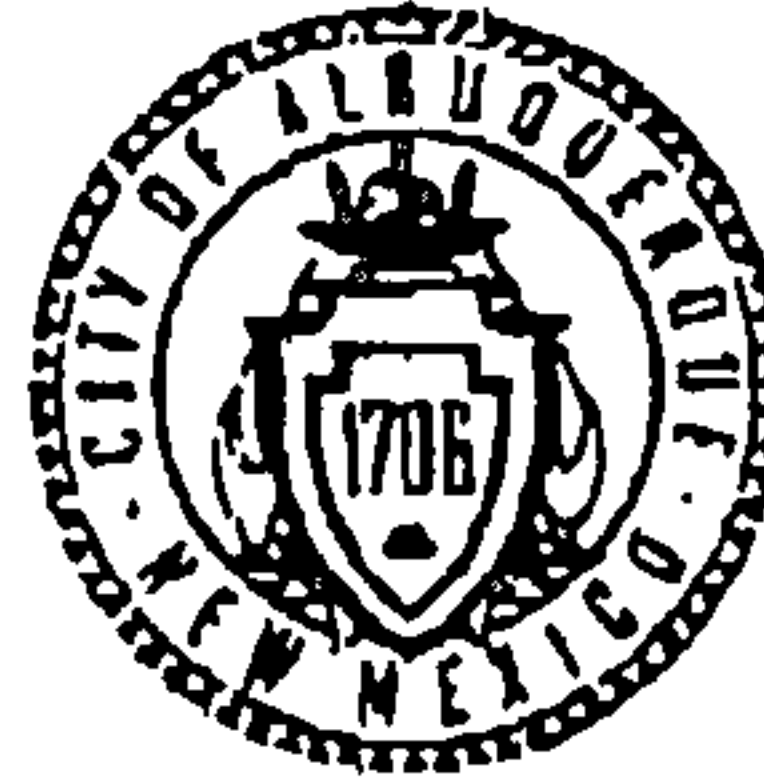
AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO []

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

Gonzalez DATE 11/21/08
APPLICANT

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

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____



City of Albuquerque

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

Date: 10-24-08

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on 10-24-08
(date)

TO CONTACT NAME: RUTH LOZANO
 COMPANY/AGENCY: ISAACSON & ARTMAN
 ADDRESS/ZIP: 198 MONROE ST NE
 PHONE/FAX #: 268-8828 268-2632

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tracts 331-B, 336 and 337 MRCCO, MAP 35

zone map page(s) H-12

Our records indicate that as of 10/24/08, there were **No Affected**
(date)

Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,



 OFFICE OF NEIGHBORHOOD COORDINATION

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 Gabaldon Property, LLC ("Developer") effective as of this ___ day of _____, 2008, and pertains to the subdivision commonly known as Longacre Subdivision, and more particularly described as Tracts 331-B, 336, and 337, MRGCD Map #35 (the "Subdivision".) The following individual lots comprise the subdivision:

Lots 1-8, Longacre Subdivision

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

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

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

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

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

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

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.

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

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

1005450
Albuquerque

William Kraemer

Signature

William Kraemer, Managing Member

Name (typed or printed) and title

Gabaldon Property, LLC

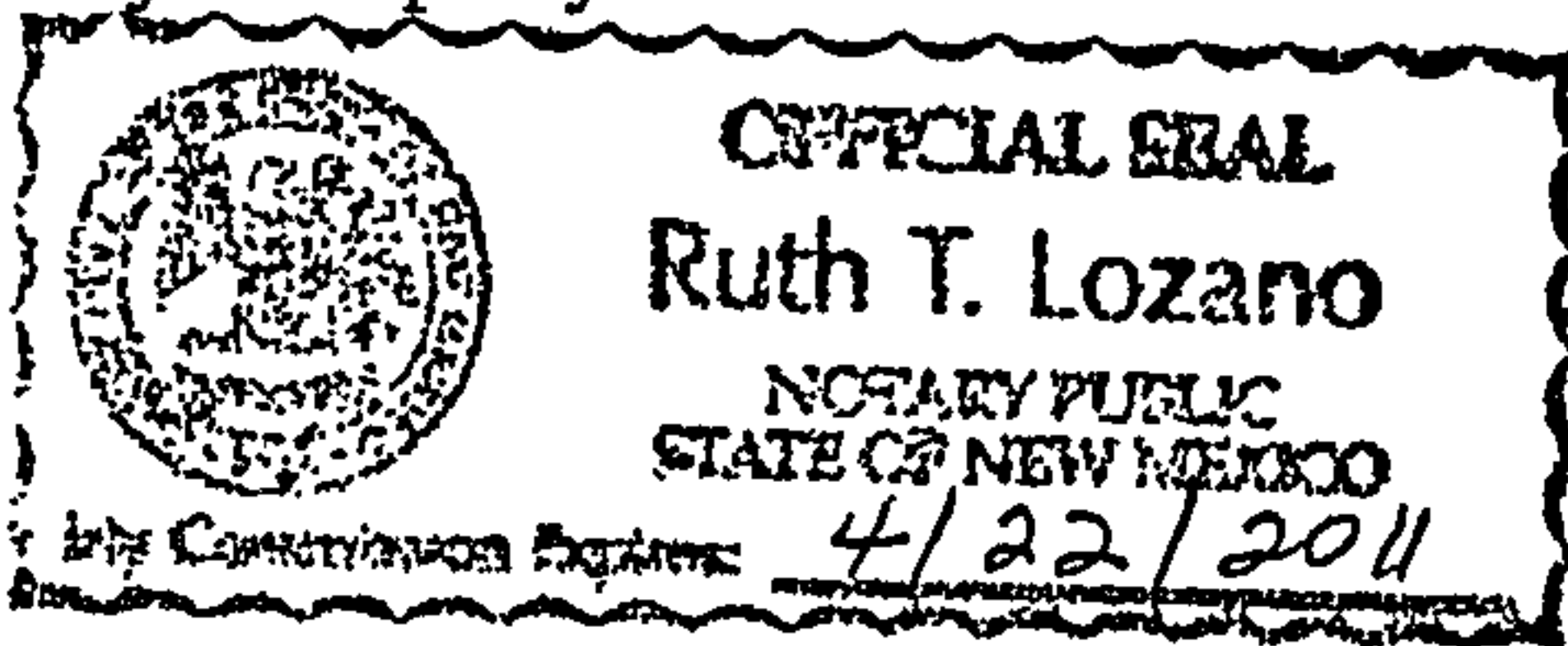
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 19, 2008, by William Kraemer as Managing Member of Gabaldon Property, LLC, a ~~corporation~~. limited liability company.

(Seal)



Ruth T. Lozano
Notary Public

My commission expires: 4/22/2011

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
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 Nov. 19, 2008, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April C. Winters
Notary Public

My commission expires: May 18, 2011

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from DEC. 16, 2008 To DEC. 31, 2008

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Ruth Lyons
(Applicant or Agent)

11/26/08
(Date)

I issued 2 signs for this application, 11/20/08 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005450

Return to ATC 67# 7516 (AW)

80 10877 WARRANTY DEED

ANTHONY E. DECK and LORRAINE M. DECK, his wife 11

to HARRY J. GARCIA, an unmarried man, for consideration paid, grant

whose address is

the following described real estate in Bernalillo County, New Mexico:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF (Exhibit #1)

SUBJECT TO that certain Real Estate Contract executed by and between Charles H. Rundles, M.D. and Magdalena M. Rundles, his wife, as Owners, and Anthony E. Deck and Lorraine M. Deck, his wife, as Purchasers, dated February 5, 1980 filed for record February 18, 1980, as Document No. 80 10876 in Book Misc. at Pages records of Bernalillo County, New Mexico which grantee herein agrees to assume and pay.

SUBJECT TO taxes for the year 1980 and years thereafter.

SUBJECT TO the lien of the Middle Rio Grande Conservancy District.

with warranty covenants.

WITNESS hand and seal this 18th day of February, 1980. Anthony E. Deck (Seal) Lorraine M. Deck (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Bernalillo. The foregoing instrument was acknowledged before me this 18th day of February, 1980 by Anthony E. Deck and Lorraine M. Deck, his wife.

My commission expires: (Seal) 11-1-81

Signature [Signature] Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF. The foregoing instrument was acknowledged before me this day of by (Name of Officer) (Name of Corporation Acknowledging) corporation, on behalf of said corporation. My commission expires: (Seal) Notary Public

FOR RECORDER'S USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED FOR RECORD Feb 21 11 03 AM '80 JENNY C. CULP CLERK & RECORDER DEPUTY

WARRANTY DEED THAT CREATED ACCESS EASEMENT VACATION ACTION

Tracts numbered 337 and 331-B, M.R.G.C.D. Map 35, and more particularly described by metes and bounds as follows:

12

BEGINNING at the Southwest corner of the Tract herein described from which point the Northwest corner of Quarter Horse Acres, a Subdivision to the City of Albuquerque, New Mexico, filed on August 1, 1961, bears S 89 deg, 54' 11" W - 551.99 feet and from said beginning point running thence:

N 06 deg 05' W - 92.57 feet, thence:
N 89 deg 59' 05" E - 451.97 feet, thence:
S 04 deg 22' 10" E - 96.49 feet, thence
N 89 deg 20' 30" W - 70.56 feet, thence:
N 89 deg 30' 40" W - 378.97 feet to the point of beginning.

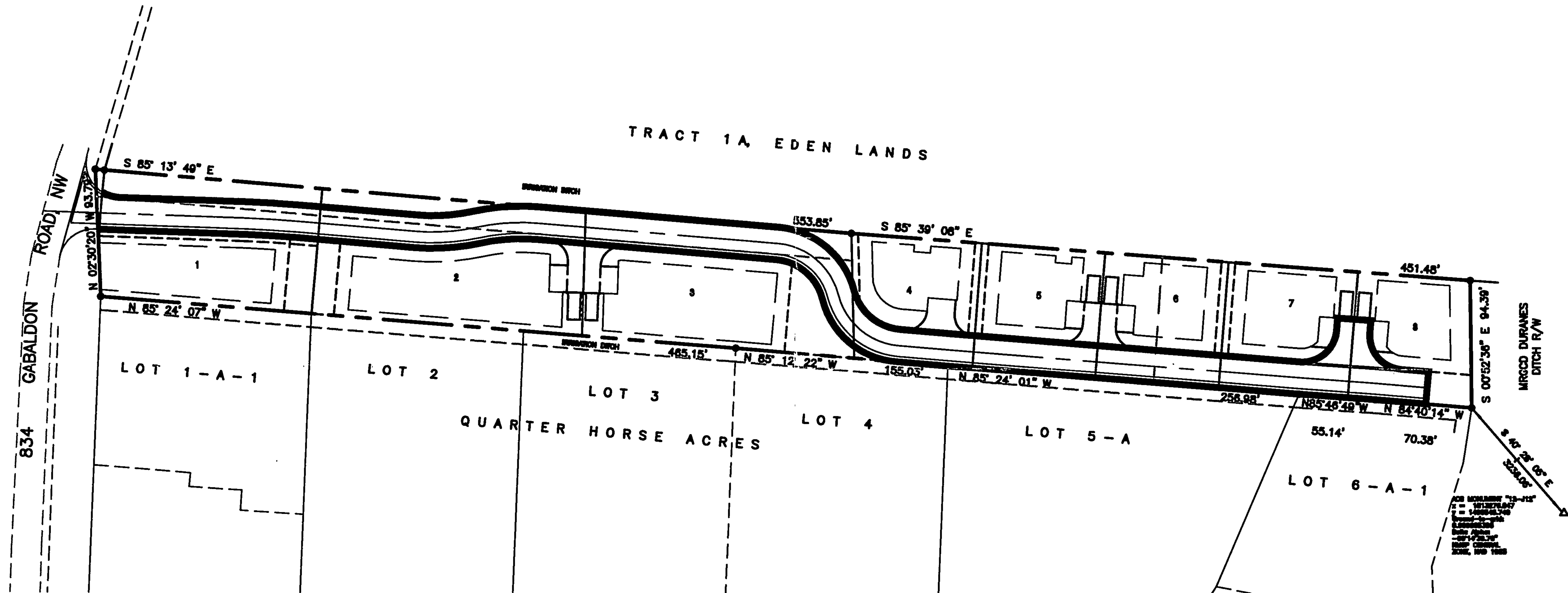
TOGETHER WITH and easement for ingress and egress over the northerly Twenty feet (20') of Tract numbered 336, M.R.G.C.D., Map No. 335, Bernalillo County, New Mexico, and being more particularly described by Metes and bounds as follows:

BEGINNING at the Southwest corner of the Tract herein described which is the Northwest corner of Quarter Horse Acres, a Subdivision to the City of Albuquerque, New Mexico, Plat of which was filed on August 1, 1961, and from said beginning point running thence

N 07 deg. 25' 38" W - 95.62 feet, thence:
N 89 deg. 59' 05" E - 554.28 feet, thence
S 06 deg. 05' E - 92.57 feet, thence
S 89 deg. 54' 11" W - 551.99 feet to the point of beginning

(Exhibit #1)

M:\cad files\500-1599\1575\dwg\1575EXH-SIDEWALK.dwg, 1/20/2008 5:09:02 PM, thor



SIDEWALK EXHIBIT

LEGEND

 WAIVED SIDEWALK



SCALE 1"=80'



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 Ph. 505-268-8828 Fax. 505-268-2632
 1575EXH-SIDEWALK.dwg Nov 20, 2008

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

- SUBDIVISION**
- Major Subdivision action
 - 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

Supplemental form

- 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: Gabalton Property, LLC PHONE: 247-9080
 ADDRESS: 1401 Central Ave. NW FAX: 247-9109
 CITY: ABQ STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat Review + Comment Approval

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

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

Lot or Tract No. Tracts 331-B, 336, + 337 Block: _____ Unit: _____
 Subdiv. / Addn. ~~ETA~~ (fbka Gabalton Property Subdivision)
 Current Zoning: R-1 + RA-2 Proposed zoning: Same
 Zone Atlas page(s): H-12 No. of existing lots: 3 No. of proposed lots: 9
 Total area of site (acres): 2.1326 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101205929400840145; 101205923302240143; * MRGCD Map No. 35
 LOCATION OF PROPERTY BY STREETS: On or Near: Gabalton Road NW
 Between: Spur Court NW and _____

CASE HISTORY: *101205927101940144
 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 Fred C. Artman DATE 3/20/07
 (Print) Fred C. Artman Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>070RB-00355</u>		<u>SK</u>	\$ <u>-0-</u>
<input checked="" type="checkbox"/> All checklists are complete				\$ _____
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case-history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>3.28.07</u>			Total <u>-0-</u>
<u>Oliver Senora</u>	<u>3/20/07</u>	Project #	<u>1005450</u>	

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - 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
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

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

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

Fred C. Artman
 Applicant name (print)
Fred C. Artman 3/20/07
 Applicant signature / date

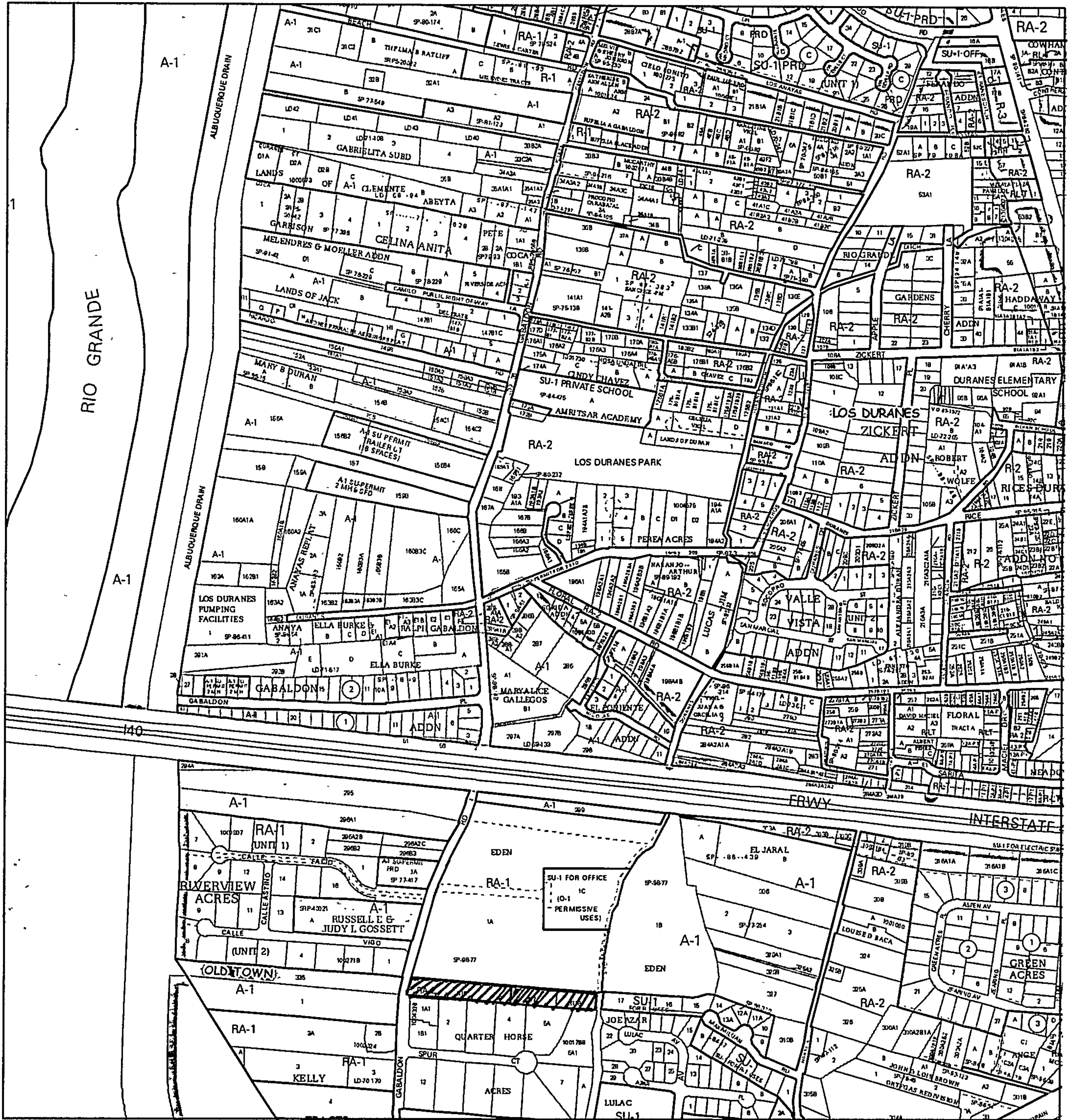


Form revised JUNE 2005

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

Application case numbers
07DRB - 00355

Olga Senora 3/20/07
 Planner signature / date
Project # 1005450



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

Map amended through: 9/5/2006

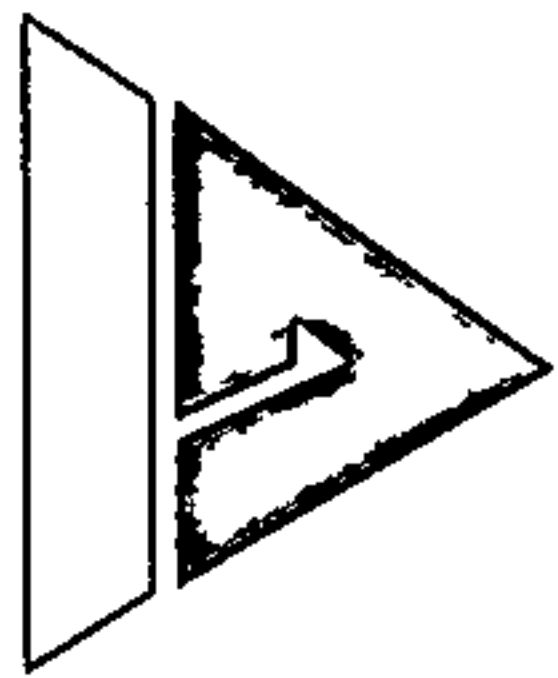
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1,500 Feet



PROJECT MEMORANDUM

03/20/07

TO: Sheran Matson, DRB Chair, Planning Department

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

REF: Gabaldon Property Subdivision

I&A PROJ NO: 1575

SUBJ: Sketch Plat – Explanation of Request

Gabaldon Property, LLC is requesting submission into the DRB process for the subdivision of three unplatted parcels into nine residential lots.

The property is divided into two distinct residential zones: RA-1 over the westerly half and R-1 over the remaining easterly portion.

The subdivision is programmed to be served by a private access way and public City of Albuquerque utilities.

The net lot areas (total minus roadway area) are in compliance with the minimum lot areas per the underlying residential zones.