Volcano Cliffs Property Owners Association, Inc.

P.O. Box 27666, Albuquerque, New Mexico 87125

Directors

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May 8, 2008

Design Review Board
City of Albuquerque

Subject: Case Number 08DRB-70187, 70188 and 70189,
Project # 1005540

Regarding the sewer line along Calle Nortena:

Is the limitation in the size of this line to serving only 1000 homes a result of an expressed concern by Roger Green for down line capacity or is the restriction of the sewer line capacity another action by the City of Albuquerque to deny individual property owners surrounding La Cuentista from developing their property?

Are there real restrictions in the down line sewer lines? Once the sewage gets to Unser, what is the ability of the lines in Unser and Montano to take all the sewage from the northern area of the Volcano Cliffs?

If this is an artificial restriction wouldn't it be less expensive to require an increase in the size of the sewer line being considered in this application rather than in the future to require lift pumps and pumping of sewage to Unser for property just to the south of La Cuentista?

Your consideration of these issues will be appreciated.

Sincerely,

Dave Heil
Board President

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 21, 2008

Project# 1005540
08DRB-70187 VACATION OF PUBLIC EASEMENT

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION,** zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11)*[Deferred from5/14/08]*

At the May 21, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL

With an approved grading and drainage plan engineer stamp dated 4/18/08, and approval of the infrastructure list, the preliminary plat was approved.

08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

The Temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhitbit 'C' in the Planning file.

If you wish to appeal these decisions, you must do so by June 5, 2008 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Kristine Susco – Wilson & Company – 4900 Lang Ave NE – Albuquerque, NM 87109
Cc: Legacy Sustainable Development, Inc. – Frances Pavich – 21 Vista Valle Circle - Lamy, NM 87540
Cc: Rene Horvath – 5515 Palomino Dr – Albuquerque, NM 87120
Marilyn Maldonado
Scott Howell
File

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
May 21, 2008

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant
Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1007258**
08DRB-70200 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1,** zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR JOURNAL CENTER ARCHITECTURAL COMMENTS APPROVAL AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

2. **Project# 1007259**
08DRB-70201 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

3. **Project#:1005540**
08DRB-70187 VACATION OF PUBLIC EASEMENT
08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION,** zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11)*[Deferred from5/14/08]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/18/08 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

4. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR,** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) *[Deferred from 4/16/08 & 4/30/08.]***DEFERRED TO 6/4/08 AT THE AGENT'S REQUEST.**

5. **Project# 1001275**
08DRB-70192 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD, LTD request(s) the above action(s) for all or a portion of Lot(s) 1, **LOWES SUBDIVISION,** zoned SU-1/C-2/IP/R-3, located on the north side of OLD AIRPORT AVE NW BETWEEN COTTONWOOD DR NW AND COORS BLVD NW containing approximately 8.13 acre(s). (A-14) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1000572**
08DRB-70197 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for MW DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **THE PRESIDIO (TBK COPPER POINTE SUBDIVISION)** zoned SU-1 FOR PRB, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 18.9993 acre(s). (K-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

08DRB-70212 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
08DRB-70226 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for NW DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, B-2, B-3, B-4 & B-5, **THE PRESIDIO** zoned SU-1 FOR IP, located on COPPER AVE NE BEWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 19 acre(s). (K-21) **DEFERRED TO 5/25/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1004221**
08DRB-70228 EPC APPROVED SDP FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for KENNY HINKES request(s) the above action(s) for all or a portion of Lot(s) D-3, **ACADEMY PLACE SUBDIVISION** zoned SU-1 FOR INSTITUTION, located on JUAN TABO BLVD NE BETWEEN SPAIN RD NE AND OSUNA RD NE containing approximately 1.0842 acre(s). (F-21) *[Planner – Randall Falkner]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR REVISED PLAN PER COMMENTS, AND TO ABCWUA FOR REVISED UTILITY PLAN.**

8. **Project# 1000771**
08DRB-70218 AMENDED EPC SDP FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for H.R. RENTAL PROPERTIES, INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE** zoned SU-1, R-2, C-2, IP USES, located on EAGLE RANCH RD AND IRVING BLVD containing approximately 6.76 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

9. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT,** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAYNW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08 & 5/7/08]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO ABCWUA FOR REVISED UTILITY PLAN. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

10. **Project# 1003801**
08DRB-70227 EPC APPROVED SDP FOR BUILD PERMIT

DAC ENTERPRISES, INC agent(s) for DOUG PETERSON request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) A, **ALTURA ADDITION** zoned SU-1 FOR C-1 W/ EXCEPTIONS, located on CARLISLE BLVD NE BETWEEN INDIAN SCHOOL RD NE AND HANNETT AVE NE containing approximately 1 acre(s). (J-16) *[Planner – Jennifer Donofrio]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING**

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

11. **Project# 1005073**
08DRB-70217 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALEJANDRO GONZALES-BASURTO agent(s) for GABRIEL & ARLENE GONZALES-BASURTO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 2, **ROSEMONT PARK ADDITION** zoned SR, located on 12TH ST NW BETWEEN ROSEMONT AVE NW AND ARIAS AV NW containing approximately .48 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DEED DOCUMENT WEST OF 1- 40 BEFORE 1973. SHOW SETBACK FROM NEW PROPERTY LINE.**

12. **Project# 1006571**
08DRB-70225 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DOUG SMITH agent(s) for GEROGE EK request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, **LANDS OF GEORGE R EK** zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO INDICATE REVISED WATER AND SEWER EASEMENTS TO DISCLOSURE STATEMENT.**

13. **Project# 1006868**
08DRB-70220 MAJOR - FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 35, **NORTH ALBUQUERQUE ACRES / TBK LOTS 1-4, DEL NORTE PLAZA Unit(s) B,** zoned SU-2 FOR IP USES, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.4007 acre(s). (C-18) **THE FINAL PLAT WAS APROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

14. **Project# 1006939**
08DRB-70078 MINOR - FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3,** zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) *[Deferred from 2/27/08, 3/5/08 & 3/12/08]* **THE FINAL PLAT WAS APROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

15. **Project # 1002455**
07DRB-70004 VACATION OF PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION,** zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). *[Indef deferred from 5/30/07]* (E-18) **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**

16. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) *[Deferred from 4/16/08, 4/30/08 & 5/14/08].* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17.	**Project# 1006749** 08DRB-70216 SKETCH PLAT REVIEW AND COMMENT	BRUNO MOROSIN agent(s) for BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 13, **FOUR HILLS VILLAGE ADDITION** zoned R-1, located on HIDEAWAY LN SE AND STAGE COACH containing approximately 1.706 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 5, 2008.

Other Matters: None

ADJOURNED: 11:20

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005540 **AGENDA#** 3 **DATE:** 5/21/08

1. **Name:** René Horvath **Address:** 551 Palomino Dr. **Zip:** 87150
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005540 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 4-18-08 is on file for Preliminary Plat approval.

RESOLUTION:

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

Signed I.L.

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

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

FOR:

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

DATE: May 21, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 14, 2008 9:00 AM
MEMBERS:

MEMBERS:

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

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

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

1. **Project# 1000316**
08DRB-70186 MAJOR - 2YR
EXTENSION OF SUBDIVISION
IMPROVEMENTS

HUITT-ZOLLARS, INC., agent(s) for GSL PROPERTIES INC request(s) the above/ referenced action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD SUBDIVISION,** zoned SU-1 FOR C2 & IP USES , and SU-1 FOR PRD,, located on the north side of SEVEN BAR LOOP RD NW BETWEEN COORS BLVD NW AND COTTONWOOD DR NW containing approximately 16.11 acre(s). (B-16) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1002949**
08DRB-70182 MAJOR - 2YR
EXTENSION OF SUBDIVISION
IMPROVEMENTS

JAMES CRABTREE request(s) the above/ referenced action(s) for all or a portion of Lot(s) 1-A, B, C, D, & E, Block 10, **PETROGLYPH PARK,** zoned O-1, located on the east side of UNSER BLVD NW BETWEEN SANTO DOMINGO ST NW AND MOJAVE ST NW containing approximately 1 acre(s). (E-10) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1002567**
08DRB-70184 VACATION OF PUBLIC EASEMENT
08DRB-70185 VACATION OF PRIVATE EASEMENT
08DRB-70215 PRELIMINARY/FINAL PLAT

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for STEVE KIRK request(s) the above/ referenced action(s) for a 34 foot Private Access and Drainage Easement, a 10 foot Public Utility Easement, and a 25 foot Public Water and Sewer Easement, all or a portion on Lot(s) 1-11, **HACIENDA DE LOIS,** zoned R-2, located on the west side of 12TH ST NW BETWEEN MENAUL BLVD NW AND LA POBLANA RD NW containing approximately 0.8544 acre(s). (H-13) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND TO RECORD.**

4. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR,** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) *[Deferred from 4/16/08 & 4/30/08].***DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

5. **Project# 1005540**
08DRB-70187 VACATION OF PUBLIC EASEMENT
08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION,** zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11) **DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

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

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08, 4/16/08 & 5/7/08].*
THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.

7. **Project# 1006833**
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING),** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08, 4/16/08 & &4/30/08]*

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA, AND TO PLANNING FOR ZONING LETTER REFERENCING SIGNS, VERIFICATION OF ARTICULATION CALCULATION, AND TO SHOW PHASING ON THE SITE PLAN, AND 3 COPIES OF THE APPROVED SITE PLAN.

8. **Project # 1005070**
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01156 MINOR-SIDEWALK WAIVER
06DRB-01155 MINOR-TEMP DEFER SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 & 4/16/08].* **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08 & 4/9/08]* **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**

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

10. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT,** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAYNW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08 & 5/7/08]* **DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

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

11. **Project# 1006767**
08DRB-70214 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MULLEN HELLER ARCHITECTURE agent(s) for CHAPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) B, 1 & 2 (TBK 1-A), Block(s) 2, **HILLS ACRES,** zoned S-ML, located on 6TH ST NW BETWEEN MCKNIGHT AVE NW AND BEZEMEK NW containing approximately .63 acre(s). (M-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

12. **Project# 1007083**
08DRB-70206 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JOSEPH E SAMORA JR request(s) the above action(s) for all or a portion of Lot(s) 16-A, 17-A, 18-A, AND NORTH 1/2 OF 19-A, **JM MOORE REALTY COMPANY'S ADDITION NO.1,** zoned R-1, located on 8TH ST NW BETWEEN MOUNTAIN NW AND SUMMER NW containing approximately .3001 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, 15' PRIVATE WATER AND SANITARY SEWER DRAINAGE AND UTILITY EASEMENT, AMAFCA SIGNATURE, AND A COPY OF THE RECORDED PLAT FOR PLANNING.**

13. **Project# 1007275**
08DRB-70213 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for US POST OFFICE request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) A, Tract(s) A & B, 16-95A2, 202A & 203 A, **KW PHILLIPS ADDITION, SLADE-OLSON,** zoned SU-2 MH, located on LOMAS BLVD NE BETWEEN BROADWAY BLVD NE AND A.T. & S.F. RAILROAD containing approximately 6.0643 acre(s). (J-14)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) *[Deferred from 4/16/08 & 4/30/08].* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1007271**
08DRB-70211 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HARRIS SURVEYING INC agent(s) for ISIDOR GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 7 & NORTH 1/2 OF 8, **HUBBELL HEIGHTS,** zoned R-1, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND CHURCHILL RD SW containing approximately 0.3185 acre(s). (K-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NET LOT AREA, PRIVATE EASMENT FOR WATER AND SEWER AND DRAINAGE, AMAFCA SIGNATURE, AND MAINTENANCE AND BENEFICIARY.**

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

16.	**Project# 1007270** 08DRB-70210 SKETCH PLAT REVIEW AND COMMENT	HARRIS SURVEYING, INC agent(s) for CRIS JAFFA request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRACT 22-B, M.R.G.C.D MAP 33, LOTS 17, 18, & 27,** zoned M-1, located on 2ND ST NW BETWEEN LAS HERMANAS ST NW AND CARLTON ST NW containing approximately 6.7219 acre(s). (G-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

17. Approval of the Development Review Board Minutes for February 27, 2008.

Other Matters: None

ADJOURNED: 10:25

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 14, 2008

Project# 1005540
08DRB-70187 VACATION OF PUBLIC EASEMENT
08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION,** zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11)

AMAFCA
No comment.

COG
No Comment.

TRANSIT
No comment.

ZONING ENFORCEMENT
No comment.

NEIGHBORHOOD COORDINATION
Letters sent to: **Volcano Cliffs Property Owners Assoc.**

APS
La Cuentista III, Tracts D and E, is located on the east side of Kimmick Dr NW between Fire Thorn Ln NW and Rosa Parks Rd NW. The owner of the above property requests a Vacation of Public Easement, Major Preliminary Plat Approval, and Temporary Deferral of Sidewalk Construction for a development that will consist of 60 single family homes This will impact Marie Hughes Elementary School, LB Johnson Middle School, and Volcano Vista High School. All three schools have excess capacity

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
365	Marie Hughes	723	800	77
485	L.B. Johnson	1,039	1,203	164
575	Volcano Vista	482	750	268

On March 25, 2008 Legacy Sustainable Development Inc, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

POLICE DEPARTMENT
No action at present.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No adverse comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

An approved drainage report is required for Preliminary Plat approval. No objection to the va request.

TRANSPORTATION DEVELOPMENT

No objection to vacation request.
Additional geometric information must be provided.
Sidewalk may be deferred when it is along the front of a lot.

PARKS AND RECREATION

No objection.

ABCWUA

No objection to Vacation request.
No objection to Preliminary Plat approval with minor revisions to water line infrastructure.
No objection to Sidewalk Deferral.

PLANNING DEPARTMENT

Refer to comments from affected agencies regarding proposed vacations.

Lot areas need to be noted on the plat. For Final Plat please delete CURRENT ZONING note, and revise solar note (No. 10) to be specific to this request, i.e. start with the words "NO PROPERTY WITHIN THIS PLAT" and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

No adverse comment on temporary deferral of sidewalk construction.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Kristine Susco-Wilson & Company – 4400 Lang Ave NE – Albuquerque, NM 87109
Cc: Legacy Sustainable Development (Francis Pavich) – 21 Vista Valle Circle – Lamy NM, 87540

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 14, 2008
Zone Atlas Page: C-11, D-11
Notification Radius: 100 Ft.

Project# 1005540
App#08DRB-70187
08DRB-70188
08DRB-70189

Cross Reference and Location: KIMMICK DR NW BETWEEN FIRETHORN DR NW AND ROSA PARKS DR NW

Applicant: FRACES PAVICH
LEGACY SUSTAINABLE DEVELOPMENT, INC
21 VISTA VALLE CIRCLE
LAMY, NM 87540

Agent: KRISTINE SUSCO
WILSON AND COMPANY
490 LANG AVE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: APRIL 25, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

ZONING & PLANNING — Z
- ___ 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) — A

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): KRISTINE SLISCO - WILSON & COMPANY PHONE: 348-4191
ADDRESS: 4900 LANG AVE NE FAX: 348-4072
CITY: ALB STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.CO

APPLICANT: LEGACY SUSTAINABLE DEVELOPMENT, INC (FRACES PAVICH) PHONE: 505-980-9124
ADDRESS: 21 VISTA VALLE CIRCLE FAX: ___
CITY: LAMY STATE NM ZIP 87540 E-MAIL: ___
Proprietary interest in site: OWNER List **all** owners: LEGACY SUSTAINABLE DEVELOPMENT, INC

DESCRIPTION OF REQUEST: REQUEST PRELIMINARY PLAT APPROVAL, TEMP SIDEWALK DEFERRAL, VACATION OF PUBLIC DRAINAGE, WATER, SANITARY SEWER, ACCESS & MAINTENANCE 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 D & E Block: ___ Unit: ___
Subdiv/Addn/TBKA: THE CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION
Existing Zoning: SU-2/SR-ML Proposed zoning: SAME MRGCD Map No ___
Zone Atlas page(s): C-11, D-11 UPC Code: 1-011-064-065-010-3-06-01

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005540; 07DRB-00578X; 07DRB-00579V

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots 60 LOTS 7 TRACTS Total area of site (acres): 91.0370 AC
LOCATION OF PROPERTY BY STREETS: On or Near: KIMMICK DRIVE NW
Between: FIRE THORN DRIVE NW and ROSA PARKS RD NW

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

SIGNATURE Kristine Slisco DATE 4-18-08
(Print) KRISTINE SLISCO Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

- ☐ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☐ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- NO ☐ Site is within 1000ft of a landfill
- NO ☐ F.H.D.P. density bonus
- NO ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
08DRB-70187	VPE	✓	$ 45.00
08DRB-70188	PP		$ 2235.00
08DRB-70189	TDS		$ 0
	CMF		$ 20.00
	Adv		$ 75.00
			Total $ 2375.00

Hearing date May 14, 2004

4-18-08
Planner signature / date

Project # 1005540

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.

KRISTINE SUSCO
Applicant name (print)

Kristine Susco 4-18-07
Applicant signature / date

Form revised 4/07

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

Application case number
08DRB - ____ - 70182
08DRB - ____ - 70183
____ - ____ - ____

4-18-08
Planner signature / date

Project # 1005540

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101106 307446 720107	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	871 03 1 293	V	A1 A	* 007 006VOLCANO CLIFFS SUBD UNIT 23
2	101106 304745 520251	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871 03 1 293	V	A1 A	*00340006VOLCANO CLIFFS SUBD UNIT 22
3	101106 303346 520257	MONTOYA AUGUSTIN M # Z2	625 CALLE SANDOVAL	ESPANOLA	NM	875 32	V	A1 A	*00120006VOLCANO CLIFFS SUBD UNIT 22
4	101106 302648 820260	SALAZAR MARTIN & KRISTINA	8301 CASA GRIS CT NW	ALBUQUERQUE	NM	871 20	V	A1 A	*00090006VOLCANO CLIFFS SUBD UNIT 22
5	101106 303848 620259	PEREA LYNNE & PHILIP STARKS	7301 BECK DR NE	ALBUQUERQUE	NM	871 09	V	A1 A	*00100006VOLCANO CLIFFS SUBD UNIT 22
6	101106 304547 520258	PEREA LYNNE & PHILIP STARKS	7301 BECK DR NE	ALBUQUERQUE	NM	871 09	V	A1 A	*00110006VOLCANO CLIFFS SUBD UNIT 22
7	101106 305645 420250	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871 03 1 293	V	A1 A	*00350006VOLCANO CLIFFS SUBD UNIT 22
8	101006 451942 541101	DIAMOND STANLEY L	21 VISTA VALLE CIR	LAMY	NM	875 40	V	A1 A	TR C CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E) CONT 35.4714 AC
9	101106 406501 030601	DIAMOND STANLEY L	21 VISTA VALLE CIR	LAMY	NM	875 40	V	A1 A	TR D CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E) CONT 19.7760 AC
10	101106 419500 830602	DIAMOND STANLEY L	21 VISTA VALLE CIR	LAMY	NM	875 40	V	A1 A	TR E CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E) CONT 71.2610 AC
11	101006 338249 310601	LA CUENTISTA I L LC	PO BOX 51177	ALBUQUERQUE	NM	871 81 1 177	V	A1 A	TR A CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION (TRACTS A THROUGH E) CONT 46.6687 AC
12	101106 310744 220114	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	871 03 1 293	V	A1 A	* 014 006VOLCANO CLIFFS SUBD UNIT 23
13	101106 309945 020113	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	871 03 1 293	V	A1 A	* 013 006VOLCANO CLIFFS SUBD UNIT 23
14	101106 308346 120108	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	871 03 1 293	V	A1 A	* 008 006VOLCANO CLIFFS SUBD UNIT 23
15	101106 413710 630202	LEDERER A C JR	5 PINE HILL LN	HOUSTON	TX	770 19	V	A1 A	*2C 5 REPLAT OF LOT 2 BLOCK 5 UNIT 26 VOLCANO CLIFFS SUBD CO NT 1.714 AC
16	101106 405610 730103	LEDERER A C JR	5 PINE HILL LN	HOUSTON	TX	770 19	V	A1 A	*007F0006VOLCANO CLIFFS SUBD UNIT 26 REPL LOT 7 BLK 6 VOLCAN O CLIFFS SUBD UNIT
17	101106 301549 020261	SALAZAR MARTIN & KRISTINA	8301 CASA GRIS CT NW	ALBUQUERQUE	NM	871 20	V	A1 A	*00080006VOLCANO CLIFFS SUBD UNIT 22
18	101006 351349 011402	TORRES ELEAZAR & BERTHA	2036 TELESFOR DR SW	ALBUQUERQUE	NM	871 05	V	A1 A	*00060006VOLCANO CLIFFS SUBD UNIT 22
19	101106 311743 320115	CITY OF ALBUQUERQUE % REAL ESTATE DEPT	PO BOX 1293	ALBUQUERQUE	NM	871 03 1 293	V	A1 A	* 015 006VOLCANO CLIFFS SUBD UNIT 23

20	101106 309443 720112	CITY OF ALBUQU ERQUE % REAL E STATE DEPT	PO BOX 1293	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	* 012 006VOLCANO CLIFFS SUBD UNIT 23
21	101106 307344 120110	CITY OF ALBUQU ERQUE % REAL E STATE DEPT	PO BOX 1293	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	* 010 006VOLCANO CLIFFS SUBD UNIT 23
22	101106 305844 020249	CITY OF ALBUQU ERQUE	PO BOX 1293	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	*00360006VOLCANO CLIFFS SUBD UNIT 22
23	101106 307545 420109	CITY OF ALBUQU ERQUE % REAL E STATE DEPT	PO BOX 1293	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	* 009 006VOLCANO CLIFFS SUBD UNIT 23
24	101106 410411 830201	DIAMOND STANL EY	21 VIST A VALLE CIR	LAMY	N M	875 40	V	A1 A	*00010005VOLCANO CLIFFS SUBD UNIT 26
25	101106 310542 120116	CITY OF ALBUQU ERQUE % REAL E STATE DEPT	PO BOX 1293	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	* 016 006VOLCANO CLIFFS SUBD UNIT 23
26	101106 310542 120116	CITY OF ALBUQU ERQUE % REAL E STATE DEPT	PO BOX 1293	ALBU QUER QUE	N M	871 03 1 293	V	A1 A	* 016 006VOLCANO CLIFFS SUBD UNIT 23

OR CURRENT RESIDENT
101106410411830201
DIAMOND STANLEY
21 VISTA VALLE CIR
LAMY, NM 87540

OR CURRENT RESIDENT
101006338249310601
LA CUENTISTA I LLC
PO BOX 51177
ALBUQUERQUE, NM 87181 1177

OR CURRENT RESIDENT
101106413710630202
LEDERER A C JR
5 PINE HILL LN
HOUSTON, TX 77019

OR CURRENT RESIDENT
101106303346520257
MONTOYA AUGUSTIN M # Z2
625 CALLE SANDOVAL
ESPANOLA, NM 87532

OR CURRENT RESIDENT
101106303848620259
PEREA LYNNE & PHILIP STARKS
7301 BECK DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101106302648820260
SALAZAR MARTIN & KRISTINA
8301 CASA GRIS CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101106301549020261
SALAZAR MARTIN & KRISTINA
8301 CASA GRIS CT NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006351349011402
TORRES ELEAZAR & BERTHA
2036 TELESFOR DR SW
ALBUQUERQUE, NM 87105

Project# 1005540
KRISTINE SUSCO
WILSON & CO
4900 LANG AVE NE
ALBUQUERQUE, NM 87109

Project# 1005540
FRACES PAVICH
LEGACY SUSTAINABLE DEVE. INC
21 VISTA VALLE CIR
LAMY, NM 87540

Project# 1005540
DAVE HEIL
Volcano Cliffs Property Owners Assoc
160 ITASCA RD
RIO RANCHO, NM 87124

Project# 1005540
BILL WRIGHT
Volcano Cliffs Property Owners Assoc
4112 BLUE RIDGE PL NE
ALBUQUERQUE, NM 87111

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: March 27, 2008

TO CONTACT NAME: Kristine Susco
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Lang Ave. NE 87109
PHONE/FAX #: 348-4191 348-4072

Thank you for your inquiry of March 27, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract D and/or Tract E of Correction Plat of the bulk Land Plat of La Cuentista Subdivision (Tract A through E) Located on Kimmick Dr. NW between Rosa Brk. and Firethorn Rd NW zone map page(s) C-11 / D-11.

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

Volcano Cliffs Property Owners Assoc.

Neighborhood or Homeowner Association

Contacts: Dave Heil
160 Itasca Rd, Rio Rancho 87124
228-7189 (c)
Bill Wright
4112 Blue Ridge Pl. NE 87111-4167
872-0523 (w)

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

[X] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-

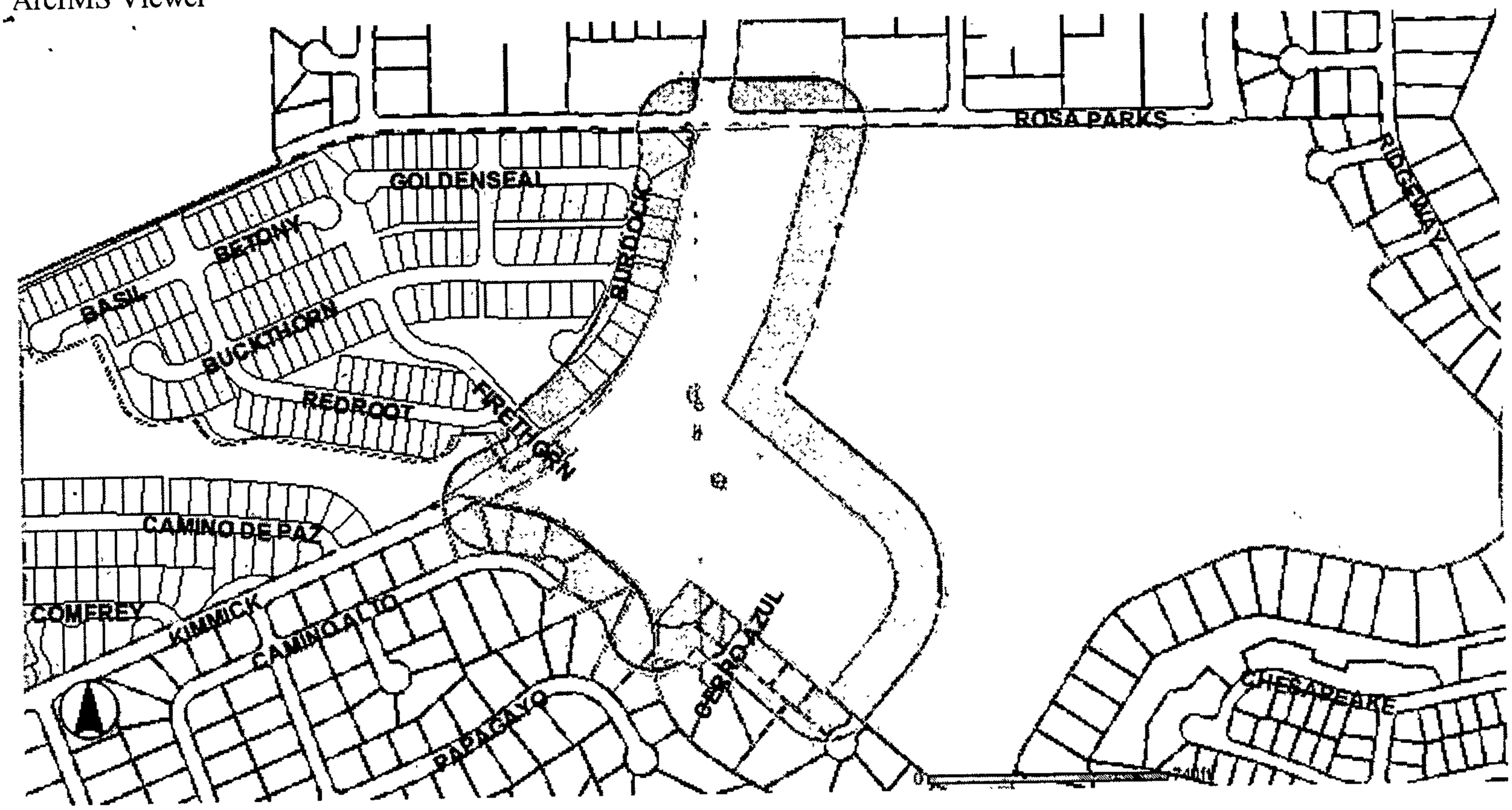
[ ] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.

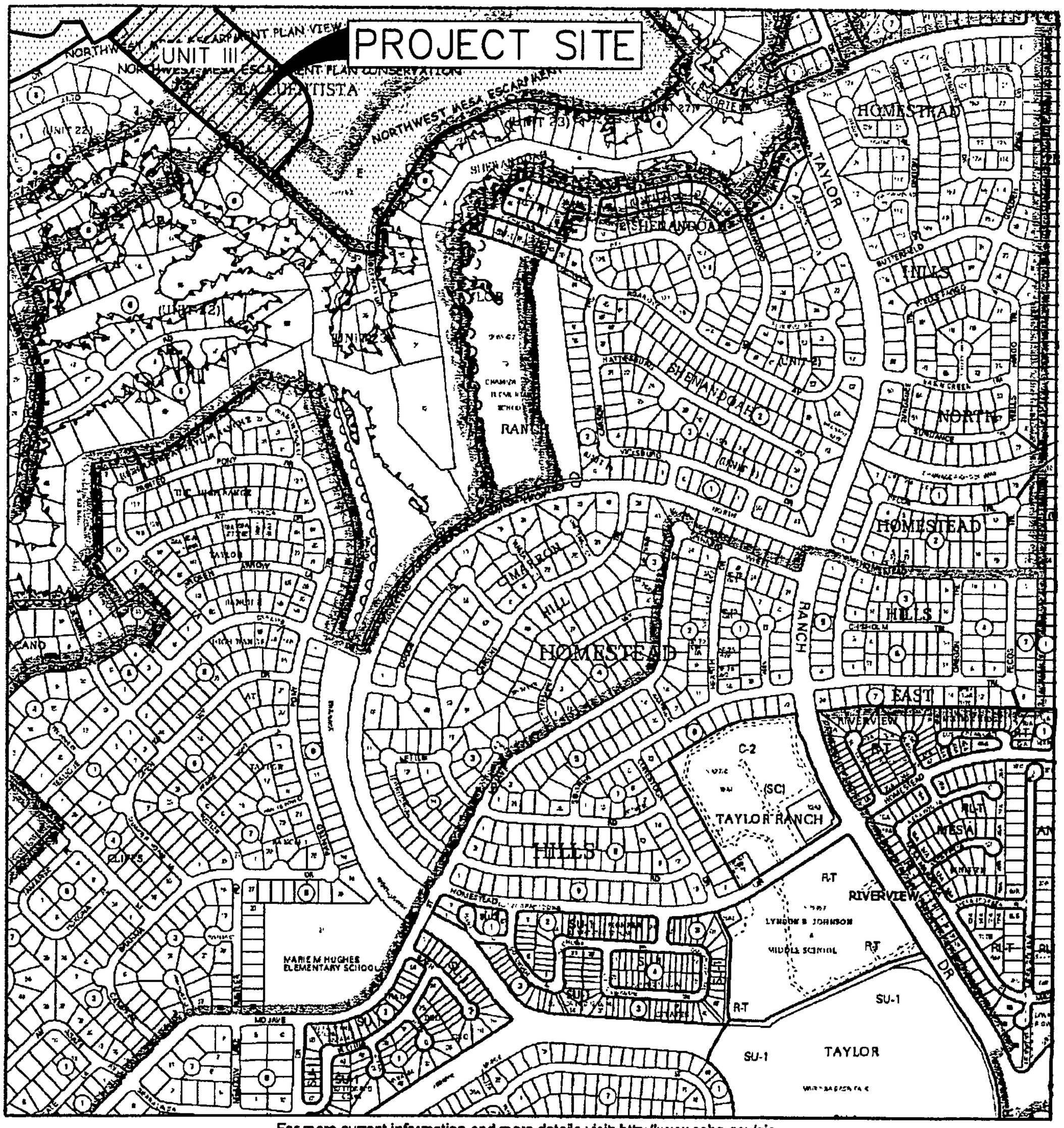
[X] Copies of Letters to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

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

* * * \

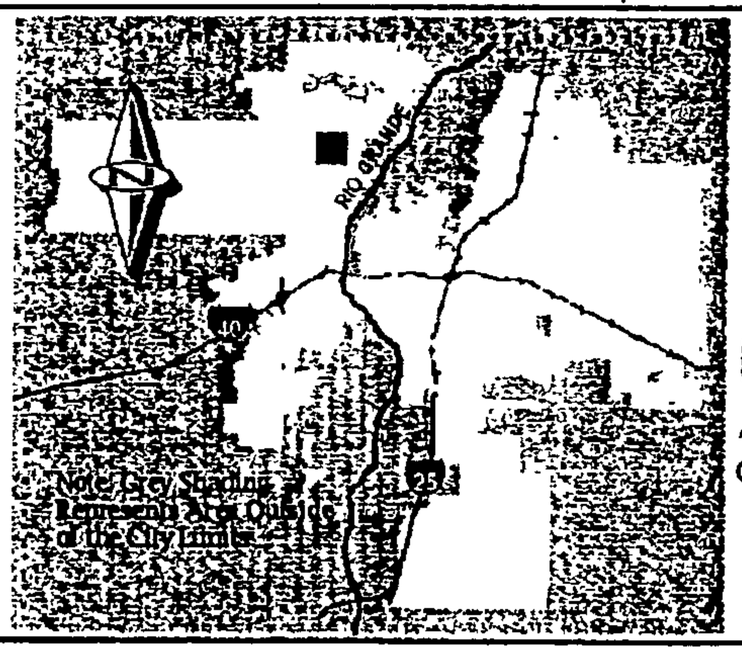

ROSA PARKS
GOLDENSEAL
BETONY
BASIL
BUCKTHORN
REDROOT
BURDOCK
FIRETHORN
RIDGEWAY
CAMINO DE PAZ
COMFREY
KIMMICK
CAMINO ALTO
CERRO AZUL
PAPAGAYO
CHESAPEAKE



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

This instrument was acknowledged before me on 21st of March, 2008 by Frances Pavich as President of Legacy Sustainable Development, a corporation.

(Seal)

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02-02-09

Barbara E. Rubio
Notary Public

My commission expires: February 2, 2009

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan
Name (typed or printed) and title

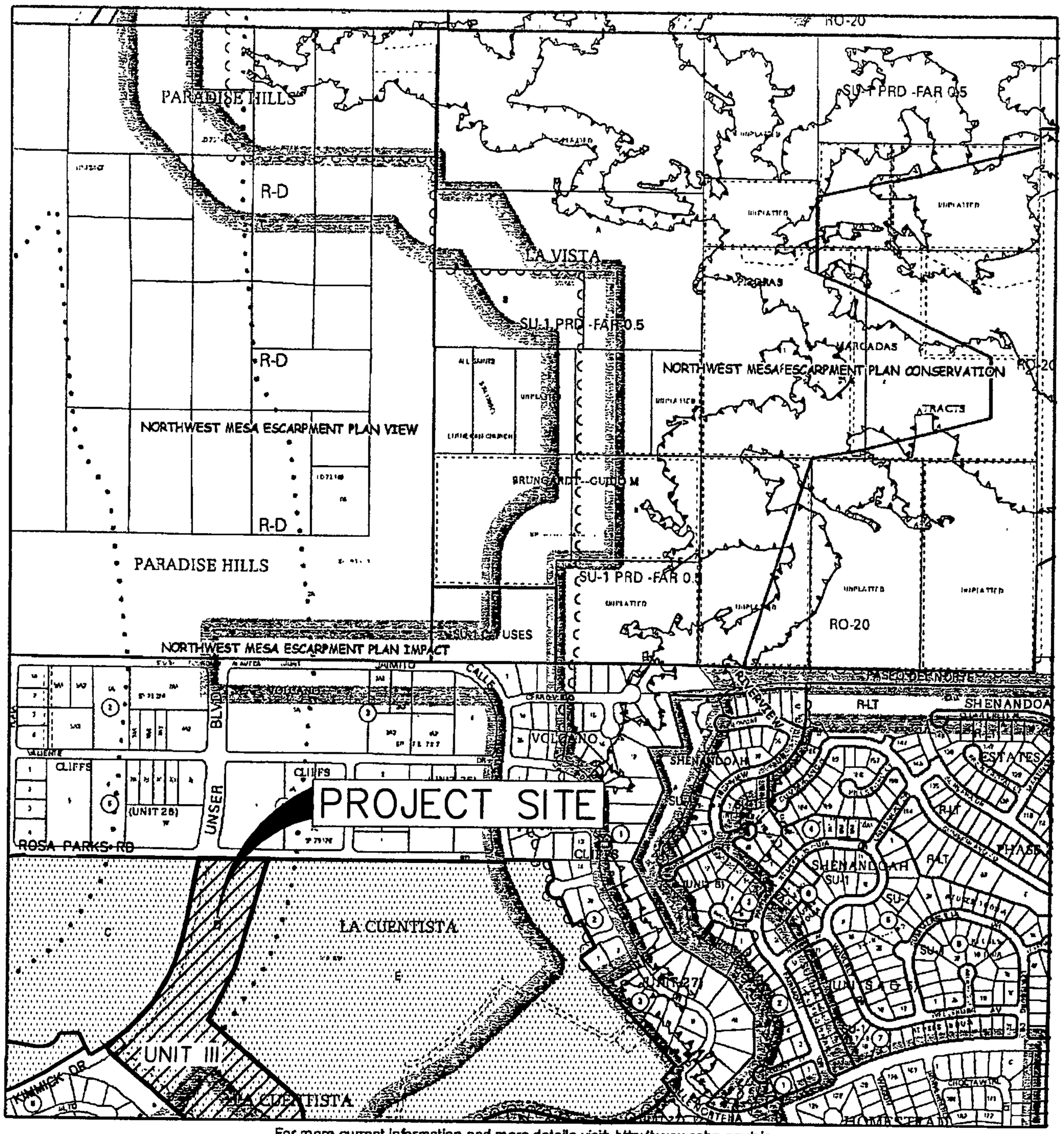
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3-25-08, by Kizito Wijenje as Director CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Winter
Notary Public

My commission expires: May 18, 2011



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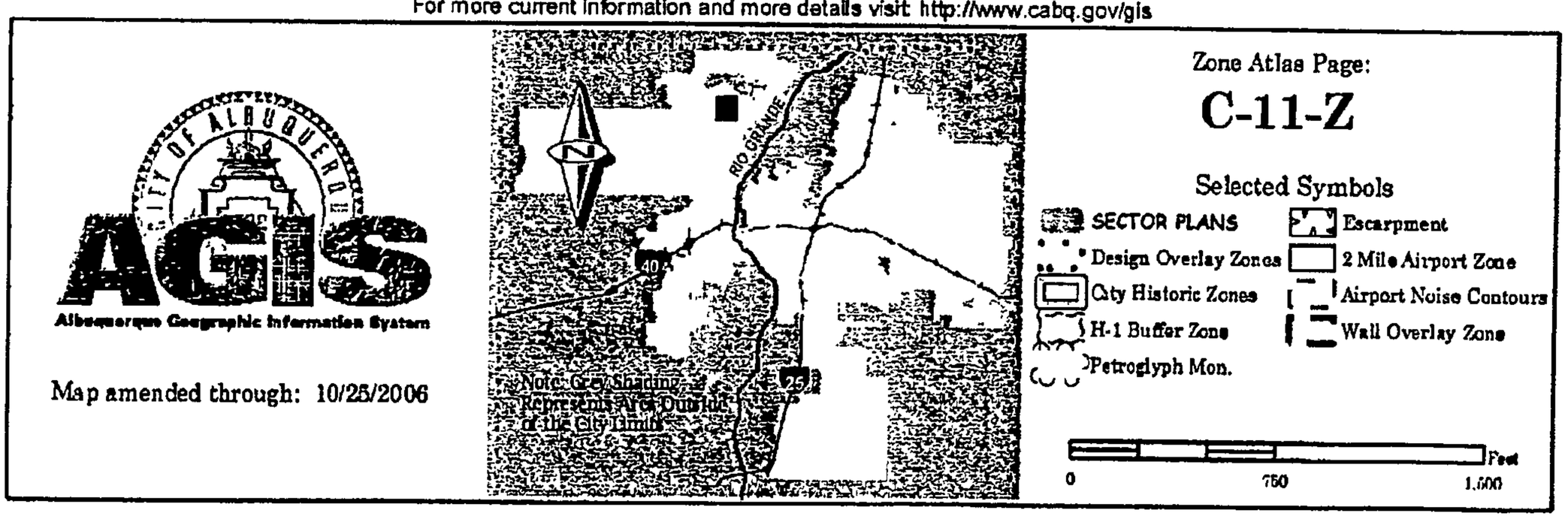


FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

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

- ✓ 5 Acres or more· Certificate of No Effect or Approval
- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Proposed Infrastructure List
- ✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A 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
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- N/A TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

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

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

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ List any original and/or related file numbers are listed on the cover application

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

KRISTINE SUSCO
Applicant name (print)

4-18-08
Applicant signature / date

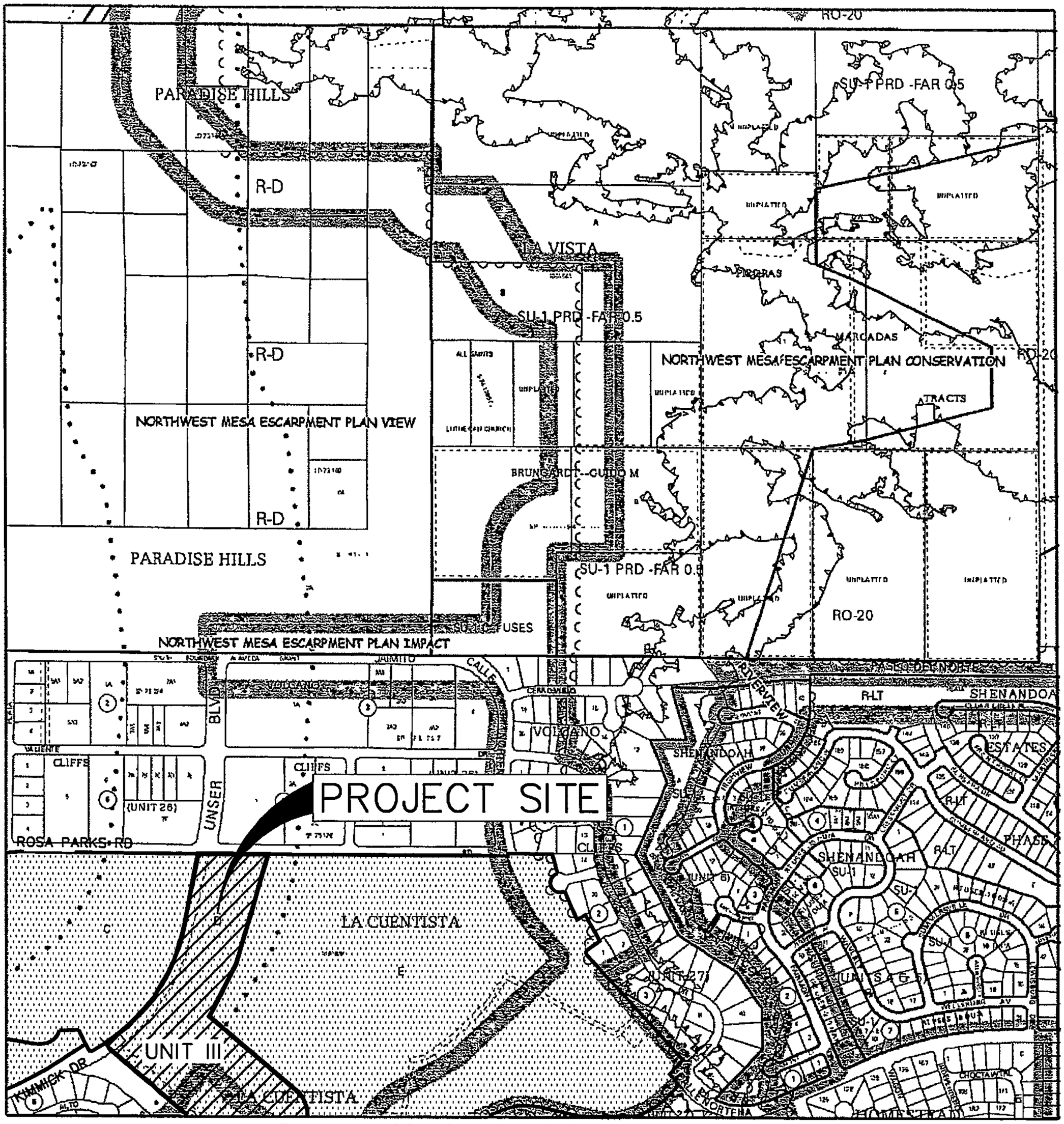
Form revised **October 2007**

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

Application case number
08DRB-_____-70188
_____-_____-_____
_____-_____-_____

4-18-08
Planner signature / date

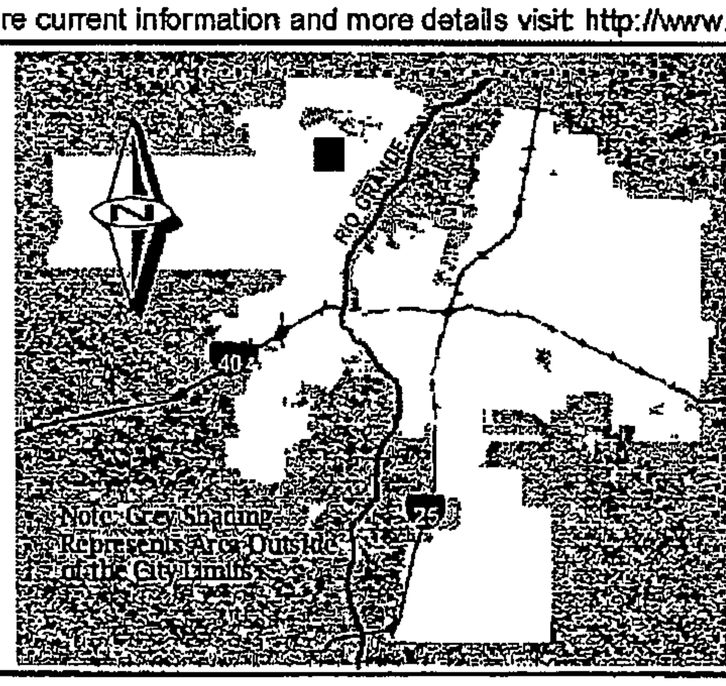
Project # 1005540



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

C-11-Z

Selected Symbols

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- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
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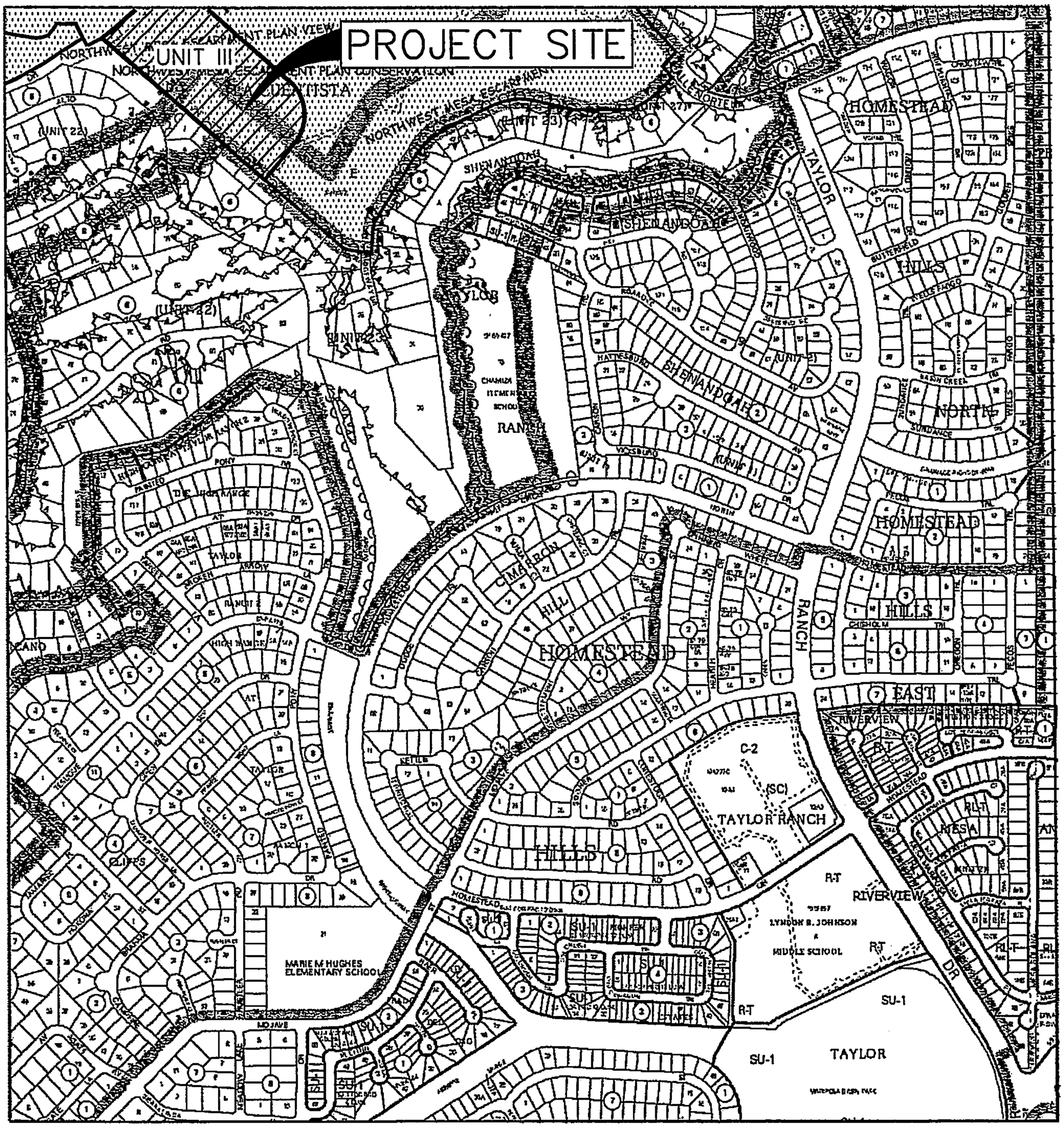
0 750 1,500 Feet



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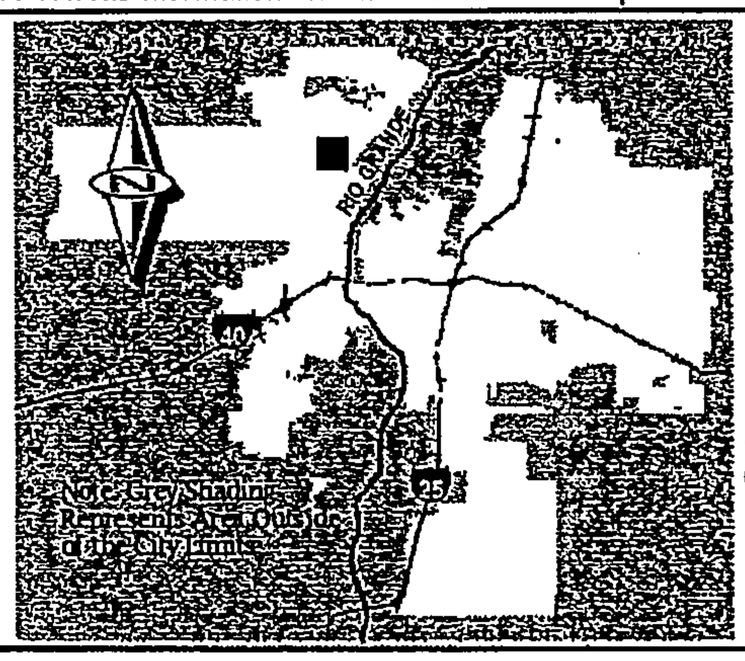

Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/18/2008 Issued By: E08375

Permit Number: **2008 070 188** **Category Code 910**

Application Number: 08DRB-70188, Major - Preliminary Plat Approval

Address:

Location Description: KIMMICK DR NW BETWEEN FIRE THORN DR NW AND ROSA PRKS RD NW

Project Number: 1005540

Applicant
Legacy Sustainable Development, Inc.
Frances Pavich
21 Vista Circle
Lamy NM 87540
980-9124

Agent / Contact
Wilson & Company
4900 Lang Ave N.E.
Albuquerque NM 87109

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$2,235.00
	TOTAL:	**$2,235.00**

City Of Albuquerque
Treasury Division

4/18/2008 12:41PM LOC: ANNX
WS# 008 TRANS# 0018
RECEIPT# 00090282-00090283
PERMIT# 2008070188 TRSSVC
Trans Amt $2,375.00
DRB Actions $2,235.00
CK $300.00
CK $1,810.00
VI $265.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/18/2008 Issued By: E08375

Permit Number: **2008 070 187** **Category Code 910**

Application Number: **08DRB-70187**, Vacation Of Public Easement

Address:

Location Description: KIMMICK DR NW BETWEEN FIRE THORN DR NW AND ROSA PRKS RD NW

Project Number: 1005540

Applicant
Legacy Sustainable Development, Inc.
Frances Pavich
21 Vista Circle
Lamy NM 87540
980-9124

Agent / Contact
Wilson & Company
4900 Lang Ave N.E.
Albuquerque NM 87109

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

4/18/2008 12:41PM LOC: ANNX
WS# 008 TRANS# 0018
RECEIPT# 00090282-00090282
PERMIT# 2008070187 TRSSVC
Trans Amt $2,375.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X 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 (Form D)
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)

P
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)

D
- ____ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): KRISTINE SLISCO-WILSON & COMPANY PHONE: 348-4191
ADDRESS: 4900 LANG AVE NE FAX: 348-4072
CITY: ALB STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.COM

APPLICANT: LEGACY SUSTAINABLE DEVELOPMENT, INC (FRACES PAVICH) PHONE: 505-980-9124
ADDRESS: 21 VISTA VALLE CIRCLE FAX: ____
CITY: LAMY STATE NM ZIP 87540 E-MAIL: ____
Proprietary interest in site: OWNER List all owners: LEGACY SUSTAINABLE DEVELOPMENT, INC

DESCRIPTION OF REQUEST: REQUEST PRELIMINARY PLAT APPROVAL, TEMP SIDEWALK DEFERRAL, VACATION OF PUBLIC DRAINAGE, WATER, SANITARY SEWER, ACCESS & MAINTENANCE 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 D & E Block: ____ Unit: ____
Subdiv/Addn/TBKA: THE CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION
Existing Zoning: SU-2/SR-ML Proposed zoning: SAME MRGCD Map No ____
Zone Atlas page(s): C-11, D-11 UPC Code: 1-011-064-065-010-3-06-01

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005540; 07DRB-00578X; 07DRB-00579V

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 60 LOTS 7 TRACTS Total area of site (acres): 91.0370 AC
LOCATION OF PROPERTY BY STREETS: On or Near: KIMMICK DRIVE NW
Between: FIRETHORN DRIVE NW and ROSA PARKS RD NW

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

SIGNATURE Kristine Slisco DATE 4-18-08
(Print) KRISTINE SLISCO Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☐ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- NO ☐ Site is within 1000ft of a landfill
- NO ☐ F.H.D.P. density bonus
- NO ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
08DRB-70187	VPE	✓	$ 45.00
08DRB-70188	PP		$ 2235.00
08DRB-70189	TDS		$ 0
	CMP		$ 20.00
	Adv		$ 75.00
			Total $ 2375.00

Hearing date May 14, 2004

4-18-08
Planner signature / date

Project # 1005540

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

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

KRISTINE SUSCO
Applicant name (print)

Kristine Susco 4-18-07
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB - ____ - 70187
08DRB - ____ - 70189
____ - ____ - ____

4-18-08
Planner signature / date

Project # 1005540

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

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- N/A 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
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- N/A TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

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

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

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

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

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

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

KRISTINE SUSA
Applicant name (print)

4-18-08
Applicant signature / date

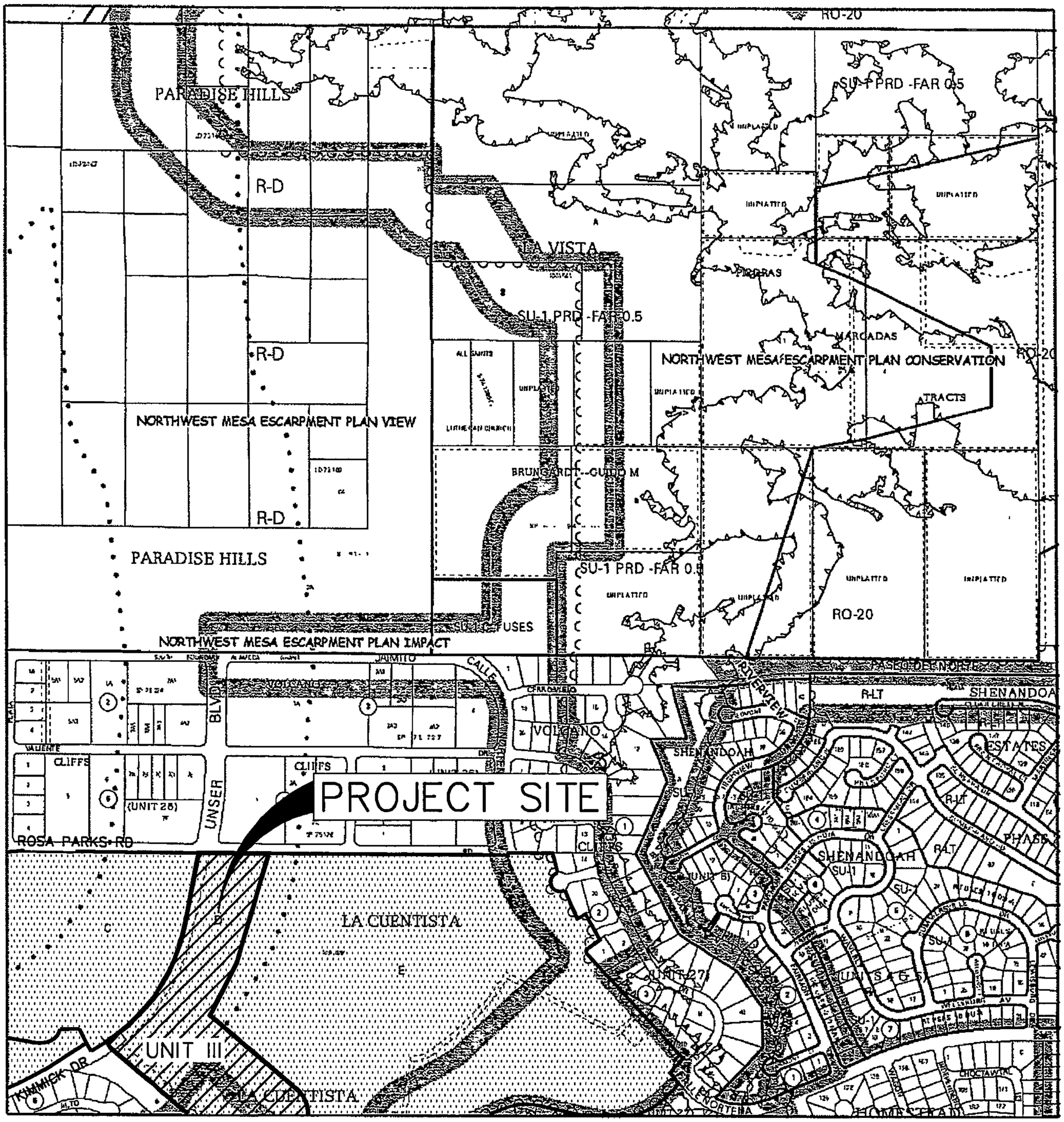
Form revised **October 2007**

4-18-08
Planner signature / date

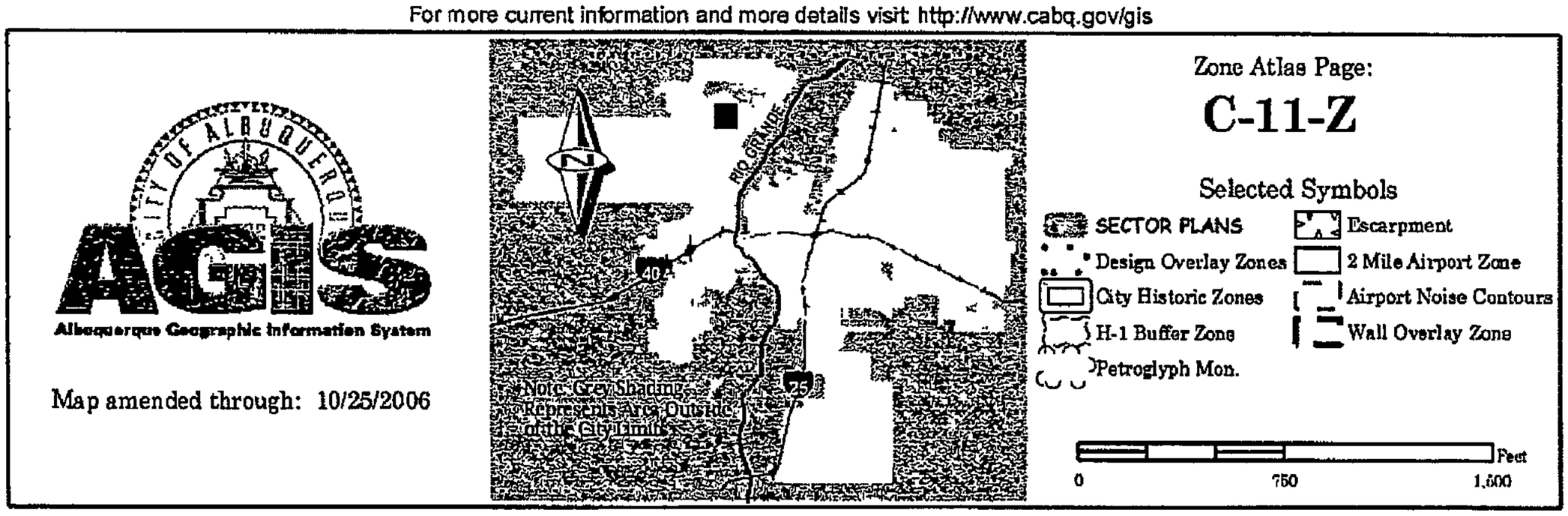
Project # 1005540

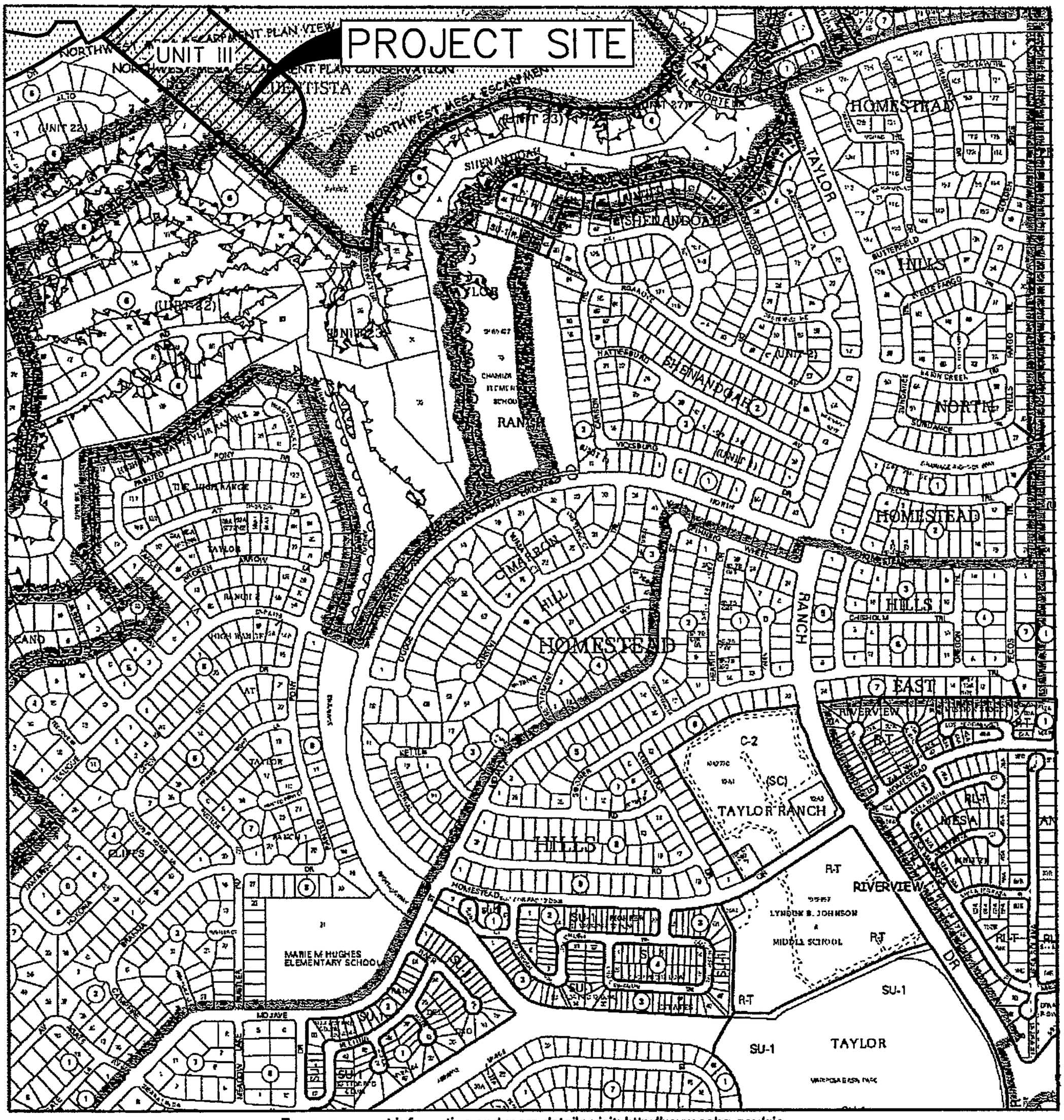
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
08DRB - _____ - 70188
_____ - _____ - _____
_____ - _____ - _____



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

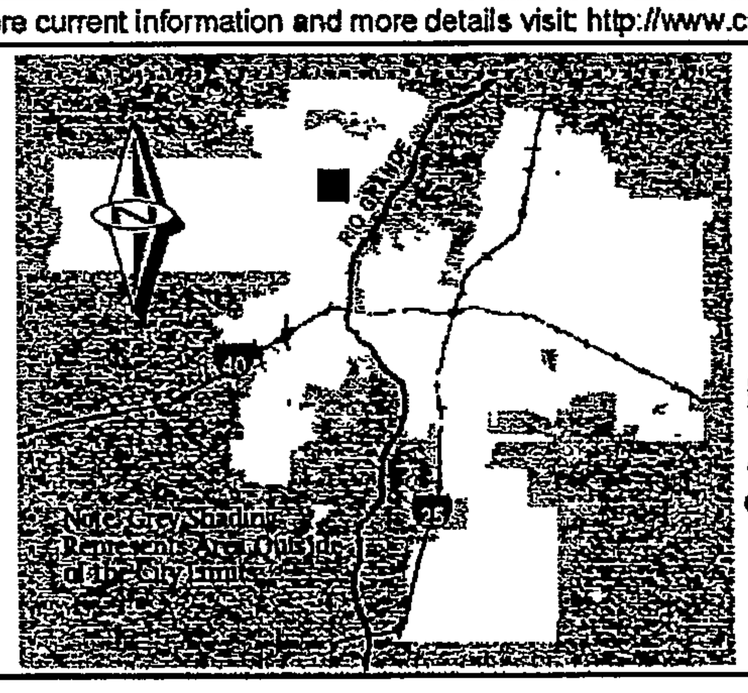




For more current information and more details visit: http://www.cabq.gov/gis

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

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

18 April 2008

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

Re: ***LA CUENTISTA SUBDIVISION, UNIT III – VACATION OF PUBLIC EASEMENT***
DRB # 1005540
WCI File: 0760002100

Dear Jack:

Wilson & Company, Inc., acting as agents for Legacy Sustainable Development, Inc., requests approval for the Vacation of an existing 50′ Public Drainage, Water, Sanitary Sewer, Access and Maintenance Easement within Tract D of The Correction Plat of the Bulk Land Plat of La Cuentista Subdivision. Please note that the Plat for Unit III essentially rededicates this easement as a 52′ public Right-of-Way.

Attached are the required items for this submittal.

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

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

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

18 April 2008

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

Re: ***LA CUENTISTA SUBDIVISION, Unit III- PRELIMINARY PLAT***
DRB # 1005182
WCI File: 0660004701

Dear Jack:

Wilson & Company, Inc., acting as agents for Legacy Sustainable Development, Inc., requests approval of the Preliminary Plat for La Cuentista Subdivision, Unit III and the temporary sidewalk deferral for the same. The preliminary plat subdivides Tract D and portion of Tract E of the Correction Plat of the Bulk Land Plat of La Cuentista Subdivision filed in the of Office of the County Clerk on January 7, 2004, in Book 2004C, Page 7 containing approximately 35.414 Acres and 71.261 Acres respectively. The Plat additionally vacates, grants and/or dedicates easements and/or right-of-way.

Attached are the required items for this submittal.

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

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

January 18, 2008

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s): **DRB Project #**
Case Number(s):
Agent: **Wilson and Company**
Applicant:
Legal Description: **Tract D, Correction of Bulk Land Plat for La Cuentista Subdivision**
Acreage: **20.88 acres**
Zone Atlas Page: **C-11**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____

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

SITE VISITS: November 9 and November 30, 2007

RECOMMENDATION(S):

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

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

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 Legacy Sustainable Development, Inc ("Developer") effective as of this 21 day of March, 2008, and pertains to the subdivision commonly known as LA CUENTISTA SUBDIVISION, UNIT III, and more particularly described as TRACT D OF THE CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION.

(the "Subdivision".)

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

WHEREAS, Developer is proposing the development of a new 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 that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the 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.

Frances Pavich, President

Signature

Frances Pavich, President

Name (typed or printed) and title

Legacy Sustainable Development, Inc

Developer

STATE OF NEW MEXICO

This instrument was acknowledged before me on 21st of March, 2008 by Frances Pavich as President of Legacy Sustainable Development, a corporation.

(Seal)

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02-02-09

Barbara E. Rubio
Notary Public

My commission expires: February 2, 2009

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan
Name (typed or printed) and title

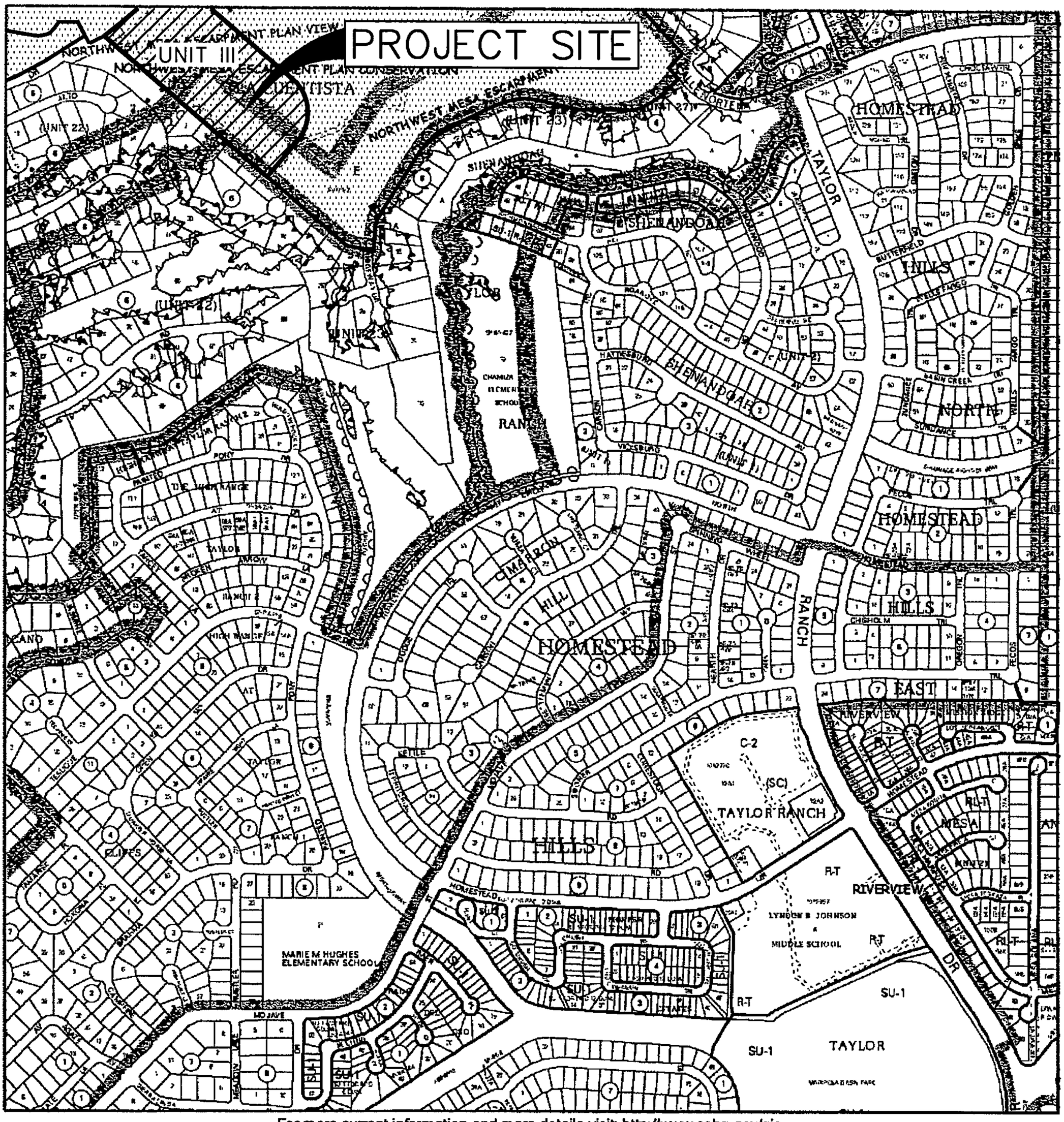
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3-25-08, by Kizito Wijenje as Director CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

April L. Winters
Notary Public

(Seal)

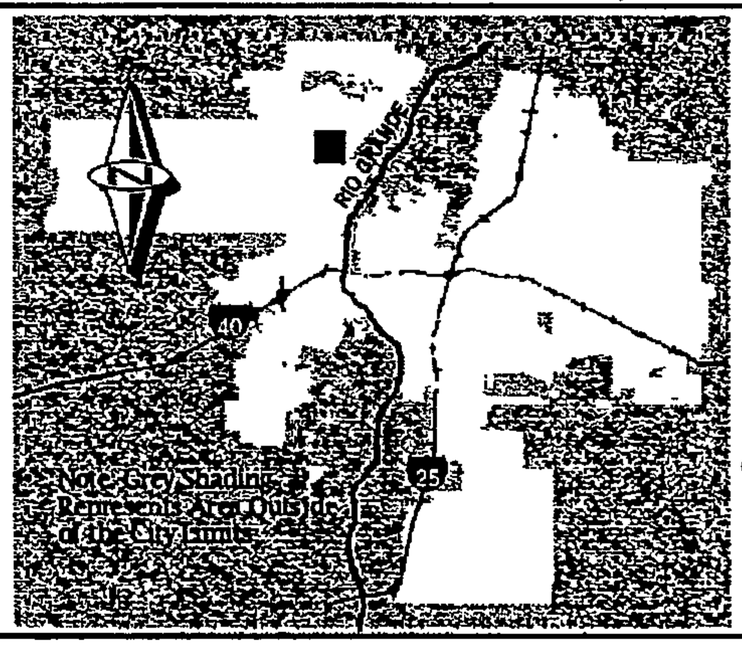
My commission expires: May 18, 2011



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

D-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
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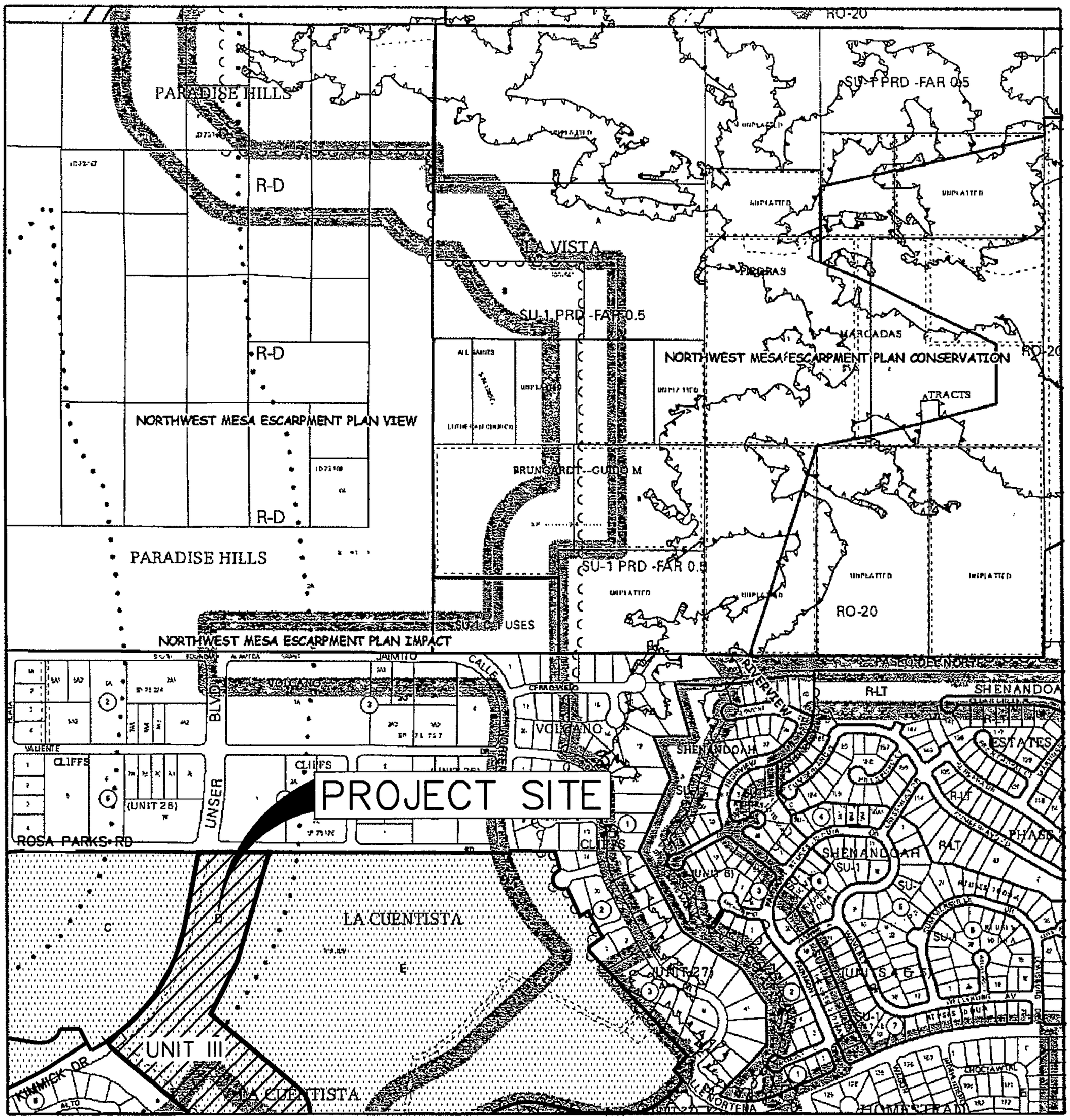
0 750 1,500 Feet



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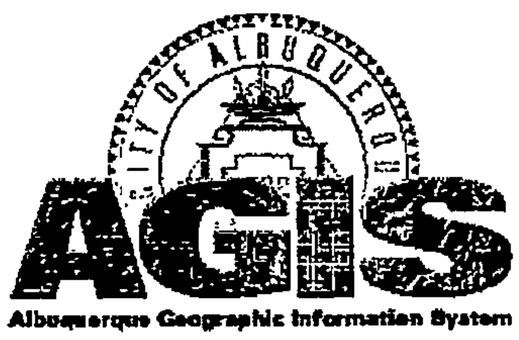
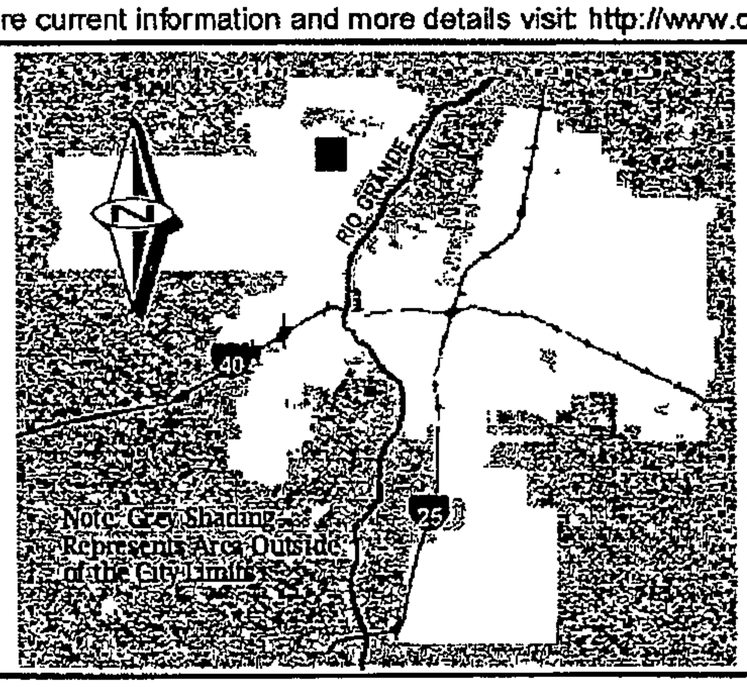


Map amended through: 10/25/2006



Zone Atlas Page:

C-11-Z

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0 750 1,500 Feet

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME LA CUENTISTA UNIT III

AGIS MAP # C-11

LEGAL DESCRIPTION TRACT D OF THE CORRECTION PLAT OF THE BULK LAND PLAT OF THE LA CUENTISTA SUBDIVISION

✓ 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 April 23, 2008 [date].

Kristine Sugro — Applicant / Agent — 4-18-08 Date

Andrew Garcia — Hydrology Division Representative — 4-18-08 Date

X 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 6-20-07 [date].

Kristine Sugro — Applicant / Agent — 4-18-08 Date

Andrew Garcia — Utilities Division Representative — 4-18-08 Date

DRB # _____ - 1005540

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: March 27, 2008

TO CONTACT NAME: Kristine Susco
COMPANY/AGENCY: Wilson & Company
ADDRESS/ZIP: 4900 Lang Ave. NE 87109
PHONE/FAX #: 348-4191 348-4072

Thank you for your inquiry of March 27, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract D and/or Tract E of Correction Plat of the bulk Land Plat of La Cuentista Subdivision (Tract A through E) Located on Kimmick Dr. NW between Rosa Brk. and Firethorn Rd NW zone map page(s) C-11 / D-11.

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

Volcano Cliffs Property Owners Assoc.
Neighborhood or Homeowner Association
Contacts: Dave Heil
160 Itasca Rd, Rio Rancho 87124
228-7189 (c)
Bill Wright
4112 Blue Ridge Pl. NE 87111-4167
872-0523 (w)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations

Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

[X] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (*if there are associations*). A copy must be submitted with application packet.

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

* *

(Below this line for ONC use only)

Date of Inquiry: 3·27·08 Time Entered: 3:21 PM ONC Rep. Initials: SW

WILSON
&COMPANY

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

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

CERTIFIED MAIL

18 April 2008

Bill Wright
Volcano Cliff's Property Owners Association
4112 Blue Ridge Place NE
Albuquerque, NM 87111-4167
(505) 872-0523

Re: **Neighborhood Association Notification**
Preliminary Plat Approval

Dear Mr. Wright:

This letter is to inform the **Volcano Cliff's Property Owners Association** that Wilson & Company, Inc., acting as agents for Legacy Sustainable Development, Inc., is requesting a preliminary plat approval for La Cuentista Subdivision-Unit III.

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

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, May 14, 2008 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860

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

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com

WILSON
&COMPANY

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

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

CERTIFIED MAIL

18 April 2008

Dave Heil
Volcano Cliff's Property Owners Association
160 Itasca Road
Rio Rancho, NM 87124
(505) 228-7189

Re: **Neighborhood Association Notification**
Preliminary Plat Approval

Dear Mr. Heil:

This letter is to inform the **Volcano Cliff's Property Owners Association** that Wilson & Company, Inc., acting as agents for Legacy Sustainable Development, Inc., is requesting a preliminary plat approval for La Cuentista Subdivision-Unit III.

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

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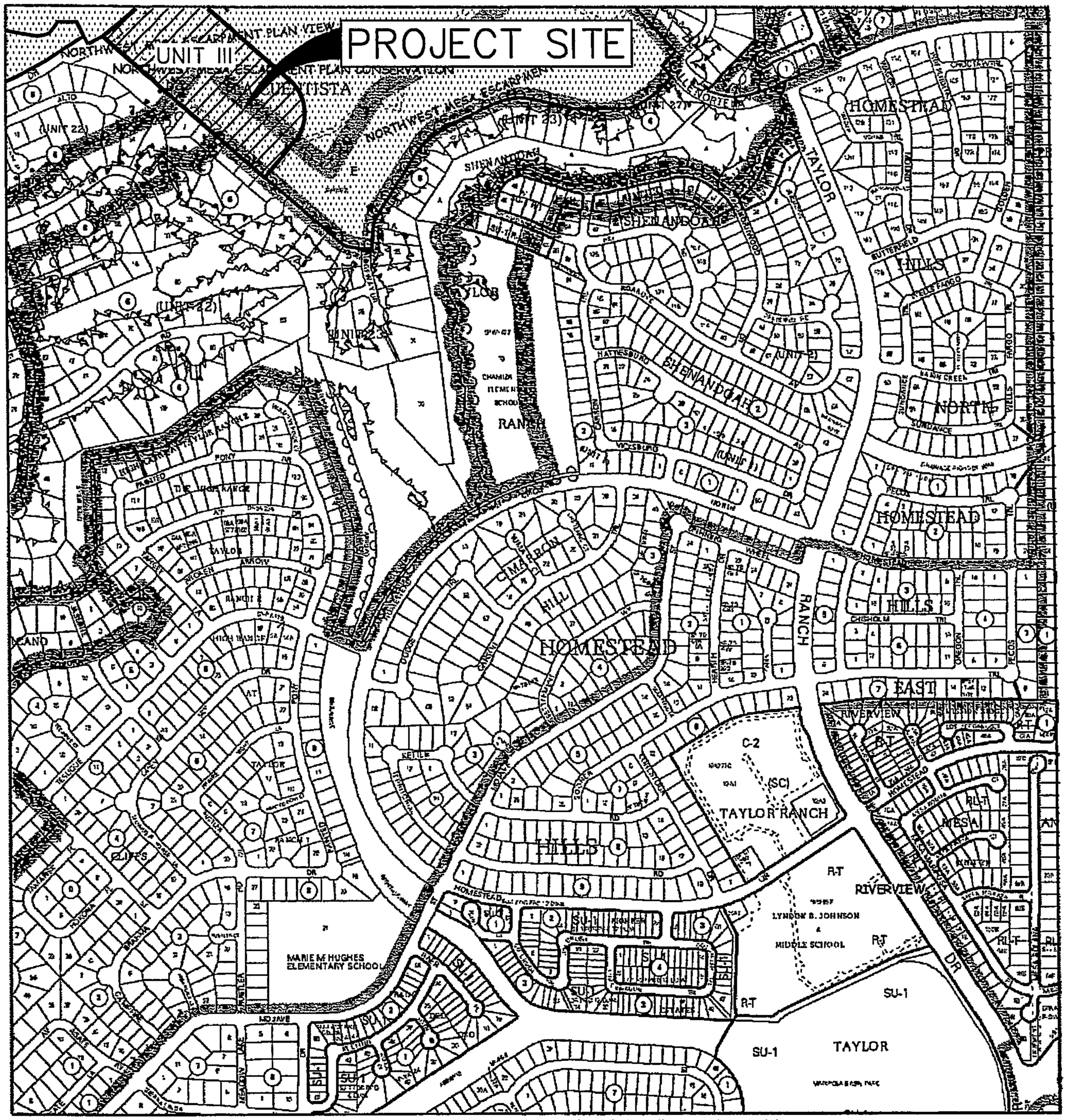
WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com



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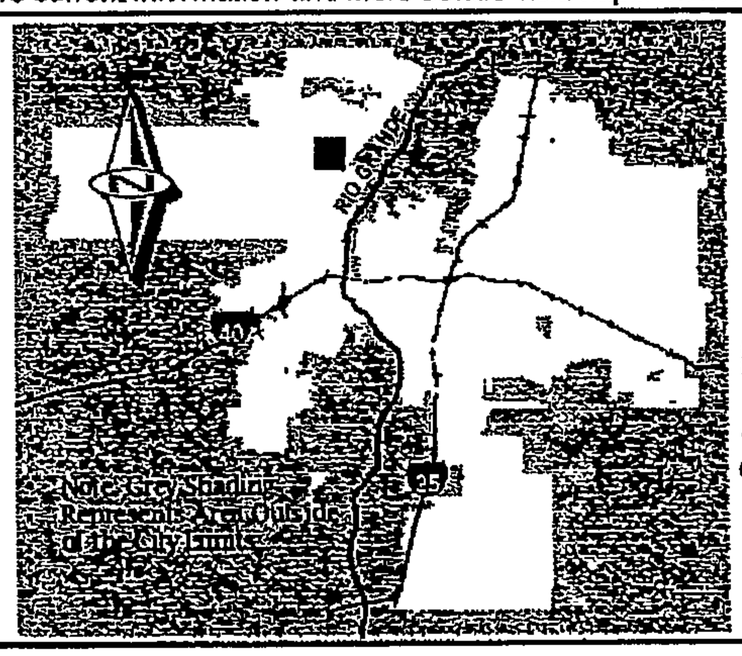

Zone Atlas Page:

D-11-Z

Selected Symbols

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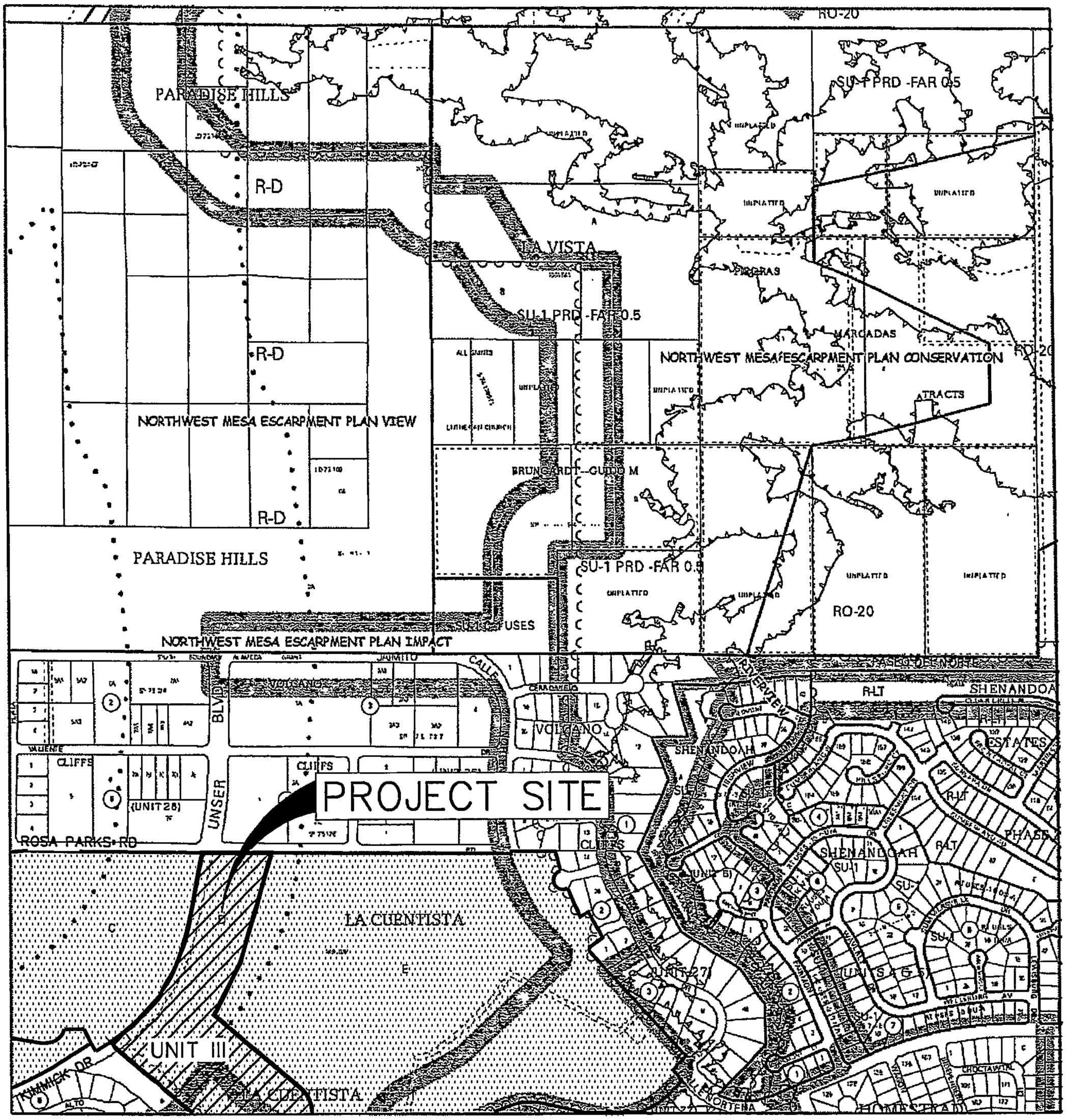
0 750 1,500 Feet

Albuquerque Geographic Information System

Map amended through: 10/25/2006



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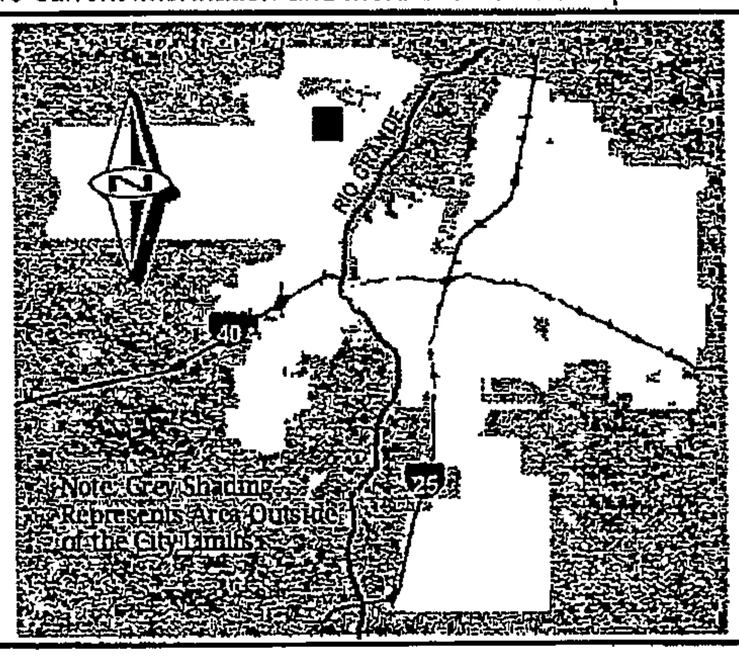
Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

C-11-Z

Selected Symbols

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

0 750 1,500 Feet

7007 0710 0000 3361 6172

(Domestic Mail Only; No Insurance Coverage Provided)

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ALBUQUERQUE NM 87111

OFFICIAL USE

Postage	$ $0.41	0101
Certified Fee	$2.65	04
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	04/18/2008

ALBUQUERQUE NM 87101 APR 18 2008 USPS

Sent To Bill Wright Volcano Cliffs Property

Street, Apt. No.; or PO Box No. 4112 Blue Ridge Place NE

City, State, ZIP+4 Albuquerque, NM 87111-4167

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 3361 6202

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RIO RANCHO NM 87124

OFFICIAL USE

Postage	$ $0.41	0101
Certified Fee	$2.65	04
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	04/18/2008

ALBUQUERQUE NM 87101 APR 18 2008 USPS

Sent To Dave Heil Volcano Cliffs Property

Street, Apt. No.; or PO Box No. 160 Itasca Road

City, State, ZIP+4 Rio Rancho, NM 87124

PS Form 3800, August 2006 See Reverse for Instructions

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 April 29, 2008 To May 14, 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.

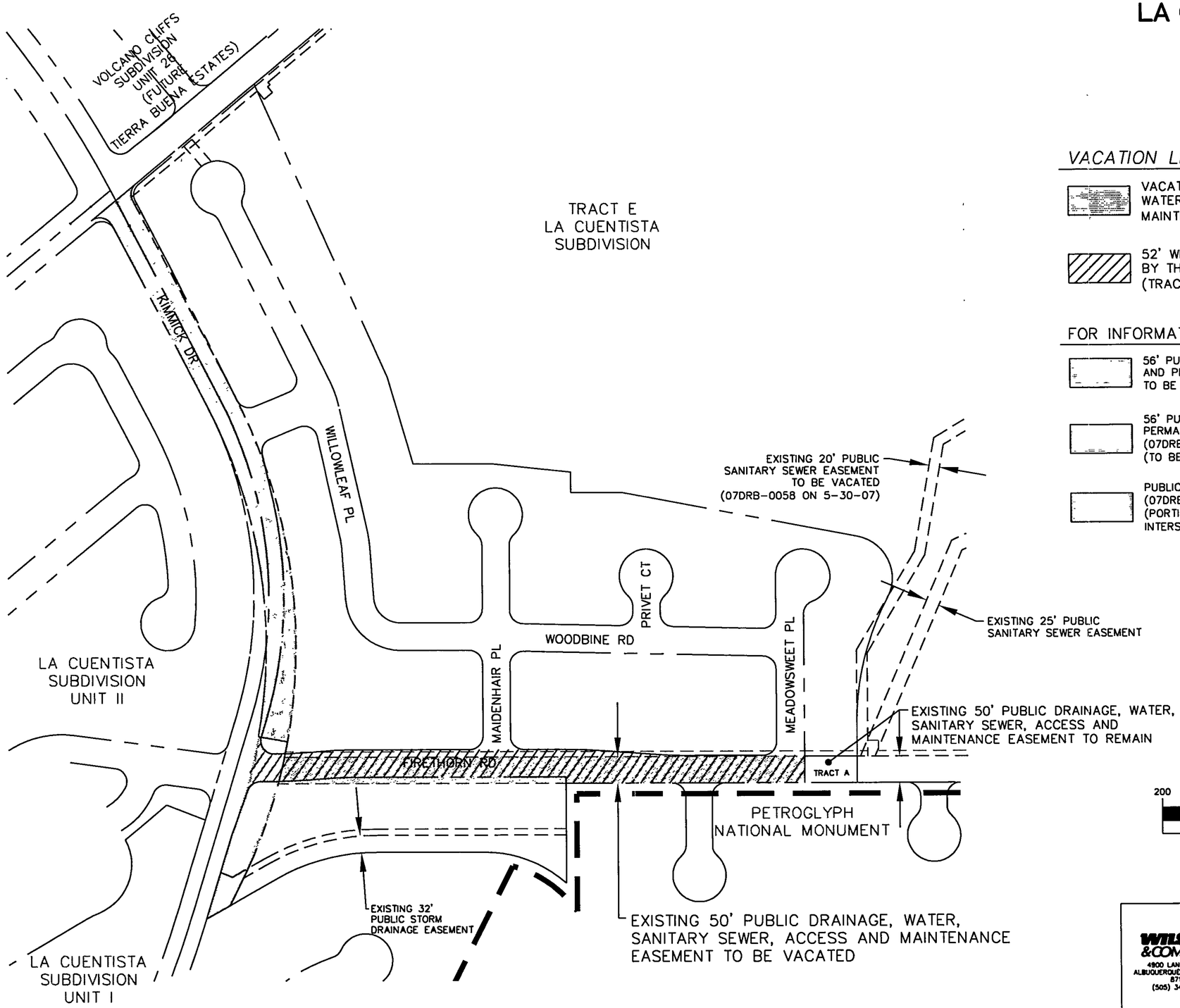
(Applicant or Agent) 4-18-08 (Date)

I issued 2 signs for this application, 4-18-08 (Date) (Staff Member)

DRB PROJECT NUMBER: 1005540

Rev. 1/11/05

VACATION EXHIBIT
LA CUENTISTA SUBDIVISION
TRACT D
APRIL 2008



VACATION LEGEND

VACATE EXISTING 50' PUBLIC DRAINAGE, WATER, SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT. (5,964.150 SQ FT)

52' WIDE PUBLIC RIGHT OF WAY TO BE DEDICATED BY THE PLATTING OF LA CUENTISTA UNIT III (TRACT D). (7,027.64 SQ FT)

FOR INFORMATION ONLY

56' PUBLIC DRAINAGE WATER, SANITARY SEWER AND PERMANENT ROADWAY EASEMENT SEGMENT TO BE VACATED (07DRB-00580 ON 5/30/07)

56' PUBLIC WATER, SANITARY SEWER AND PERMANENT ROADWAY EASEMENT TO BE VACATED (07DRB-00580 ON 5-30-07) (TO BE REDEDICATED AS PUBLIC RIGHT OF WAY)

PUBLIC ROW TO BE VACATED (07DRB-00580 ON 5/30/07) (PORTIONS TO BE REDEDICATED AS REQUIRED FOR INTERSECTION CONTINUITY)

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

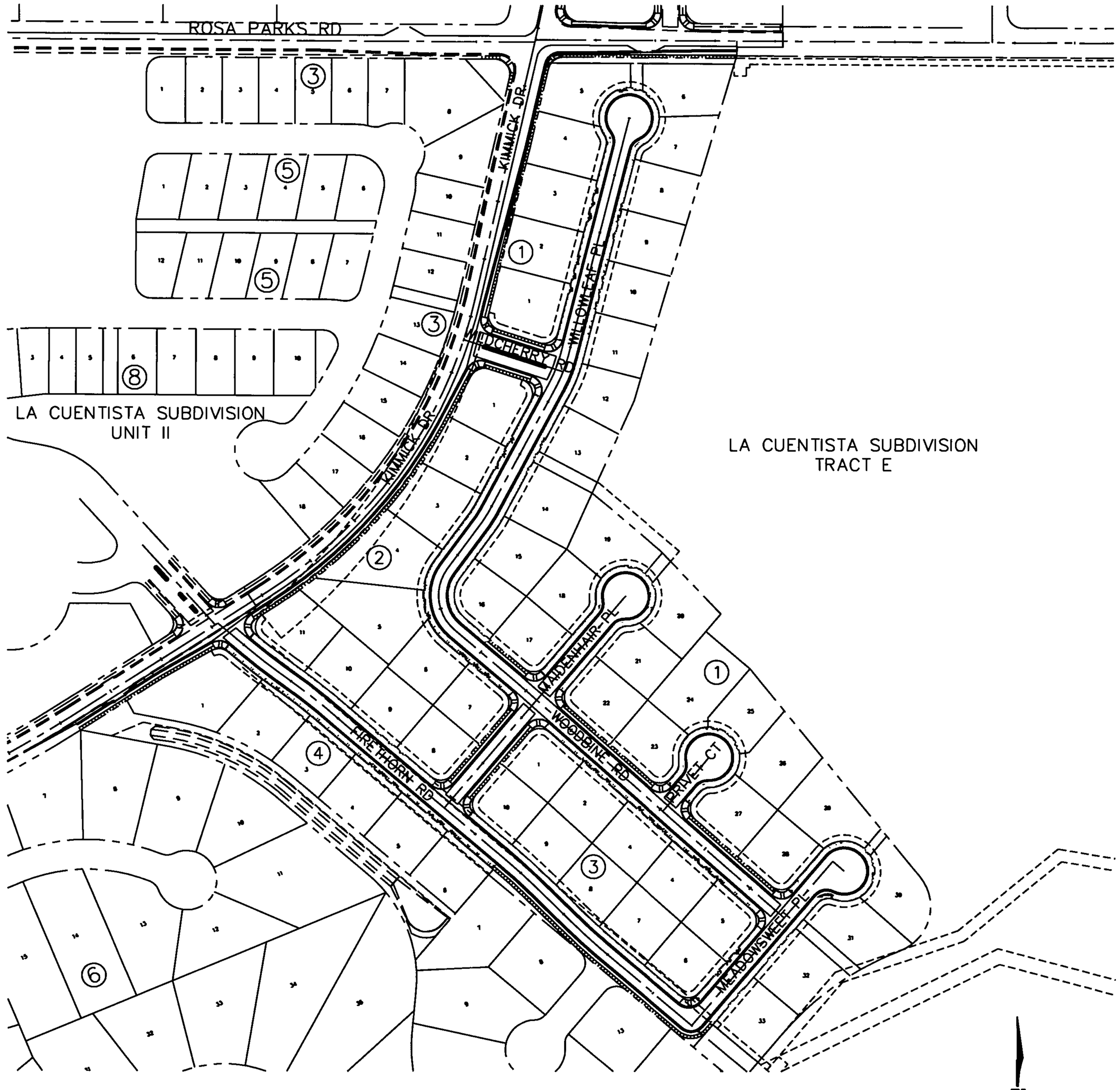
LA CUENTISTA SUBDIVISION – UNIT III

VACATION EXHIBIT

DESIGN KIS	WCEA NO.0760002100	DATE APRIL 2008	
DRAWN OR	PROJECT NO.	SHEET NO. 1 OF 1	
CHECK DSA			

M:\JOBS\07-600-021-00\CADD\SHEETS\PLAT\VACATION\760021EX VAC 2.dwg\4-7-08

CALLE NORTENA
ROSA PARKS
RIDGEWAY
MALLORY
HIGHVIEW
CRES
CARTER
LITTLETON
WAVERLY
FAIRMONT
CALLE NORTENA
VERONA
TAYLOR RANCH
CHESAPEAKE
THORNWOOD
STAUNTON
RICHMOND HILL
ROANOKE
BUTTER



5' SIDEWALK TO BE DEFERRED

7-21-08

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NM
87109
(505) 348-4000

LA CUENTISTA SUBDIVISION – UNIT III

SIDEWALK DEFERRAL EXHIBIT C

DESIGN KIS	WCEA NO.0760002100	DATE MAY 2008	
DRAWN OR	PROJECT NO. 1005540	SHEET NO. 1 OF 1	
CHECK DSA			

M:\05\0760002100\CADD\Exhibits\76021EX03_SW DEF'S-06-08

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 30, 2007

3. Project # 1005540
07DRB-00578 Major-Vacation of Public Easements
07DRB-00579 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3,** zoned SU-2 SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11)

At the May 30, 2007, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

3. The vacation of this portion of Kimmick Drive NW is in conformance with its re-alignment to the northwest.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The following is a condition of final plat approval:

Prior to the replat a re-evaluation of the left hand turn bays at intersections with Kimmick Drive NW will be needed.

If you wish to appeal this decision, you must do so by June 14, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Legacy Sustainable Development Inc, 21 Vista Valle Circle, Lamy, NM, 87540
Wilson and Company, 4900 Lang Ave NE, 87109
Peter R. Yocky, 8201 Golf Course Rd. NW, # D3-301, 87120
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005540 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.
Appropriate storm drain easements must be provided.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED [X]; 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: MAY 30, 2007

0

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 30, 2007

Project # 1005540
07DRB-00578 Major-Vacation of Public Easements
07DRB-00579 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3,** zoned SU-2 SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11)

AMAFCA No adverse comments.

COG Kimmick Dr. does not appear on the Long Range System Map. Development in his area is outpacing planning efforts; coordination between DMD, MPO, and the Planning Department is recommended to bring the Long Range Roadway System Map and the adopted Sector Development Plan into congruence.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letter(s) sent to Taylor Ranch NA (R). ***Courtesy Notify Only:***
Volcano Cliffs Property Owners Assoc.

APS **La Cuentista Subdivision, Unit 3** (Tract D, La Cuentista) located between Rosa Parks Rd NW and Petroglyoh National Monument appears to consist of 60 single-family lots. The proposed project will impact Marie Hughes Elementary School, LBJ Middle School, and Cibola High School. **Cibola High School is exceeding capacity and Marie Hughes Elementary School and LBJ Middle School are nearing capacity.**

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
	Marie Hughes	720	802	82
485	L.B. Johnson	1,044	1,204	160
580	Cibola	2,717	2,300	-417

APS

A new northwest high school is planned to open with a 9th grade academy in 2007 with the remainder of the school to open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology has no objection to the vacation request providing that appropriate easements are provided for the existing storm drains

Transportation Develo...ent

No objection to the vacation requests. However, wider sections of right-of-way may need to be retained at intersections to provide for left turn bays. These will need to be evaluated prior to replatting.

Parks & Recreation — No objection.

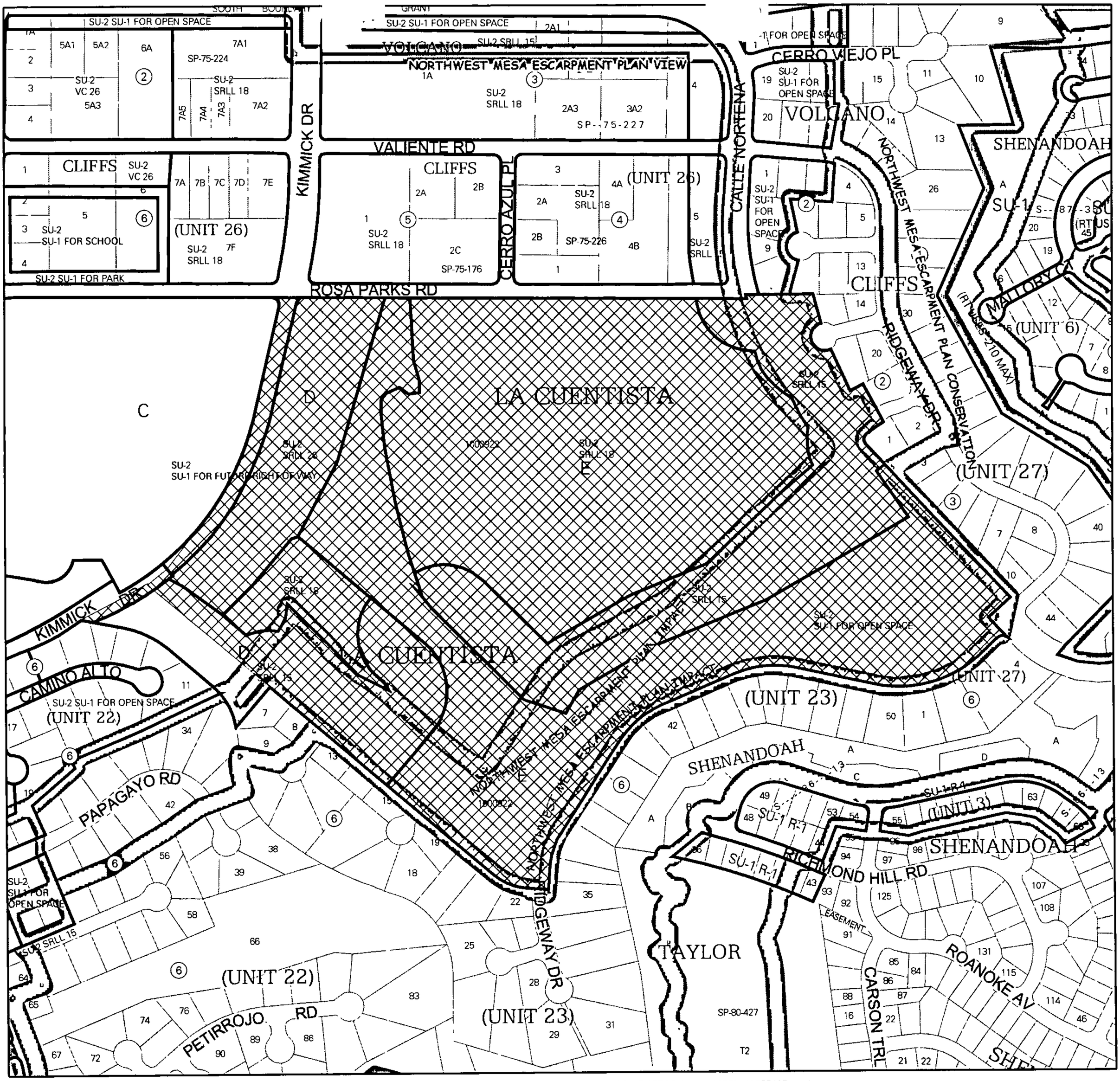
Utilities Development — Comments will be provided at the meeting.

Planning Department — What type of easement is the easement highlighted in light pink on the Vacation Exhibit? No objection to the requested actions. Defer to Transportation, Hydrology and Water Utilities.

Impact Fee Administrator — No comment on proposed vacation of easements.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

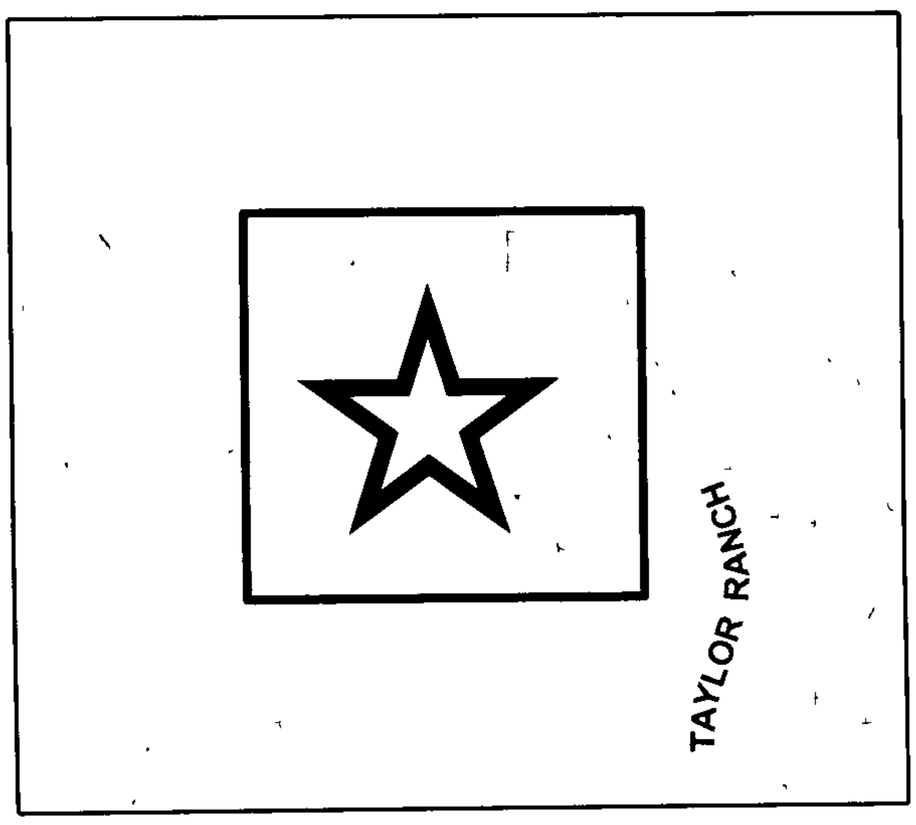
Cc: Legacy Sustainable Development Inc, 21 Vista Valle Circle, Lamy, NM, 87540
Wilson and Company, 4900 Lang Ave NE, 87109



P:\AGISFILE\PROJECTS\Sketch\PF&Sk07\07P&S Jan-Jun\07Sk_1005540D.mxd

ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1005539

Hearing Date:
5/30/2007

Zone Map Page:
C-11

Additional Case Numbers:
07DRB-00580 07DRB-00561

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 10, 2007

TO: Jolene Wolfley and Rene Horvath, Taylor Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: ***Approximately twenty (20) acre(s) for a Major Vacation of Public Easements and a Major Vacation of Public Right-of-Way for La Cuentista Subdivision, Unit III.***

Proposed by: **Wilson and Company at 505-348-4000**
Agent for: **Legacy Sustainable Development, Inc.**

For property located: **On or near Rosa Parks Road NW and the Petroglyph National Monument.**

The case number(s) assigned is: **07DRB-00578 and 00579, Project #1005540.**

City Planning accepted application for this request on **May 4, 2007**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 30, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

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

CITY OF ALBUQUERQUE

FYI

"COURTESY" DRB NOTIFICATION LETTER

May 10, 2007

TO: Dave Heil and Bill Wright, Volcano Cliffs Property Owners Association

This letter is a **"COURTESY NOTIFICATION"** from the City of Albuquerque pertaining to a request for: ***Approximately twenty (20) acre(s) for a Major Vacation of Public Easements and a Major Vacation of Public Right-of-Way for La Cuentista Subdivision, Unit III.***

Proposed by: **Wilson and Company at 505-348-4000**
Agent for: **Legacy Sustainable Development, Inc.**

For property located: **On or near Rosa Parks Road NW and the Petroglyph National Monument.**

The case number(s) assigned is: **07DRB-00578 and 00579, Project #1005540.**

City Planning accepted application for this request on **May 4, 2007**.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 30, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

You should contact Claire Senova at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov

Sincerely,

Stephani J. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

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

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, May 30, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002371
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] (D-12)

Project # 1005539
07DRB-00580 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). [REF: 07DRB00561] (C-11)

Project # 1005540
07DRB-00578 Major-Vacation of Public Easements
07DRB-00579 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3,** zoned SU-2 SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

S Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 14, 2007.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form	
SUBDIVISION		**S**
____	Major Subdivision action	
____	Minor Subdivision action	
_X_	Vacation	**V**
____	Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN		**P**
____	...for Subdivision Purposes	
____	...for Building Permit	
____	IP Master Development Plan	
____	Cert. of Appropriateness (LUCC)	**L**

	Supplemental form	
ZONING & PLANNING		**Z**
____	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)	
APPEAL / PROTEST of...		**A**
____	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: Legacy Sustainable Development, Inc. (Frances Pavich) PHONE: (505) 980-9124

ADDRESS: 21 Vista Valle Circle FAX: ____

CITY: Lamy STATE NM ZIP 87540 E-MAIL: ____

Proprietary interest in site: Owner **List all owners:** Legacy Sustainable Development, Inc.

AGENT (if any): Kristine Susco– Wilson and Company PHONE: (505) 348-4191

ADDRESS: 4900 Lang Avenue NE FAX: (505) 348-4072

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Kristine.Susco@wilsonco.com

DESCRIPTION OF REQUEST: Request the Vacation of existing Public Utility and Access Easements on Tract E, as well as Public ROW on Kimmick Dr. NW.

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

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

Lot or Tract No. Tract D Block: N/A Unit: 3

Subdiv. / Addn. ~~The Correction Plat of the Bulk Land Plat of~~ La Cuentista Subdivision

Current Zoning: SU2-SRLL Proposed zoning: No Change

Zone Atlas page(s): C-11, D-11 No. of **existing** lots: 1 No. of **proposed** lots: 60

Total area of site (acres): 19.776 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? _X_ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 1-011-064-065-010-3-06-01 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Kimmick Drive NW

Between: Rosa Parks Road NW and Petroglyph National Monument

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB# 1000922, DRB # 1005540- Sketch Plat Hearing 5-9-07 07DRB-00562

Check-off if project was previously reviewed by Sketch Plat/Plan No, or Pre-application Review Team No Date of review: ____

SIGNATURE ____ DATE: 5-4-07

(Print) KRISTINE SUSCO ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
07DRB - - 00578	VPE	V	$ 180.00
07DRB - - 00579	VRW	V	$ 600.00
- -			$
- -	CMF		$ 20.00
- -	AVD		$ 75.00
		Total	$ 875.00

Hearing date 5-30-07

Planner signature / date 5/4/07

Project # 1005540

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.

KRISTINE SUSCO
Applicant name (print)

5-4-07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB-_____-00578
07DRB-_____-00579
_____-_____-_____

5/4/07
Planner signature / date

Project # 1005540

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

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

4 May 2007

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: ***LA CUENTISTA SUBDIVISION, UNIT III***
DRB # 1005540
WCI File: 0760002100

Dear Sheran:

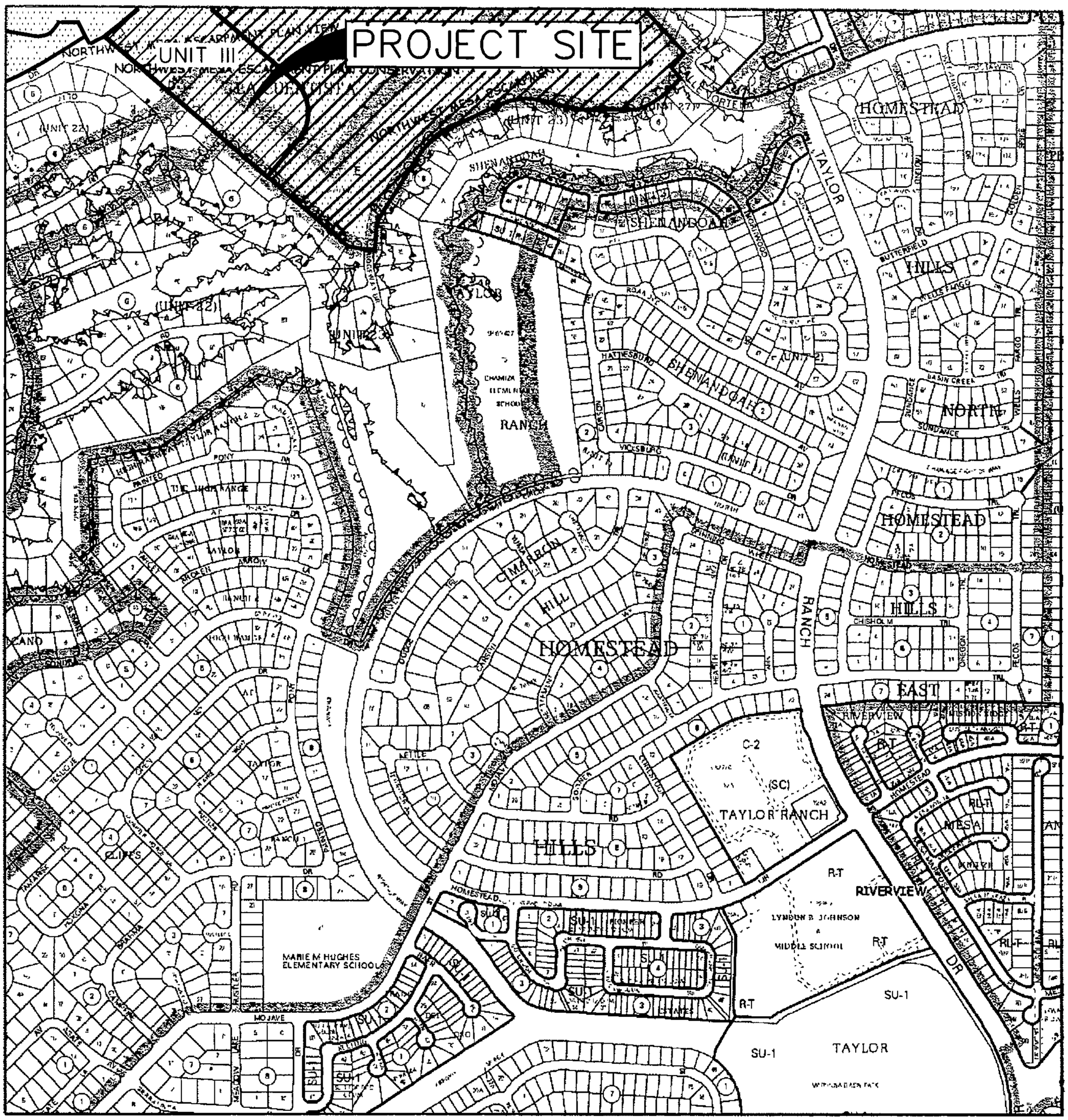
Wilson & Company, Inc., acting as agents for Legacy Sustainable Development, Inc., requests approval for the Vacation of existing Public Utility and Access Easements on Tract E, as well as Public ROW on Kimmick Dr. adjacent to the planned La Cuentista Subdivision - Unit III. The ROW Vacation, in conjunction with planned platting results from Tract C, will bring the Kimmick ROW width to 56′ matching the ROW width established in the adjacent La Cuentista Subdivision- Unit I. The Public Utility and Access Easements to be vacated in Tract E are easements created in 2003 in the Bulk Land Plat; design changes since then make them unnecessary.

Attached are the required items for this submittal.

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

WILSON & COMPANY

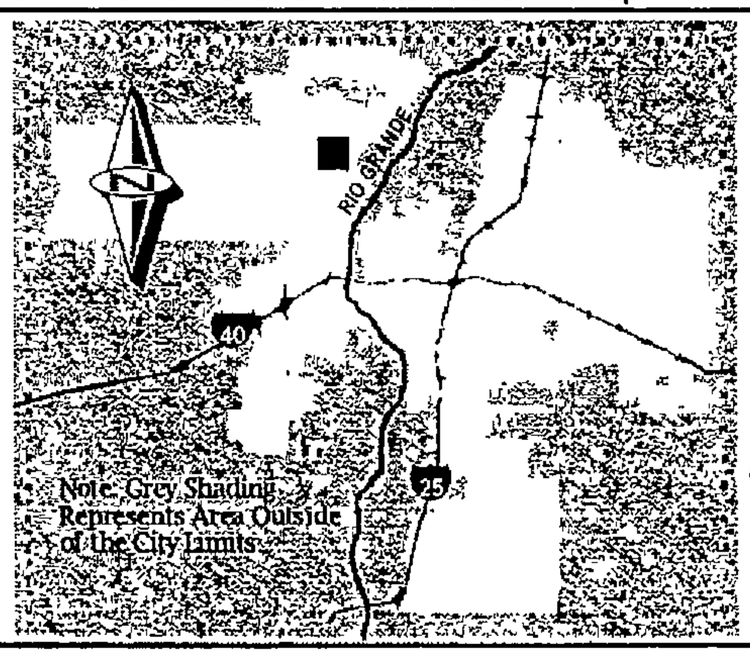
Kristine Susco
Project Manager
Email: kisusco@wilsonco.com



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



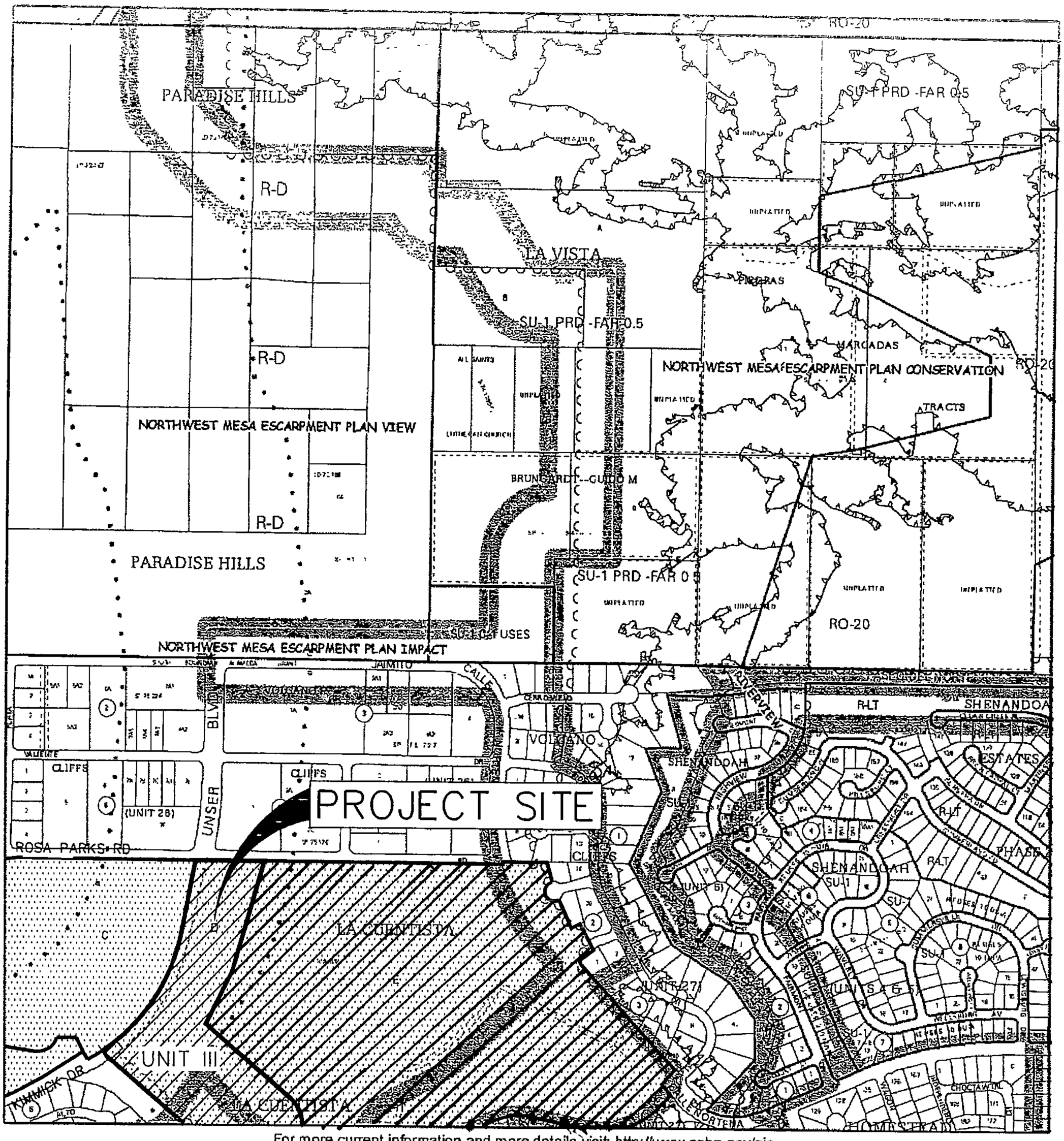
Zone Atlas Page:

D-11-Z

Selected Symbols

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

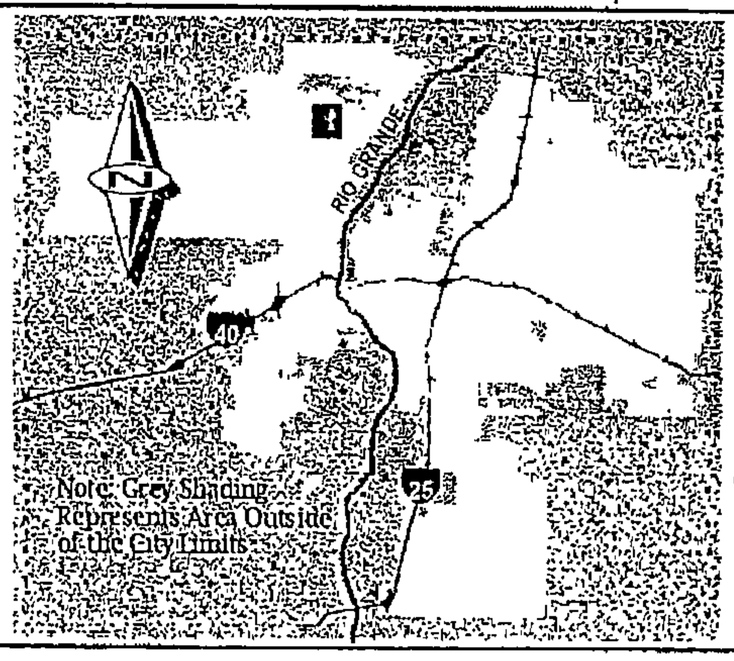
0 750 1,500 Feet



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

C-11-Z

Selected Symbols

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

0 750 1,500 Feet

ALBUQUERQUE
Making History

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: May 3, 2007

TO CONTACT NAME: Wilson & Company
COMPANY/AGENCY: Shadi Hayati
ADDRESS/ZIP: 4900 Lang Ave NE
PHONE/FAX #: 348-4000 / 348-4055 fax

Thank you for your inquiry of 5-3-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract D + E of the Bulk Land Plat of La Cuentista Subdivision located S.E. of Rosa Parks Rd + Kimmick Dr. Between Rosa Parks Rd NW + Petroglyph National Mo.
zone map page(s) C-11-Z + D-11-Z.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Taylor Ranch
Neighborhood Association
Contacts: Jolene Wolfley
6804 Stag Horn Dr. NW/87120
890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120
898-2114 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED. BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

7002 3150 0000 5090 3063

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

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

OFFICIAL USE

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Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

ALBUQUERQUE NM 87107 USPS MAY 4 2007 Postmark Here

Sent To Bill Wright
Street, Apt. No.; or PO Box No. 4112 Blue Ridge Pl NE
City, State, ZIP+4 ALB NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5090 2929

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Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

ALBUQUERQUE NM 87107 USPS MAY 4 2007 Postmark Here

Sent To Dave Heel
Street, Apt. No.; or PO Box No. 160 Itasca Rd
City, State, ZIP+4 Rio Rancho NM 87124

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5090 2967

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Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

ALBUQUERQUE NM 87107 USPS MAY 4 2007 Postmark Here

Sent To Jolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Stag Horn Dr NW
City, State, ZIP+4 ALB NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5090 2936

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5090 2950

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Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

ALBUQUERQUE NM 87107 USPS MAY 4 2007 Postmark Here

Sent To Rene Horvath
Street, Apt. No.; or PO Box No. 5515 Palomino Dr NW
City, State, ZIP+4 ALB NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5090 2943

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OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

ALBUQUERQUE NM 87107 USPS MAY 4 2007 Postmark Here

Sent To Larry Weaver
Street, Apt. No.; or PO Box No. 6001 Vnitas Ct NW
City, State, ZIP+4 ALB NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza del Sol Building, 600 Second St. NW, FAX – 924-3913 – will need the following information BEFORE neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [ ] Private Development [X] City Project [ ] OR Other [ ] _____ (specify)

CONTACT NAME: _____

COMPANY NAME: _____

ADDRESS: _____

ZIP CODE: _____

PHONE (505) _____ CELL ( ) _____

FAX (505) _____

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS _____

(LEGAL DESCRIPTION)

LOCATED ON _____

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN _____ AND _____

(STREET NAME OR OTHER IDENTIFYING LANDMARK) (STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) _____

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP MUST BE PROVIDED WITH REQUEST)

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Legacy Sustainable Development

AGENT Wilson and Company

ADDRESS 4900 Lang Ave

PROJECT & APP # 1005540 / 07DRB-00578-00599

PROJECT NAME

$ 20.00 441032/3424000 Conflict Management Fee

$ 780.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 875.00 TOTAL AMOUNT DUE

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

0514413639

OFFICIAL CHECK

05144 Office AU #
11-24 / 1210(8)

Operator I.D. albu0272 albu0272

May 04, 2007

PAY TO THE ORDER OF ***CITY OF ALBUQUERQUE*** ***RE: SUSTAINABLE DEVELOPMENT INC.*** **$875.00**

Eight hundred seventy-five dollars and no cents

VOID IF OVER US $ 875.00

Richard Levy
CONTROLLER

WELLS FARGO & COMPANY ISSUER
420 MONTGOMERY STREET
SAN FRANCISCO, CA 94163
PAYABLE AT WELLS FARGO BANK, N.A.
FOR INQUIRIES CALL (480) 394-3122

Account 441032 Fund 0110

⑈0514413639⑈ ⑆121000248⑆4861 5056375⑈000

Trans Amt *875.00

City Of Albuquerque
Treasury Division

[illegible] 12:14PM LOC: ANNX
RECEIPT# 00081149 WS# 007 BRANCH 001
Account 441010 Fund 0110
Activity 4971000 TRSCYC
Trans Amt $75.00
[illegible] Misc $75.00
[illegible] $75.00
Comment

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 May 15, 2007 To May 30, 2007

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.

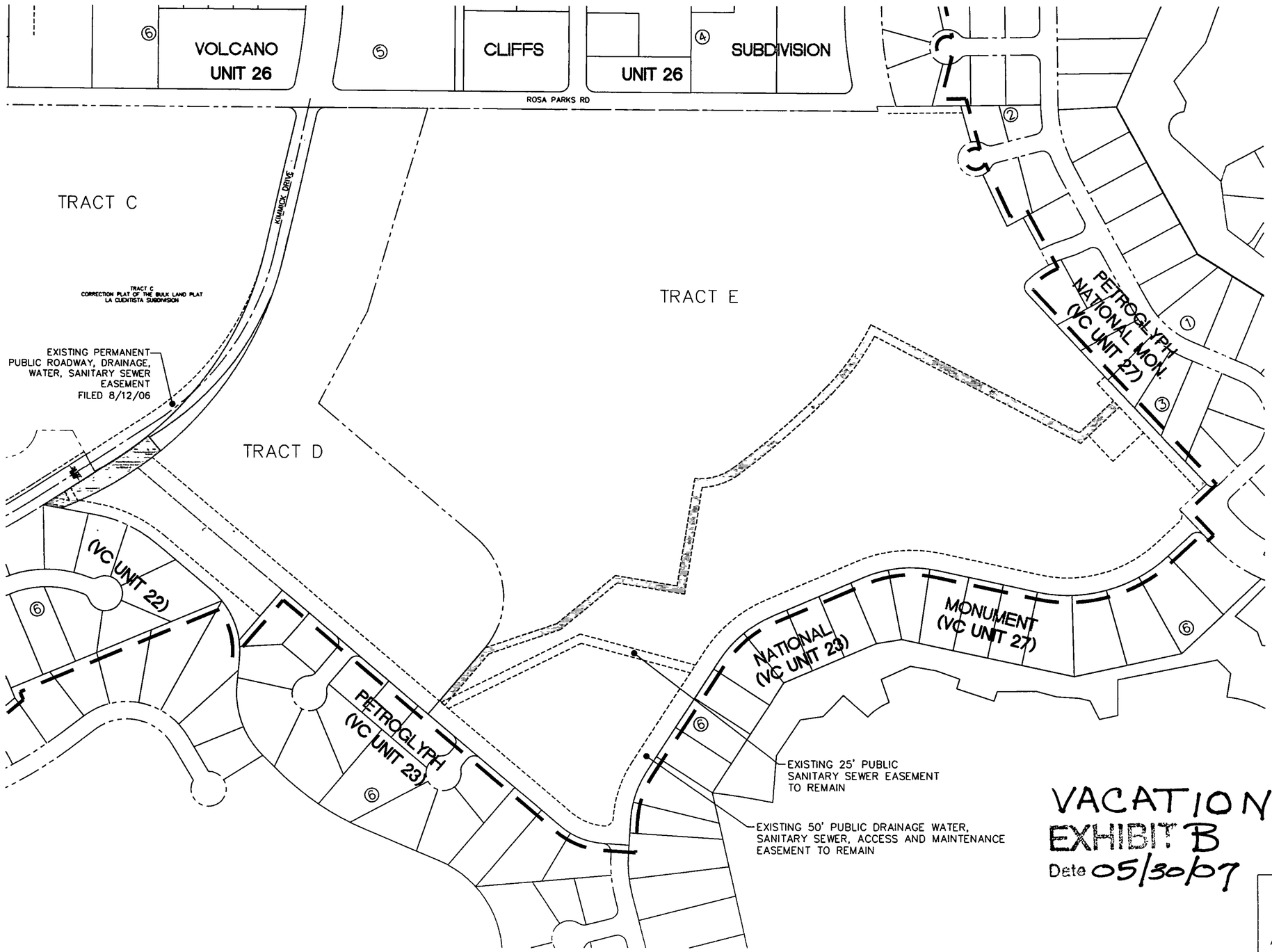
(Applicant or Agent) 5-4-07 (Date)

I issued 2 signs for this application, 5/4/07 (Date) (Staff Member)

DRB PROJECT NUMBER:

Rev. 1/11/05

VACATION EXHIBIT
LA CUENTISTA SUBDIVISION
TRACT D AND E
MAY 2007



VACATION LEGEND

- VACATE 20' PUBLIC SANITARY SEWER EASEMENT
- VACATE 100' x 120' PUBLIC SANITARY SEWER EASEMENT
- VACATE 30' PUBLIC WATER, SANITARY SEWER, ACCESS & MAINTENANCE EASEMENT
- VACATE 56' PUBLIC WATER, SANITARY SEWER AND PERMANENT ROADWAY EASEMENT
- VACATE 56' public sanitary sewer EASEMENT

* CREATED BY BULK LAND PLAT FILED JAN 2004

- VACATE PUBLIC ROW

* DEDICATED BY PLAT OF LA CUENTISTA SUBDIVISION UNIT I FILED 9/13/06

N

GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.

VACATION EXHIBIT B
Date 05/30/07

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

LA CUENTISTA SUBDIVISION – UNIT III

VACATION EXHIBIT

DESIGN KIS	WCEA NO.0760002100	DATE MAY 2007	
DRAWN OR	PROJECT NO	SHEET NO 1 OF 1	
CHECK DSA			

W:\DS\07-600-021-00\CADD\SHEETS\PLAT\SKETCH PLAT\0760002100 SKETCH PLAT.dwg\5-04-07\KIS

5/30/07

Peter Yockey -
Calle Norteña construction
problems - dumping
in Open Space.

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005540 **AGENDA#** 3 **DATE:** 05/30/07

1. Name: PETER R YOCKY Address: 8201 GOLF COURSE RD NW #D3-301 Zip: 87120
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

COA PROJECT/WO NO. 709782

PERMANENT EASEMENT

Grant of Permanent Easement, between Stan Diamond, a single man, ('Grantor') whose address is 21 Vista Valle Circle, Lamy, NM 87540 and the City of Albuquerque, a New Mexico municipal corporation ('City'), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ('Easement') in, over, upon and across the real property described on Exhibit 'A' attached hereto ('Property') for the construction, installation, maintenance, repair, modification, replacement and operation of **Permanent Public Roadway, Drainage, Water, Sanitary Sewer**, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ('Improvements') within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ('Work') it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 26 day of August, 2006.

APPROVED:

City Engineer

9-12-06

Dated

GRANTOR:

Stan Diamond, Owner

9-5-06

STATE OF New Mexico)ss

COUNTY OF TAOS)

OFFICIAL SEAL
Frances Pavich
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-27-07

This instrument was acknowledged before me on 26 day of August, 2006 by STAN DIAMOND.

Notary Public

My Commission Expires:

5-27-07

PERMANENT PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (EXHIBIT 'A' ATTACHED)

Mary Herrera Bern. Co. EASE R 13.00
2006138615
6528178
Page: 1 of 3
08/12/2006 10:25A
Bk-A123 Pg-8241

EXHIBIT "A"

LEGAL DESCRIPTION
PERMANENT PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT

A tract of land being designated as a **"Permanent Public Roadway, Drainage, Water and Sanitary Sewer Easement"** and being a part of **Tract C** of **THE CORRECTION PLAT OF THE BULK LAND PLAT of LA CUENTISTA SUBDIVISION, TRACTS A-E**, filed in the Office of the Bernalillo County Clerk on **January 7, 2004** at **Book 2004C, Page 7**, being more particularly described as follows:

BEGINNING at the Southernmost Corner of said Tract C, said point being on the Northerly boundary line of Tract A, of said Correction Plat of the Bulk Land Plat of La Cuentista Subdivision; thence

N.28°20'37"W. along Westerly boundary line of said Tract C a distance of 54.10 feet; thence

N.57°16'19"E. a distance of 209.59 feet to a point on a curve to the left; thence

597.53 feet along the arc of said curve with a Radius of 772.46 feet, a Central Angle of 44°19'13" and a Chord 582.74 feet which bears N.35°06'42"E. to a point of cusp; thence

826.26 feet along the arc of said curve with a Radius of 972.00 feet, a Central Angle of 48°42'18" and Chord of 801.61 feet which bears S.37°18'14"W. to the Point or Place of Beginning;

Said tract contains 21,026 Square Feet or 0.4827 Acres, more or less.

SEE ATTACHED SKETCH

Surveyor's Certification

I, Christopher S. Croshaw, New Mexico Professional Surveyor No. 14733, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

Christopher S. Croshaw, N.M.P.S. No. 14733 — August 2006 Date

2006138615
6526178
Page: 2 of 3
09/12/2006 10:25A
Mary Herrera Bern. Co. EASE R 13.00 Bk-A123 Pg-8241

EXHIBIT 'A'

PERMANENT PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT

NOTES:

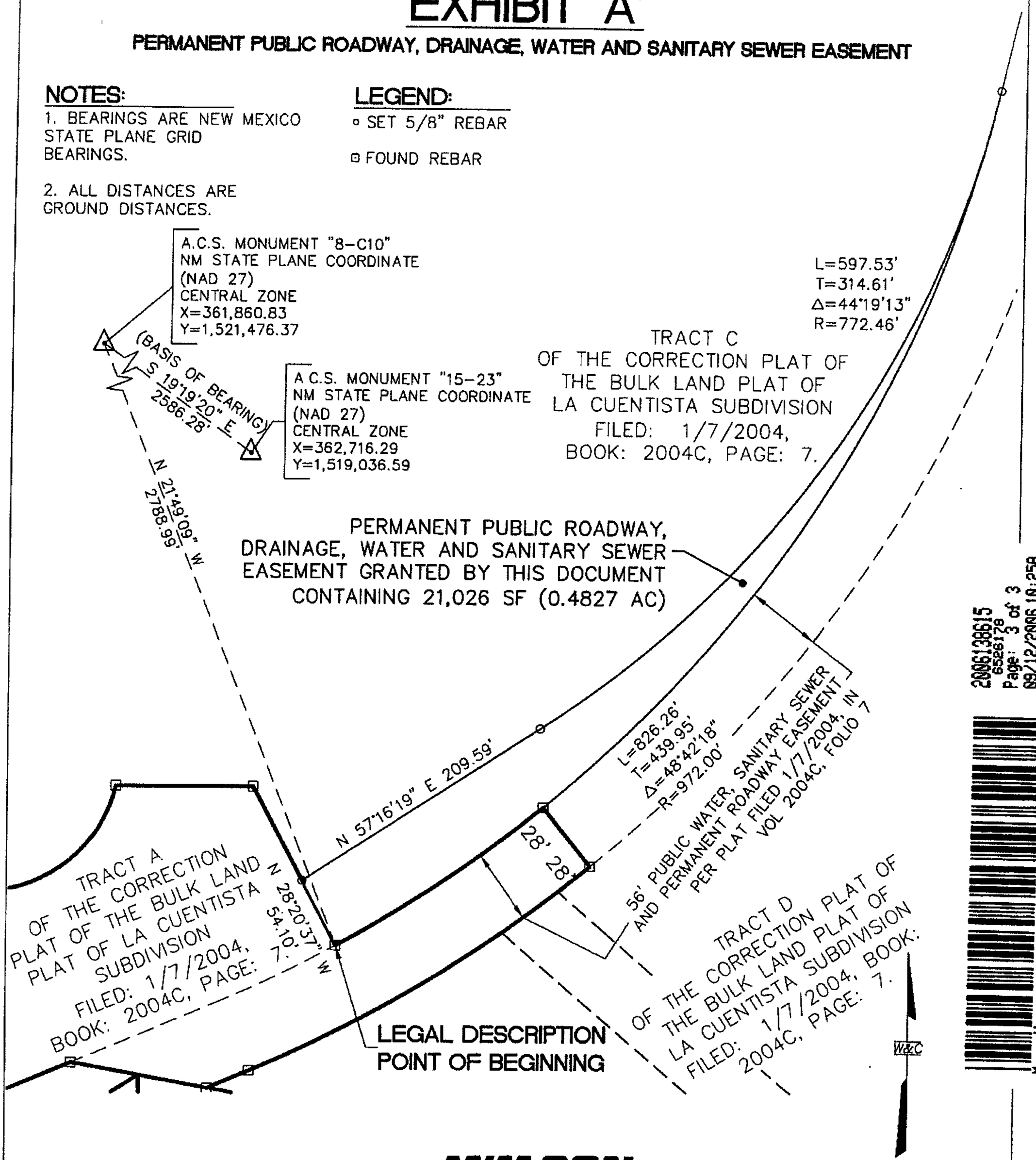
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS.

2. ALL DISTANCES ARE GROUND DISTANCES.

LEGEND:

∘ SET 5/8" REBAR

⊡ FOUND REBAR



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Page: 3 of 3
09/12/2006 10:25A
Bk-A123 Pg-8241
R 13.00
Mary Herrera
Bern. Co.
EASE

WILSON
& COMPANY
4900 LANG AVE
ALBUQUERQUE, NEW MEXICO
87109
505-348-4000

SCALE
1" = 100'

SHEET 2 OF 2

DRAWN BY: AES
DRAWING NAME: RW_EXHIBIT_NEW.dwg

WCEA PROJ NO. 0660004700

PLANNING TRACKING LOG

#20

Date	Project Name & #	Action Request	Action Taken
05/09/07	CUENTISTA SUBD. UNIT # 3	SK	Comments given

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005540 **AGENDA ITEM NO: 20**

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.
An approved infrastructure list is required for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

discussed

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 9, 2007

0

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1005540 **Item No. 20** **Zone Atlas C-11/D-11**

DATE ON AGENDA 5-9-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Cross sections of all streets will need to comply with the VHSDP. (Cross sections will be needed)
2)	Was this area included in the TIS previously approved?
3)	Why are there no connection to Tract E-1? (All cul-de-sacs?)
4)	Cross sections and plans will be needed to show the alignment of Kimmick near lot 61.
5)	Standard infrastructure per the DPM is required.

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

make 1 set

1 set for file
1 set minutes

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB- 1005540 Item No. 20 Zone Atlas C/D-11

DATE ON AGENDA 5/09/07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

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

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

( )SITE PLAN FOR BUILDING PERMIT

Comments:

1. Must request a Water/Sewer Serviceability Statement. Public line extensions will be required.
2. A Development Agreement with the ABCWUA will be required prior to Final Plat approval. Items required may include water rights surcharges, and cash contribution toward a 4W reservoir.

If you have any questions or comments please call Roger Green at 924-3989. Meeting notes:

IMPACT FEES

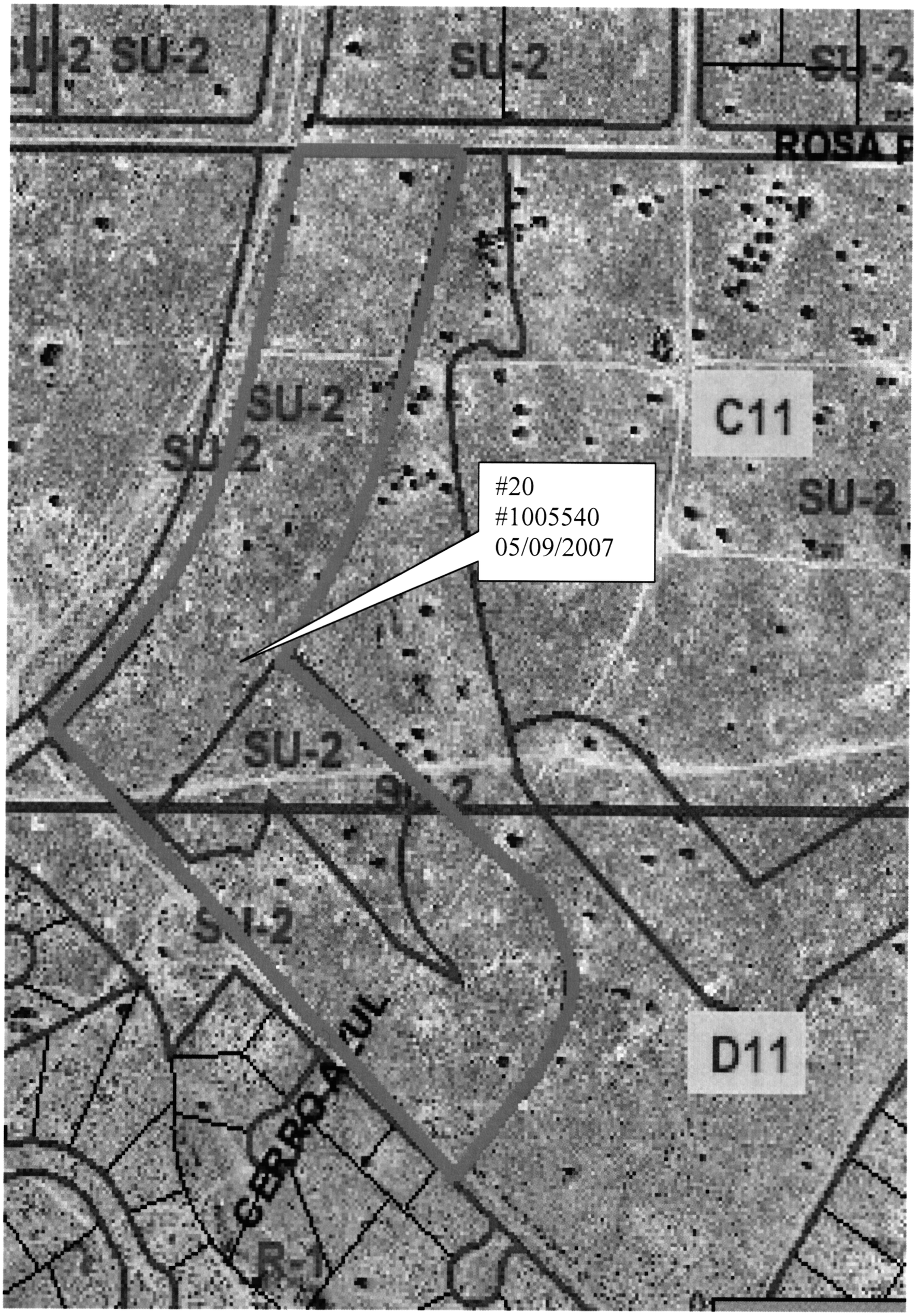
Development Review Board 5/9/07
Project Number: 1005540
Agenda Item number: 20
Site: La Cuentista Subdivision
Lots: Tract D, Unit 3
Zoned: SU-2 SRLL

The creation of a new residential subdivision containing 55 lots, will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each home on each lot. Using an average of 2000sf of heated area and .05 acres for impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the NW Mesa: $3,662.00
2. Public Safety Facilities for the Westside: $414.00
3. Drainage Facilities for the NW Mesa: $702.60
4. Parks,Rec Trails for the NW Mesa: $2420.00

Impact Fees are to be paid at the time of issuance of building permits.

JACK CLOUD
IMPACT FEE ADMINISTRATOR


SU-2
SU-2
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#1005540
05/09/2007
SU-2
SU-2
SU-2
D11
R-1

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 9, 2007
DRB Comments

ITEM # 20

PROJECT # 1005540 **APPLICATION # 07-00562**

RE: Tract D, La Cuentista Subdivision, Unit 3/sketch

The Minimum lot size is 11,000 square feet per the zoning of SU-2 – SRLL zone of the Sector plan.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

__X__ Major Subdivision action
____ Minor Subdivision action
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

____ 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)

APPEAL / PROTEST of... **A**

____ 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: Legacy Sustainable Development, Inc. (Frances Pavich) PHONE: (505) 980-9124
ADDRESS: 21 Vista Valle Circle FAX:
CITY: Lamy STATE NM ZIP 87540 E-MAIL:
Proprietary interest in site: Owner **List all owners:** Legacy Sustainable Development, Inc.
AGENT (if any): Kristine Susco– Wilson and Company PHONE: (505) 348-4000
ADDRESS: 4900 Lang Avenue NE FAX: (505) 348-4072
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Kristine.Susco@wilsonco.com

DESCRIPTION OF REQUEST: Request Sketch Plat Review of La Cuentista Subidivision Unit III

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

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

Lot or Tract No. Tract D Block: N/A Unit:
Subdiv. / Addn. ~~The Correction Plat of the Bulk Land Plat of~~ La Cuentista Subdivision Unit 3
Current Zoning: SU2-SRLL Proposed zoning: No Change
Zone Atlas page(s): C-11, D-11 No. of **existing** lots: 1 No. of **proposed** lots: 60
Total area of site (acres): 19.776 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? _X_ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 1-011-064-065-010-3-06-01 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Kimmick Drive NW
Between: Rosa Parks Road NW and Petroglyph National Monument

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB# 1000922

Check-off if project was previously reviewed by Sketch Plat/Plan No, or Pre-application Review Team No Date of review:
SIGNATURE Kristine Susco DATE: 5-1-07
(Print) KRISTINE SUSCO ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
07 DRB - - 00562	SK	53	$ 0.00
- -			$
- -			$
- -			$
- -			$
			Total $ 0.00

Hearing date 5-9-07

Josh n Rosa 5-1-07
Planner signature / date

Project # 1005540

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.

NA Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

✓ Letter briefly describing, explaining, and justifying the request

✓ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Kristine Sisco
KRISTINE SISCO 5-1-07
Applicant name (print)
Applicant signature / date

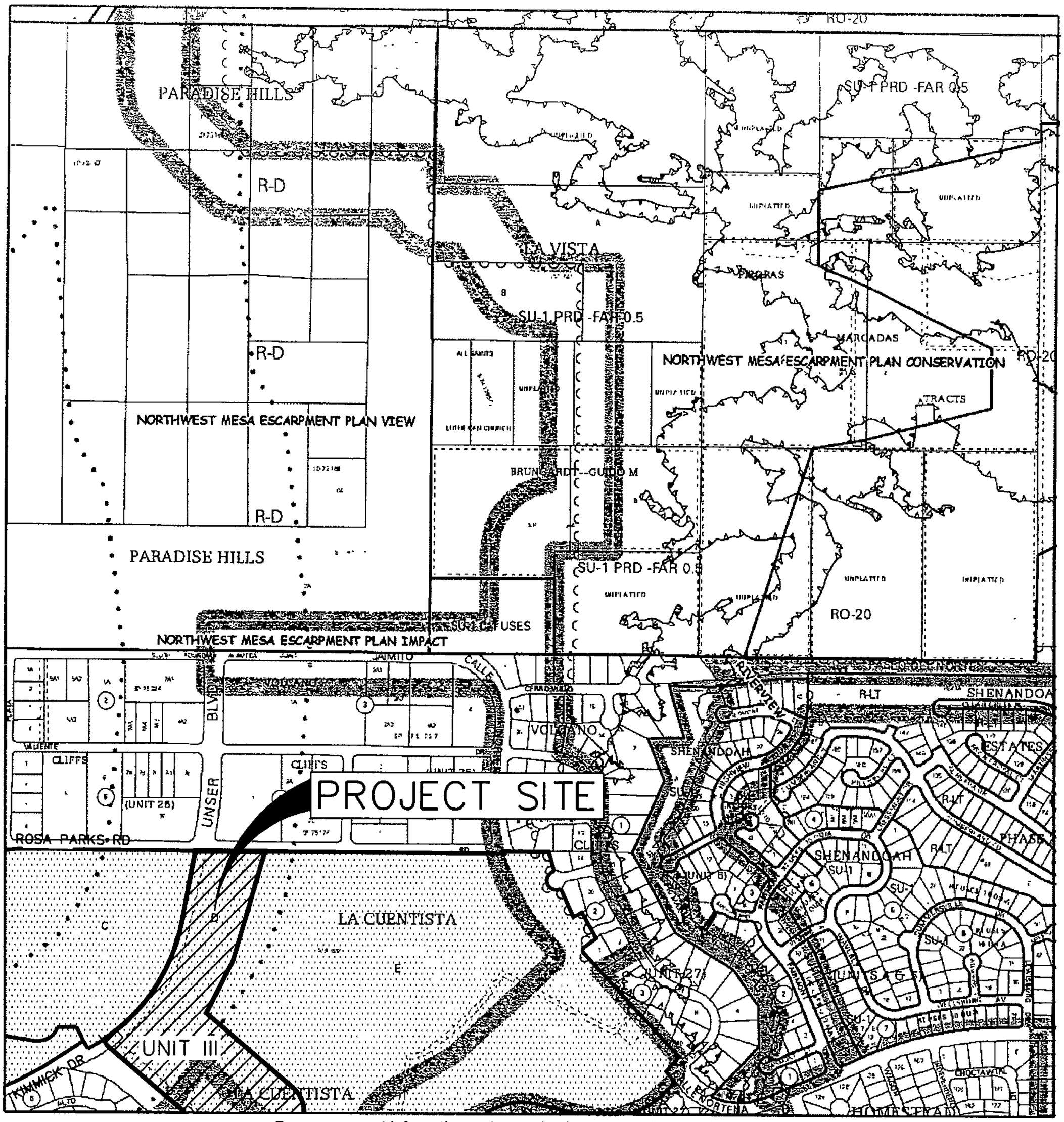
Form revised 8/04, 1/05 ,10/05 & **NOV 06**

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

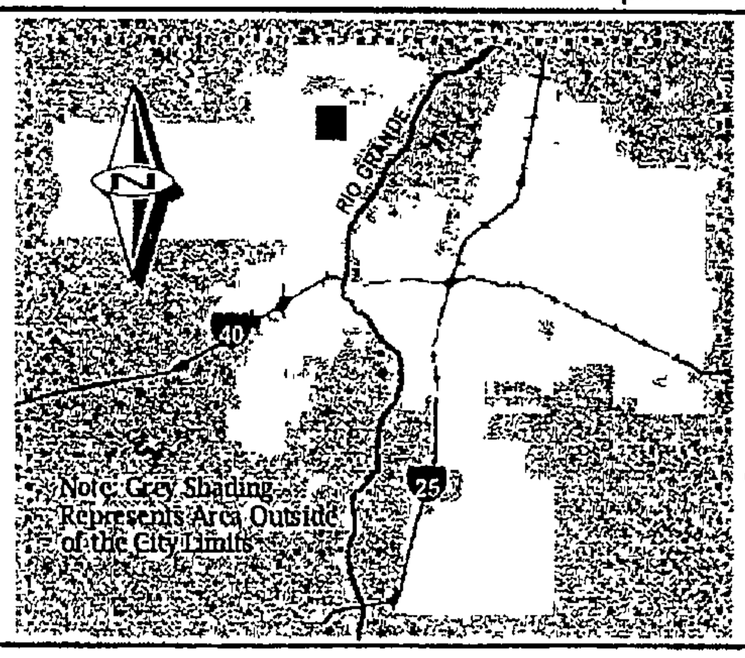
Application case numbers
07DRB - ____ - 00562
____ - ____ - ____
____ - ____ - ____

Joseph Montoya 5-1-07
Planner signature / date

Project # 1005540



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



Zone Atlas Page:

C-11-Z

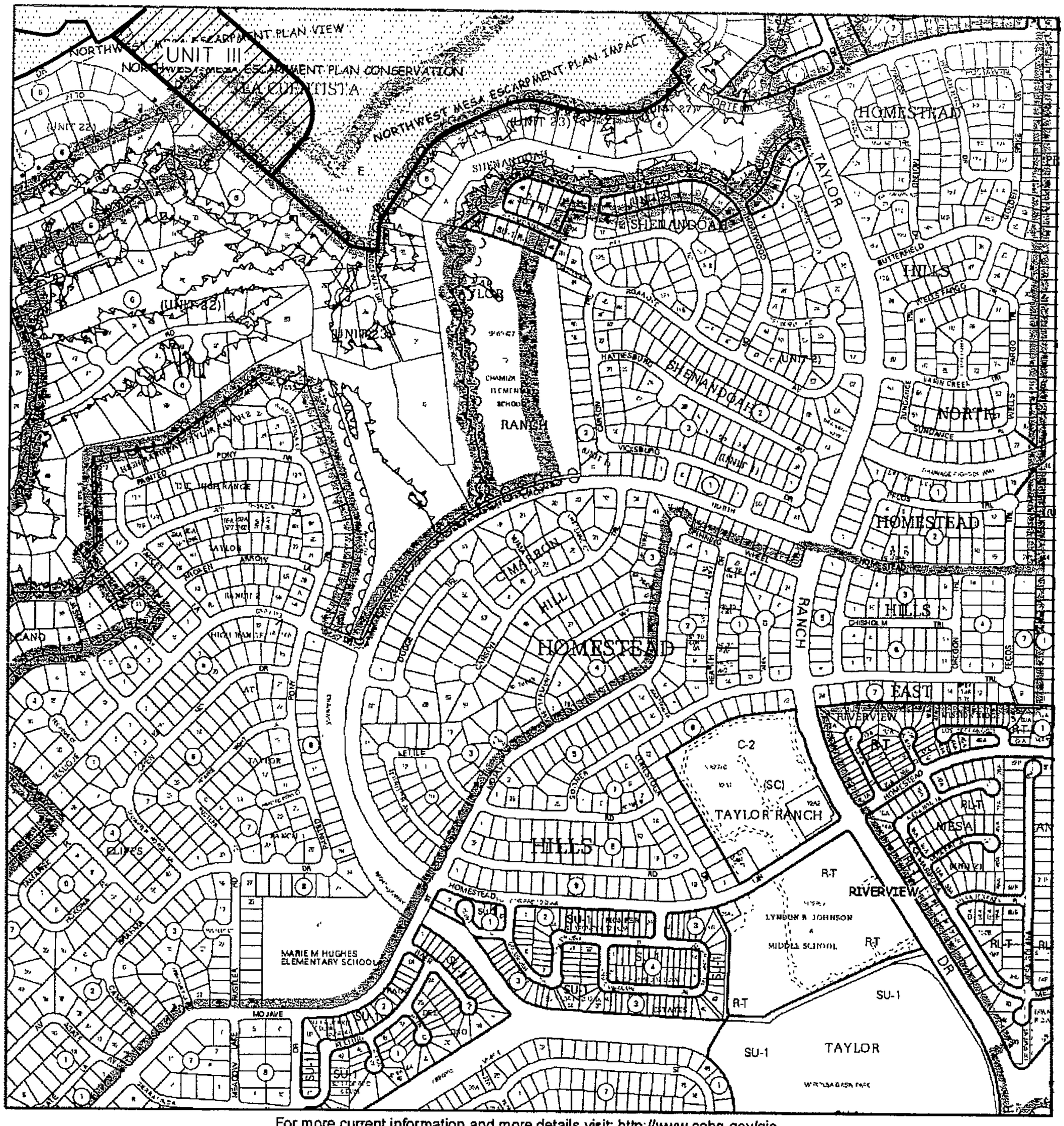
Selected Symbols

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

0 750 1,500 Feet

Albuquerque Geographic Information System

Map amended through: 10/25/2006



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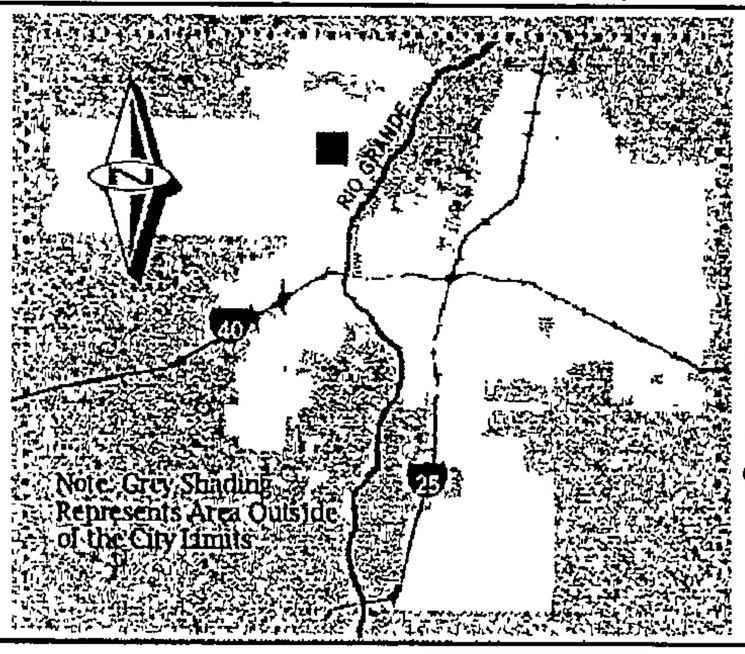
Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
505-348-4000
505-348-1072 Fax

Albuquerque
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Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

1 May 2007

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: ***LA CUENTISTA SUBDIVISION, UNIT III AND THE REPLAT OF TRACT E OF THE CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBDIVISION***

WCI File: 0760002100

Dear Sheran:

Wilson & Company, Inc., acting as agents for Legacy Sustainable Development, Inc. requests Sketch Plat Review for La Cuentista Subdivision, Unit III. The Sketch Plat subdivides Tract D and redefines the boundary between Tracts D & E of the Correction Plat of the Bulk Land Plat of La Cuentista Subdivision filed in the Office of the County Clerk on January 7, 2004, in Book 2004C, Page 7.

Attached are the required items for this submittal.

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

WILSON & COMPANY

Kristine Susco
Project Manager
Email: kisusco@wilsonco.com