

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1006006 Application #: 12DRB-70246
Project Name: Mesa Del Sol Montage Unit 1
Agent: Bohannan Huston Inc. Phone #:

Your request was approved on 8-15-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:



PLANNING (Last to sign): AMAFCA Chiffis

PLATS:

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

ALL SITE PLANS:

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

5. **Project# 1004240**
12DRB-70239 EXT OF SIA FOR WATERLINE (PROCEDURE - B)
12DRB-70240 EXT OF SIA FOR TEMP DEFR SDWK CONST 
 6. **Project# 1004355**
12DRB-70247 EXT OF SIA FOR TEMP DEFR SDWK CONST
 7. **Project# 1004607**
12DRB-70248 EXT OF SIA FOR TEMP DEFR SDWK CONST
 - 12DRB-70249 EXT OF SIA FOR TEMP DEFR SDWK CONST
 8. **Project# 1007490**
12DRB-70250 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
 9. **Project# 1009368**
12DRB-70244 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- JASON KENT agent(s) for VILLAS LAS MANITAS DEV LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P-1 THROUGH 16-P-1, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 AND SU, located on RIO GRANDE BLVD. AT INDIAN SCHOOL NW NORTHEAST CORNER (H-13-Z) **DEFERRED TO 8/29/12 AT THE AGENT'S REQUEST.**
- WILSON & COMPANY agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit(s) ALL OF UNIT 2**, located on VISTA DEL SOL DRIVE containing approximately 40.86 acre(s). (D-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit(s) ALL OF UNIT 3**, zoned RD, located on VISTA TERRAZA DR. NW containing approximately 77.86 acre(s). (D-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- KRISTINE SUSCO, WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit(s) ALL OF UNIT 4**, zoned RD, located on GROUNDSEL RD. NW containing approximately 77.86 acre(s). (D-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- MARK W. HALEY agent(s) for C&S EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 3B-1-A, 3B-2-A, & 3B-2-B, **HORIZON** zoned SU-2, located on ALAMEDA BETWEEN BALLOON MUSEUM AND 2ND ST containing approximately 11 acre(s). (B-17 & C-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**
- COMMUNITY SCIENCES CORP agent(s) for DR HORTON , INC request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 6, **VISTA VIEJA Unit(s) 3**, zoned R-D, located on TIERRA VIEJA BETWEEN GO WEST AND HAWKEYE containing approximately .1169 acre(s). (D-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): MARK W. HALEY PHONE: 505-573-7182
 ADDRESS: 8814 HORIZON BLVD. NE STE 400 FAX: 505-255-9922
 CITY: ALB STATE: NM ZIP: 87113 E-MAIL: mhalley@cauwels-stove.com

APPLICANT: C+S EQUITIES PHONE: 505-266-5711
 ADDRESS: 8814 HORIZON BLVD NE FAX: 505-255-9922
 CITY: ALB STATE: NM ZIP: 87113 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: AMEND PLAN TO REMOVE "NOTE PER CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD"

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 3B-1-A, 3B-2-A and 3B-2-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: HORIZON
 Existing Zoning: SU-2 Proposed zoning: NO CHANGE MRGCD Map No. _____
 Zone Atlas page(s): B-17 & C-17 UPC Code: _____

ONLINE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1007490

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 11.0

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda
 Between: Balloon Museum and 2nd st.

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

SIGNATURE [Signature] DATE _____
 (Print Name) MARK W. HALEY Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
<u>12 DRB. 70250</u>	<u>P&F</u>	_____	<u>\$ 355.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 375.00</u>

Hearing date Aug. 15, 2012

[Signature]
 Staff signature & Date 8-7-12

Project # 1007490

FORM S SUBDIVISION - D.R.B. MEETING (UNADVISED) OR INTERNAL ROUTING

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - ___ 5 Acres or more Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Mark W. Haley
 Applicant name (print)
Mark W. Haley 8/1/2012
 Applicant signature / date



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

Application case numbers
12 - DRB - 70250

Form revised **October 2007**
[Signature] 8-7-12
 Planner signature / date
 Project # 1007490

C&S Equities LLC

Letter of Agency

To: Jack Cloud
Chairman DRB
City of Albuquerque Planning Department, Development Review Division
600 2nd Street NW
3rd Floor
Albuquerque, New Mexico 87103

email.

tele.

mob tele.

facs.

From: Paul Cauwels, Co-Manager

Subject: Valle Norte Tract 3B.1A, 3B.1B, & 3B.2.A
Agency Letter

CC: Valle Norte Tract 3B.2; Government File

Date: 7 August 2012

Pages: **1**

With my signature below; I affirm that:

Mark W. Haley Vice President
Cauwels & Stuve Construction & Design LLC
8814 Horizon Boulevard NE
Suite 400
Albuquerque, New Mexico 87113

is acting as C&S Equities LLC Agent for the purpose of submitting documentation as necessary and required for the Replating of the above referenced Tracts.



Signed this Date; Paul Cauwels, CSRDA Inc, Co-Manager

Application # :

12DRB-70250 (P&F 8/15/12)

Cauwels & Stuve Construction & Design

Replat Memorandum

To: Jack Cloud
Chairman DRB
City of Albuquerque Planning Department, Development Review Division
600 2nd Street NW
3rd Floor
Albuquerque, New Mexico 87103

email.
tele
mob tele.
facs.

From: Mark W. Haley, Vice President C&S C&D; C&S Equities, LLC Agent

Subject: Valle Norte Tract 3B.1A, 3B.1B & 3B.2A; Replat
Replat Statement

CC: Valle Norte Tract 3B.2; Government File

Date: 7 August 2012

Pages: 1



Jack

This memorandum serves as the Replat Request Statement;
The purpose of this Request is to Amend the Recorded Plat by removing the Paragraph stating the following:
'Note Per City of Albuquerque Development Review Board' regarding removal of Traffic Signals at Horizon Boulevard and Alameda Boulevard.

The specifics of the Project are as follows:

Project Address:
8814 & 8820 Horizon Boulevard NE
Albuquerque, New Mexico 87113
the existing but Vacant, Valle Norte Care Center Skilled Nursing and Alzheimer's Facility located at the north end of Horizon Boulevard, north of the Village at Alameda and the office building at 8814 Horizon. Horizon Boulevard NE intersects Alameda Boulevard just west of Balloon Museum Drive

Legal Description:

Tracts 3B.1A, 3B.1B, and 3B.2A

A subdivision of Tract 3B

Formerly part of Tract 3B, Lands of IHS Acquisition No. 120, Inc. Within the Elena Gallegos Grant Projected Sections 11 and 14, T.11 N., R. 3 E., N.M.P.M. Albuquerque, Bernalillo County, New Mexico April 2008

Please let me know if you have any questions regarding any of our replat intent.

deceleration lanes will be removed. The restoration of the Horizon Signal shall in no way be considered as a property interest to C&S, Westlake, or any private property owner. No party shall have any further rights related to the Horizon signal based upon any document or claims existing prior to the date hereof. The rights of the parties hereto shall be based solely upon those rights created in this Agreement or under rules, ordinances, regulations or legal principles applicable to matters arising after the date hereof. This Agreement shall not be construed so as to create a third-party beneficiary under this Agreement for any party or entity not a signatory hereto., nor shall any party to this Agreement attempt to assign any alleged rights to the traffic control signal at the Intersection to any other entity.

2. Plat Notice. C&S, at C&S' expense, shall submit a new subdivision plat of Tracts 3B-1, 3B-2 and 3B-3 LAND OF IHS ACQUISITION NO. 120, INC., to the City's Development Review Board for approval and filing. The new subdivision plat shall delete the note language regarding the Horizon Signal titled; NOTE PER CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD. The City administration, acting through the Department of Municipal Development, agrees to support the deletion of the note regarding the Horizon Signal.

3. Duration of Horizon Signal. The parties understand that this Agreement will not have the effect of binding future administrations at the City with respect to removal or modification of the Horizon Signal. The City agrees that if a decision is made to remove the Horizon Signal at a future date, the decision shall be made after a significant increase in traffic at the intersection of Balloon Museum Drive and Alameda Boulevard NW. In the event the City determines it will remove the Horizon Signal, the City agrees to comply with the requirements of the *Manual on Uniform Traffic Control Devices* in effect at the time of removal of the Horizon Signal. In preparing warrants for the Intersection or the Balloon Museum Drive Signal (as defined below), the City shall not divert traffic from the Intersection for the purpose of such calculation

4. Traffic Signal at Balloon Museum Drive and Alameda Boulevard NW. The City has installed a traffic signal at the intersection of Balloon Museum Drive and Alameda Boulevard NW ("**Balloon Museum Drive Signal**"). C&S and Westlake understand the Horizon Signal will be interconnected to the Balloon Museum Drive Signal. In order to interconnect the two signals, a cable must be buried between the two signals. C&S and Westlake agree to pay the City for the cost of such installation in an amount of \$20,000.00 but may seek reimbursement from other signatories to this Agreement. Payment shall be made to the City prior to the beginning of the work.

5. Easement. In the original agreement relating to the property currently owned by Westlake, it was anticipated that there would be an easement across the parking lot areas from Alameda Boulevard to the diversion channel for use by balloon pilot access during the Balloon Fiesta. Westlake and C&S agree to correct deficiencies in the existing recorded permanent easement and record substituted and revised permanent easements acceptable to Westlake and the City to resolve and correct such deficiencies, if any.