



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 30, 2014

14DRB-70259 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for HOPEFUL DIRT, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B, HOPE PLAZA zoned SU-2 O-1 & R-T, located on SIGNAL AVE NE BETWEEN BARSTOW ST NE AND VENTURA ST NE containing approximately .7799 acre(s). (C-20)

At the July 30, 2014 Development Review Board meeting, affirmed approval of a temporary deferral of sidewalks on interior streets based on the exhibit dated 04-06-2014; curb ramps are not deferred.

If you wish to appeal this decision, you must do so by August 14, 2014, in the manner described below.

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

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

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

  
Jack Cloud, DRB Chair

Cc: ISAACSON AND ARFMAN PA



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 14, 2014

**Project# 1006520**

14DRB-70144 AMENDMENT TO PRELIMINARY PLAT/ INFRASTRUCTURE LIST  
14DRB-70145 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for HOPEFULL DIRT, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **HOPE PLAZA (TBKA LOTS 1 THRU 6, HOPE PLAZA)** zoned SU-2/O-1 & R-T, located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately .7799 acre(s). (C-20)

At the May 14, 2014 Development Review Board meeting, the amended infrastructure list dated 5/14/14 was approved. This amendment does not extend the expiration date of the already approved preliminary plat. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

If you wish to appeal this decision, you must do so by May 29, 2014, 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).

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: ISAACSON AND ARFMAN PA  
file

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

Category Code **910**  
**2014 070 259**

07/22/2014 Issued By: E08375 247132

**Application Number:** 14DRB-70259, Minor - Temp Defr Swdk Const

**Address:**

**Location Description:** SIGNAL AVE NE BETWEEN BARSTOW ST NE AND VENTURA ST NE

**Project Number:** 1006520

#### Applicant

HOPEFUL DIRT, LLC

1301 CUESTA ARRIBA CT NE  
ALBUQUERQUE NM 87113  
338-2286

#### Agent / Contact

ISAACSON AND ARFMAN PA  
JENNY DONART  
128 MONROE ST NE  
ALBUQUERQUE NM 87108

IAMENGRS@SWCP.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

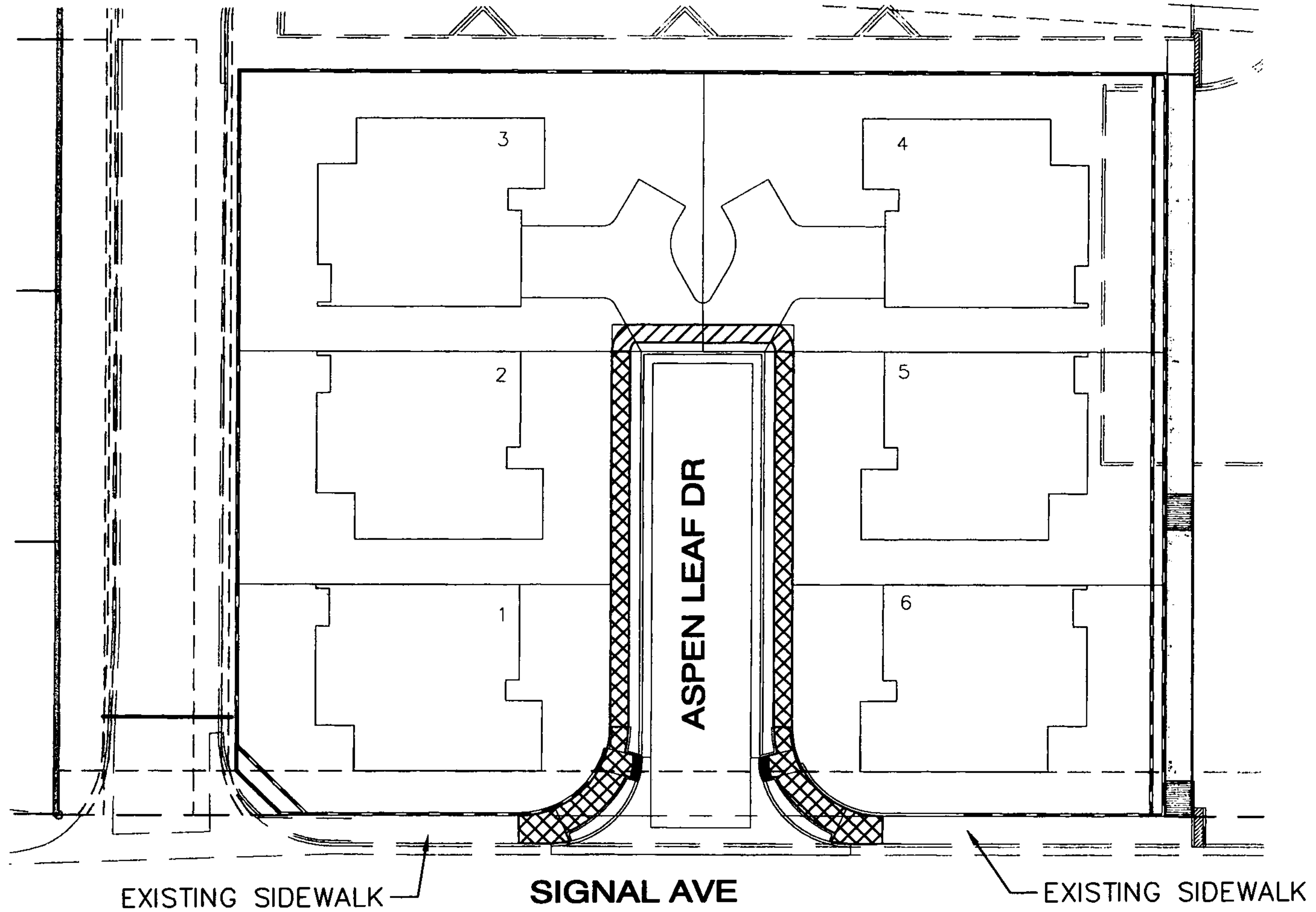
DRB Actions

**TOTAL: \$20.00**

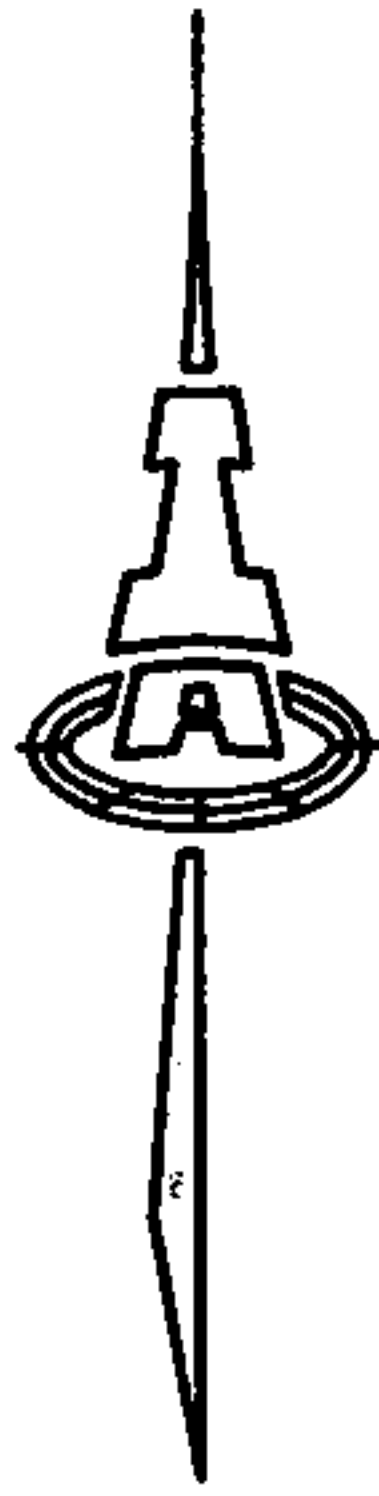
City of Albuquerque Treasury  
Date: 7/22/2014 Office: ANNEX  
Stat ID: W5000007 Cashier: TRSBLC  
Batch: 3969 Trans #: 10  
Permit: 2014070259  
Receipt Num 00213238  
Payment Total: \$20.00  
0901 Conflict Manag. Fee  
Check Tendered : \$20.00

# LEGEND

-  DEFERRED SIDEWALK
-  SIDEWALK TO BE BUILT BY PUBLIC WORK ORDER




PROJECT: 10016520  
DATE: 7-30-14 (TDS)



SCALE 1"=40'

## SIDEWALK DEFERRAL EXHIBIT

	ISAACSON & ARFMAN, P.A. Consulting Engineering Associates Albuquerque, New Mexico <small>2014 C-701 SIDEWALK DEFERRAL.dwg Jul 18, 2014</small>	PROJECT <u>HOPE PLAZA SUBDIVISION</u>
		JOB NO. <u>2014</u> BY <u>FCA</u> DATE <u>07-18-14</u>





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
- Street Name Change (Local & Collector)
- APEAL / 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 2<sup>nd</sup> 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): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: None  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Hopeful Dirt, LLC PHONE: 338-2286  
 ADDRESS: 1301 Cuesta Arriba Court NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Approval for Temporary Deferral of Sidewalk Construction

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. Tract B-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Hope Plaza (tbka Lots 1 thru 6, Hope Plaza)  
 Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: Same MRGCD Map No NA  
 Zone Atlas page(s): C-20 UPC Code: 102006409232820226

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 07EPC-40001; 07EPC-40002; 07DRB-70360; 12DRB-70028; 13DRB-70562; 13DRB-70736; 14DRB-70062; 14DRB-70104;

**CASE INFORMATION: 14DRB-70105; 14DRB-70144; 14DRB-70145**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 0.7799  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE  
 Between: Barstow Street NE and Ventura Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: June 5, 2013

SIGNATURE Fred C. Arfman DATE 07.22.14  
 (Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70259</u>	<u>TDS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>20.00</u>

Hearing date July 30 2014

V. Arfman  
 Staff signature & Date 7-22-14

Project # 1006520

**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.

Fred C. Arfman

Fred C. Arfman Applicant name (print)  
07-22-14 Applicant signature / date



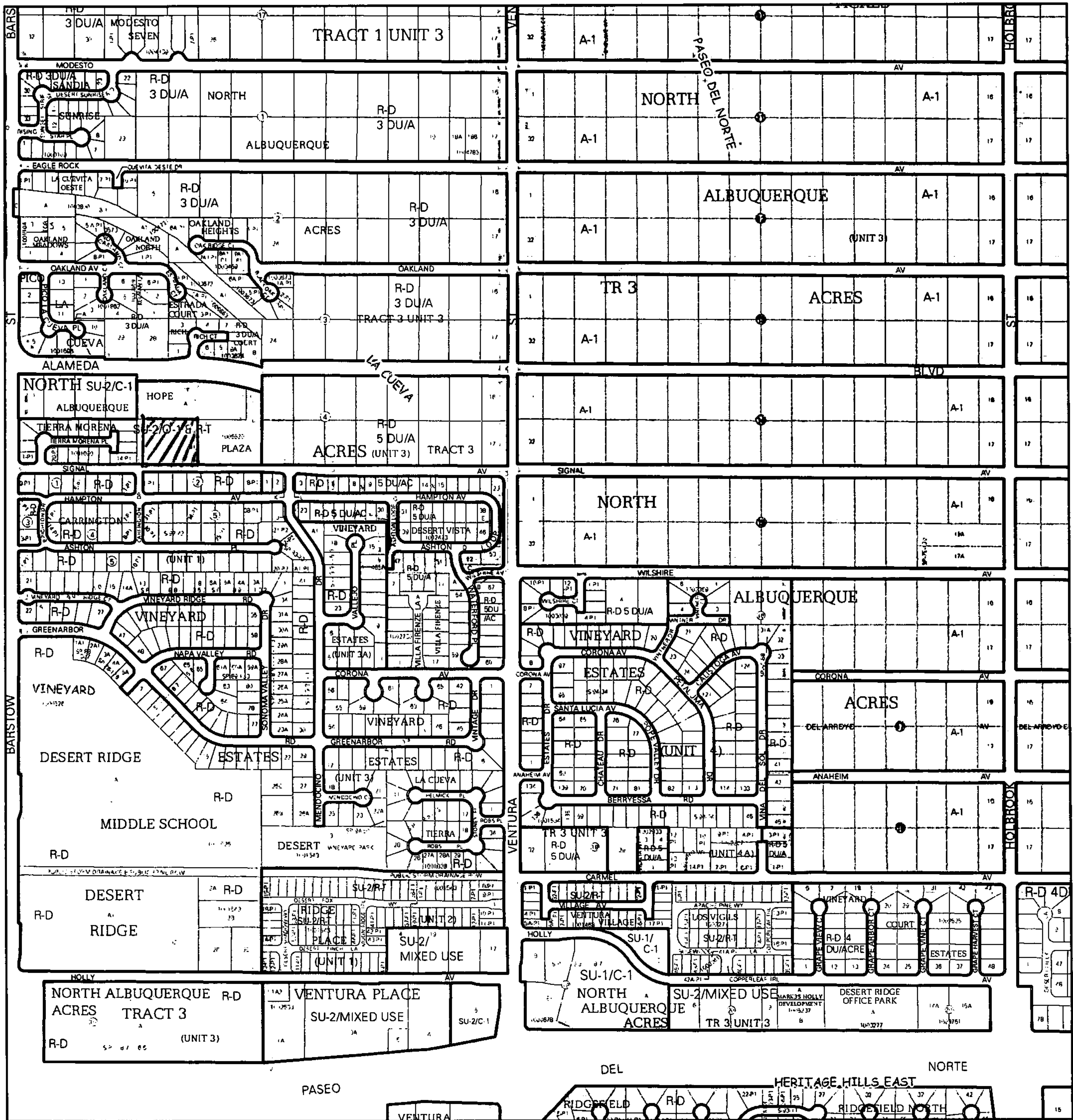
Form revised 4/07

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

Application case numbers  
14DRB - 70259

Vog 7-22-14  
 Planner signature / date  
 Project # 1006520





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

Map amended through: 1/10/2013

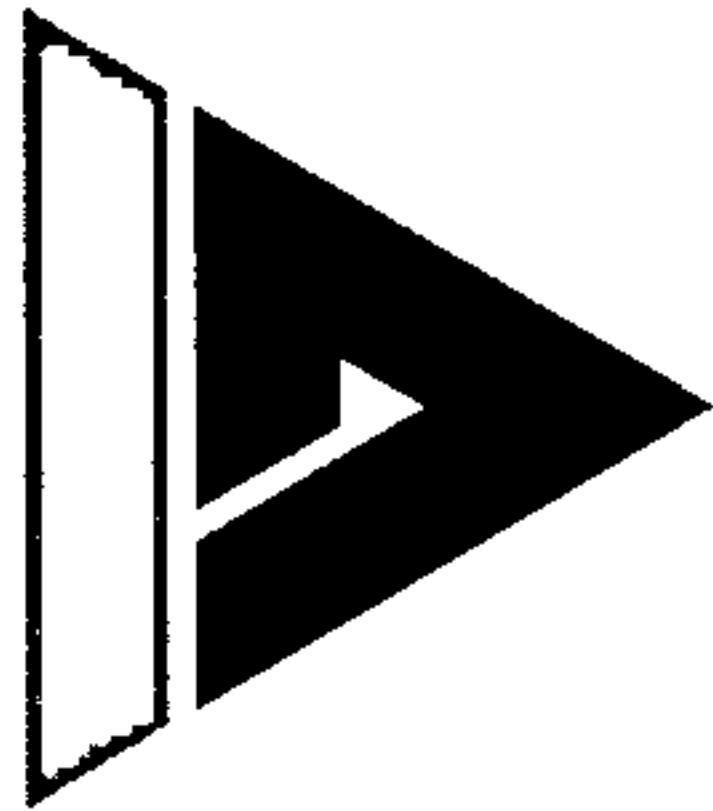
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-20-Z**

Selected Symbols

	Escarpment
	2 Mile Airport Zone
	Airport Noise Contours
	Wall Overlay Zone

0 750 1,500 Feet



July 22, 2014

Mr. Jack Cloud, Chairman  
Development review Board, Planning Department  
City of Albuquerque  
Albuquerque, NM 87102

**RE: Hope Plaza Residential  
Project No.: 1006520**

Subject: Deferral of Public Sidewalks

Mr. Mr. Cloud,

Isaacson & Arfman, PA is the agent and consulting engineer for the developer, Hopeful; Dirt, LLC for the above referenced project. We are hereby requesting consideration to defer the interior public sidewalks as identified on the attached Sidewalk Deferral Exhibit.

The request is being made as a precaution of having the sidewalk damaged during the home construction phase. The developer is ready, willing and able to enter into the City Sidewalk Deferral Agreement and post the required surety.

We will be representing the developer at the DRB hearing to answer any questions on this request.

Sincerely,  
**ISAACSON & ARFMAN P.A.**

  
Fred C. Arfman, P.E.

Attachments



PROJECT #

1006520

July 30. 2014

TDS



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

05/06/2014 Issued By: BLDAVM 236742

Category Code **910**  
**2014 070 144**

**Application Number:** 14DRB-70144, Amendment To Preliminary Plat

**Address:**

**Location Description:** SIGNAL BETWEEN BARSTOW AND VENTURA

**Project Number:** 1006520

**Applicant:**  
HOPEFULL DIRT, LLC

122 TULANE DR SE  
ALBUQUERQUE NM 87106

**Agent / Contact**  
ISAACSON AND ARFMAN PA  
FRED C ARFMAN  
128 MONROE ST NE  
ALBUQUERQUE NM 87108

IAMENGRS@SWCP.COM

### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$50.00**

**TOTAL: \$70.00**

City of Albuquerque Treasury  
Date: 5/6/2014 Office: ANHEX  
Stat ID: W5000002 Cashier: TRSDLF  
Batch: 3618 Trans #: 30  
Permit: 2014070144  
Receipt: HUB 00197126  
Payment Total: \$70.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered: \$70.00



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
- Street Name Change (Local & Collector)
- APEAL / 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 2<sup>nd</sup> 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): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: None  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Hopefull Dirt, LLC PHONE: 338-2286  
 ADDRESS: 122 Tulane Drive SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Approval of Amendment to Infrastructure List and Temporary Deferral of Sidewalk Construction

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. Tract B-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Hope Plaza (tbka Lots 1 thru 6, Hope Plaza)  
 Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: Same MRGCD Map No NA  
 Zone Atlas page(s): C-20 UPC Code: 102006409232820226

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 07EPC-40001; 07EPC-40002; 07DRB-70360; 12DRB-70028; 13DRB-70562; 13DRB-70736; 14DRB-70062; 14DRB-70104;

**CASE INFORMATION: 14DRB-70105**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 0.7799  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE  
 Between: Barstow Street NE and Ventura Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: June 5, 2013

SIGNATURE Fred C. Arfman DATE 05-06-14  
 (Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70144</u>	<u>ATL</u>	_____	\$ <u>30.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70145</u>	<u>IDSC</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>70.00</u>

Hearing date May 14, 2014

[Signature]  
 Staff signature & Date 5-6-14

Project # 1006520



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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

- 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 INFRASTRUCTURE LIST (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.

Fred C. Arfman

Fred C. Arfman Applicant name (print)  
05-06-14 Applicant signature / date



Form revised October 2007

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

Application case numbers  
14 - DRB - 70144

5-6-14 Planner signature / date  
 Project # **1006520**

**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.

Fred C. Arfman

Applicant name (print)

*Fred C. Arfman* 05-06-14

Applicant signature / date



Form revised 4/07

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

Application case numbers  
 14 - DRB - 70145  
 \_\_\_\_\_  
 \_\_\_\_\_

1006520

Planner signature / date  
 Project # *[Signature]* 5-6-14





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
- 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 2<sup>nd</sup> 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): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: None  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Hopefull Dirt, LLC PHONE: 338-2286  
 ADDRESS: 122 Tulane Drive SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Approval of Amendment to Infrastructure List and Temporary Deferral of Sidewalk Construction

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. Tract B-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Hope Plaza (tbka Lots 1 thru 6, Hope Plaza)  
 Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: Same MRGCD Map No NA  
 Zone Atlas page(s): C-20 UPC Code: 102006409232820226

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 07EPC-40001; 07EPC-40002; 07DRB-70360; 12DRB-70028; 13DRB-70562; 13DRB-70736; 14DRB-70062; 14DRB-70104;

**CASE INFORMATION: 14DRB-70105**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 0.7799  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE  
 Between: Barstow Street NE and Ventura Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: June 5, 2013

SIGNATURE Fred C. Arfman DATE 05-06-14  
 (Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70104</u>	<u>AIL</u>	___	<u>\$ 30.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	___	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70105</u>	<u>IDSC</u>	___	<u>\$ 0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	___	_____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	___	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	___	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	___	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	___	_____
				Total
				<u>\$ 70.00</u>

Hearing date May 14, 2014

5-6-14

Staff signature & Date

Project # 1006520



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

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

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

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

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

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

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

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

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

- 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 INFRASTRUCTURE LIST (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.

Fred C. Arfman

Fred C. Arfman Applicant name (print)  
05-06-14 Applicant signature / date



Form revised October 2007

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

Application case numbers  
14 - DRB - 70144

[Signature] 5-6-14  
 Planner signature / date  
 Project # **1006520**

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.

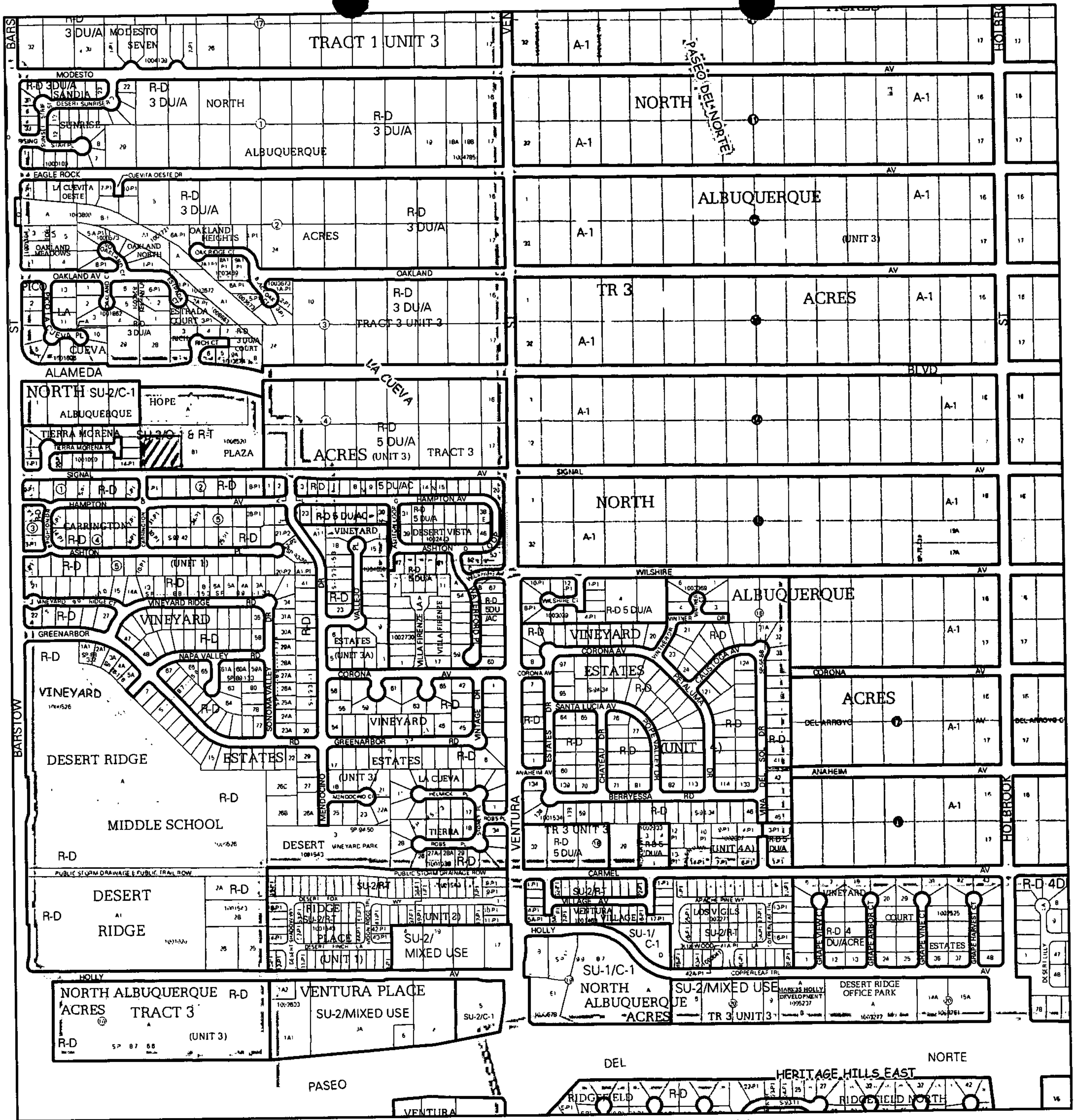
Fred C. Arfman  
 Applicant name (print)  
*Fred C. Arfman* 05-06-14  
 Applicant signature / date



Form revised 4/07

- |   |                          |                          |
|---|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers | 1006520                  |
| <input checked="" type="checkbox"/> Fees collected      | 14 - DRB - 70145         | Planner signature / date |
| <input checked="" type="checkbox"/> Case #s assigned    | _____                    | Project # <i>5-6-14</i>  |
| <input checked="" type="checkbox"/> Related #s listed   | _____                    |                          |



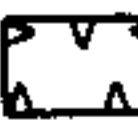

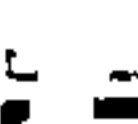




For more current information and details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

**C-20-Z**

Selected Symbols

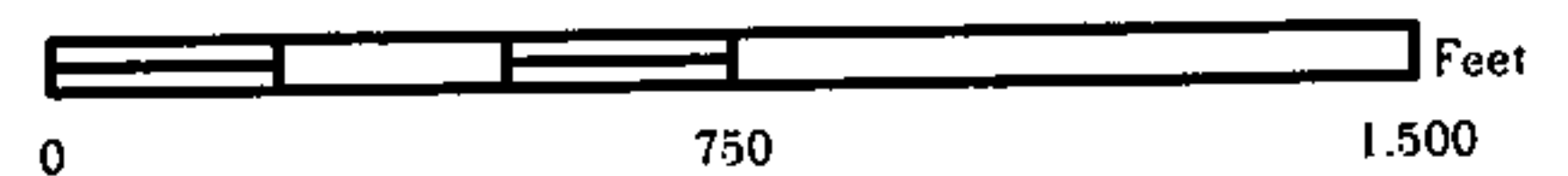
- SECTOR PLANS  Escarpment
- Design Overlay Zones  2 Mile Airport Zone
- City Historic Zones  Airport Noise Contours
- H-1 Buffer Zone  Wall Overlay Zone
- Petroglyph Mon. 



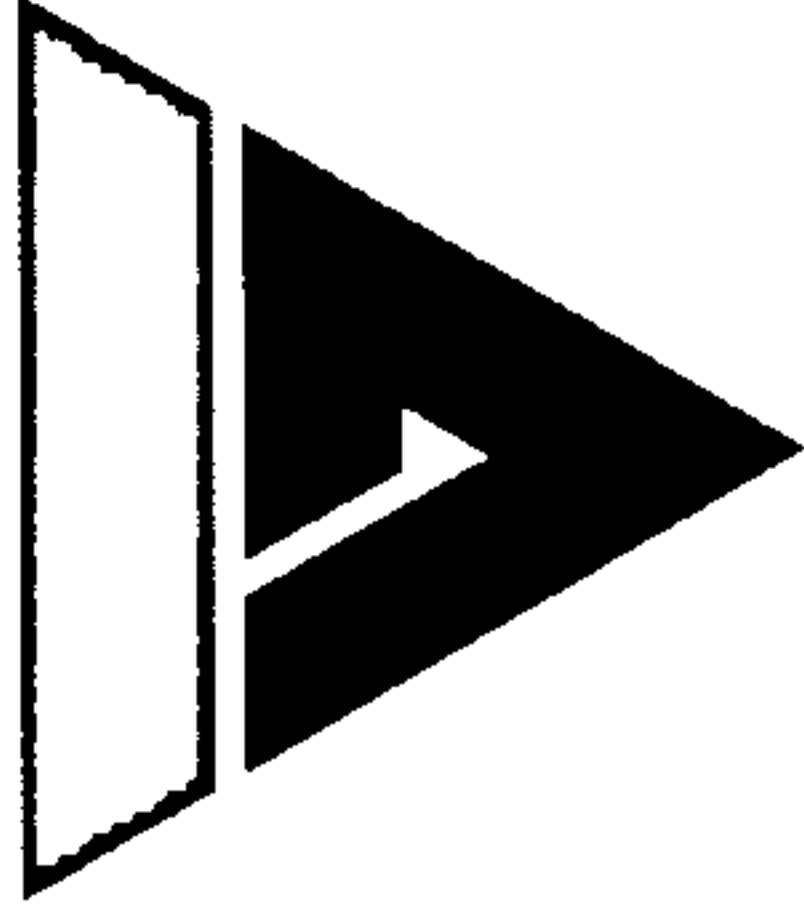
Albuquerque Geographic Information System

Map amended through: 1/10/2013

Note: Grey Shading  
Represents Area Outside  
of the City Limits







# Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) \* Fred C. Arfman, PE \* Åsa Nilsson-Weber, PE*

May 6, 2014

Mr. Jack Cloud, Chairman  
Development Review Board  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Hope Plaza Residential; (C-20)

Dear Mr. Cloud,

Isaacson & Arfman, PA acting as the agent for the Hopeful Dirt, LLC request that the attached revised Required Infrastructure List be heard at the May 14<sup>th</sup> DRB Hearing. The list is being revised to modify the sidewalk improvement to be a deferred item. The required Sidewalk Deferral application accompanies this request.

We are available to answer any questions on this submittal.

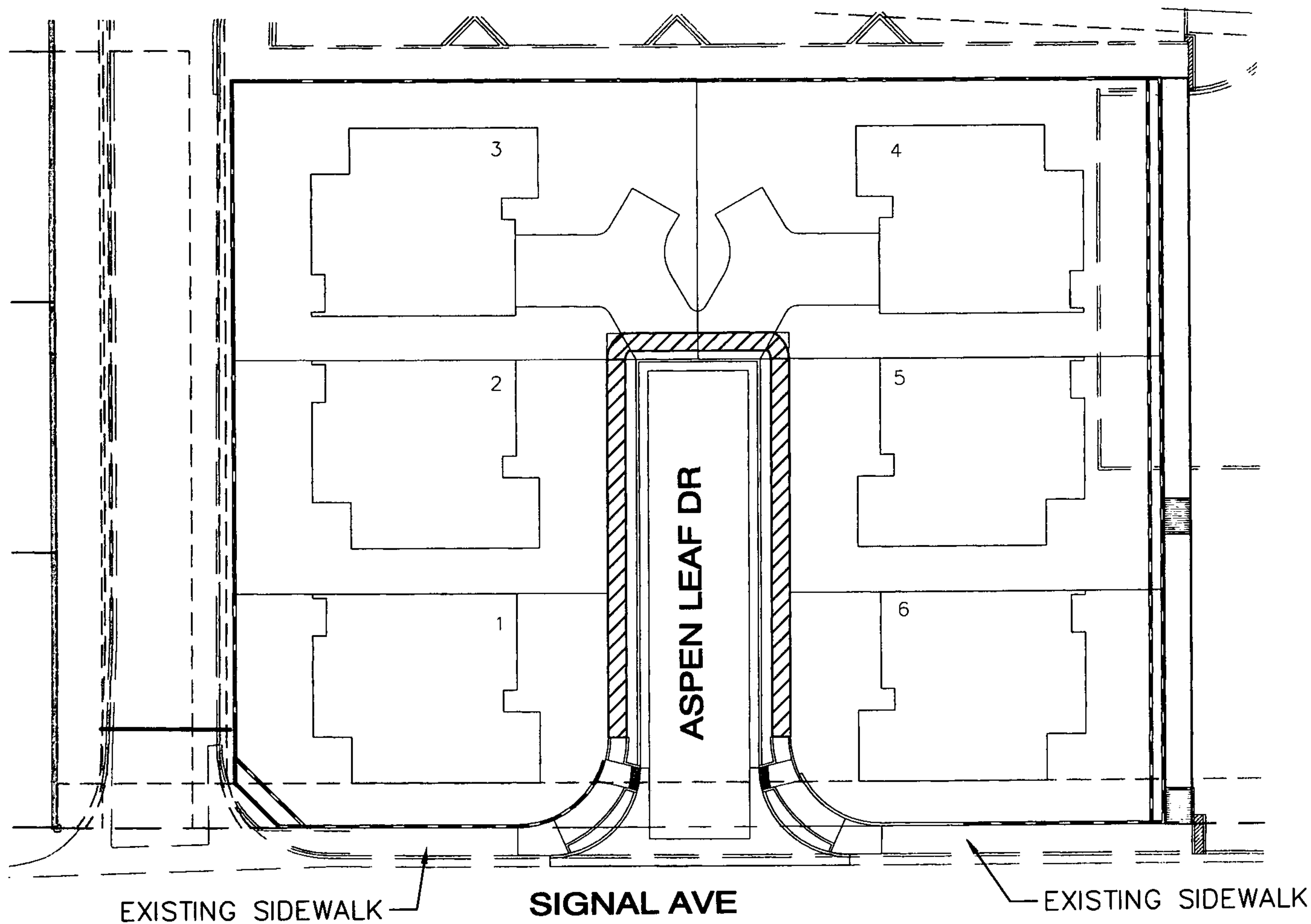
Sincerely,  
**ISAACSON & ARFMAN P.A.**

  
Fred C. Arfman, PE

PROJECT#: 1006520  
DATE: 5-14-14 (AIL)

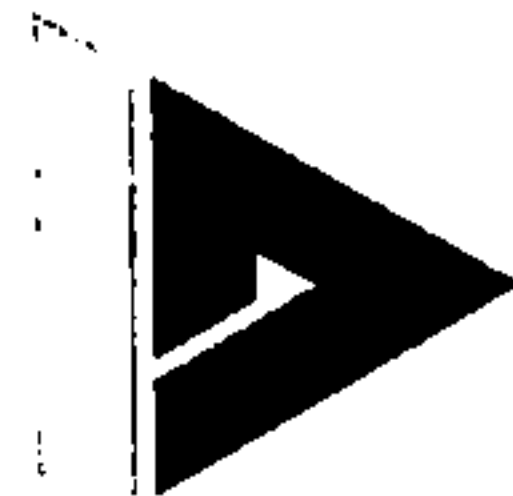
**LEGEND**

-  DEFERRED SIDEWALK
-  SIDEWALK TO BE BUILT BY PUBLIC WORK ORDER



**SIDEWALK DEFERRAL EXHIBIT**

SCALE 1"=40'



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
Albuquerque, New Mexico  
2014 C-701 SIDEWALK DEFERRAL.dwg May 06, 2014

PROJECT HOPE PLAZA SUBDIVISION  
JOB NO. 2014 BY FCA DATE 04-06-14

M:\PROJECTS\2000-2099\2014\DWG\2014 C-701 SIDEWALK DEFERRAL.dwg, 5/6/2014 11:01:20 AM, thor

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

**LOTS 1 THRU 6, HOPE PLAZA**

**PROPOSED NAME OF PLAT**

**TRACTS B-1-A AND B-1-B, HOPE PLAZA**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER LINE	SIGNAL AVE	CARRINGTON DR	236' EAST	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER LINE	HOPE COURT	SIGNAL AVE	130' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	4" DIA	WATER LINE	HOPE COURT	SIGNAL AVE	135' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	26' WIDE	STREET	HOPE COURT	SIGNAL AVE	110' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	4' WIDE	SIDEWALKS BOTH SIDES & ALONG TERMINUS (1)	HOPE COURT	SIGNAL AVE	110' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	2' WIDE	SIDEWALK CULVERT	SIGNAL AVE	ALONG EAST PL EXTENSION		/	/	/
<input type="text"/>	<input type="text"/>	6' WIDE	SIDEWALK	OFF SITE EAST PL	NE CORNER	SE CORNER	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/



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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

**NOTES**

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

- 1 Sidewalks to be deferred.
- 2
- 3

**AGENT / OWNER**

**Fred Arfman**  
NAME (print)  
**Isaacson & Arfman, P.A.**  
FIRM  
*Fred Arfman*  
SIGNATURE - date  
05-06-14

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date  
PARKS & GENERAL RECREATION - date  
TRANSPORTATION DEVELOPMENT - date  
AMAFCA - date  
UTILITY DEVELOPMENT - date  
CITY ENGINEER - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC

Project Number: 745785

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

LOTS 1 THRU 6, HOPE PLAZA

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

TRACTS B-1-A AND B-1-B, HOPE PLAZA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: April 29, 2014

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 4-30-14

Date Preliminary Plat Expires: 4-30-15

DRB Project No.: 1006520

DRB Application No.: \_\_\_\_\_

ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER LINE	SIGNAL AVE	CARRINGTON DR	236' EAST	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER LINE	HOPE COURT	SIGNAL AVE	130' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	4" DIA	WATER LINE	HOPE COURT	SIGNAL AVE	135' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	26' WIDE	STREET	HOPE COURT	SIGNAL AVE	110' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	4' WIDE	SIDEWALKS (2)	HOPE COURT	SIGNAL AVE	110' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	2' WIDE	SIDEWALK CULVERT	SIGNAL AVE	ALONG EAST PL EXTENSION		/	/	/
<input type="text"/>	<input type="text"/>	6' WIDE	SIDEWALK	OFF SITE EAST PL	NE CORNER	SE CORNER	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

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

1

2

3

**AGENT / OWNER**

Fred Arfman

NAME (print)

Isaacson & Arfman, P.A.

FIRM

*Fred C. Arfman* 04-30-14  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*[Signature]* 4-30-14  
DRB CHAIR - date

*[Signature]* 04-30-14  
TRANSPORTATION DEVELOPMENT - date

*A. Porter* 04/30/14  
UTILITY DEVELOPMENT - date

*Ante C. Char* 4-30-14  
CITY ENGINEER - date

*Carol S. Dumont* 4-30-14  
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

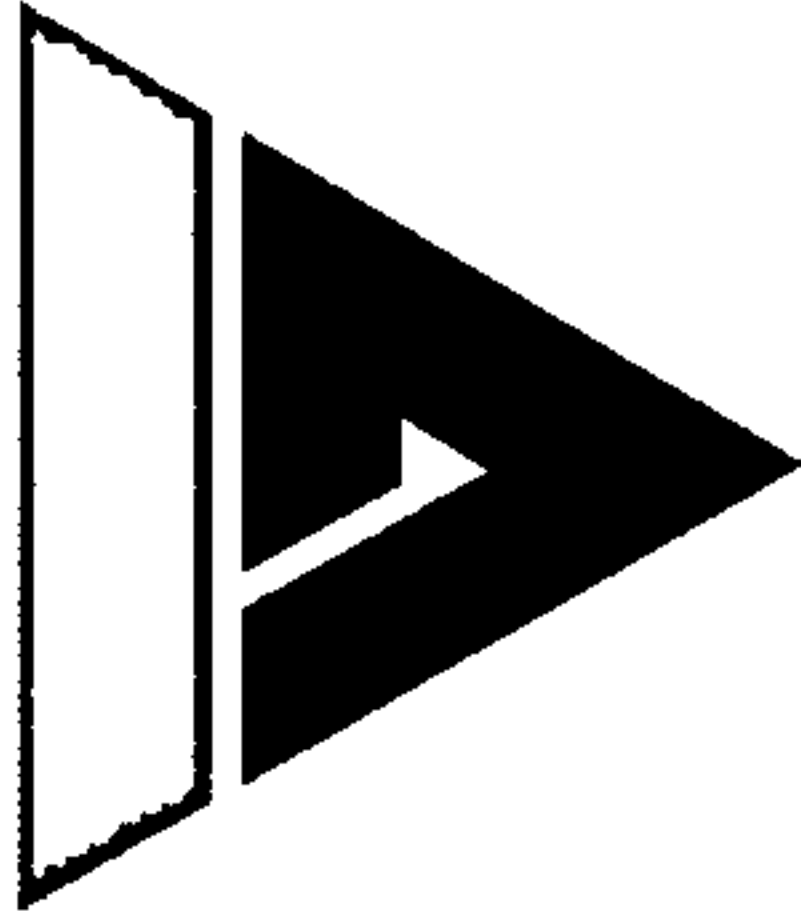
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



May 14, 2014



# A Transmittal From

## Isaacson & Arfman, P.A.

Consulting Engineering Associates

**TO:** Jack Cloud, Chair  
Development Review Board  
Planning Department  
City of Albuquerque

**DATE:** 30 April 2014  
**JOB NO:**

**FROM:** Fred C. Arfman, PE

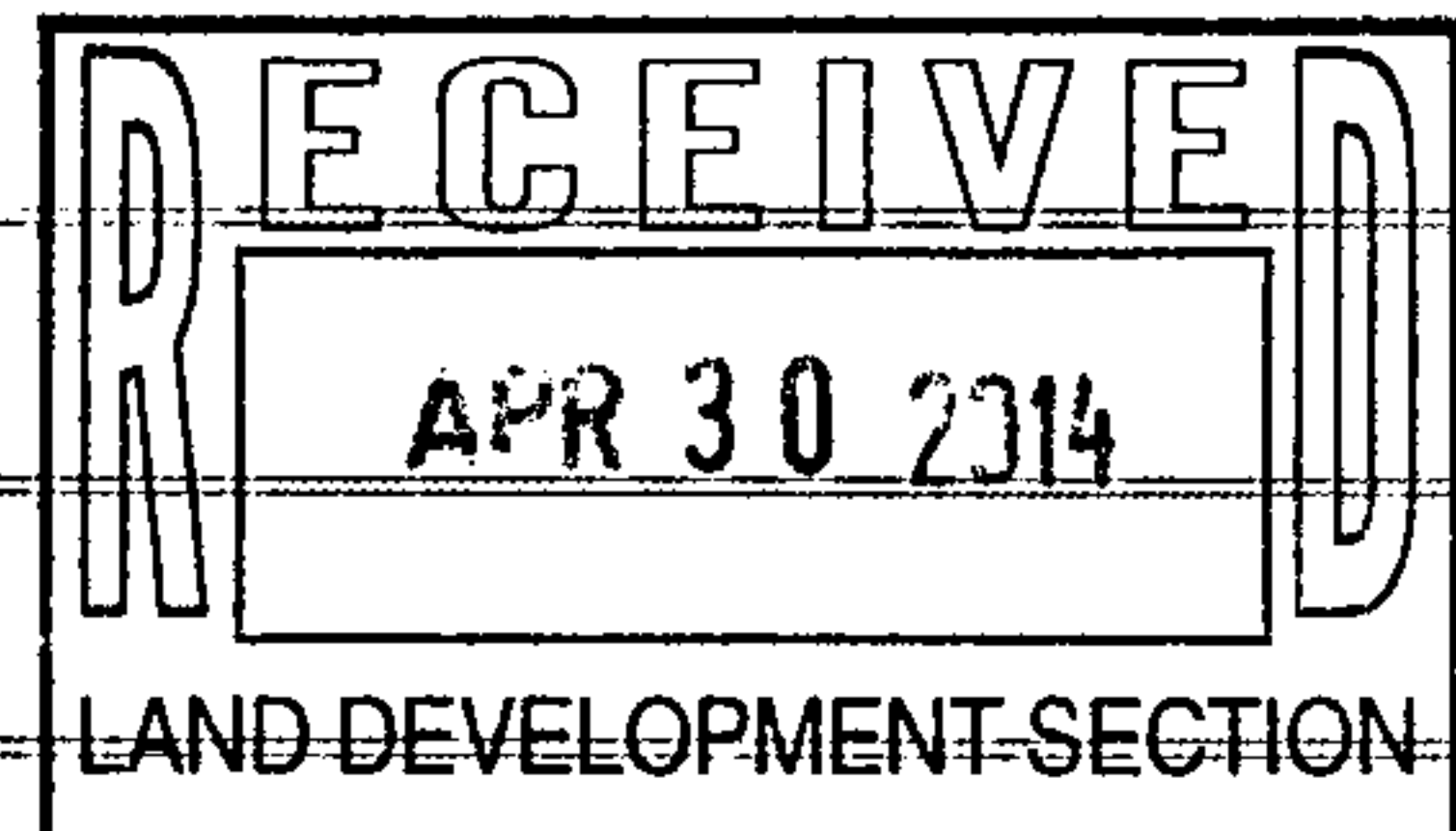
**REFERENCE:** Hope Plaza; Project #1006520

<b>WE ARE SENDING YOU ATTACHED THE FOLLOWING ITEMS:</b>	
3 – complete sets of the approved AMENDED SITE DEVELOPMENT PLAN for BUILDING PERMIT	
<b>THIS INFORMATION IS TRANSMITTED:</b>	
<input checked="" type="checkbox"/> As per your request	<input checked="" type="checkbox"/> For your files
<input type="checkbox"/> For your review and approval	<input type="checkbox"/> For your use
<input type="checkbox"/> For your information	<input type="checkbox"/> Please review and return
<input type="checkbox"/> For your attention	<input type="checkbox"/> For return to your files
<input type="checkbox"/> For your signature	<input type="checkbox"/> Please advise
<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENTS</b>	

**RECEIVED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_

**COPIES TO:** \_\_\_\_\_



10



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1006520

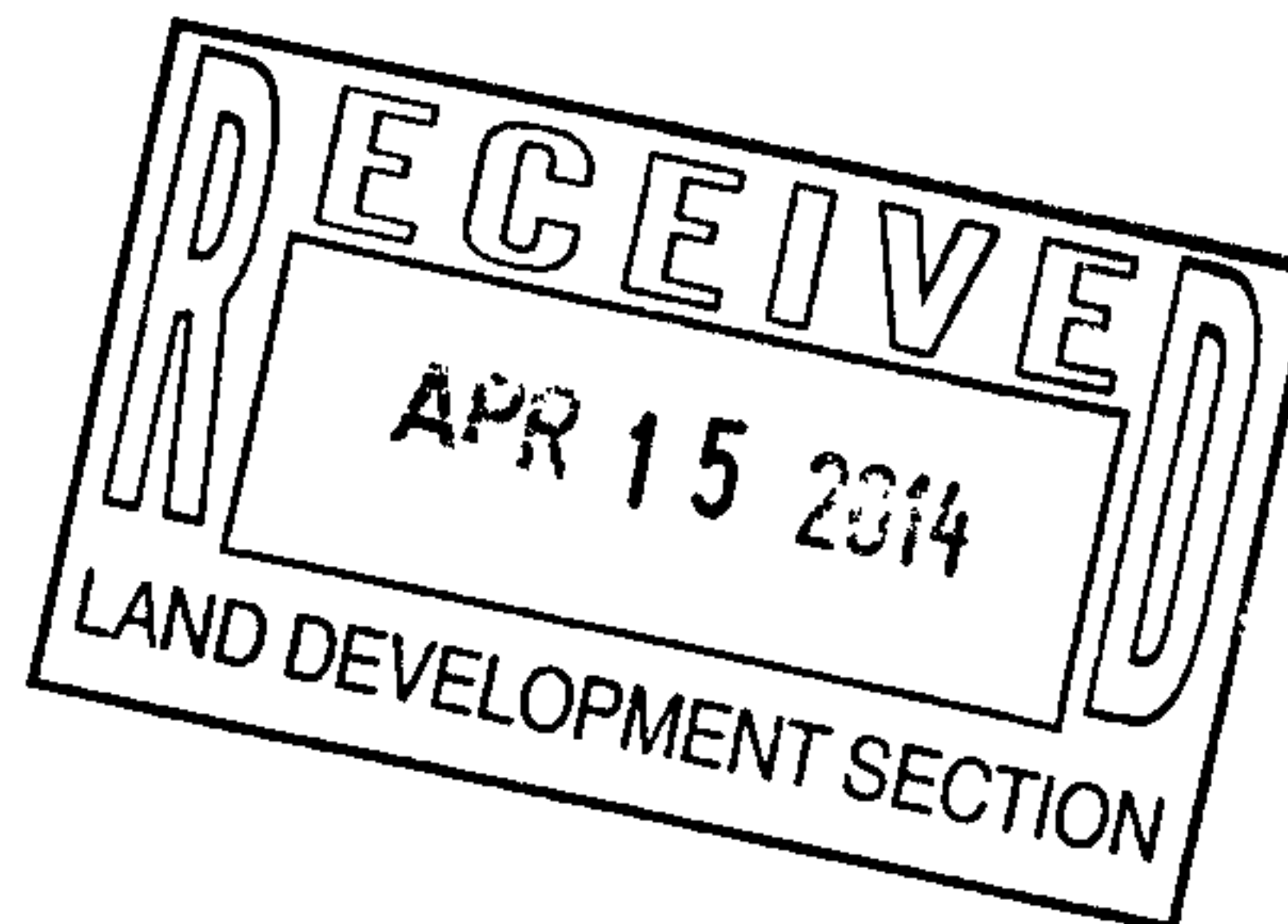
TO:  ALL MEMBERS  
Application No. \_\_\_\_\_

- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: Apr. 9, 2014

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

SUBMITTAL DESCRIPTION: Revised site Devel. Plan for Bldg. Permit



CONTACT NAME: William Fanning

TELEPHONE: 883-5200 EMAIL: wmfan@swcp.com  
268-1624



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

04/15/2014 Issued By: BLDAVM 233896

Category Code **910**  
**2014 070 105**

**Application Number:** 14DRB-70105, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SIGNAL BETWEEN BARSTOW AND VENTURA

**Project Number:** 1006520

**Applicant**  
HOPEFULL DIRT, LLC  
  
122 TULANE DR SE  
ALBUQUERQUE NM 87106

**Agent / Contact**  
ISAACSON AND ARFMAN PA  
FRED C ARFMAN  
128 MONROE ST NE  
ALBUQUERQUE NM 87108

### Application Fees

<b>APN Fee</b>	
<b>Conflict Mgmt Fee</b>	<b>\$20.00</b>
<b>DRB Actions</b>	<b>\$565.00</b>
<b>TOTAL:</b>	<b>\$585.00</b>

City of Albuquerque Treasury  
Date: 4/15/2014 Office: ANHEX  
Stat ID: W3000008 Cashier: TRSCXG  
Batch: 3520 Trans #: 9  
Permit: 2014070105  
Receipt Num 00192674  
0901 Payment ID 000000585000  
0903 DRB Actions  
Check Tendered :  
\$20.00  
\$565.00  
\$585.00



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
- Street Name Change (Local & Collector)
- APEAL / 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 2<sup>nd</sup> 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): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: None

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Hopefull Dirt, LLC PHONE: 338-2286

ADDRESS: 122 Tulane Drive SE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. Tract B-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Hope Plaza (tbka Lots 1 thru 6, Hope Plaza)

Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): C-20 UPC Code: 102006409232820226

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 07EPC-40001; 07EPC-40002; 07DRB-70360; 12DRB-70028; 13DRB-70562; 13DRB-70736

**CASE INFORMATION:**

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

No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 0.7799

LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE

Between: Barstow Street NE and Ventura Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: June 5, 2013

SIGNATURE Fred C. Arfman DATE 04-15-14  
 (Print Name) Fred C. Arfman 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

14 DRB - 70104  
70105

Action

SPV  
P&F  
CMF

S.F.

\_\_\_\_\_

Fees

\$ 0  
 \$ 565.00  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total  
 \$ 585.00

Hearing date April 23, 2014

[Signature]  
4-15-14  
 Staff signature & Date

Project # 1006520



**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.**

**SEWALK VARIANCE (DRB20)**

**SEWALK 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 SEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK 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.

\_\_\_\_\_  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
14 - DRB - 70104

\_\_\_\_\_  
Planner signature / date  
4-15-14  
Project # 1006520

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

- NA 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
- NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- NA 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** **See SDP for Bldg Permit**
- 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
- NA 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. **Forthcoming**

**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.

Fred C. Arfman

Fred C. Arfman Applicant name (print)  
09-15-14 Applicant signature / date



Form revised October 2007

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

Application case numbers  
14 - DRB - 70105  
 \_\_\_\_\_  
 \_\_\_\_\_

4-15-14  
 \_\_\_\_\_  
 Planner signature / date  
 Project # **1006520**





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
- 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 2<sup>nd</sup> 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): Isaacson & Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: None  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: fred@iacivil.com

APPLICANT: Hopefull Dirt, LLC PHONE: 338-2286  
 ADDRESS: 122 Tulane Drive SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. Tract B-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Hope Plaza (tbka Lots 1 thru 6, Hope Plaza)  
 Existing Zoning: SU-2 / O-1 & R-T Proposed zoning: Same MRGCD Map No NA  
 Zone Atlas page(s): C-20 UPC Code: 102006409232820226

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 07EPC-40001; 07EPC-40002; 07DRB-70360; 12DRB-70028; 13DRB-70562; 13DRB-70736

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 0.7799  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE  
 Between: Barstow Street NE and Ventura Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT) . Review Date: June 5, 2013

SIGNATURE Fred C. Arfman DATE 04-15-14  
 (Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70104</u>	<u>SPV</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- 70105</u>	<u>P&amp;F</u>	_____	\$ <u>565.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 23, 2014</u>				Total <u>\$585.00</u>

[Signature]  
 Staff signature & Date 4-15-14

Project # 1006520

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.

\_\_\_\_\_  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
 14 - DRB - 70104  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
Planner signature / date  
 Project # 1006520



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

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

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

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

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

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

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

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

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

- NA 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
- NA Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA 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** See SDP for Bldg Permit
- 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
- NA 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. **Forthcoming**

**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.

Fred C. Arfman

Fred C. Arfman Applicant name (print)  
09-15-14 Applicant signature / date

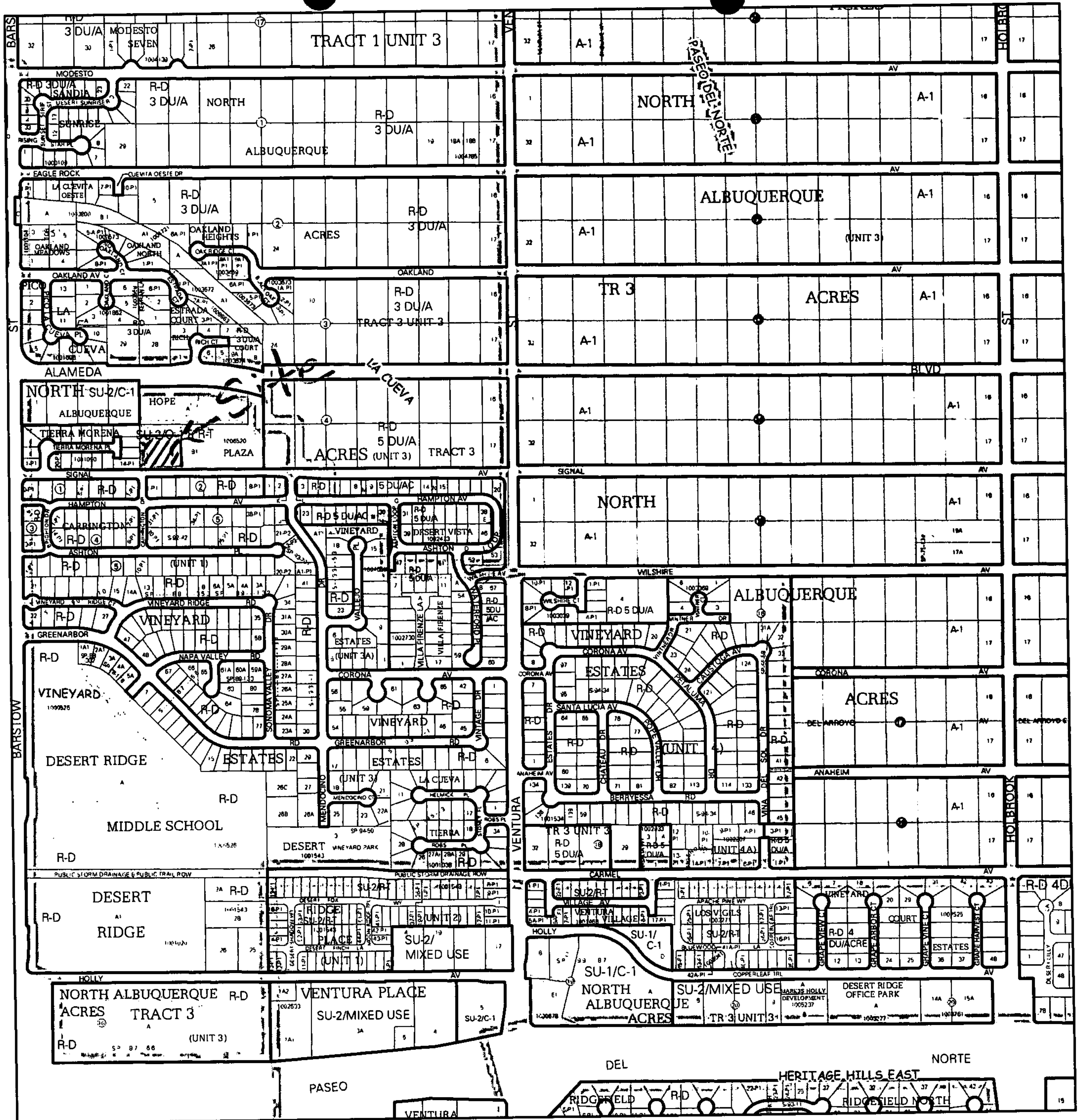


Form revised October 2007

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

Application case numbers  
14 - DRB - 70105

4-15-14 Planner signature / date  
 Project # 1006520



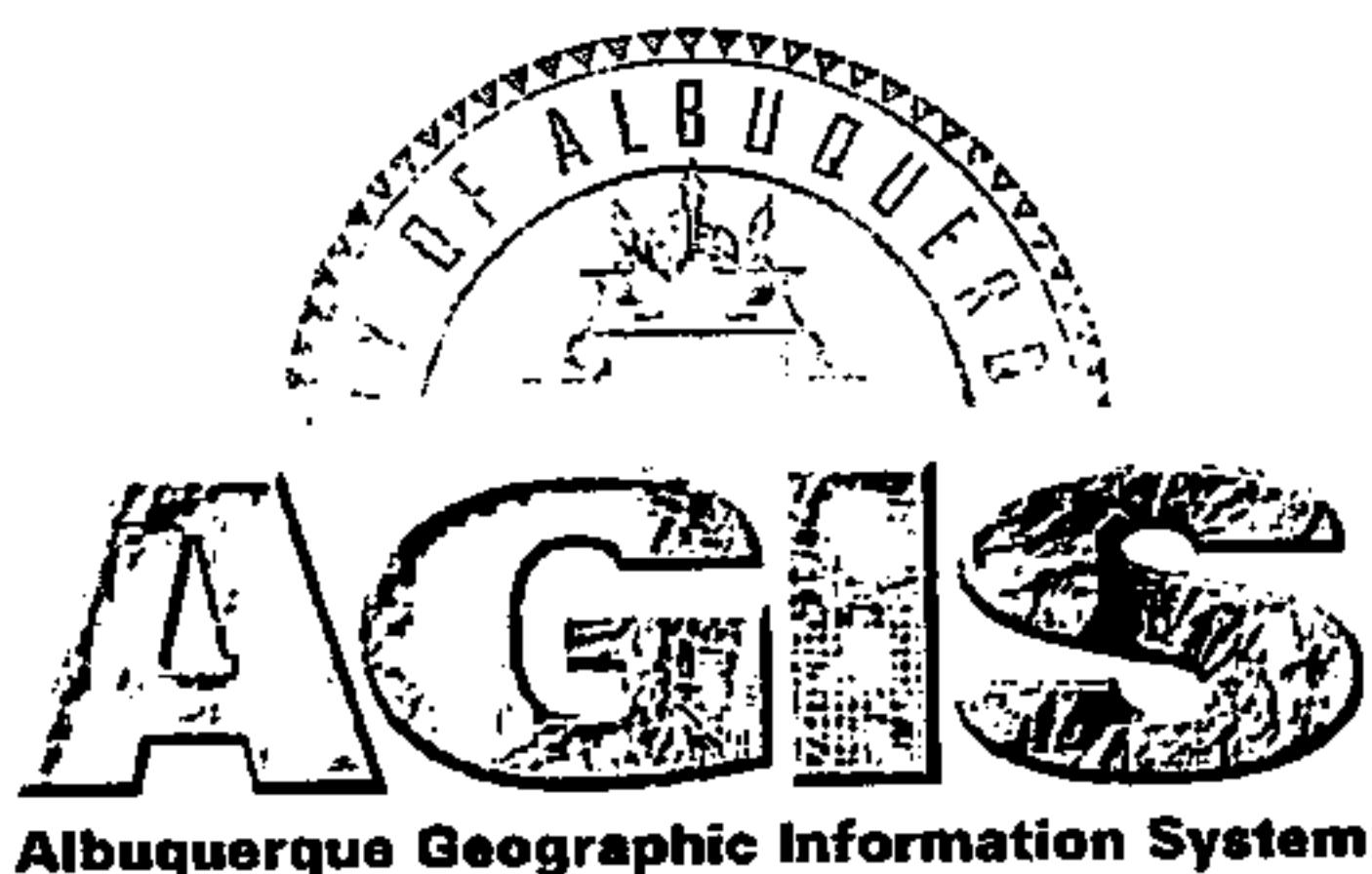
For more current information and details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

**C-20-Z**

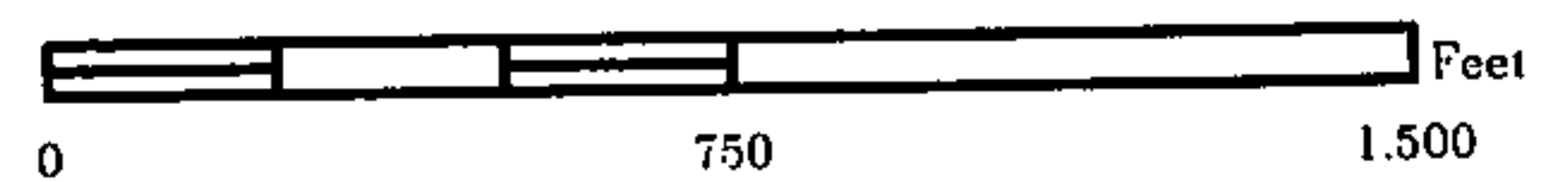
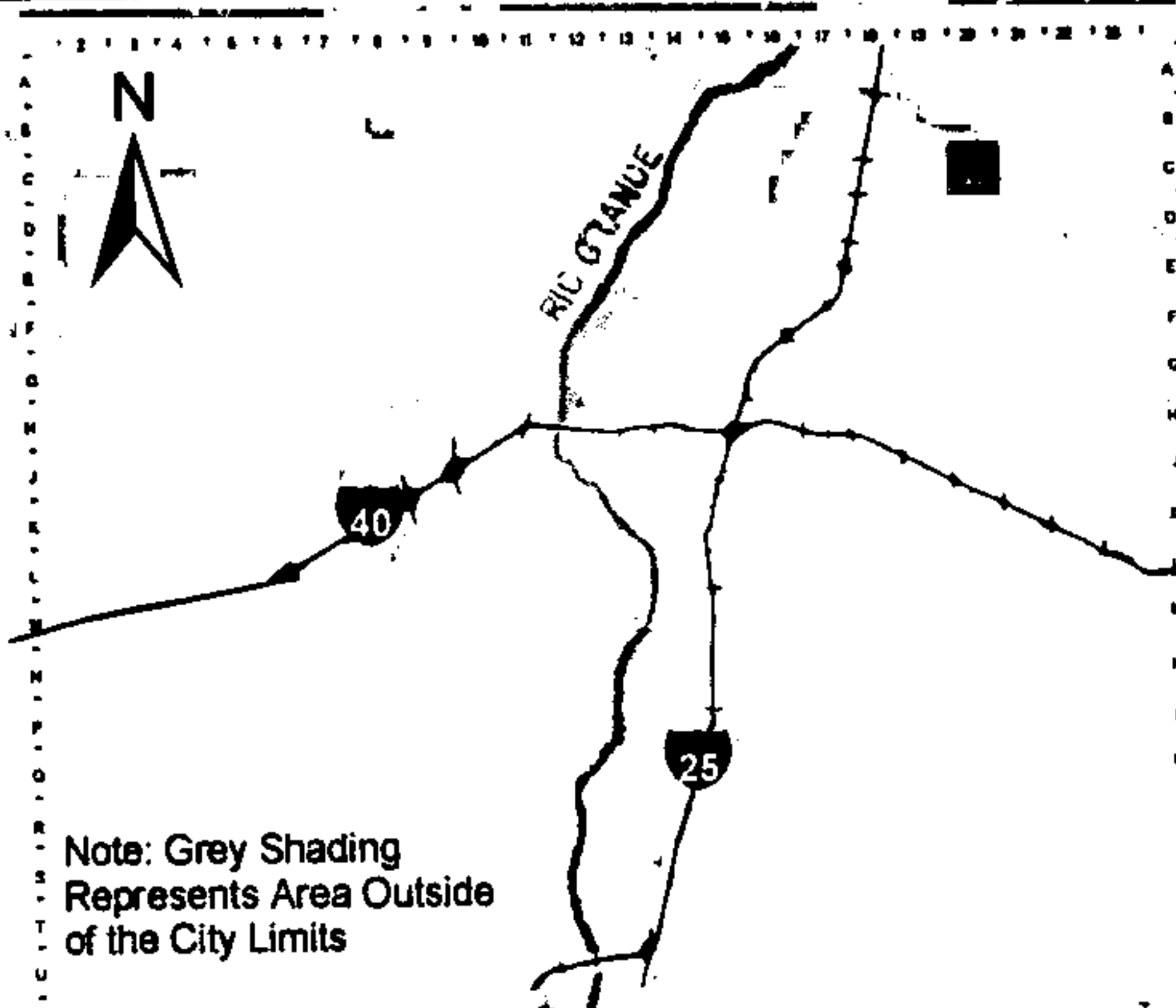
Selected Symbols

- 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

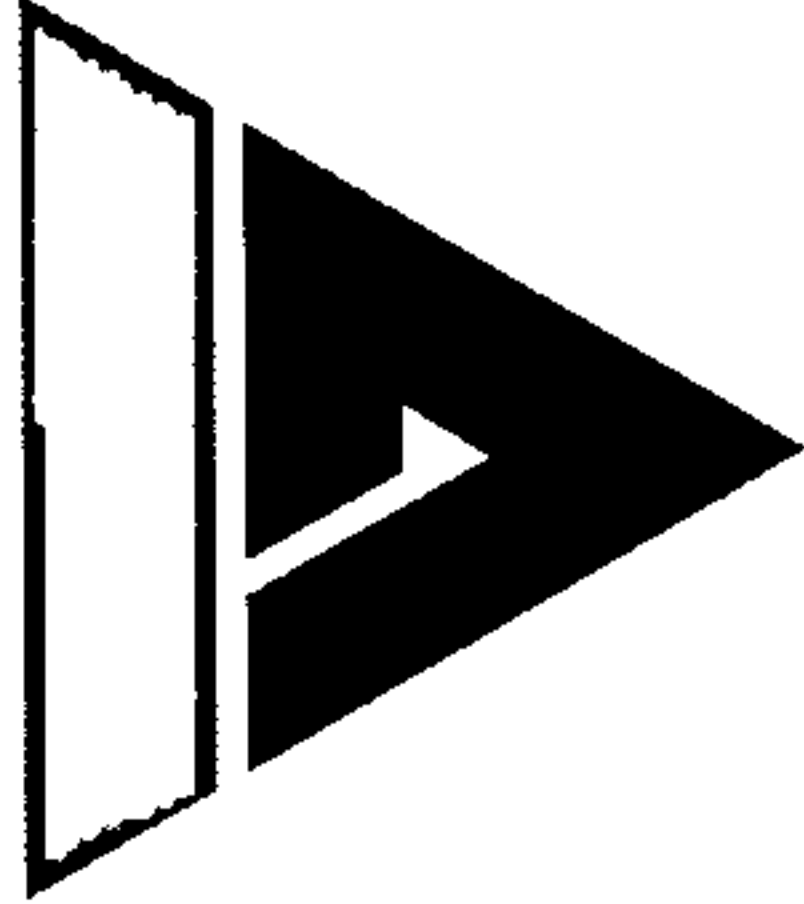


Map amended through: 1/10/2013

Note: Grey Shading Represents Area Outside of the City Limits







# Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) \* Fred C. Arfman, PE \* Åsa Nilsson-Weber, PE*

April 15, 2014

Mr. Jack Cloud, Chairman  
Development Review Board  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Hope Plaza Subdivision  
Tract B-1-B, Hope Plaza  
(C-20)

Dear Mr. Cloud,

Isaacson & Arfman, PA acting as the agent for Hopeful Dirt, LLC request that the accompanying minor subdivision plat submittal be entered into the DRB process. The site is Site Planned controlled per the Site Plan for Subdivision for Hope Plaza, COA Project # 1006520 as approved on Dec 7, 2007 and amended Dec. 20, 2011 and on March 19, 2014. This request is for the processing of the master planned six lot subdivision through the DRB.

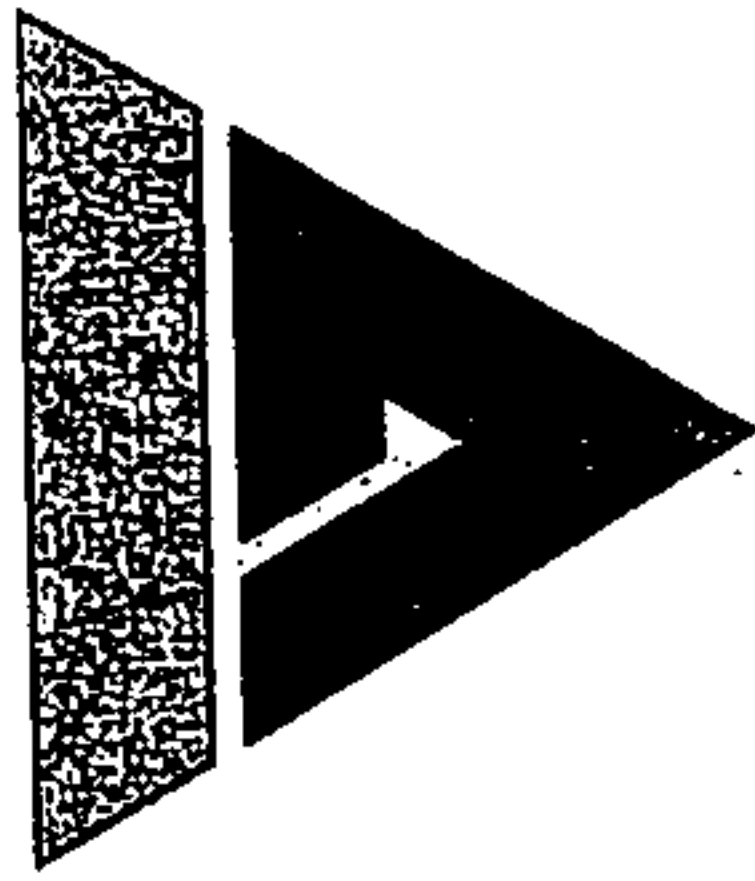
Public and private infrastructure improvements are required as identified on the accompanying Required Infrastructure List. The SDP for Building Permit and the Subdivision Design Variances request are being submitted concurrently with this request.

We are available to answer any questions on this submittal.

Sincerely,  
**ISAACSON & ARFMAN P.A.**

Fred C. Arfman, PE





**Isaacson & Arfman, P.A.** Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) \* Fred C. Arfman, PE \* Åsa Nilsson-Weber, PE*

March 17, 2014

Jack Cloud, Chair,  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Site Plan for Building Permit -- Hope Plaza  
Project 1006520; 13EPC-40157; 07DRB 70360

**Subject: Required Waivers, Variances with Justifications**

Dear Mr. Cloud,

Isaacson & Arfman, PA (I&A) is the authorized co-agent and the civil consulting engineer for the proposed lot split and the development of the six lot subdivision. H. William Fanning in conjunction with Fanning Bard Tatum Architects is processing the Amended Site Development Plan for Subdivision & Building Permit through the Development Review Board of the Planning Department. I&A has prepared the Conceptual Grading & Drainage Plan and the Conceptual Utility Plan as found on the Site Plan. The presented plan has a public stub road with a width less than the DPM standards. In addition, a waiver to increase the number of lots fronting on the stub street from 4 to 6 is being requested. The final approval is dependent upon securing several design variances from the City through the Development Review Boards and are listed below and accompanied by their justifications:

**Design Variance No. 1:** Increase in the number of lots accessing on a stub street from four (4) to six (6). The DPM defines a Stub Street as follows:

“Stub streets are the extension of a street past an intersection where the number of units is low enough and the length is short enough that a turnaround is not required. The maximum number of units is 4 and the maximum length is 150' measured from the centerline of the intersecting street to the end of the stub street.”

The physical layout of this development is best served by having all lots access off of the stub street. Having the two southerly lots access off of Signal would result in an increase to the vehicular conflicts on the street when vehicles are backing out of their respective driveways. See accompanying Variance Justification letter from William Fanning, agent for Twilight Homes.

- a. *In accordance with the provisions of 14-14-6-1, we request a variance to the number of houses on a stub street from four to six for the following reasons:*

- b. *Varying from normal requirements will encourage flexibility, economy, and effective use of open space, or ingenuity in design of a subdivision, following accepted principles of site planning.*
  - c. *The proposed residential subdivision of six homes a on stub street will be safer for residents exiting their driveways on to this street as opposed to backing on to Signal Avenue. No houses now front on to Signal. This street is narrow by City standards at 38' ROW and carries fast traffic, given the lack of restraint to speeding associated with houses with driveways on it.*
  - d. *By sharing a short street, residents of the six homes clustered on it will form a small community. This plan will foster a sense of connection and involvement among neighbors that would not occur if these same houses simply fronted on to Signal. The proposed design represents good planning by any measure.*
  - e. *The east/west orientation of the six houses ensures better solar access and better second floor views than a north/south orientation if the houses fronted on Signal.*
  - f. *The length of the stub street has been reduced below 150'.*
2. *Extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards.*

*The surrounding area contains moderately priced homes. The area of the parcel easily permits six houses on minimum 3,600 sf lots for detached homes in an RT zone. The problem lies in the proportions of the parcel that create a practical difficulty in configuring an optimum RT-zoned subdivision. If the number of units were reduced to four, infrastructure costs would overprice this development.*

**Design Variance No. 2:** Establishing the stub street right-of way width at forty (40) feet and a face-to-face paving width of 26'. The stub street width may or may not require a variance for the 40' wide street as shown on the plan. The street section was presented to the EPC having a 24' face-to-face street width within a 38' wide ROW (DPM defines the minimum street width as 27' for street having mountable curb & gutter for local street having frontage on both sides) accompanied by two four foot wide sidewalks offset three feet from the face of curbs. The revised street face-to-face dimension was increased to 26' per the recommendation of the DRB.

- a. *The EPC approved the plan showing the street width as defined above.*
- b. *The Official Notice of Decision dated February 18, 2014 includes Finding No. 10, "The EPC supports the necessary deviations to the DPM standards as to Stub Streets (Ch. 23 Section.5.D.5), as necessary to the proposed Amendment"; (See attached EPC Official Notice of Decision).*

The above requested variances mean the DPM (14-14-6-1) criteria and those criteria are adopted as further justification on this action:

(A) The Development Review Board may vary the provisions of Part 3 of this article, Minimum Standards for the Design of Subdivisions and the *Development Process Manual* in cases:

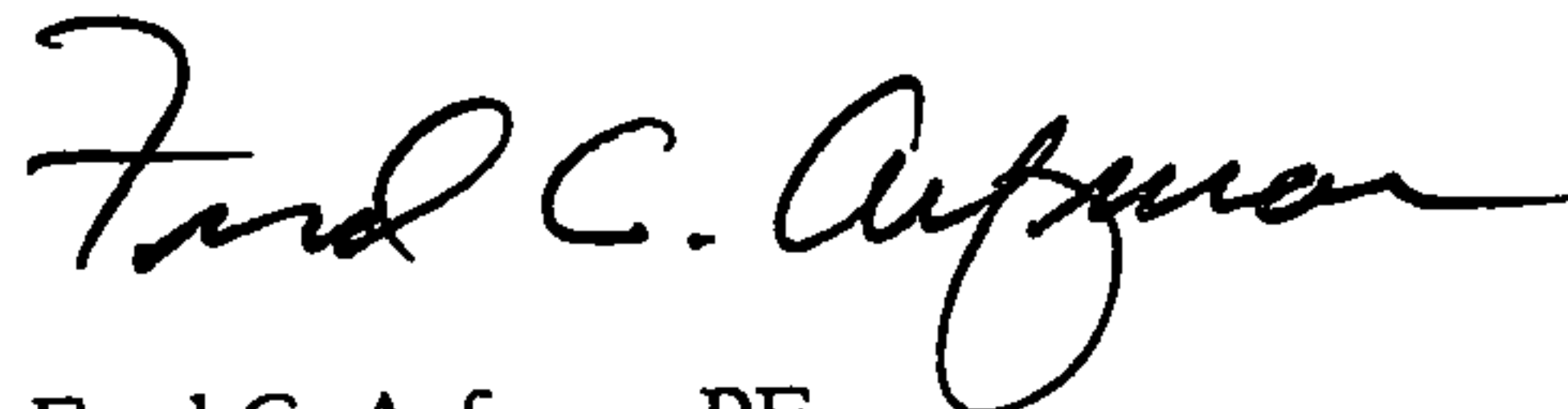
- (1) Where varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning;
- (2) Where extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards;

(B) In the case of subdivisions governed by an approved site development plan, the Development Review Board normally should grant a variance to assure conformance with that approved development plan.

These above requested variances are also found on the Site Development Plan for Building Permit and will be officially submitted to the Development Review Board for their official acceptance at the time of final plan sign off.

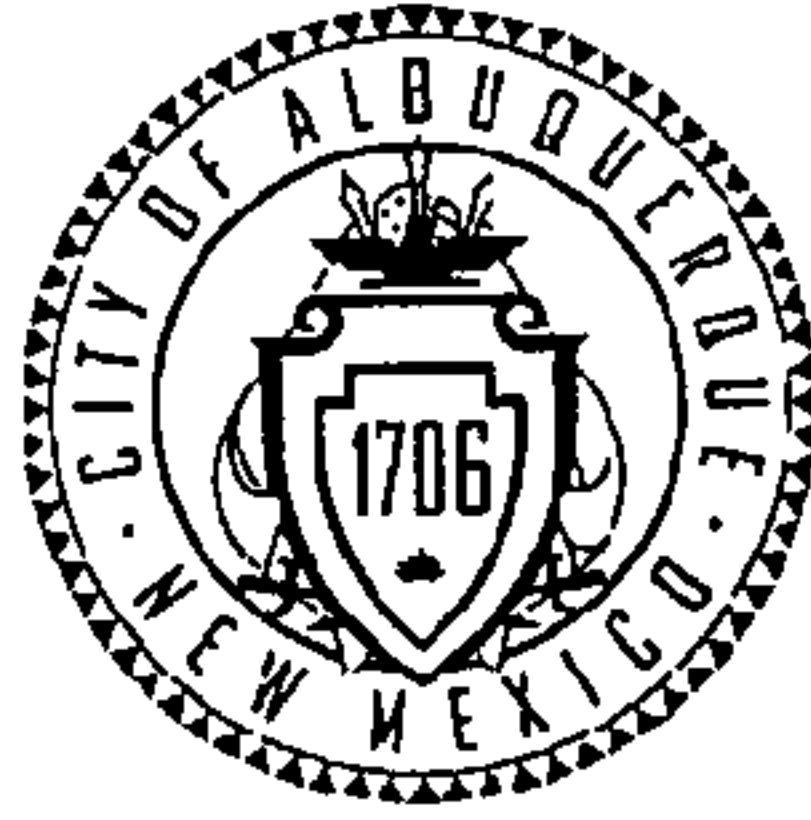
Sincerely,

**ISAACSON & ARFMAN P.A.**



Fred C. Arfman, PE





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

March 28, 2014

H. William Fanning  
FBT Architects  
6501 Americas Parkway NE, Suite 300/87110  
Phone: 505-883-5200

Dear H. William:

Thank you for your inquiry of **March 28, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – LOT B-1-B, BLOCK 4, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON SIGNAL AVENUE NE BETWEEN CARRINGTON DRIVE NE AND MENDOCINO DRIVE NE** zone map **C-20**.

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

### VINEYARD ESTATES N.A. "R"

Elizabeth Meek, 8831 Hampton Ave. NE/87122 508-0806 (h)

Tony Huffman, 9712 Sand Verbena Trl. NE/87122-3667 823-2456 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT  
TO BOTH CONTACTS OF  
EACH NA/HOA FOR THIS  
PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

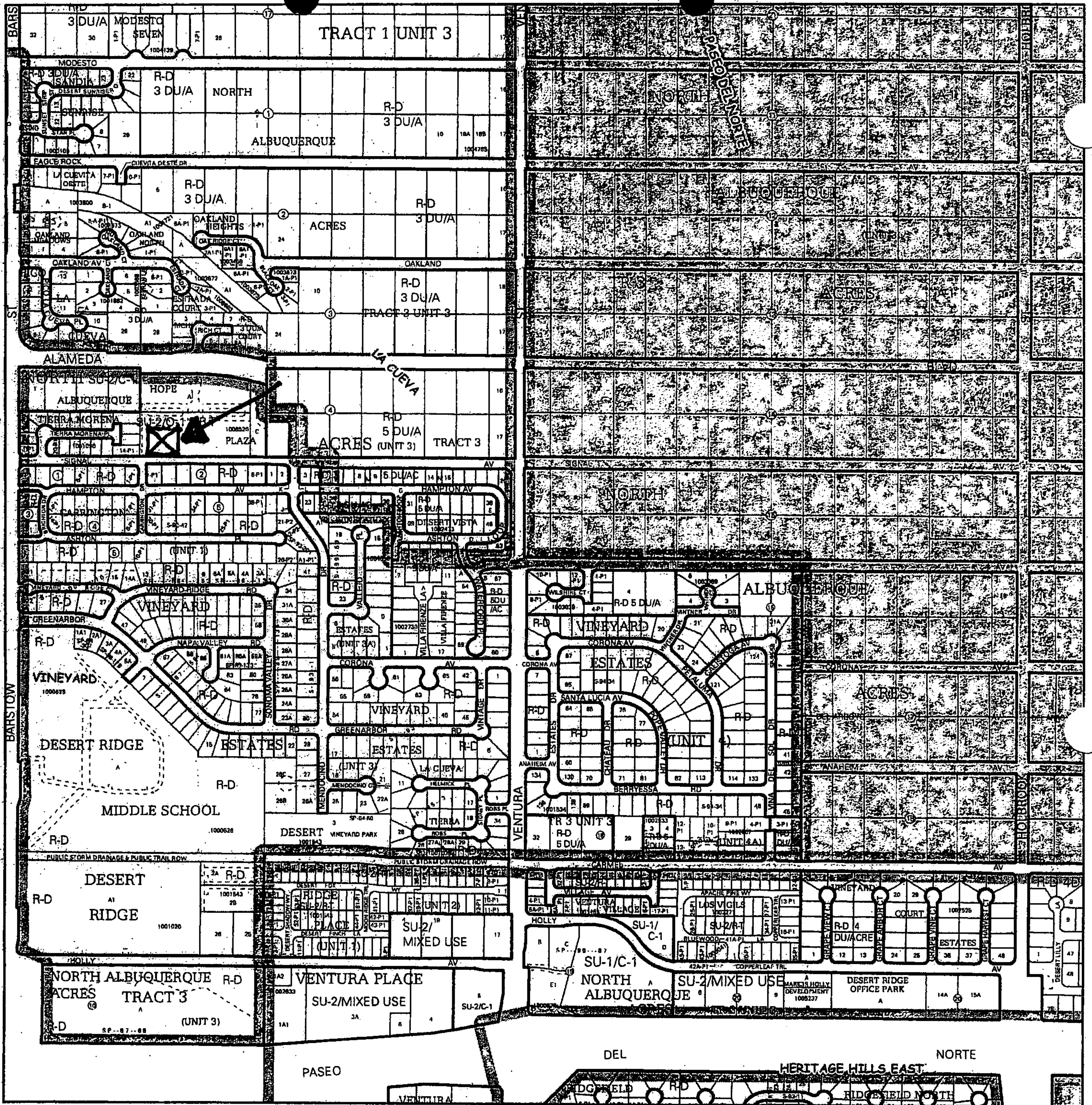
Thank you for your cooperation on this matter.

\*\*\*\*\*

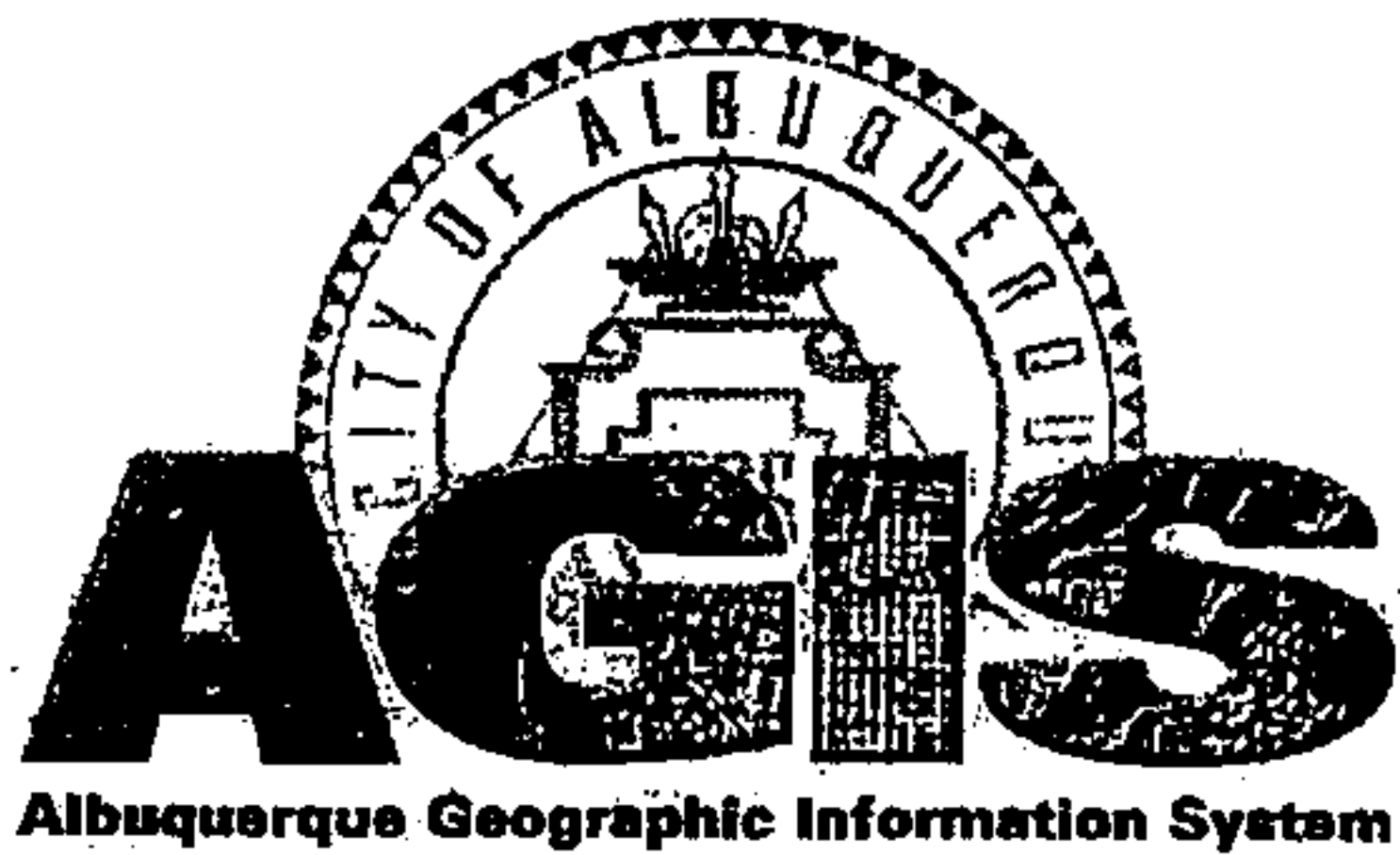
(below this line for ONC use only)

Date of Inquiry: **03/28/14** Time Entered: **12:05 p.m.** Rep. Initials: **siw**

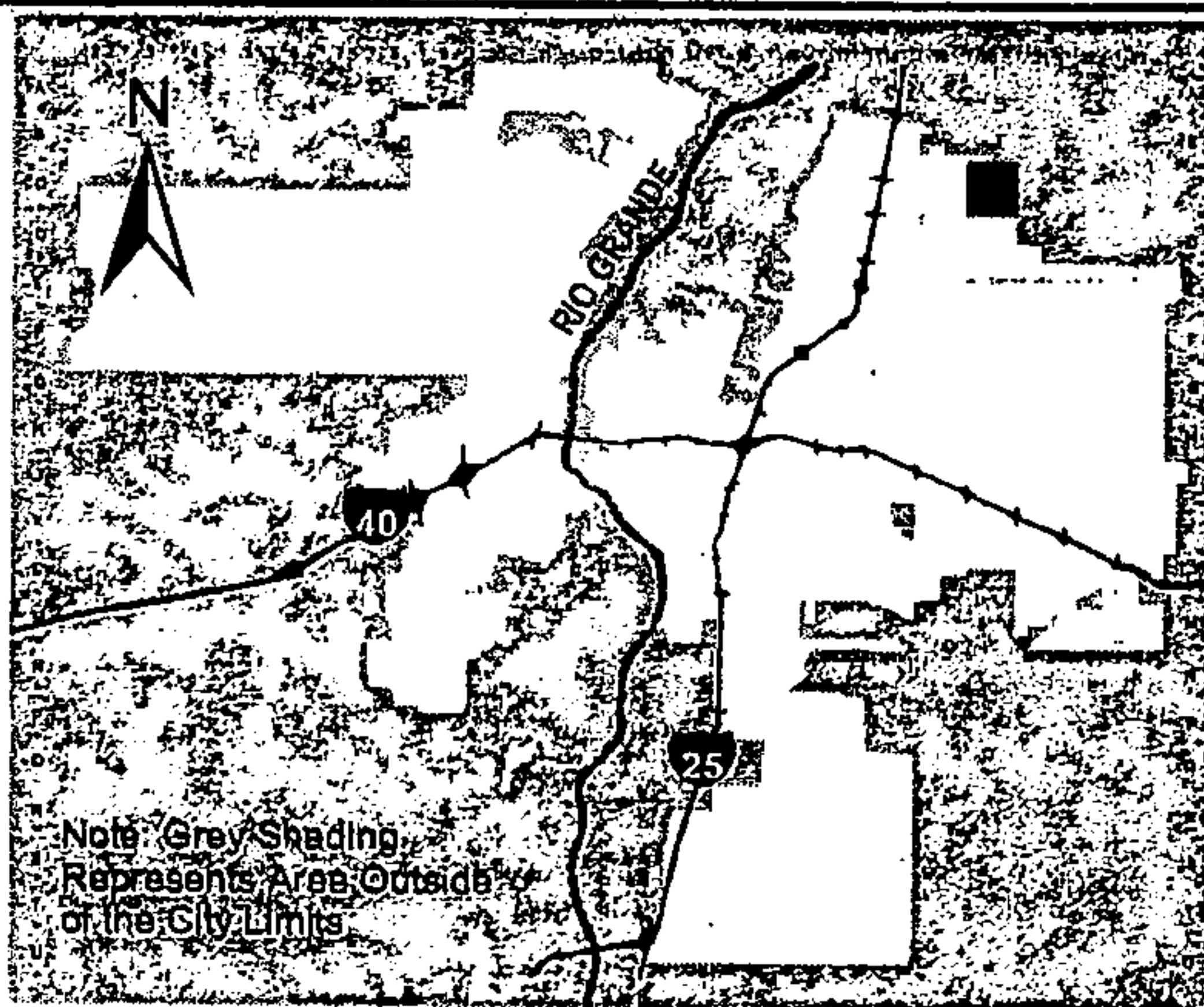




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 4/2/2012

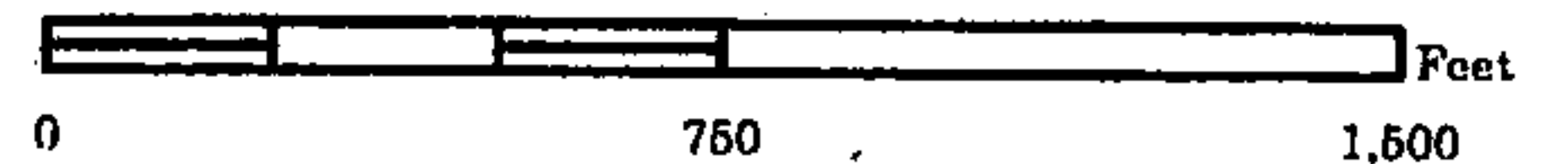


Zone Atlas Page:

# C-20-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





CORPORATE OFFICE:  
MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110  
PHO 505.883.5200  
WEB fbtarch.com



LUBBOCK OFFICE:  
MAIL 500 East 50th Street, Ste. C-2  
Lubbock, TX 79404  
PHO 806.747.2244

April 2, 2014

Ms. Elizabeth Meek  
8831 Hampton Av. NE  
Albuquerque, NM 87122

Reference: DRB Application for Variance - Site Development Plan Amendment  
Hope Plaza  
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres  
Zoned SU-2 for O-1 and RT Uses

Dear Ms. Meek:

I am writing you once again in your capacity as a representative of the Vineyard Estates Neighborhood Association. FBT Architects is agent for Twilight Homes of New Mexico in a request for an amendment to the Site Development Plan for Hope Plaza. As you know, approval of that amendment was granted by the Environmental Planning Commission (EPC) as was subsequent approval of the Site Plan for Subdivision by the Development Review Board (DRB). Following those actions, Twilight Homes completed purchase of the property. At this point, there remains a final step in the process: approval of the Site Plan for Building Permit by the DRB. That request includes two variances that pertain to the number of houses permitted on a stub street and the width of the new street. The DRB hearing should be later this month on either April 16 or 23.

The Development Process Manual (DPM) allows up to four houses on a stub street whereas the proposed development is for six houses. This issue could be overcome if the two houses adjacent to Signal Ave. had driveways backing directly on to that street thus reducing the number of houses on the new street to four. We believe however that such a solution would create a safety problem for drivers backing on to Signal given its speed of traffic. In fact, no other houses front on to Signal. The effect of cars slowing down on a residential street would not occur in this instance. Good planning suggests that the new development will function more safely with all six homes fronting the new street.

Relative to street width, the proposed width of 26' is 12" less than the DPM standard and is a compromise solution. We had initially requested a much narrower width given the shallow east-west length of the parcel overall that impacted design of the proposed homes. This minor difference should have no effect on this development given its small size.

Even though you are very familiar with this project and the surrounding area, for the record let me provide some background information. As you know, Hope Plaza is located between Alameda and Signal east of Barstow NE; it contains two office buildings and a church. The vacant portion of Hope Plaza, located on its southwest side, was originally planned for a Healing Center. As noted above, this site has been purchased by Twilight Homes for development of a six unit residential subdivision. Zoning is SU-2 for O-1 and RT thus the proposed development is a permissive use. The area of the tract is just

under .8 acre. Lots will be about 4,500 sf each whereas the minimum lot area for a detached home in an RT zone is 3,600 sf. Access will be from a new street connected to Signal Av. NE. Proposed homes will be one and two story and contain about 2,200 sf of heated area along with two car garages. They will be flat roof construction and will be consistent with the contemporary pueblo character of the office buildings and the church.

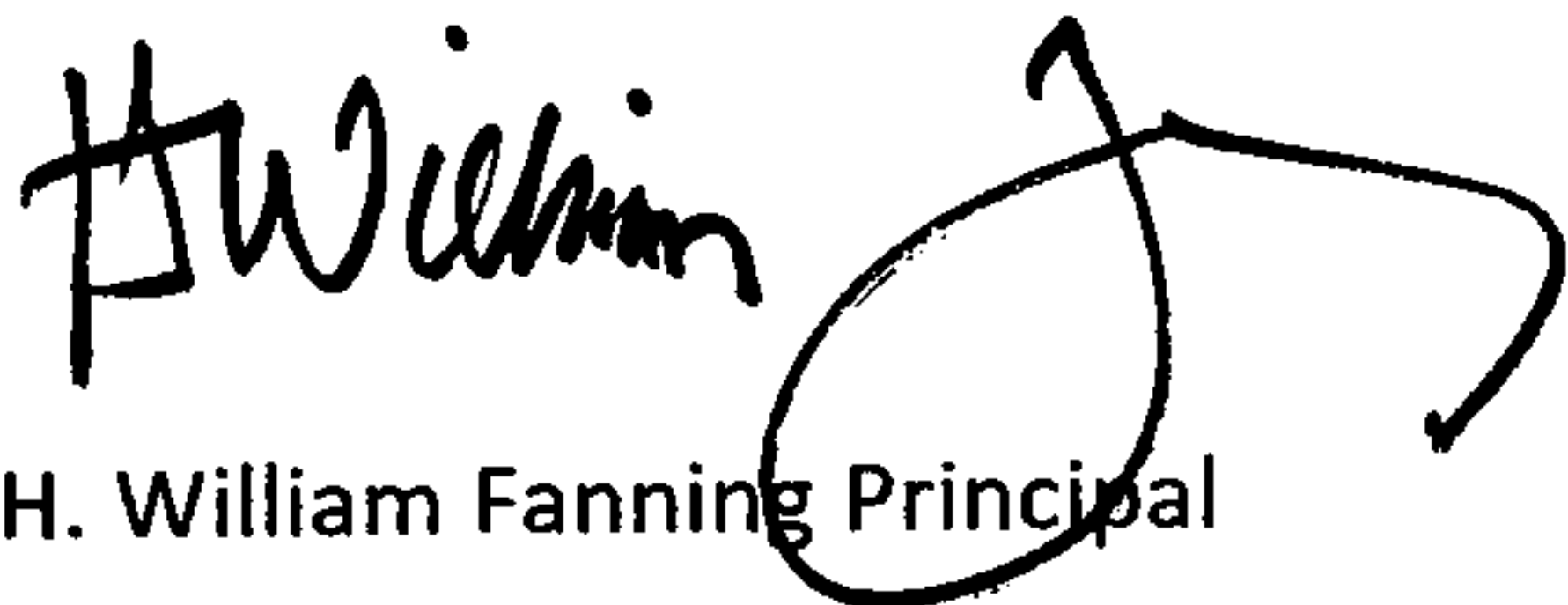
The development will be separated from the remainder of Hope Plaza by concrete masonry walls between 4' and 6' high. There will a new concrete sidewalk along its east side that will connect with existing concrete sidewalks on the north and south sides, thus insuring good pedestrian accessibility.

In conclusion, the variance requested for six homes on the new street provides a safer alternative than strictly complying with the DPM standard of four houses on a stub street. It will also foster a greater sense of community among its residents than the alternative. The street width of 26' vs. 27' should have not impact on the function of this short street.

Should you have any questions regarding the proposed development, please feel free to contact me. We are hopeful of your support.

Very truly yours,

FBT Architects Ltd. by

A handwritten signature in black ink, appearing to read 'H. William Fanning', with a large, stylized flourish extending from the end of the signature.

H. William Fanning Principal

CORPORATE OFFICE:  
MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110  
PHO 505.883.5200  
WEB fbtarch.com



LUBBOCK OFFICE:  
MAIL 500 East 50th Street, Ste. C-2  
Lubbock, TX 79404  
PHO 806.747.2244

April 2, 2014

Mr. Tony Huffman  
9712 Sand Verbena Trail NE  
Albuquerque, NM 87122-3667

Reference: DRB Application for Variance - Site Development Plan Amendment  
Hope Plaza  
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres  
Zoned SU-2 for O-1 and RT Uses

Dear Mr. Huffman:

I am writing you once again in your capacity as a representative of the Vineyard Estates Neighborhood Association. FBT Architects is agent for Twilight Homes of New Mexico in a request for an amendment to the Site Development Plan for Hope Plaza. As you know, approval of that amendment was granted by the Environmental Planning Commission (EPC) as was subsequent approval of the Site Plan for Subdivision by the Development Review Board (DRB). Following those actions, Twilight Homes completed purchase of the property. At this point, there remains a final step in the process: approval of the Site Plan for Building Permit by the DRB. That request includes two variances that pertain to the number of houses permitted on a stub street and the width of the new street. The DRB hearing should be later this month on either April 16 or 23.

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Should you have any questions regarding the proposed development, please feel free to contact me. We are hopeful of your support.

Very truly yours,

FBT Architects Ltd. by

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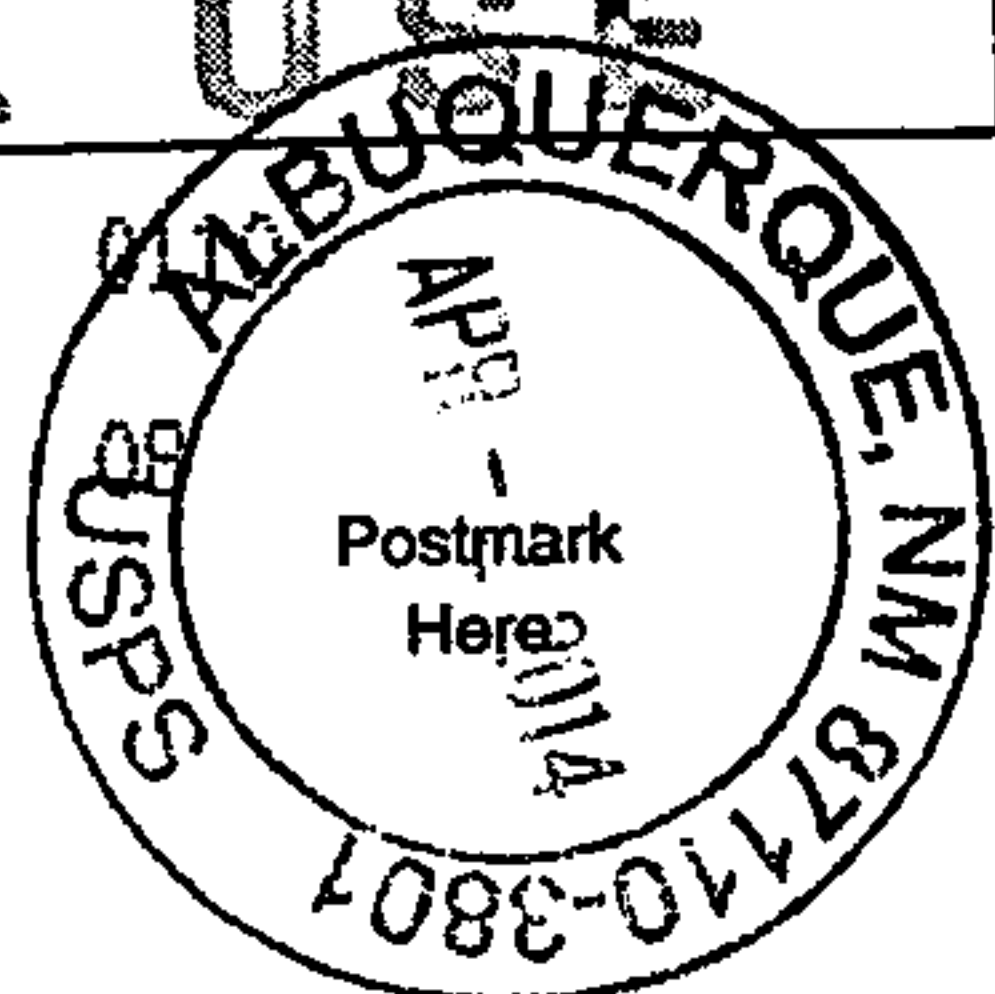
H. William Fanning Principal

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Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

04/02/2014

Sent To **Mr. Tony Huffman**  
 Street, Apt. No., or PO Box No. **9712 Sand Verbein Tr. NE**  
 City, State, ZIP+4 **Albuq. NM 87122-3667**

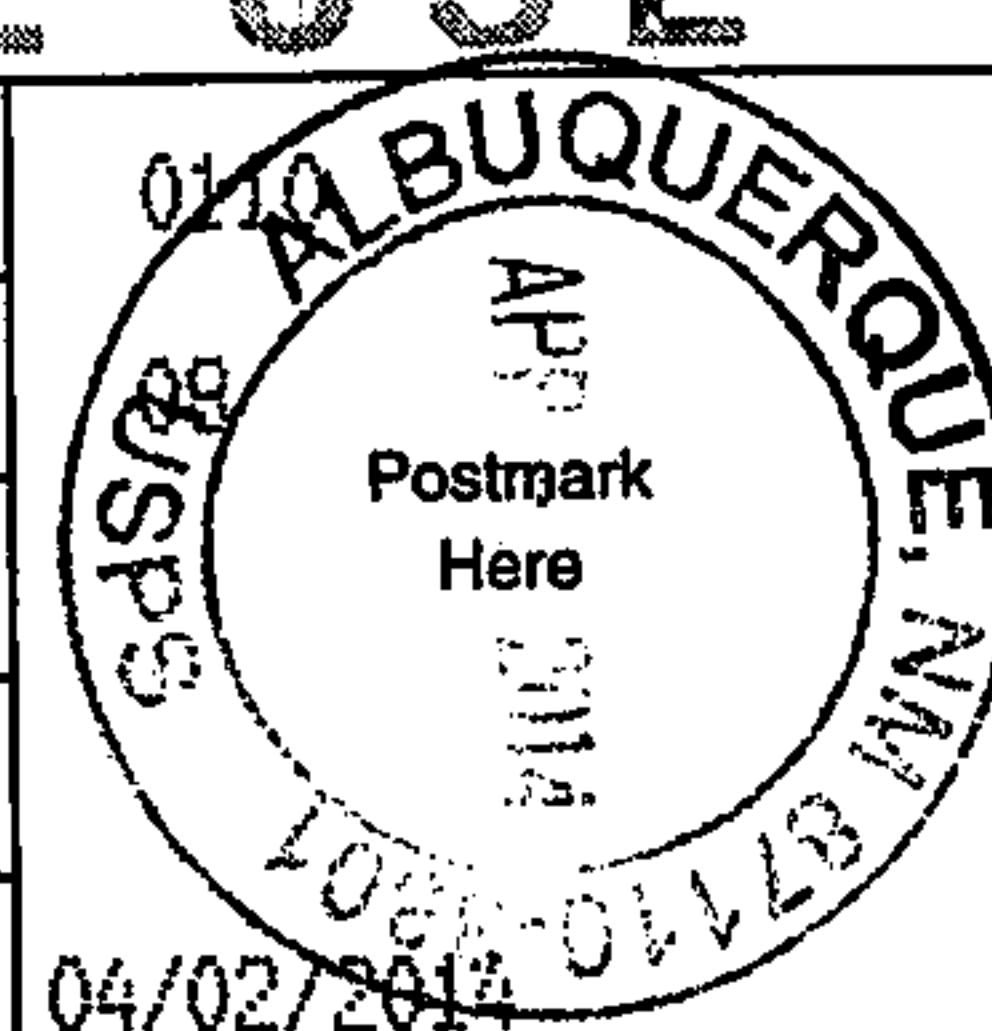
PS Form 3800, August 2006

See Reverse for Instructions

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ALBUQUERQUE, NM 87122



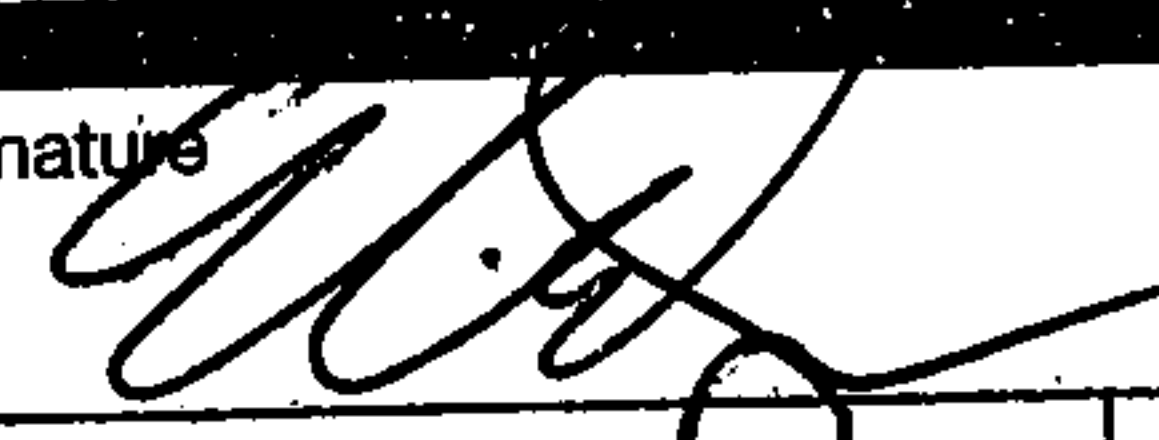
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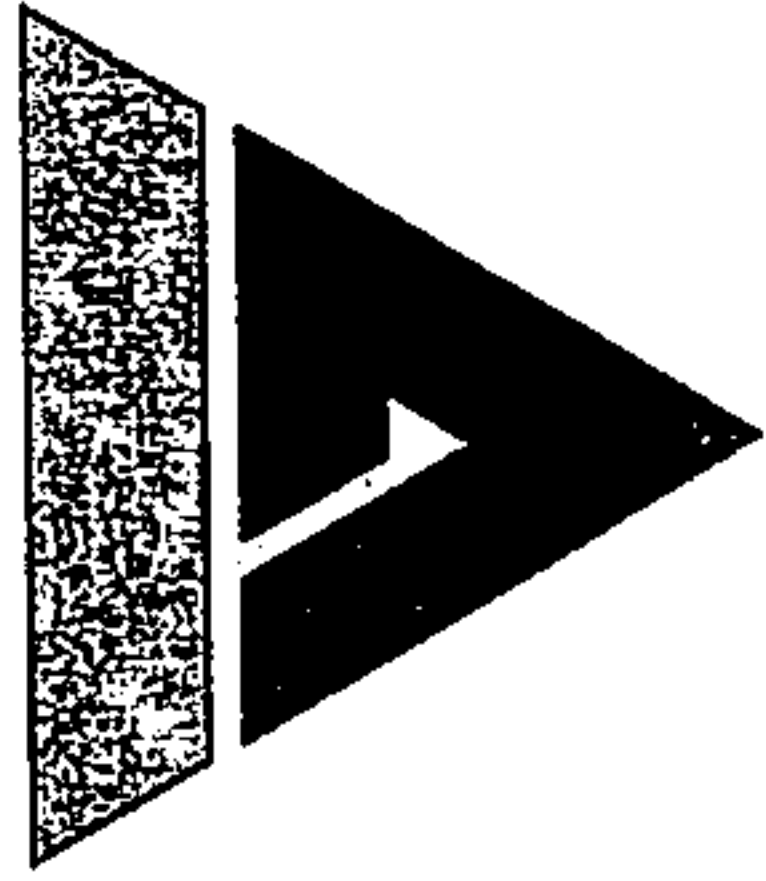
Sent To **Ms. Elizabeth Meek**  
 Street, Apt. No., or PO Box No. **8831 Hampton Av. NE**  
 City, State, ZIP+4 **Albuq. NM 87122**

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <b>Ms. Elizabeth Meek</b> <b>8831 Hampton Av. NE</b> <b>Albuq. NM 87122</b>		B. Received by (Printed Name) <b>ELIZABETH MECK</b>	C. Date of Delivery <b>4/7/14</b>
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		<b>7013 2250 0001 4613 5062</b>	
PS Form 3811, July 2013		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <b>Mr. Tony Huffman</b> <b>9712 Sand Verbein Tr. NE</b> <b>Albuq. NM</b> <b>87122-3667</b>		B. Received by (Printed Name) <b>TPA</b>	C. Date of Delivery <b>4/3</b>
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		<b>7013 2250 0001 4613 5055</b>	
PS Form 3811, July 2013		Domestic Return Receipt	



# Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) \* Fred C. Arfman, PE \* Åsa Nilsson-Weber, PE*

March 17, 2014

Jack Cloud, Chair,  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Site Plan for Building Permit -- Hope Plaza  
Project 1006520; 13EPC-40157; 07DRB 70360

**Subject: Required Waivers, Variances with Justifications**

Dear Mr. Cloud,

Isaacson & Arfman, PA (I&A) is the authorized co-agent and the civil consulting engineer for the proposed lot split and the development of the six lot subdivision. H. William Fanning in conjunction with Fanning Bard Tatum Architects is processing the Amended Site Development Plan for Subdivision & Building Permit through the Development Review Board of the Planning Department. I&A has prepared the Conceptual Grading & Drainage Plan and the Conceptual Utility Plan as found on the Site Plan. The presented plan has a public stub road with a width less than the DPM standards. In addition, a waiver to increase the number of lots fronting on the stub street from 4 to 6 is being requested. The final approval is dependent upon securing several design variances from the City through the Development Review Boards and are listed below and accompanied by their justifications:

**Design Variance No. 1:** Increase in the number of lots accessing on a stub street from four (4) to six (6). The DPM defines a Stub Street as follows:

“Stub streets are the extension of a street past an intersection where the number of units is low enough and the length is short enough that a turnaround is not required. The maximum number of units is 4 and the maximum length is 150' measured from the centerline of the intersecting street to the end of the stub street.”

The physical layout of this development is best served by having all lots access off of the stub street. Having the two southerly lots access off of Signal would result in an increase to the vehicular conflicts on the street when vehicles are backing out of their respective driveways. See accompanying Variance Justification letter from William Fanning, agent for Twilight Homes.

- a. *In accordance with the provisions of 14-14-6-1, we request a variance to the number of houses on a stub street from four to six for the following reasons:*



- b. *Varying from normal requirements will encourage flexibility, economy, and effective use of open space, or ingenuity in design of a subdivision, following accepted principles of site planning.*
  - c. *The proposed residential subdivision of six homes on a stub street will be safer for residents exiting their driveways on to this street as opposed to backing on to Signal Avenue. No houses now front on to Signal. This street is narrow by City standards at 38' ROW and carries fast traffic, given the lack of restraint to speeding associated with houses with driveways on it.*
  - d. *By sharing a short street, residents of the six homes clustered on it will form a small community. This plan will foster a sense of connection and involvement among neighbors that would not occur if these same houses simply fronted on to Signal. The proposed design represents good planning by any measure.*
  - e. *The east/west orientation of the six houses ensures better solar access and better second floor views than a north/south orientation if the houses fronted on Signal.*
  - f. *The length of the stub street has been reduced below 150'.*
2. *Extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards.*

*The surrounding area contains moderately priced homes. The area of the parcel easily permits six houses on minimum 3,600 sf lots for detached homes in an RT zone. The problem lies in the proportions of the parcel that create a practical difficulty in configuring an optimum RT-zoned subdivision. If the number of units were reduced to four, infrastructure costs would overprice this development.*

**Design Variance No. 2:** Establishing the stub street right-of way width at forty (40) feet and a face-to-face paving width of 26'. The stub street width may or may not require a variance for the 40' wide street as shown on the plan. The street section was presented to the EPC having a 24' face-to-face street width within a 38' wide ROW (DPM defines the minimum street width as 27' for street having mountable curb & gutter for local street having frontage on both sides) accompanied by two four foot wide sidewalks offset three feet from the face of curbs. The revised street face-to-face dimension was increased to 26' per the recommendation of the DRB.

- a. *The EPC approved the plan showing the street width as defined above.*
- b. *The Official Notice of Decision dated February 18, 2014 includes Finding No. 10, "The EPC supports the necessary deviations to the DPM standards as to Stub Streets (Ch. 23 Section.5.D.5), as necessary to the proposed Amendment"; (See attached EPC Official Notice of Decision).*

The above requested variances mean the DPM (14-14-6-1) criteria and those criteria are adopted as further justification on this action:

(A) The Development Review Board may vary the provisions of Part 3 of this article, Minimum Standards for the Design of Subdivisions and the *Development Process Manual* in cases:

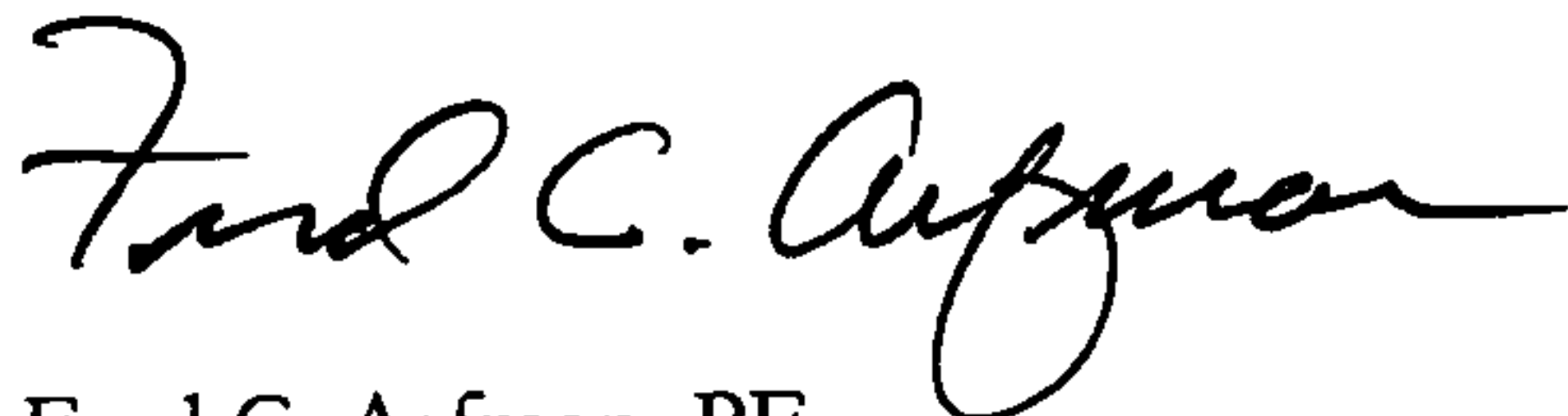
- (1) Where varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning;
- (2) Where extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards;

(B) In the case of subdivisions governed by an approved site development plan, the Development Review Board normally should grant a variance to assure conformance with that approved development plan.

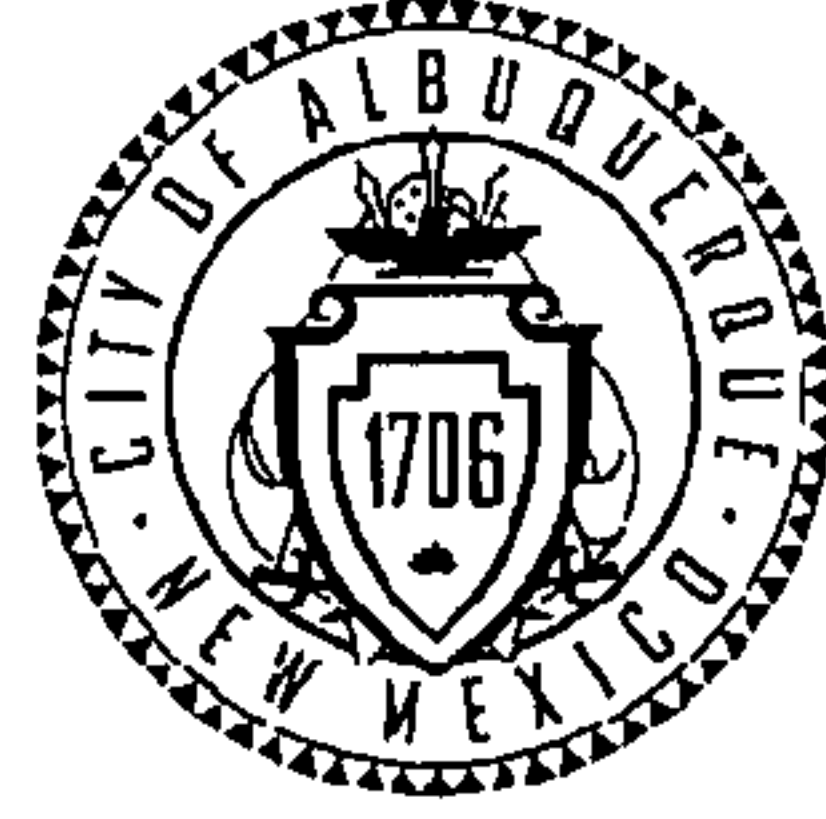
These above requested variances are also found on the Site Development Plan for Building Permit and will be officially submitted to the Development Review Board for their official acceptance at the time of final plan sign off.

Sincerely,

**ISAACSON & ARFMAN P.A.**



Fred C. Arfman, PE



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

March 28, 2014

H. William Fanning  
FBT Architects  
6501 Americas Parkway NE, Suite 300/87110  
Phone: 505-883-5200

Dear H. William:

Thank you for your inquiry of **March 28, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – LOT B-1-B, BLOCK 4, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON SIGNAL AVENUE NE BETWEEN CARRINGTON DRIVE NE AND MENDOCINO DRIVE NE** zone map **C-20**.

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

### **VINEYARD ESTATES N.A. "R"**

Elizabeth Meek, 8831 Hampton Ave. NE/87122 508-0806 (h)

Tony Huffman, 9712 Sand Verbena Trl. NE/87122-3667 823-2456 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT  
TO BOTH CONTACTS OF  
EACH NA/HOA FOR THIS  
PLANNING SUBMITTAL.**



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

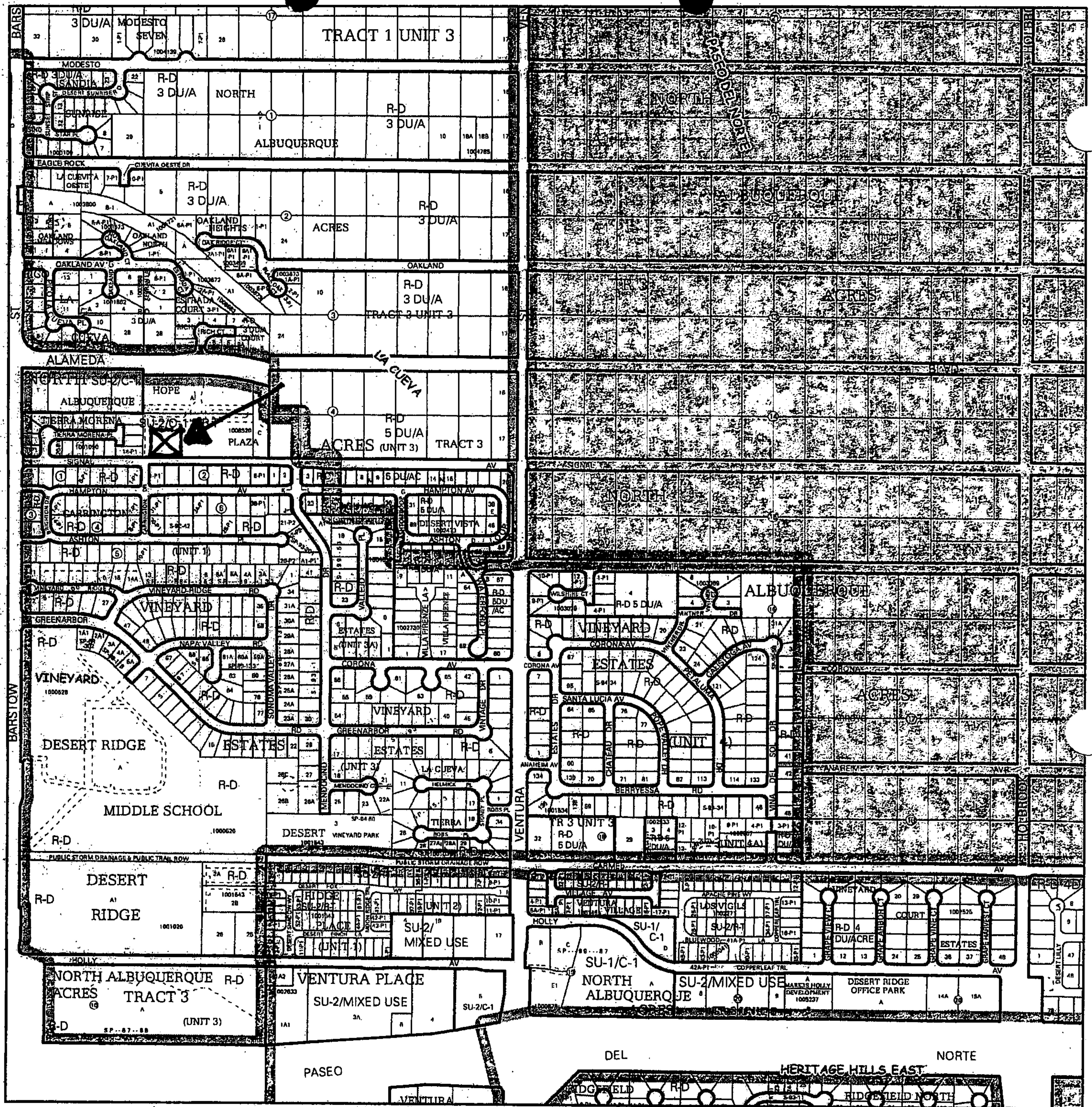
Thank you for your cooperation on this matter.

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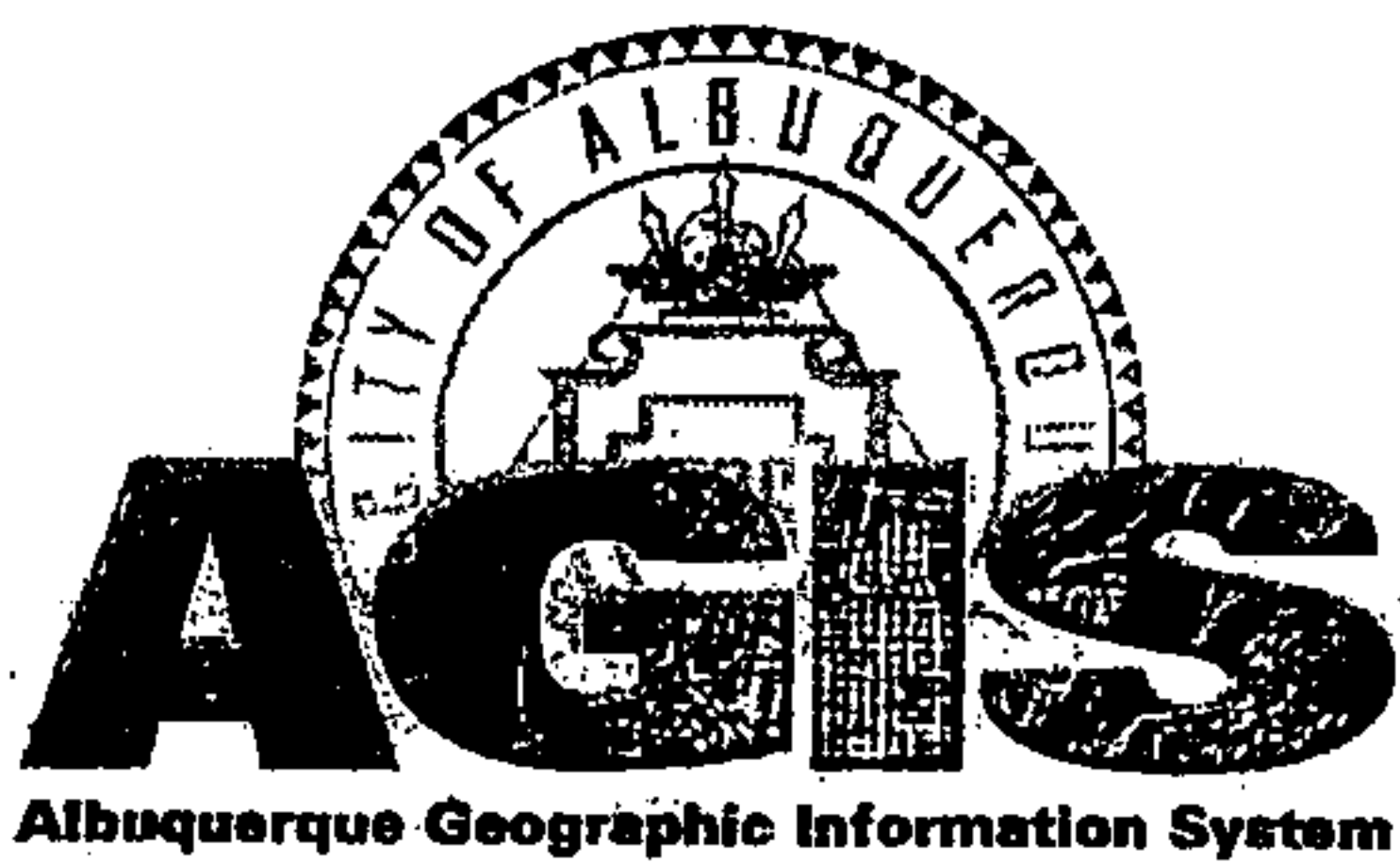
(below this line for ONC use only)

Date of Inquiry: **03/28/14** Time Entered: **12:05 p.m.** Rep. Initials: **siw**

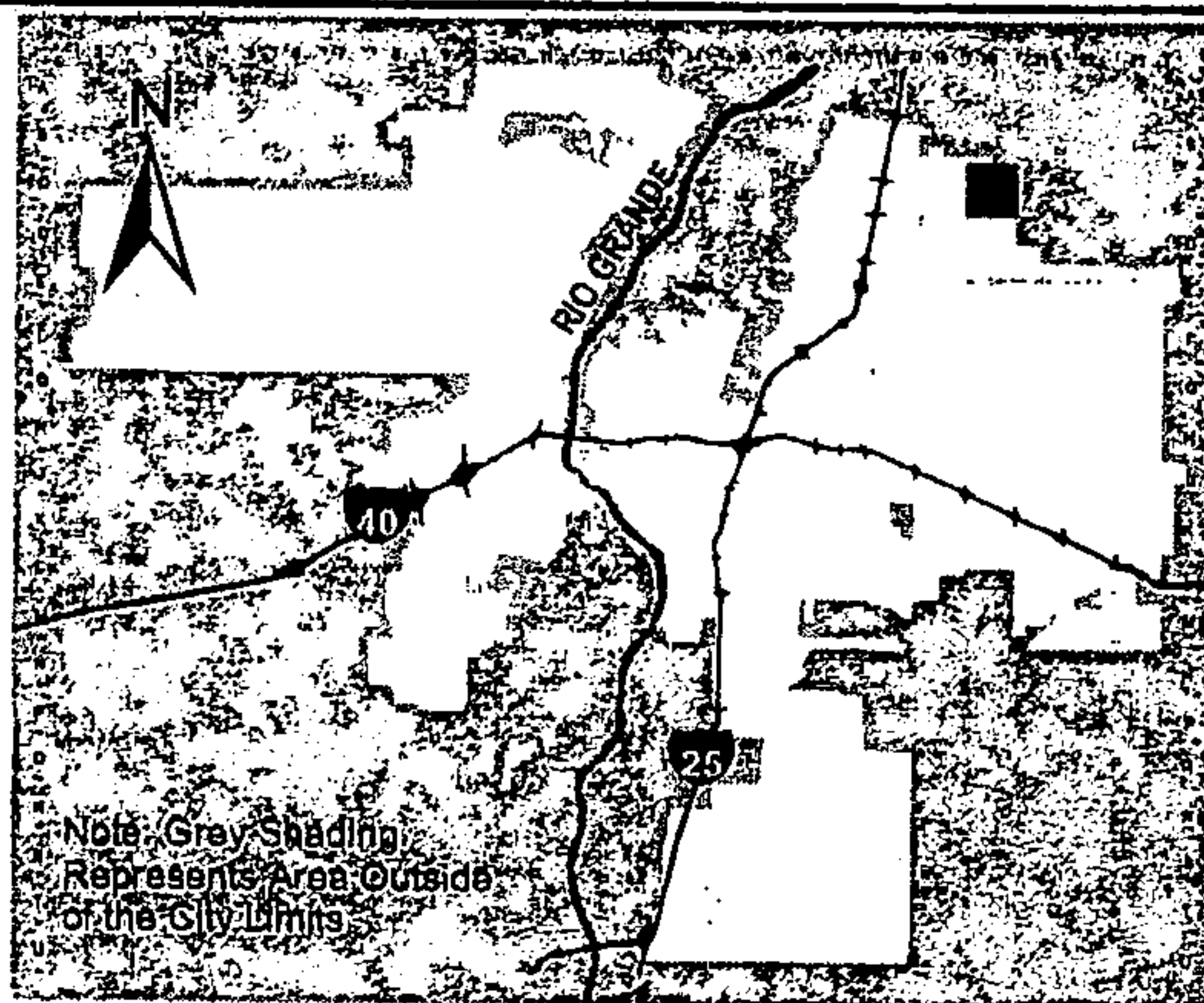




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 4/2/2012



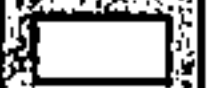


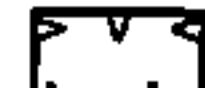





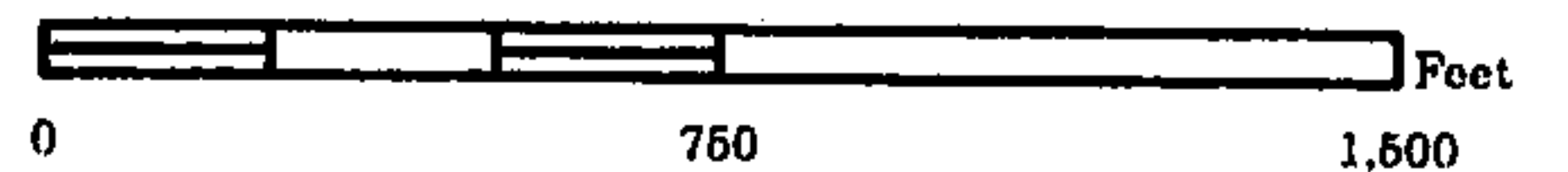
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# C-20-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





CORPORATE OFFICE:

MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110  
PHO 505.883.5200  
WEB fbtarch.com



LUBBOCK OFFICE:

MAIL 500 East 50th Street, Ste. C-2  
Lubbock, TX 79404  
PHO 806.747.2244

April 2, 2014

**Ms. Elizabeth Meek**  
8831 Hampton Av. NE  
Albuquerque, NM 87122

**Reference: DRB Application for Variance - Site Development Plan Amendment  
Hope Plaza  
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres  
Zoned SU-2 for O-1 and RT Uses**

Dear Ms. Meek:

I am writing you once again in your capacity as a representative of the Vineyard Estates Neighborhood Association. FBT Architects is agent for Twilight Homes of New Mexico in a request for an amendment to the Site Development Plan for Hope Plaza. As you know, approval of that amendment was granted by the Environmental Planning Commission (EPC) as was subsequent approval of the Site Plan for Subdivision by the Development Review Board (DRB). Following those actions, Twilight Homes completed purchase of the property. At this point, there remains a final step in the process: approval of the Site Plan for Building Permit by the DRB. That request includes two variances that pertain to the number of houses permitted on a stub street and the width of the new street. The DRB hearing should be later this month on either April 16 or 23.

The Development Process Manual (DPM) allows up to four houses on a stub street whereas the proposed development is for six houses. This issue could be overcome if the two houses adjacent to Signal Ave. had driveways backing directly on to that street thus reducing the number of houses on the new street to four. We believe however that such a solution would create a safety problem for drivers backing on to Signal given its speed of traffic. In fact, no other houses front on to Signal. The effect of cars slowing down on a residential street would not occur in this instance. Good planning suggests that the new development will function more safely with all six homes fronting the new street.

Relative to street width, the proposed width of 26' is 12" less than the DPM standard and is a compromise solution. We had initially requested a much narrower width given the shallow east-west length of the parcel overall that impacted design of the proposed homes. This minor difference should have no effect on this development given its small size.

Even though you are very familiar with this project and the surrounding area, for the record let me provide some background information. As you know, Hope Plaza is located between Alameda and Signal east of Barstow NE; it contains two office buildings and a church. The vacant portion of Hope Plaza, located on its southwest side, was originally planned for a Healing Center. As noted above, this site has been purchased by Twilight Homes for development of a six unit residential subdivision. Zoning is SU-2 for O-1 and RT thus the proposed development is a permissive use. The area of the tract is just

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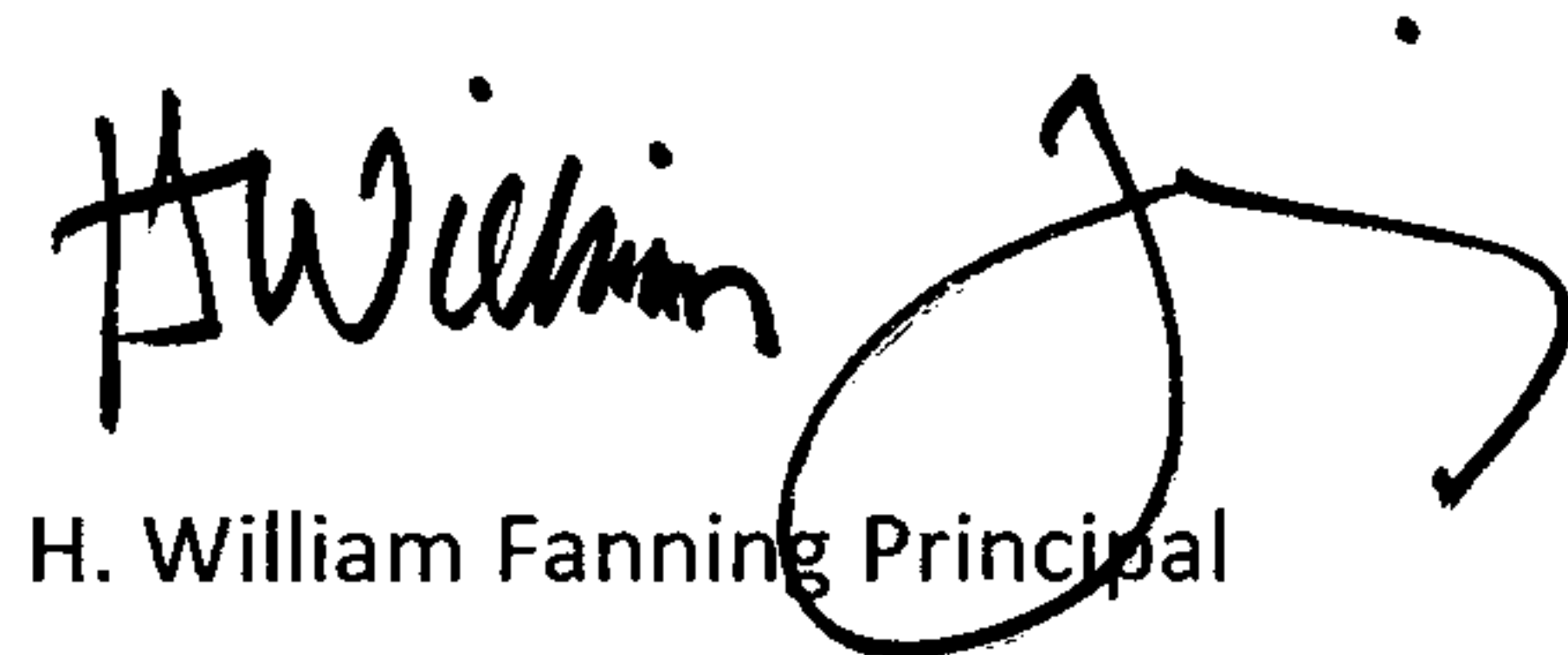
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Should you have any questions regarding the proposed development, please feel free to contact me. We are hopeful of your support.

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FBT Architects Ltd. by

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H. William Fanning Principal



CORPORATE OFFICE:

MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110  
PHO 505.883.5200  
WEB fbtarch.com



LUBBOCK OFFICE:

MAIL 500 East 50th Street, Ste. C-2  
Lubbock, TX 79404  
PHO 806.747.2244

April 2, 2014

Mr. Tony Huffman  
9712 Sand Verbena Trail NE  
Albuquerque, NM 87122-3667

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H. William Fanning Principal



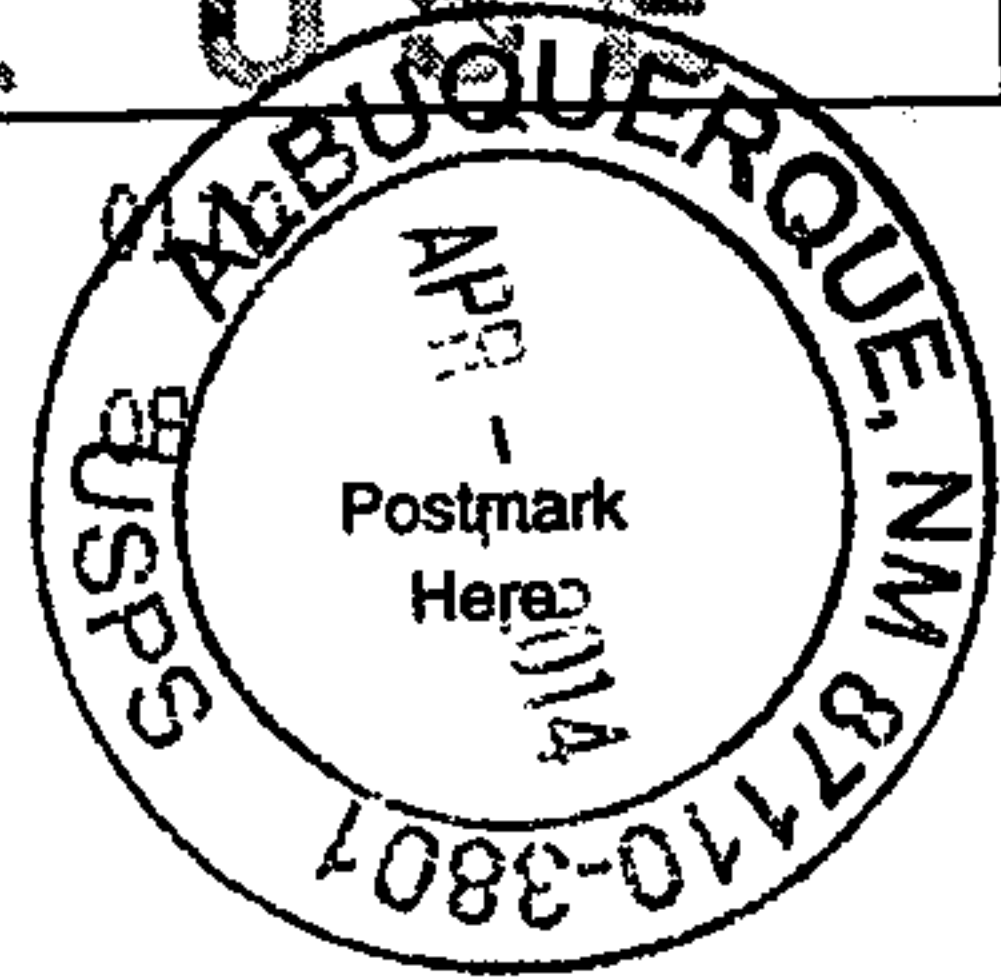
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Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



04/02/2014

Sent To **Mr. Tony Huffman**  
 Street, Apt. No., or PO Box No. **9712 Sand Verben Tr. NE**  
 City, State, ZIP+4 **Albuq. NM 87122-3667**

PS Form 3800, August 2006

See Reverse for Instructions

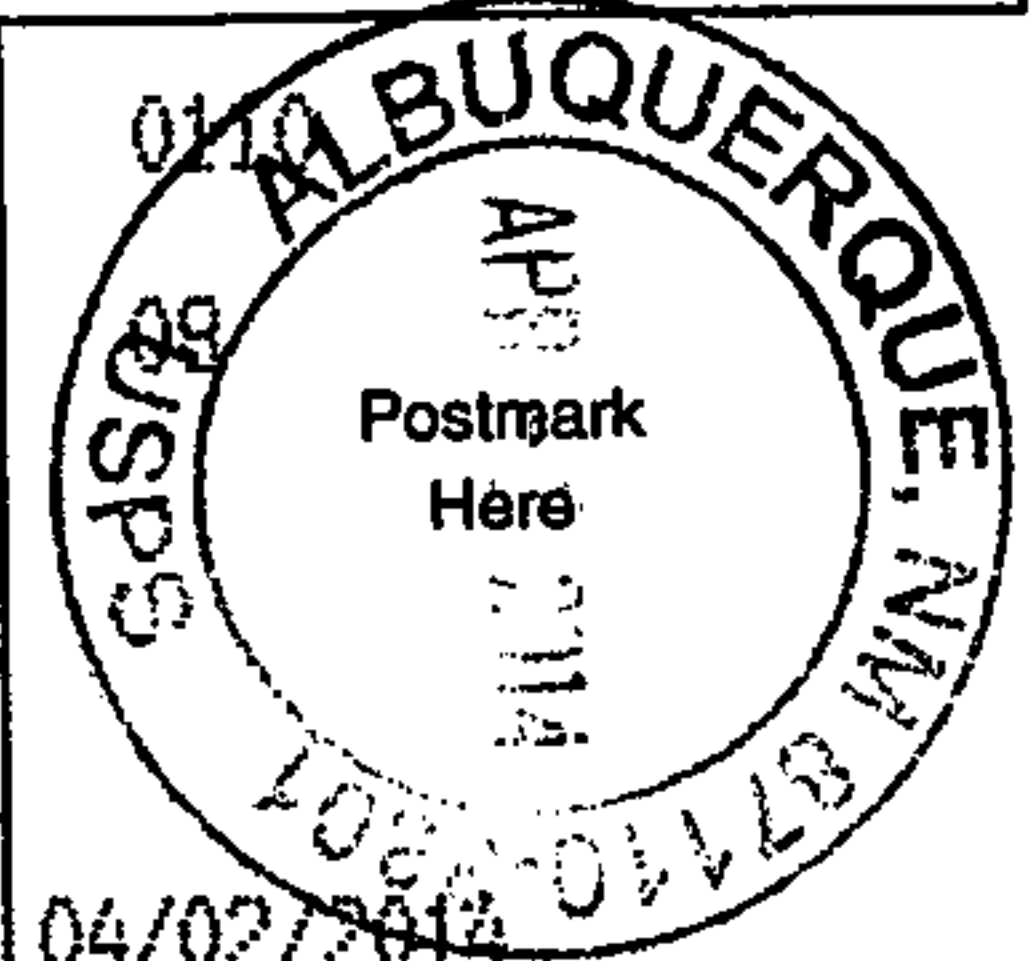
2905 ETRH 1000 0522 ETDL

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

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

ALBUQUERQUE, NM 87122 OFFICIAL USE

Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



04/02/2014

Sent To **Ms. Elizabeth Meek**  
 Street, Apt. No., or PO Box No. **8831 Hampton Av. NE**  
 City, State, ZIP+4 **Albuq. NM 87122**

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Ms. Elizabeth Meek**  
**8831 Hampton Av. NE**  
**Albuq. NM 87122**

2. Article Number

(Transfer from service label)

7013 2250 0001 4613 5062

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

**ELIZABETH MECK**

C. Date of Delivery

**4/7/14**

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Mr. Tony Huffman**  
**9712 Sand Verben Tr. NE**  
**Albuq. NM**  
**87122-3667**

2. Article Number

(Transfer from service label)

7013 2250 0001 4613 5055

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

**T HUFFMAN**

C. Date of Delivery

**4/3**

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes



April 23. 2014

SDV  
PIT





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

S Z

**ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): H. William Fanning, Principal PHONE: 505-883-5200  
FBT Architects  
 ADDRESS: 6501 Americas Pkwy. NE #300 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: hwf@fbtarch.com

APPLICANT: Twilight Homes of NM / Hopeful Dirt LLC PHONE: 505-975-1154  
 ADDRESS: 122 Tulane Dr. SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: tmcnaney@twilighthomesnm.com  
 Proprietary interest in site: purchaser List all owners: Timothy McNaney

DESCRIPTION OF REQUEST: Amendment - Site Plan for Vincent Pizzonia  
Subdivision & Site Plan for Bldg. Permit Michael Fietz  
 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. B-1 Block: A, Tract 3 Unit: 3  
 Subdiv/Addn/TBKA: Hope Plaza North Albuq. Acres  
 Existing Zoning: SU-2 / 0-1 & RT Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-20 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX\_Z, V, S, etc.): 1006520  
07 EPC - 40001, 07 EPC - 40002, 07 DRB - 70360, 13 EPC - 40157

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 0.78 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Av. NE  
 Between: Barstow NE and Ventura NE

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

SIGNATURE H. William Fanning DATE 2-28-2014  
 (Print Name) H. William Fanning Applicant:  Agent:

(Print Name) \_\_\_\_\_ 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>14DRB - 70062</u>	<u>SBP</u>	_____	\$ <u>0</u>
<u>14DRB - 70063</u>	<u>SFS</u>	_____	\$ <u>0</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>March 12, 2014</u>			Total
			\$ <u>20.00</u>

Key  
 Staff signature & Date 3-4-14

Project # 1006520



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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- NA** 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- NA** Infrastructure List, if relevant to the site plan - *included w/ Final SD plat action*
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

H. William Fanning  
 Applicant name (print)  
[Signature]  
 Applicant signature / date  
 3-4-14



Form revised October 2007

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

Application case numbers  
 14DRB - 20062  
 14DRB - 20063

[Signature] 3-4-14  
 Planner signature / date  
 Project # 1006520



Job

Subject 6 Unit Residential Development

Client @ Hope Plaza

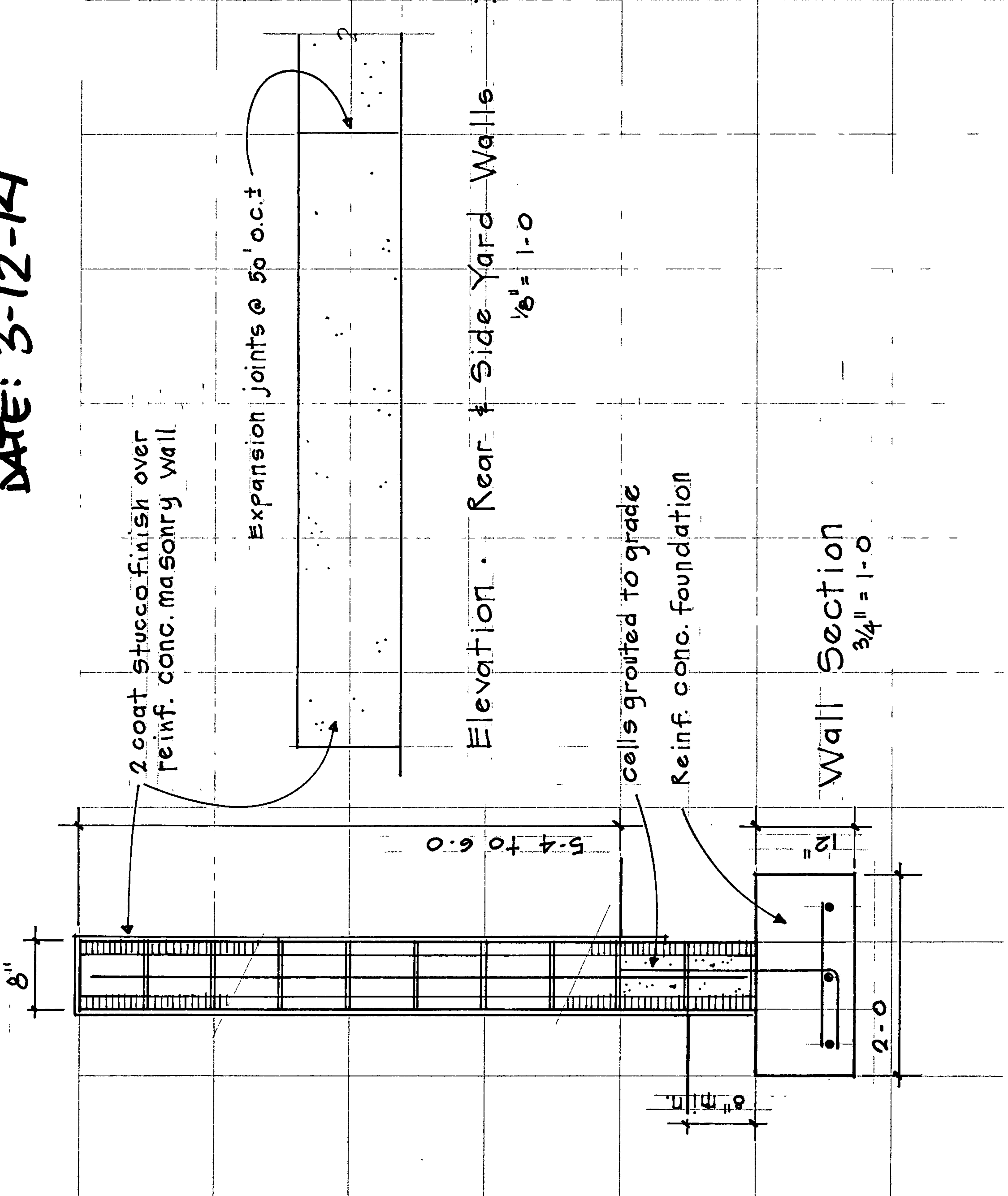
By Twilight Homes

Date 3.3.2014



PROJECT#: 1006520  
DATE: 3-12-14

# Perimeter Yard Walls



Job

Subject 6 Unit Residential Development

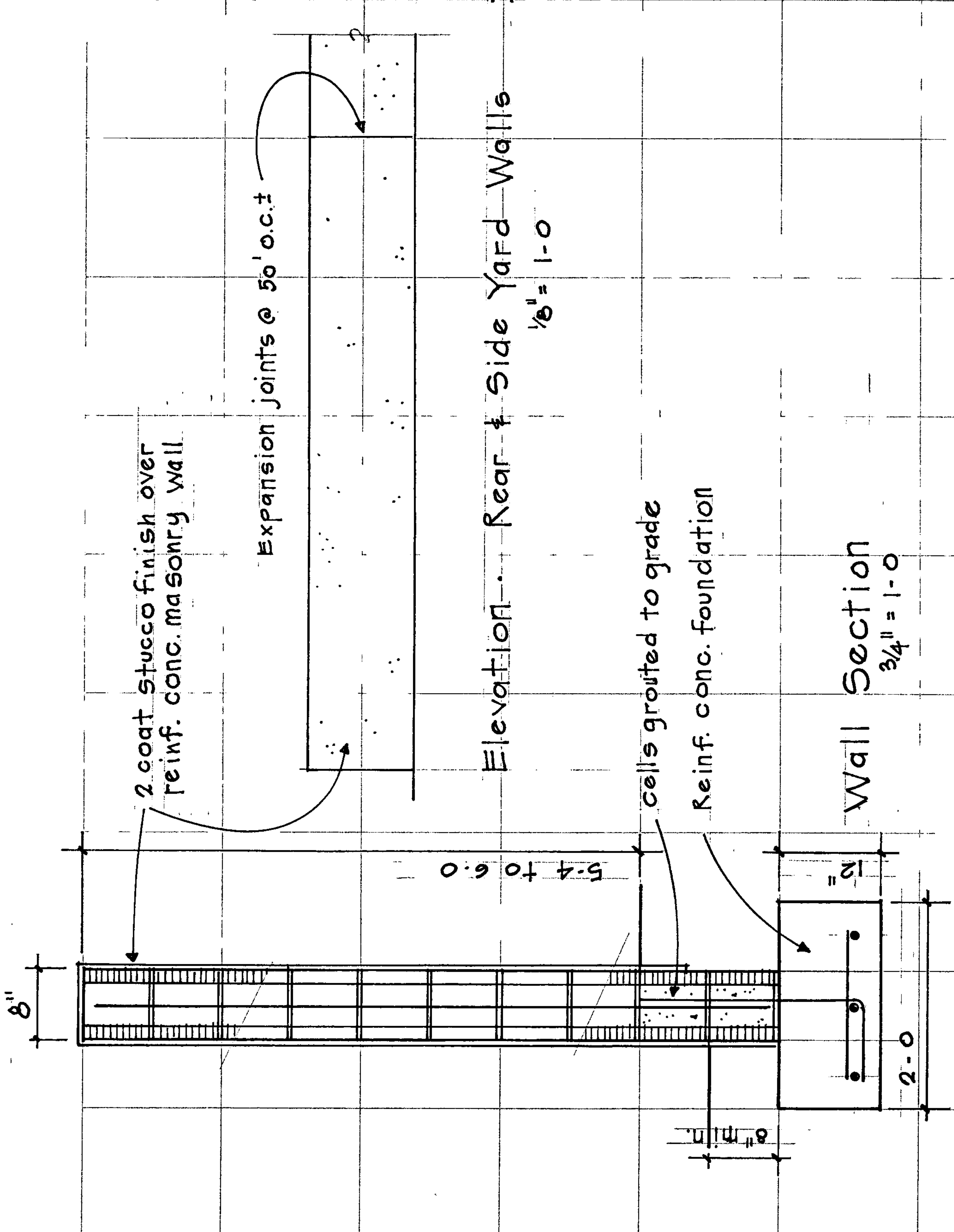
Client @ Hope Plaza

By Twilight Homes

Date 3.3.2014



# Perimeter Yard Walls





# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

Category Code **910**  
**2014 070 062**

03/04/2014 Issued By: E08375 227882

**Application Number:** 14DRB-70062, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** SIGNAL AVE NE BETWEEN BARSTOW NE AND VENTURA NE

**Project Number:** 1006520

#### Applicant

H. WILLIAM FANNING, PRINCIPAL FBT  
ARCHITECTURE

6501 AMERICAS PARKWAY NE #300  
ALBUQUERQUE NM 87110  
883-5200

#### Agent / Contact

TWILIGHT HOMES OF NEW MEXICO/HOPEFUL DIRT  
LLC

122 TULANE DR SE  
ALBUQUERQUE NM 87106  
975-1154

#### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 3/4/2014 Office: AM/EX  
Stat ID: W6000009 Cashier: TRSMAB  
Batch: 3328 Trans #: 12  
Permit: 2014070062  
Receipt Num 00183054  
Payment Total: \$20.00  
0901 Conflict Mgmts. Fee  
Check Tendered :  
\$20.00  
\$20.00



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): H. William Fanning, Principal PHONE: 505-883-5200  
FBT Architects  
 ADDRESS: 6501 Americas Pkwy. NE #300 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL hwf@fbtarch.com

APPLICANT: Twilight Homes of NM / Hopeful Dirt LLC PHONE: 505-975-1154  
 ADDRESS: 122 Tulane Dr. SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: tmcnoney@twilighthomesnm.com  
 Proprietary interest in site: purchaser List all owners: Timothy McNaney

DESCRIPTION OF REQUEST: Amendment - Site Plan for Vincent Pizzonia  
Subdivision & site plan for Bldg. Permit Michael Fietz

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. B-1 Block: 4, Tract 3 Unit: 3  
 Subdiv/Addn/TBKA Hope Plaza North Albuq. Acres  
 Existing Zoning: SU-2 / 0-1 & RT Proposed zoning: same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s) C-20 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.) 1006520  
07 EPC - 40001, 07 EPC - 40002, 07 DRB - 70360, 13 EPC - 40157

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 1 No. of proposed lots: 6 Total site area (acres): 0.78 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Av. NE  
 Between: Barstow NE and Ventura NE

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

SIGNATURE H. William Fanning DATE 2-28-2014  
 (Print Name) H. William Fanning Applicant:  Agent:

(Print Name) \_\_\_\_\_ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70062</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>14DRB - 70063</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 12, 2014</u>			Total
				\$ <u>20.00</u>

Key Staff signature & Date 3-4-14 Project # 1006520



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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

**Maximum Size: 24" x 36"**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)**

**Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- NA** 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- NA** Infrastructure List, if relevant to the site plan - *included w/ Final SD plat action*
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

H. William Fanning  
 Applicant name (print)  
H. William 3-4-14  
 Applicant signature / date



Form revised October 2007

[Signature] 3-4-14  
 Planner signature / date  
 Project # 1006520

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
14DRB - 70062  
14DRB - 70063





CORPORATE OFFICE:

MAIL One Park Square  
6501 Americas Pkwy NE, Ste. 300  
Albuquerque, NM 87110  
PHO 505.883.5200  
WEB fbtarch.com



LUBBOCK OFFICE:

MAIL 500 East 50th Street, Ste. C-2  
Lubbock, TX 79404  
PHO 806.747.2244

February 28, 2014

Jack Cloud, Chairman, Development Review Board  
c/o Albuquerque Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, New Mexico 87103

Reference: Amendment to Site Development Plans for Subdivision and Building Permit  
Hope Plaza, Alameda Blvd. NE, Albuquerque, NM  
Project #1006520, 07EPC-40001, 07EPC-40002, 07DRB70360, 13EPC-40157

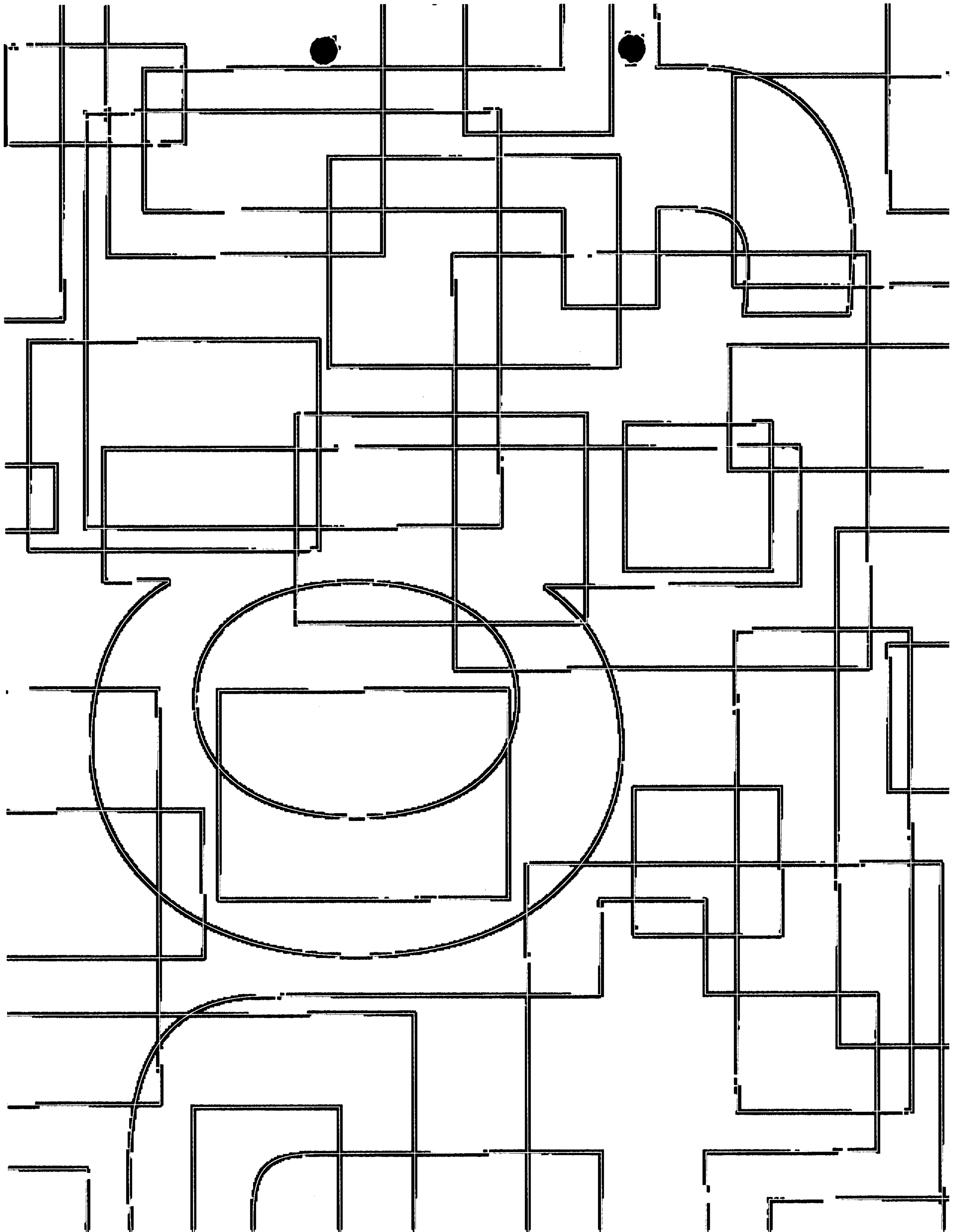
Dear Mr. Cloud:

I am writing in regard to a request for approval of an Amendment to the Site Development Plan for Hope Plaza, a mixed-use development located in North Albuquerque Acres. Hope Plaza contains approximately 6 acres and is zoned SU-2/ O-1 and RT uses. It is located in the Vineyard Sector Development Plan and is subject to the Design Regulations of the La Cueva Sector Development Plan.

The Site Development Plans for Subdivision and for Building Permit for Hope Plaza were originally submitted and approved by the Environmental Planning Commission and the Development Review Board in 2007. The EPC hearing was on July 19, 2007 and the Notification of Decision is dated July 20, 2007. Tract A was approved for two office buildings containing about 22,000 sf each. Tract B was approved for a church, a Parish Hall, and a Healing Center. At this time, the two office buildings and the church have been built. The church intends to eventually build the Parish Hall but has entered into a contract to sell the Healing Center site. The subject of this request for an Amendment to the Site Development Plan is the Healing Center site; the buyer intends to develop this tract as a residential development consistent with the underlying RT zoning.

An Amendment to the Site Plan for Subdivision was approved with findings and conditions by the EPC on February 13, 2014. It is important to note that EPC Finding #10 states "The EPC supports the necessary deviations to DPM standards as to Stub Streets (Ch. 23 Section 5.D.5), as necessary to the proposed Amendment."

Additional background information is necessary to understand the rationale for the proposed sale of the Healing Center site. In 2007, prior to construction of Hope-in-the-Desert Episcopal Church, the church congregation and its planning committee intended to develop its half of Hope Plaza in phases as shown on the Site Development Plan. The first phase church was built in 2008, but due to the significant downturn in the economy, plans for remaining buildings





were put on hold. As the recession deepened over the next three years, the financial condition of the Episcopal Diocese of the Rio Grande, parent of Hope, worsened. The Diocese, which had extended loans to Hope (along with several other churches in the Diocese), found it necessary to ask its borrowers to either maintain or increase loan repayments. In the case of Hope, it asked that the church either develop the Healing Center or sell that portion of the site to pay down its loan balance. Due to economic conditions over the last few years, the church leadership has been unable to either generate the donations necessary to move forward with the Healing Center or even locate a development partner. Thus the Healing Center site, somewhat less than one acre, was put on the market for sale. Twilight Homes has entered into a purchase agreement for the property with the Diocese and is therefore applying for this amendment. The planned development is for six, single family, homes on lots over 4,300 sf each. The project is consistent with the RT zoning for this property which requires a minimum lot area of 3,600 sf for detached homes.

The economics of infrastructure improvements and housing construction for this small residential site dictate a minimum of six lots. Fewer lots would result in a higher per lot infrastructure cost, driving home prices too high for this location. Most other property surrounding the site has been developed. Properties to the south and west contain single-family developments with one and two story houses. To the north is the common parking area in the center of Hope Plaza and the two office buildings fronting on to Alameda Blvd NE. To the east is the church and the vacant land reserved for a Parish Hall. Access will be from a new street extending from Signal Ave. NE with a ROW of 38' (same ROW as Signal) and sidewalks on both sides.

Original planning called for vacating the access drive on the west side of Tract B and extending a new drive from Signal to provide access to the new homes as well as the center parking area. That configuration resulted in a greater east-west length to the subdivision than the current design. Owners of the office buildings were adamant however in opposing replacing the access drive with a new road thru a residential development since that drive provides access to a charter school operating in the west office building. Therefore, the access drive has been retained in its present location and the new road added thereby reducing the potential east-west length of the subdivision. The available site area is also constrained by the church entrance loop drive to the east and the central parking area to the north.

The new development will be separated from the remainder of Hope Plaza by concrete masonry walls, typically five to six feet high. A new 6' wide concrete walkway has been added along the east side of the new subdivision from Signal to the center of Hope Plaza to insure good pedestrian movement. This location insures separation of pedestrians from cars entering or leaving Hope Plaza. Front, side and rear yard setbacks are consistent with RT zoning.

This project is classic in-fill development. Overall proportions are good but not ideal for RT lots (east-west length of property is somewhat short after accounting for street ROW and front and rear yard setbacks). The proposed houses will be moderately priced and will be in the range of 2,000 sf of heated area. Each home will have a two-car garage and driveway for a total of four off-street cars per lot. In order to maximize privacy on the proposed lots, four of the six houses are '0' lot line units (the two northernmost lots have 5' side yard setbacks). As such, each house will be set back 10' from one side lot line and face a blank wall as opposed to 5' setbacks on each lot with the potential for side windows facing one another. This configuration results in a usable side yard along with substantially greater privacy. In addition to wider side yards, all units are designed with larger usable yards than customary with this housing type.

The overall density of development in Hope Plaza will be slightly increased by the proposed housing development. The aggregate building area of Hope Plaza originally shown on the Site Development Plan was 75,000 sf. The revised building area is 75,976 sf or an increase of 1.3%.

The DPM recommends a street ROW of 38' and length for a stub street of 150' measured from the center of Signal Avenue. The proposed ROW is 38', however the street length is 176' from the center of Signal. There are sidewalks on both sides of this street. Our civil engineer, Fred Arfman, met with the Albuquerque Fire Marshall and gained approval for the longer street, given the location of two fire hydrants on Signal, each providing required coverage (see attached Fire Hydrant Location and Distance Exhibit stamped by the Fire Marshall). His approval was also granted for emergency vehicle access.

Two waivers of DPM standards for the proposed subdivision are requested herein. These are for a street length of 176' vs. 150' and six lots on a stub street vs. four. We understand that there must be some showing of exceptionality in order to approve these waivers. Therefore, please consider the following:

1. Signal St. is exceptional in that its 38' ROW is substantially narrower than the City standard for a residential street of either 50' or 60'. Further this street does not have any houses that front on it; instead Signal is a cut-through street with fast car and bus traffic.
2. One possible layout for the proposed subdivision is to front six houses directly on to Signal, eliminating the need for a new street. As such, cars from each home would back directly on to Signal, dangerous given the lack of any other houses that front on to this street and speeds common on it.
3. A second option considered was to locate the driveways of the two houses adjacent to Signal on it, thus reducing the number of houses on the new street from six to four. However, this configuration would still create a safety hazard for those two homes.



4. A third option is to locate garages and driveways of the three west-side houses on their west sides with access from the existing drive on that side. This solution would reduce the number of houses on the stub street to three but would create a significant conflict with traffic on that access drive generated by the charter school in the west office building.

5. As to length of street, if the house footprints of the two northern-most houses were flipped and the driveways were thus relocated to the south sides of their lots, the street length would be reduced by about 24' from 176' to 152'. This solution, while more closely meeting the letter of the ordinance, is essentially no different than the proposed layout in terms of traffic generation. Further, all houses are designed with south-facing, sloping, living room roofs that are optimal for placement of solar arrays. If flipped, such roofs would no longer have solar access.

6. Finally, the proposed subdivision plan has the benefit of creating a small community with homes facing one another that is inherently safer and more secure for its owners by virtue of sharing a quiet, low traffic, street. This plan will also foster a sense of connection and involvement among neighbors, a virtue in planning terms.

Having considered the various options noted above, we are confident that the site plan proposed offers the best possible solution. The EPC concurred and recommended waiver of DPM standards for stub streets. It approved the requested amendment as submitted.

In conclusion, the proposed residential development is an in-fill project designed to take optimum advantage of the site while remaining affordable and consistent with other residential development in the immediate area. The RT use will have virtually no impact on Hope Plaza or on adjacent properties. In spite of restricted east-west property length, each home will have highly usable yard areas with good opportunities for landscaping. Overall, this subdivision will offer safe movement on to Signal and also create a sense of community among its residents.

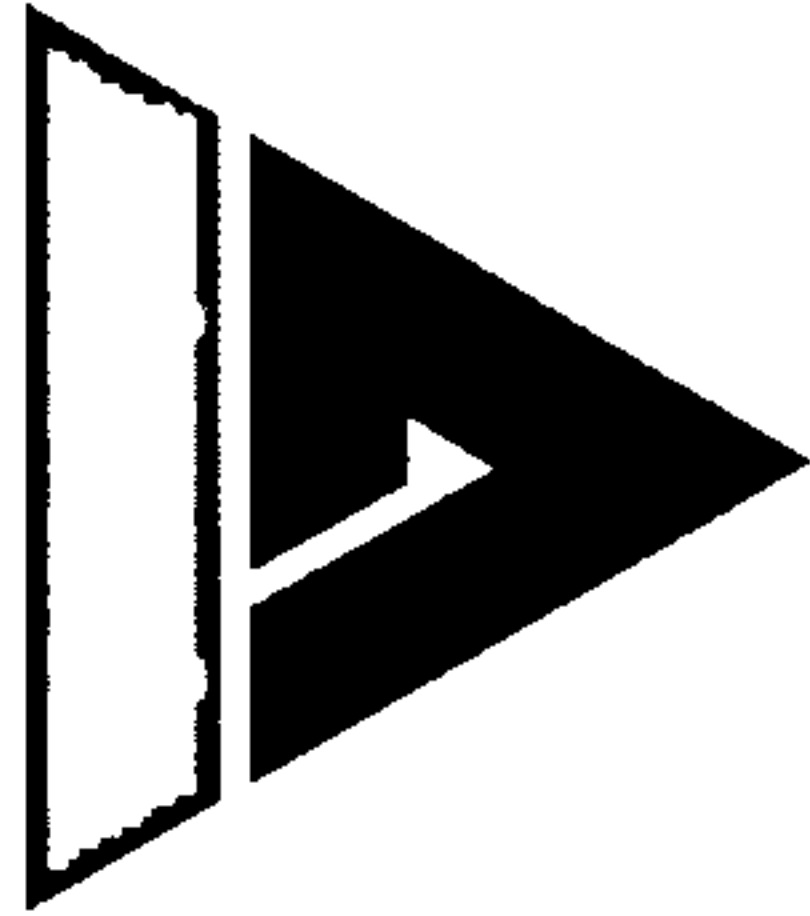
Very truly yours,

FBT Architects AIA Ltd. by

A handwritten signature in black ink, appearing to read "H. William Fanning". The signature is stylized and includes a large, circular flourish at the end.

H. William Fanning - Principal

copies: Tim McNaney, Twilight Homes  
Fred Arfman, Isaacson & Arfman, Engineering Consultants  
Charles Price, Attorney



March 3, 2014

Jack Cloud, Chair,  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Site Plan for Building Permit -- Hope Plaza  
Project 1006520; 13EPC-40157; 07DRB 70360

**Subject: Required Waivers, Variances with Justifications**

Dear Mr. Cloud,

Isaacson & Arfman, PA (I&A) is the authorized co-agent and the civil consulting engineer for the proposed lot split and the development of the six lot subdivision. H. William Fanning in conjunction with Fanning Bard Tatum Architects is processing the Amended Site Development Plan for Subdivision & Building Permit through the Development Review Board of the Planning Department. I&A has prepared the Conceptual Grading & Drainage Plan and the Conceptual Utility Plan as found on the Site Plan. The presented plan has a public stub road with a width and length less than the DPM standards. In addition, a waiver to increase the number of lots fronting on the stub street from 4 to 6 is being requested. The final approval is dependent upon securing several design variances from the City through the Development Review Boards and are listed below and accompanied by their justifications:

Design Variance No. 1: Increase in the number of lots accessing on a stub street from four (4) to six (6). The DPM defines a Stub Street as follows:

“Stub streets are the extension of a street past an intersection where the number of units is low enough and the length is short enough that a turnaround is not required. The maximum number of units is 4 and the maximum length is 150' measured from the centerline of the intersecting street to the end of the stub street.”

*The physical layout of this development is best served by having all lots access off of the stub street. Having the two southerly lots access off of Signal would result in an increase to the vehicular conflicts on the street when vehicles are backing out of their respective driveways. See accompanying Variance Justification letter from William Fanning, agent for Twilight Homes.*



Design Variance No. 2: Increasing the stub street maximum length from 150' to 176' as measured from the centerline of Signal Ave to the end of the street.

- a. all solid waste and recyclable containers will be placed along Signal Ave. thereby negating the need for refuse and recyclable trucks to access the stub street.*
- b. The distance from the northerly right-of-way line of Signal to the end of the stub street is 156 ft and 176 feet from the centerline of Signal Ave. The DPM allows for a maximum length of 150 feet.*
- c. the distance from the north curb line of Signal Ave to the farthest structure is 136' and therefore satisfies the 150' maximum length criteria of the Fire Marshal's Office (see attached plan approved by the Fire Marshal's Office).*

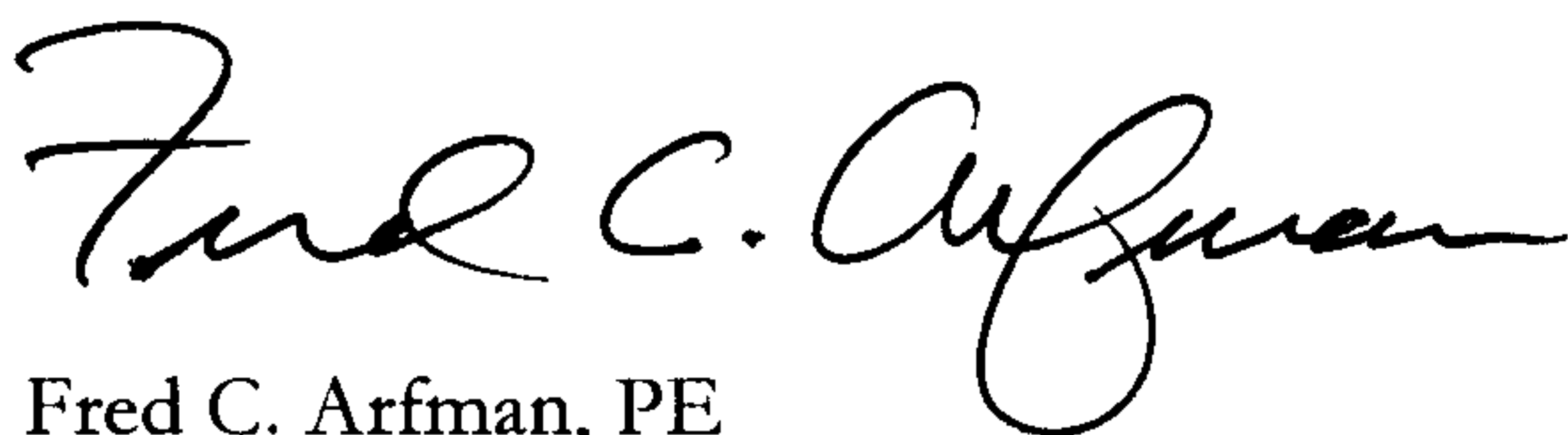
Design Variance No. 3: Establishing the stub street wide at thirty-eight (38) feet. The stub street width may or may not require a variance for the 38' wide street as shown on the plan. The street section was presented to the EPC having a 24' face-to-face street width (DPM defines the minimum street width as 27' for street having mountable curb & gutter for local street having frontage on both sides) accompanied by two four foot wide sidewalks offset three feet from the face of curbs.

- a. The EPC approved the plan showing the street width as defined above.*
- b. The Official Notice of Decision dated February 18, 2014 includes Finding No. 10, "The EPC supports the necessary deviations to the DPM standards as to Stub Streets (Ch. 23 Section.5.D.5), as necessary to the proposed Amendment"; (See attached EPC Official Notice of Decision).*

These above requested variances are also found on the Site Development Plan for Building Permit and will be officially submitted to the Development Review Board for their official acceptance at the time of final plan sign off.

Sincerely,

**ISAACSON & ARFMAN P.A.**



Fred C. Arfman, PE

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

February 18, 2014

H. William Fanning  
FBT Architects  
6501 Americas Pkwy NE #300  
Albuquerque, NM 87110

**Project# 1006520**  
13EPC-40156 Amendment to Site Development  
Plan for Building Permit  
13EPC-40157 Amendment to Site Development  
Plan for Subdivision

### LEGAL DESCRIPTION:

For all or a portion of Tract A and Tract B-1, Hope Plaza Subdivision, located at 8700 Alameda Blvd. NE, between Barstow St. and Ventura St., containing approximately 6.2 acres.  
Staff Planner: Chris Glore

PO Box 1293

Albuquerque

On February 13, 2014, the Environmental Planning Commission (EPC), voted to accept **WITHDRAWAL** of Project 1006520, 13EPC-40156, a request for an Amendment to the Site Development Plan for Building Permit at the request of the applicant.

New Mexico 87103

www.cabq.gov

On February 13, 2014, the Environmental Planning Commission (EPC), voted to **APPROVE** Project 1006520, 13EPC-40156, a request for an Amendment to the Site Development Plan for Building Permit and 13EPC-40157, an Amendment to the Site Development Plan for Subdivision, based on the following Findings and Conditions:

### FINDINGS:

1. This is a request for an Amendment to a Site Development Plan for Subdivision for Tract A and Tract B-1, Hope Plaza Sub-division, located at 8700 Alameda Blvd. NE and containing approximately 6.43 acres.
2. The subject site is in the Developing Urban Areas of the Comprehensive Plan, the area of the Vineyard Sector Development Plan, and the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.



OFFICIAL NOTICE OF DECISION

Project #1006520

February 13, 2014

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3. The Albuquerque/Bernalillo County Comprehensive Plan, the Vineyard Sector Development Plan, the La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The character of the surrounding area generally consists of single-family detached residences in developed subdivisions and on large lots.
5. The Site Development Plan for Subdivision Amendment furthers the following **Comprehensive Plan** policies:

Policy II.B.5.a: Full range of urban land uses. The request would allow infill development of residential uses within a developing area of the City.

Policy II.B.5e: Development where contiguous to urban facilities and services and integrity of neighborhoods can be ensured. The subject site is adjacent to urban facilities, infrastructure, and services. The proposed development would be consistent with surrounding development and would not compromise the integrity of existing neighborhoods.

Policy II.D.2b: Maximum absorption of precipitation encouraged. The request would result in a decrease in impervious surface area on the property.

Policy II.D.4c: Additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. Alameda Blvd. is an Enhanced Transit Corridor. Adding six dwelling units to the subject site would potentially add to transit ridership.

6. The Site Development Plan for Subdivision Amendment partially furthers the following **Comprehensive Plan** policies:

Policy II.B.5d: Development respects neighborhood values, environmental conditions and scenic resources. The area is characterized by low to moderate density residential development and the SPS proposes similar density. The design standards do not include architecture.

Policy II.B.5.l: Quality and innovation in design appropriate to the Plan area. A future SPBP Amendment would provide residential building design.

Policy II.B.5m: Design improves the visual environment. The site is vacant. A SPBP Amendment would provide architecture and landscaping for the residences.

7. The Site Development Plan for Subdivision Amendment furthers the following Vineyard Sector Development Plan policies:

Policy 4.b: The developing areas shall have a more open character than established areas. The approved SPS does not include open space requirements. The residential development would require usable open space consistent with Zoning Code requirements.

OFFICIAL NOTICE OF DECISION

Project #1006520

February 13, 2014

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Policy 5.a: Compatible mixing of residential, commercial, light industrial, and educational activities encouraged. The amendment would result in a mix of office, institutional (church) and residential land uses in proximity with no known adverse impacts.

8. The Site Development Plan for Subdivision Amendment partially furthers the following Vineyard Sector Development Plan policies:

Policy 2.d: Cluster housing to provide a variety of housing and large shared open space. The request would allow single-family residences representing an infill development, but would not be a cluster development and would not provide shared open space for the residents.

Policy 2.m: Quality architectural design shall be encouraged. The SPS Amendment would not regulate building architecture and landscaping, however a SPBP Amendment would include architectural design.

9. The Site Development Plan for Subdivision Amendment is consistent with the following La Cueva Sector Development Plan regulation:

3R-5: Internal pedestrian circulation provides logical pathways and will not impair access to adjoining properties. The request would provide a sidewalk into Hope Plaza from Signal Ave. and sidewalks on the residential street.

10. The EPC supports the necessary deviations to DPM standards as to Stub Streets (Ch. 23 Section.5.D.5), as necessary to the proposed Amendment.

**CONDITIONS OF APPROVAL**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
4. Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.



OFFICIAL NOTICE OF DECISION

Project #1006520

February 13, 2014

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5. Prior to the review of any residential subdivision plat by the DRB a Site Development Plan for Building Permit Amendment shall have been approved by the DRB, and shall be consistent with a previously-approved Site Development Plan for Subdivision Amendment for the same property.
6. Prior to or concurrent with the review of any residential subdivision plat by the DRB, the required deviations shall have been approved by the DRB including DPM standards as to Stub Streets (Ch. 23 Section.5.D.5).
7. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
8. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria except as approved as deviation by the DRB.
9. Provide all recorded Easements and Cross-Access Agreements.
10. A Replat approval of proposed lot lines through DRB is required prior or concurrently to the approval of amended SPS.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 28, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**OFFICIAL NOTICE OF DECISION**

**Project #1006520**


**February 13, 2014**

**Page 5 of 5**

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar  
Planning Director

SL/CG/mc

cc: Fred Arfman, Isaacson and Arfman, 128 Monroe St. NE, Albuquerque NM 87108  
Jeff Petersen, 7800 Eagle Rock Ave. NE, Albuquerque NM 87122  
Joe Yardumian, 7801 RC Gorman Ave. NE, Albuquerque NM 87122  
Elizabeth Meek, 8831 Hampton Ave. NE, Albuquerque NM 87122  
Tony Huffman, 9712 Sand Verbena Trail NE, Albuquerque NM 87122  
Wim Kramer, 10220 Jaresh Pl. NE, Albuquerque NM 87109  
Erica Vasquez, PO Box 92315, Albuquerque NM 87199  
Tim McNaney, 122 Tulane Dr SE, Albuquerque, NM 87106  
Diane Boomershine, 8420 Sonoma Valley Rd NE, Albuquerque, NM 87122



March 12. 2014



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1006520

TO:

ALL MEMBERS

Application No. 13 DRB-70736 (PLA)

Jack Cloud, DRB Chairman, Planning Department

12 DRB-70062 (SDP-RP)

Curtis Cherne, P.E., Hydrology

14 DRB-70063 (SDP-S/D)

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 03-12-14

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

SUBMITTAL DESCRIPTION: AMENDED SDP FOR BP (03-11-14)

TO INDICATE AN OPTIONAL STUB-STREET

INTERSECTION LAYOUT (IF ACCEPTABLE TO

THE DRB).

CONTACT NAME: FRED G. ARPMAN DATE: 03-11-14

TELEPHONE: 268-8828 EMAIL: FREDA@IACIVIL.COM