



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 2, 2015

**Project# 1006844**

15DRB-70351 - PRELIMINARY PLAT

15DRB-70352 - SIDEWALK WAIVER

15DRB-70353 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

MARK GOODWIN AND ASSOCIATES, P.A. agents for DRAGONFLY DEVELOPMENT LLC request the referenced/ above actions for a portion of Tract A-1, **LUTHERAN CHURCH IN AMERICA SUBDIVISION** zoned R-T, located on the north side of VICKREY DR NE between TRUCHAS DR NE and FRANTZ DR NE containing approximately 2.15 acres. (E-19) *[Deferred from 10/21/15, 11/4/15, 11/18/15]*

At the December 2, 2015 Development Review Board meeting, with the signing of the infrastructure list dated 12/2/15 the preliminary plat was approved. The sidewalk waiver was approved as shown on exhibit in the planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

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



Jack Cloud, DRB Chair

# DRB CASE ACTION LOG - BLUE SHEET

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

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

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

**PROJECT#** Project# 1006844

**NAME:** LANDS OF LUTHERAN CHURCH IN AMERICA

**AGENT:** CONSENSUS PLANNING

\*\*Your request was approved on 8-26-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

**Transportation:**

**ABCWUA:**

**City Engineer:** verify channel location construct run-down

**Parks and Recreation :**

**Planning:** construct 5/w + culvert 15 day id26 AMAP & Utility sig nature

**PLATS:**

**Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

August 19, 2015

**Project# 1006844**  
 15DRB-70260 VACATION OF PUBLIC  
 STORMWATER DIVERSION EASEMENT

D. MARK GOODWIN & ASSOCIATES agents for  
 DRAGONFLY DEVELOPMENT LLC request the  
 referenced/ above action for a portion of Tract A-1,  
**LUTHERAN CHURCH IN AMERICA  
 SUBDIVISION** zoned R-T & SU-1/ CHURCH,  
 located on the west side of WYOMING BLVD NE  
 between SAN ANTONIO DR NE and VICKREY DR  
 NE. (E-19)

**PUBLIC AGENCY COMMENTS**

<p><b>AMAFCA</b></p> <p><i>Lynn Mazur</i>          lmazur@amafca.org</p>	<p>No comment.</p>										
<p><b>MRCOG</b></p> <p><i>Kendra Watkins</i>          kwatkins@mrcog-nm.gov  <i>Andrew Gingerich</i>          AGingerich@mrcog-nm.gov  <i>Maida Rubin</i>          mrubin@mrcog-nm.gov</p>											
<p><b>TRANSIT</b></p> <p><i>Shabih Rizvi</i>          srizvi@cabq.gov</p>											
<p><b>ZONING          ENFORCEMENT</b></p> <p><i>Vince Montano</i>          VMontano@cabq.gov</p>											
<p><b>NEIGHBORHOOD          COORDINATION</b></p> <p><i>Stephani Winklepleck</i>          SWinklepleck@cabq.gov</p>											
<p><b>APS</b></p> <p><i>April Winters</i>          winters_a@aps.edu</p>	<p>Lutheran Church in America Subdivision, Tract A-1, is located on the west side of Wyoming Blvd NE between San Antonio Dr NE and Vickrey Dr NE. The owner of the above property requests a Vacation of Public Stormwater Diversion Easement for a property zoned R-T. Any residential development in this area will have impacts to Dennis Chavez Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, Dennis Chavez Elementary is exceeding capacity, while Desert Ridge Middle School and La Cueva High School have excess capacity.</p> <table border="1" data-bbox="725 2427 1939 2578"> <thead> <tr> <th>Loc No</th> <th>School</th> <th>2014-15 40th Day</th> <th>Capacity</th> <th>Space Available</th> </tr> </thead> <tbody> <tr> <td>203</td> <td>Dennis Chavez</td> <td>623</td> <td>617</td> <td>-6</td> </tr> </tbody> </table>	Loc No	School	2014-15 40th Day	Capacity	Space Available	203	Dennis Chavez	623	617	-6
Loc No	School	2014-15 40th Day	Capacity	Space Available							
203	Dennis Chavez	623	617	-6							

430	Desert Ridge	1022	1085	63
525	La Cueva	1828	2000	172

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

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

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

<b>POLICE DEPARTMENT</b> <i>Steve Sink</i> SSink@cabq.gov	This project is on the Northeast Area Command.  - No Crime Prevention or CPTED comments concerning the proposed <i>Vacation of Public Easement</i> request at this time.
<b>FIRE DEPARTMENT</b> <i>Antonio Chinchilla</i> achinchilla@cabq.gov	
<b>PNM ELECTRIC</b> <i>Daniel Aragon</i> Daniel.Aragon@pnm.com	
<b>NEW MEXICO GAS COMPANY</b> <i>Robert Gomez</i> Robert.gomez@nmgco.com	
<b>COMCAST</b>  <i>Mike Mortus</i> Mike_Mortus@cable.comcast.com	
<b>CENTURYLINK</b>	
<b>ENVIRONMENTAL HEALTH</b>  <i>Paul Olson</i> polson@cabq.gov	
<b>M.R.G.C.D</b>  <i>Ray Gomez</i> michael@mrgcd.us	No Adverse Comments.
<b>OPEN SPACE DIVISION</b>  <i>Kent Reed Swanson</i> kswanson@cabq.gov	OSD has reviewed and has no adverse comments.

<p><i>Sarah Brown</i> sbrowne@cabq.gov</p>	
<p><b>TRANSPORTATION PLANNING (DMD)</b> <i>John MacKenzie</i> jmackenzie@cabq.gov</p>	Reviewed, but there are no comments.
<p><b>PARKS AND RECREATION</b> <i>Carol Dumont</i> cdumont@cabq.gov</p>	
<p><b>CITY ENGINEER/ HYDROLOGY</b> <i>Rita Harmon</i> RHarmon@cabq.gov</p>	
<p><b>ABCWUA</b> <i>Kris Cadenda</i> KCadena@abcwua.org</p>	
<p><b>TRANSPORTATION DEVELOPMENT</b> <i>Racquel Michel</i> RMichel@cabq.gov</p>	
<p><b>PLANNING DEPARTMENT</b> <i>Jack Cloud</i> jcloud@cabq.gov</p>	Refer to comments from Hydrology/ AMAFCA and any public hearing comments regarding the proposed vacation.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 15, 2015  
DRB Comments**

**ITEM # 11**

**PROJECT # 1006844**

**APPLICATION # 15-70241**

**RE: Lot A-1, Lutheran Church in America**

The amended Site Plan for Building Permit 15EPC-40017 must be submitted for DRB sign-off prior to/ or concurrent with/ the plat to create two lots.

A Bulk Land Variance is not appropriate, as the only infrastructure required with the two lot plat will be a sidewalk for Vickrey Drive; the "Notice of ..Variance" note can be removed.

For the townhomes layout, the property line for proposed Lot 9-P1 needs to be far enough east to allow for full driveway access.

---

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



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006844**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED ; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee      505-924-3986

**DATE:** OCTOBER 3, 2007

0

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

DRB- 1006844                    Item No. 13                    Zone Atlas E-19

DATE ON AGENDA 10-3-07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

<u>No.</u>	<u>Comment</u>
1)	A cul-de-sac is required at the end of the east stub due to the number of lots being served.
2)	With a 49' r/w and the narrow lots, these should be P1 designated.
3)	A cross section of Vickrey Drive is needed to evaluate infrastructure requirements and possible dedications.
4)	Standard infrastructure per the DPM is required.

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





## **IMPACT FEES – # 1006844**

**Development Review Board 10/3/07 Agenda Item #13  
Sketch Plat: Tract A-1, Lands of Lutheran Church in America**

Construction of a new single family residence on a new vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 2,000 square feet and .05sf for impervious acreage, it is estimated that impact fees will total approximately \$3,502.40

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

# *PLAN TRACKING LOG*

<u>Date</u>	<u>Project Name &amp; #</u>	<u>Action Request</u>	<u>Action Taken</u>
October 3, 2007	<i>Lands of Lutheran Church In America # 1006844</i>	Sketch Plat	



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

**D L A APPEAL / PROTEST of...**

- Street Name Change (Local & Collector)
- 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): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: Po Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com  
 APPLICANT: Dragonfly Development, LLC PHONE: \_\_\_\_\_  
 ADDRESS: 12809 Donette Ct. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87112 E-MAIL: philip@lindlberg.compost.net  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Lutheran Church in America

DESCRIPTION OF REQUEST: Amended Minor Plat request for Tract A-1-A and A-1-B  
due to infrastructure list being added only.

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 A-1-A, A-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: R-T Proposed zoning: R-T MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-19 UPC Code: 1019060222743921150

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1606844  
15DRB-70351, 52, 53 15DRB-70280 15DRB-70260 15DRB-70241

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 2 Tracts No. of proposed lots: 0 Total site area (acres): 4.1078ac  
 LOCATION OF PROPERTY BY STREETS: On or Near: Vickrey Dr.  
 Between: Wyoming Blvd and Papaya Street  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 12/1/2015  
 (Print Name) Hiram L. Crook Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70443</u>	<u>APP</u>	_____	<u>\$ 50.00</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>\$ 70.00</u>

Hearing date December 9 2015

[Signature] 12-1-15  
 Staff signature & Date

Project # 1006844

**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 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.

Hiram L. Crook  
 Applicant name (print)  
[Signature] 12/1/2015  
 Applicant signature / date

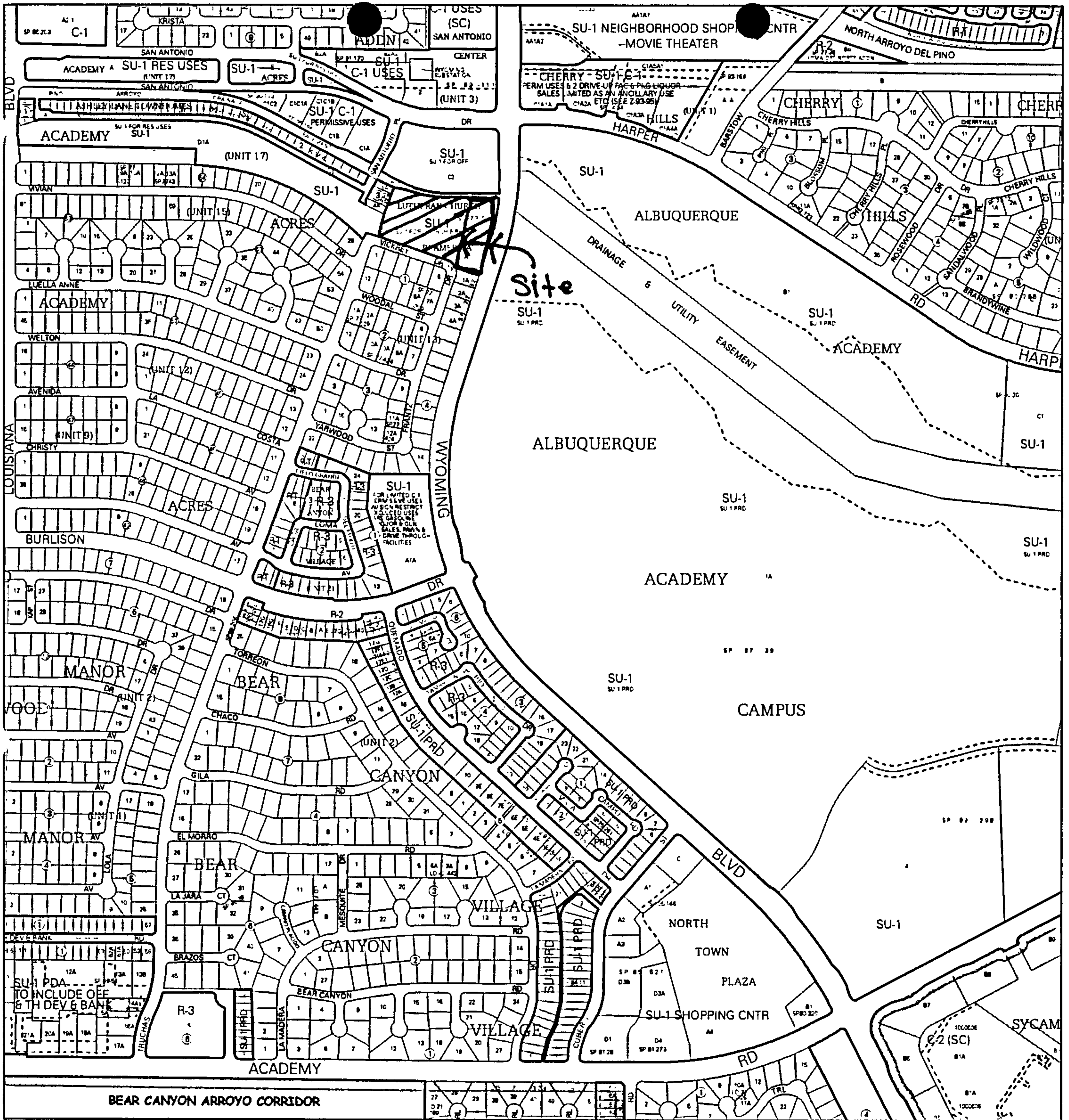


Form revised **October 2007**

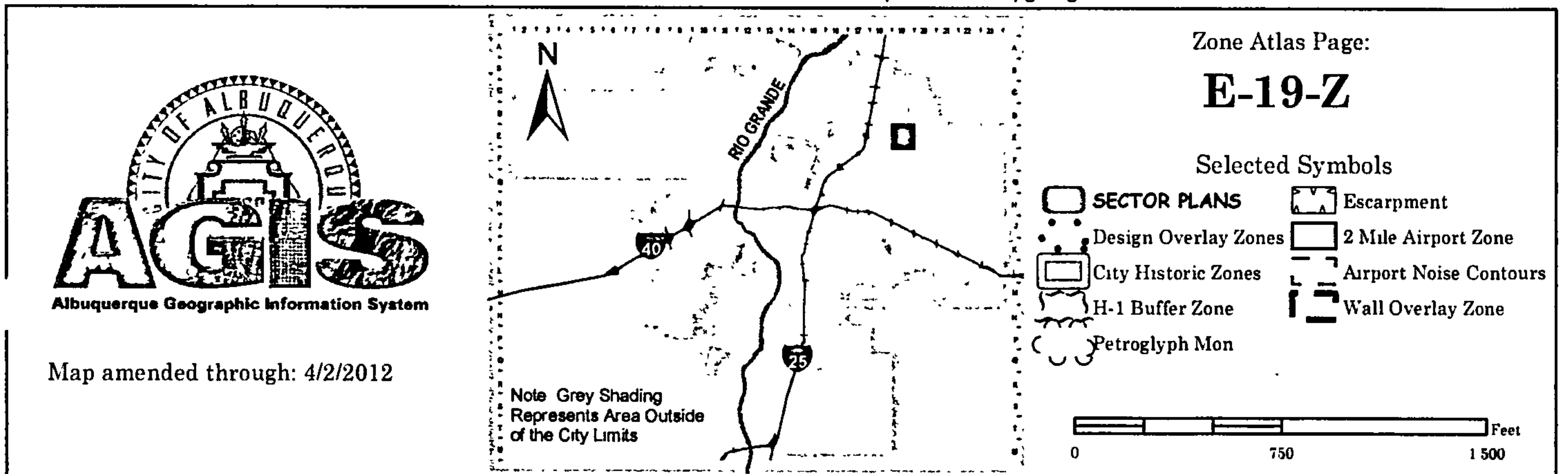
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 15DRB - 20043

[Signature] 12-1-15  
 Planner signature / date  
 Project # 1006844



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



Zone Atlas Page:

**E-19-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

Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note Grey Shading  
Represents Area Outside  
of the City Limits

0 750 1500 Feet



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

December 1, 2015

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Minor Plat - Holy Cross Townhomes, DRB # 1006844**

Dear Mr. Cloud:

At this time we are submitting for an Amended Minor Plat of Tracts A-1-A & A-1-B, which divides this property into 2 tracts. This Amendment is to add an Infrastructure List with items to be built for the property of Tract A-1-B.

Thank you for your consideration.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Hiram L. Crook  
Staff Engineer

FIGURE 12

INFRASTRUCTURE LIST

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

**Tract A-1-A and A-1-B**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Current DRC  
 Project Number: \_\_\_\_\_

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: 12-1-15  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1006844  
 DRB Application No.: \_\_\_\_\_

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.

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
<b>STORM DRAIN</b>				
5'	Concrete Rundown	Tract A-1-B	North Parking Lot	Pino Arroyo Channel
12"	Sidewalk Culvert	Tract A-1-B	Southwest corner	Vickrey Drive
<b>SIDEWALK</b>				
4'	Sidewalk (North Side) 135 LF	Tract A-1-B	Vickrey Drive	Frantz Drive

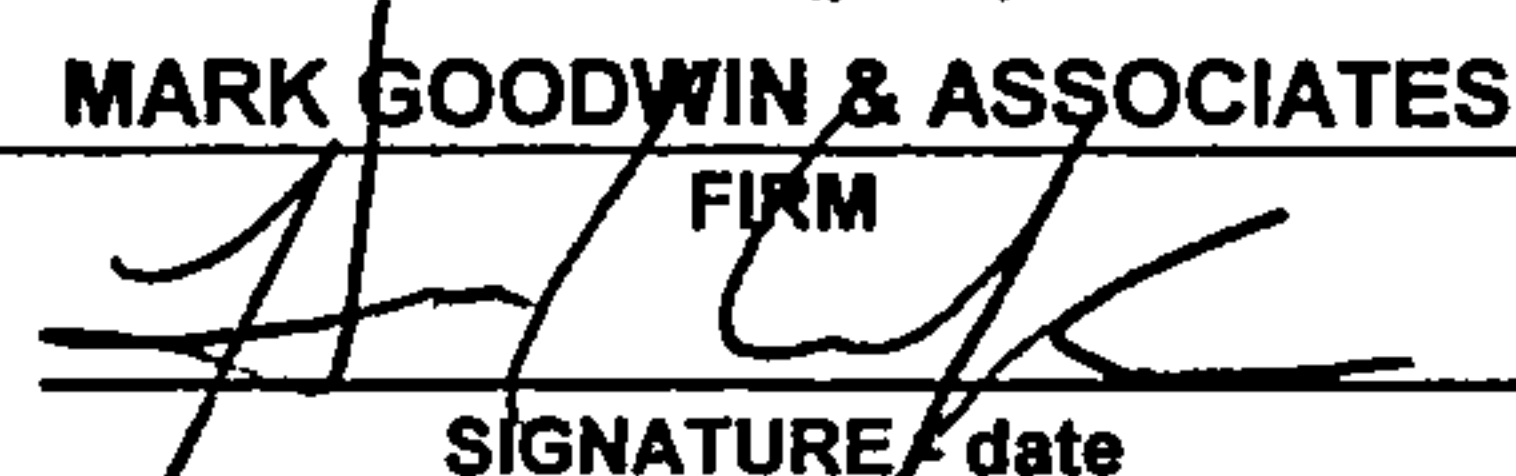
Private Inspector	City Inspector	City Cnst Engineer
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>

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

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_
- 6 \_\_\_\_\_

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

Hiram L. Crook  
 NAME (print)  
 MARK GOODWIN & ASSOCIATES  
 FIRM  
  
 SIGNATURE / date  
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

\_\_\_\_\_  
 DRB CHAIR - date  
 \_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT - date  
 \_\_\_\_\_  
 UTILITY DEVELOPMENT - date  
 \_\_\_\_\_  
 CITY ENGINEER - date

\_\_\_\_\_  
 PARKS & GENERAL SERVICES - date  
 \_\_\_\_\_  
 AMAFCA - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

DDEDIT



PROJECT #

14-89001

DECEMBER 9, 2015

AF

FIGURE 12

Current DRC

Project Number: \_\_\_\_\_

Date Submitted: September 18, 2015

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

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1006844

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

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

**Holy Cross Subdivision (Preliminary Plat)**

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

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 30, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF TRACT A-1-A, LANDS OF LUTHERAN CHURCH IN AMERICA, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON \_\_\_\_\_, 2015 IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AND CONTAINING 2.1514 ACRES MORE OR LESS.

**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.

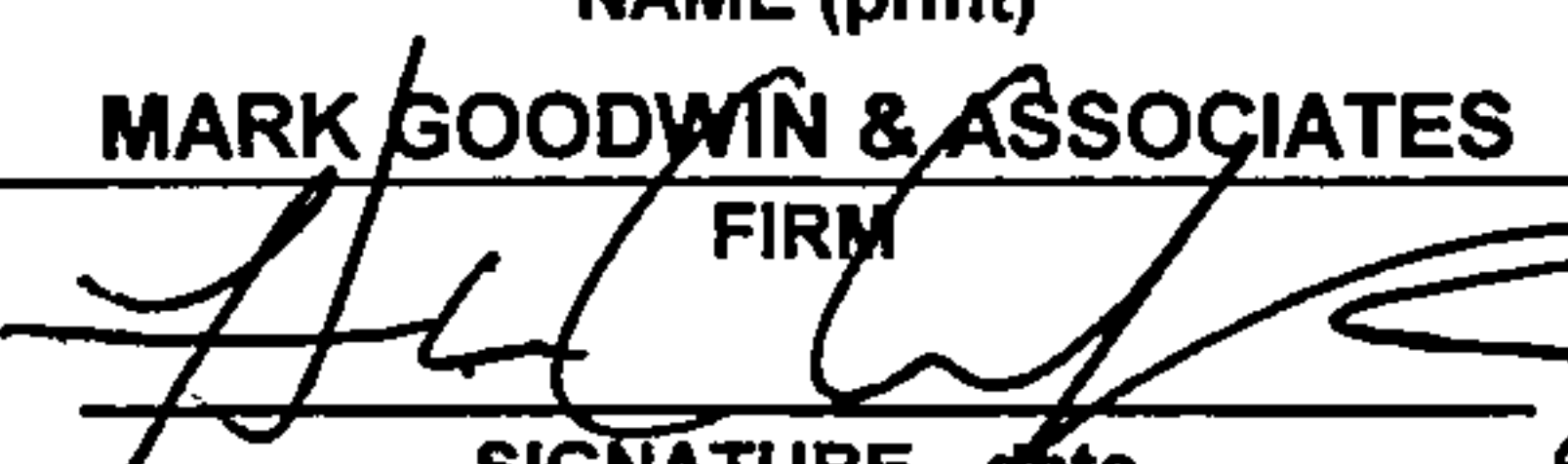
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF	<b>PAVING</b> Res Pvmt C&G	Papaya Street	Vickrey Drive	Lot 9	/	/	/
		4'	Sidewalk (West Side) (1)	Papaya Street	Vickrey Drive	Tangerine Court	/	/	/
		4'	Sidewalk (East Side) (1)				/	/	/
		27' FF	<b>PAVING</b> Res Pvmt C&G	Tangerine Court	Papaya Street	End of Cul-de-Sac	/	/	/
		4'	Sidewalk (North Side)(1)	Tangerine Court	Papaya Street	Lot 15	/	/	/
		4'	Sidewalk (South Side) (1)	Tangerine Court	Lot 5	Lot 6	/	/	/
		4'	Sidewalk (South Side)	Tangerine Court	Lot 4		/	/	/
		4'	Sidewalk (East Side)	Tangerine Court	End of Cul-de-Sac		/	/	/
		4'	Sidewalk (North Side)	Tangerine Court	Tract A-1-B		/	/	/
		6"	<b>WATER</b> Waterline	Papaya Street	Vickrey Drive	Lot 9	/	/	/
		6"	Waterline	Tangerine Court	Papaya Street	End of Cul-de-Sac	/	/	/
		8"	<b>SANITARY SEWER</b> SAS	Papaya Street	Vickrey Drive	Lot 9	/	/	/
		8"	SAS	Tangerine Court	Papaya Street	End of Cul-de-Sac	/	/	/
		10'	<b>STORM DRAIN</b> Concrete Rundown	Papaya Street	North End	Pino Arroyo Channel	/	/	/
		5'	Concrete Rundown	Holy Cross Church	North End	Pino Arroyo Channel	/	/	/
		12"	Sidewalk Culvert	Holy Cross Church	South End	Vickrey Drive	/	/	/

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

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							City User Dept. Signature	
Date							Date	

- 1 Sidewalks to be deferred
- 2 Water infrastructure to include valves, fittings, service connections, and fire hydrants
- 3 SAS infrastructure to include manholes and service connections
- 4 Storm Drain infrastructure includes manholes, inlets, channels, bends, and sidewalk culverts.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan)
- 6

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

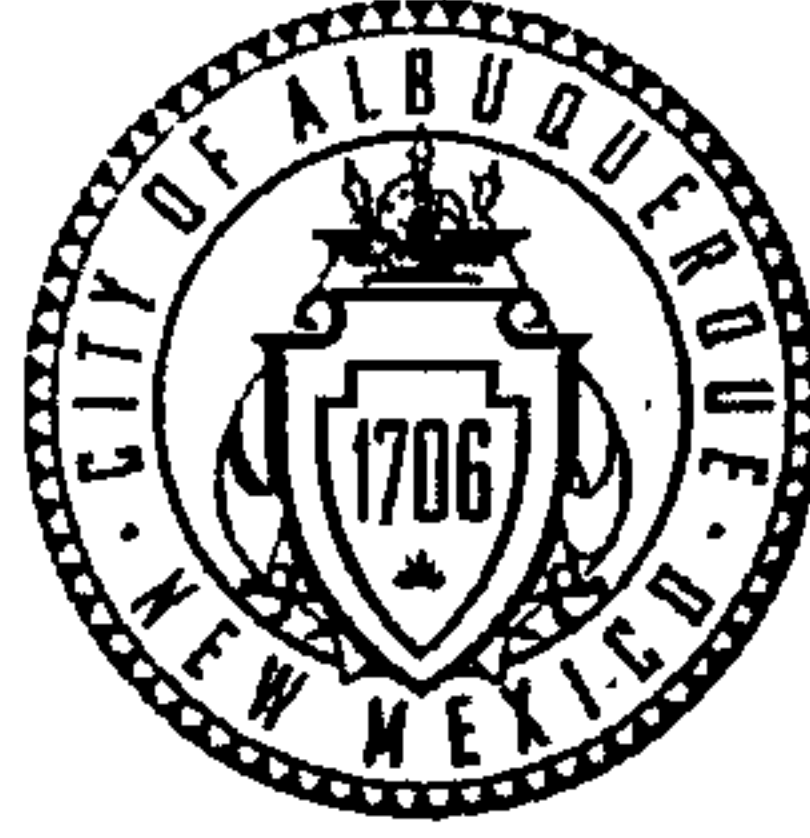
Hiram L. Crook  
 NAME (print)  
 MARK GOODWIN & ASSOCIATES  
 FIRM  
  
 SIGNATURE - date 9/25/015  
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DRB CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

PARKS & GENERAL SERVICES - date  
 AMAFCA - date  
 - date  
 - date

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



**INTER-OFFICE MEMORANDUM**

**COMMENTING AGENCIES**

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*  
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*  
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*  
AMAFCA.....*Lynn Mazur*  
APD CRIME PREVENTION.....*Steve Sink*  
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*  
FIRE DEPARTMENT.....*Antonio Chinchilla*  
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*  
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*  
PNM.....*Daniel Aragon*  
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*  
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*  
COMCAST CABLE.....*Mike Mortus*  
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*  
ENVIRONMENTAL HEALTH.....*Paul Olson*

*Your comments on the following case(s) are requested.*

PROJECT # 1006844

Board hearing date:

**WEDNESDAY, October 21, 2015**



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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)
- 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): Mark Goodwin and Associates, PA PHONE: 828-2200  
 ADDRESS: Po Box 90006 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: hram@gcxinternengineers.com  
 APPLICANT: Dragonfly Development, LLC PHONE: \_\_\_\_\_  
 ADDRESS: 12809 Donette Court NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: philip.lindborg@comcast.net  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Lutheran Church in America

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Sidewalk Removal and Sidewalk  
replacer approval for Holy Cross Townhomes

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 A-1-A, A-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Holy Cross Townhomes  
 Existing Zoning: SU-1 Proposed zoning: R-T MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 2-19 UPC Code: 101906222743921150

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): # 1006844  
15DRB-70280 15DRB-70260 15DRB-70241

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 1 No. of proposed lots: 21 Total site area (acres): 2.1514 ac  
 LOCATION OF PROPERTY BY STREETS: On or Near: Vickrey Drive  
 Between: Wyoming and Papaya Street  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 9/25/15  
 (Print Name) Hiram L. Crook Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

- 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>15DRB - 70351</u>	<u>PP</u>	_____	<u>\$ 975.00</u>
<u>- 70352</u>	<u>SW</u>	_____	<u>\$ 0</u>
<u>- 70353</u>	<u>TDS</u>	_____	<u>\$ 0</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>

Hearing date October 21, 2015 Total \$ 1070.00

R-25-15  
 Staff signature & Date

Project # 1006844

[Signature]

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

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

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

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

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

**Amended preliminary plat approval expires after one year.**

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

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

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

Hiram L. Crook  
Applicant name (print)  
[Signature] 9/25/15  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
15DRB-70351

[Signature] 9-25-15  
Planner signature / date  
Project # 1006844

**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.

Hiram L. Crook  
Applicant name (print)

[Signature] 9/25/15  
Applicant signature / date



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

Application case numbers

ISDRB - 70352

ISDRB - 70353

Form revised 4/07

[Signature] 9-25-15  
Planner signature / date

Project # 1006544

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 6, 2015 To October 21, 2015

5. REMOVAL

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

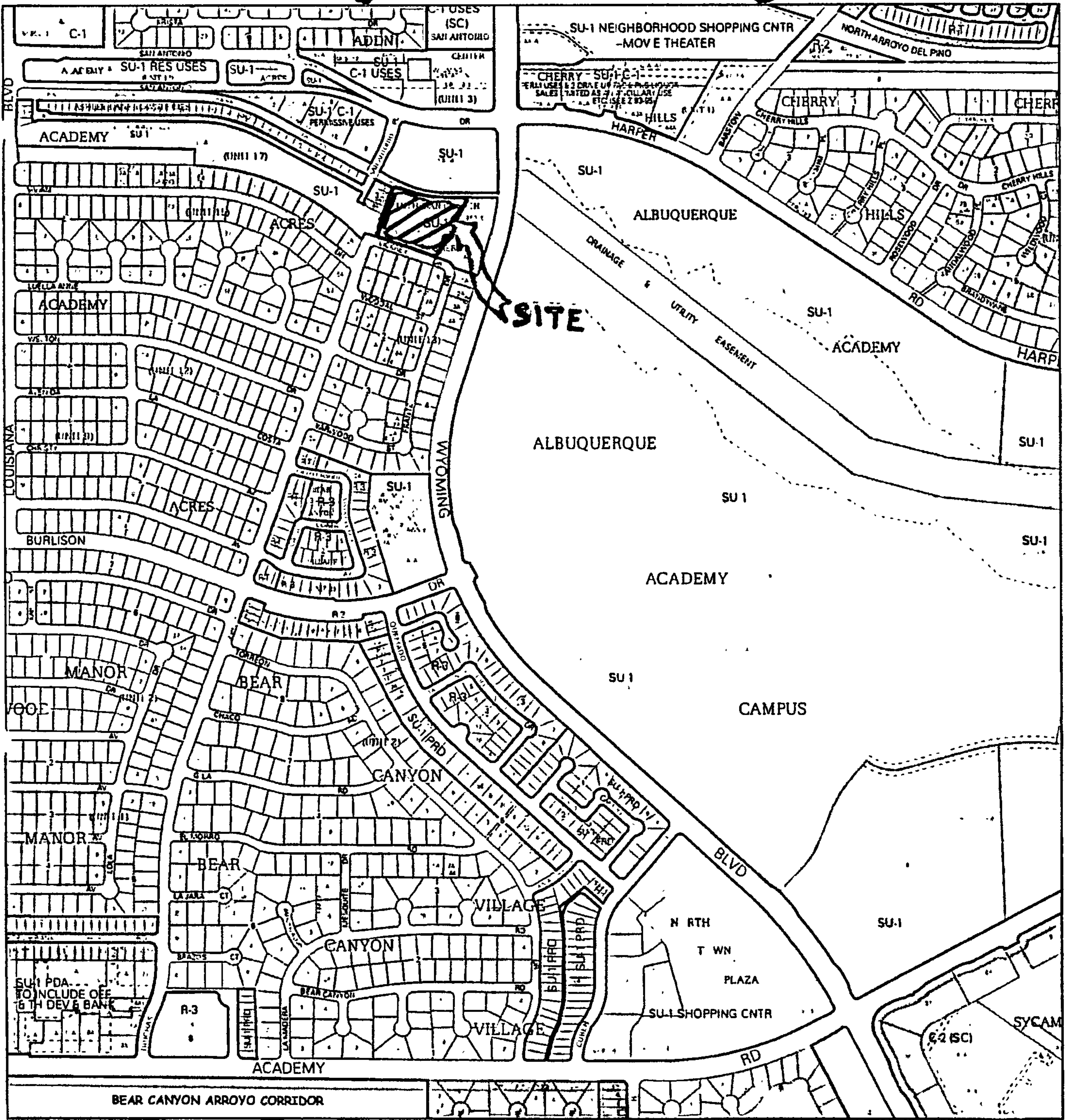
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent)      9/25/015 (Date)

I issued 1 signs for this application, 9-25-15 (Date) [Signature] (Staff Member)

PROJECT NUMBER: 1006844





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 4/2/2012

N

RIO GRANDE

40

25

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-19-Z**

Selected Symbols

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

0 750 1500 Feet



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

September 25, 2015

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Holy Cross Subdivision  
Request Approval of Preliminary Plat, Sidewalk Waiver and Temporary Sidewalk  
Deferral**

Dear Mr. Cloud;

*On behalf of our client, I am requesting approval of the above actions for the referenced project, which includes a 21 lot single family residential townhome development. The Holy Cross Lutheran Church is adjacent to the proposed development. The subdivision will be developed within the existing Tract A-1-A.*

**ACCESS**

*Access to the site is from the existing Vickrey Dr. located in the Academy Acres Unit 13 subdivision.*

**UTILITIES**

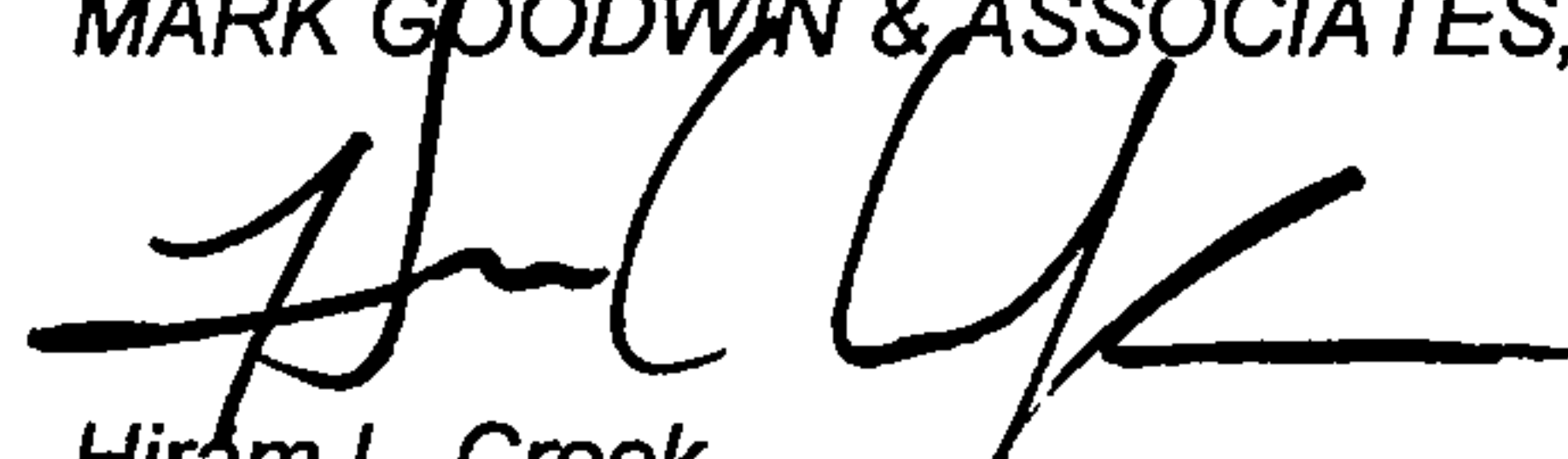
*The proposed 8" sanitary sewer and 6" waterlines in the development will connect to existing utilities in Vickrey Dr. Runoff will be conveyed as street flows to a proposed Concrete rundown into the Piño Arroyo Drainage Channel.*

**SIDEWALK WAIVER**

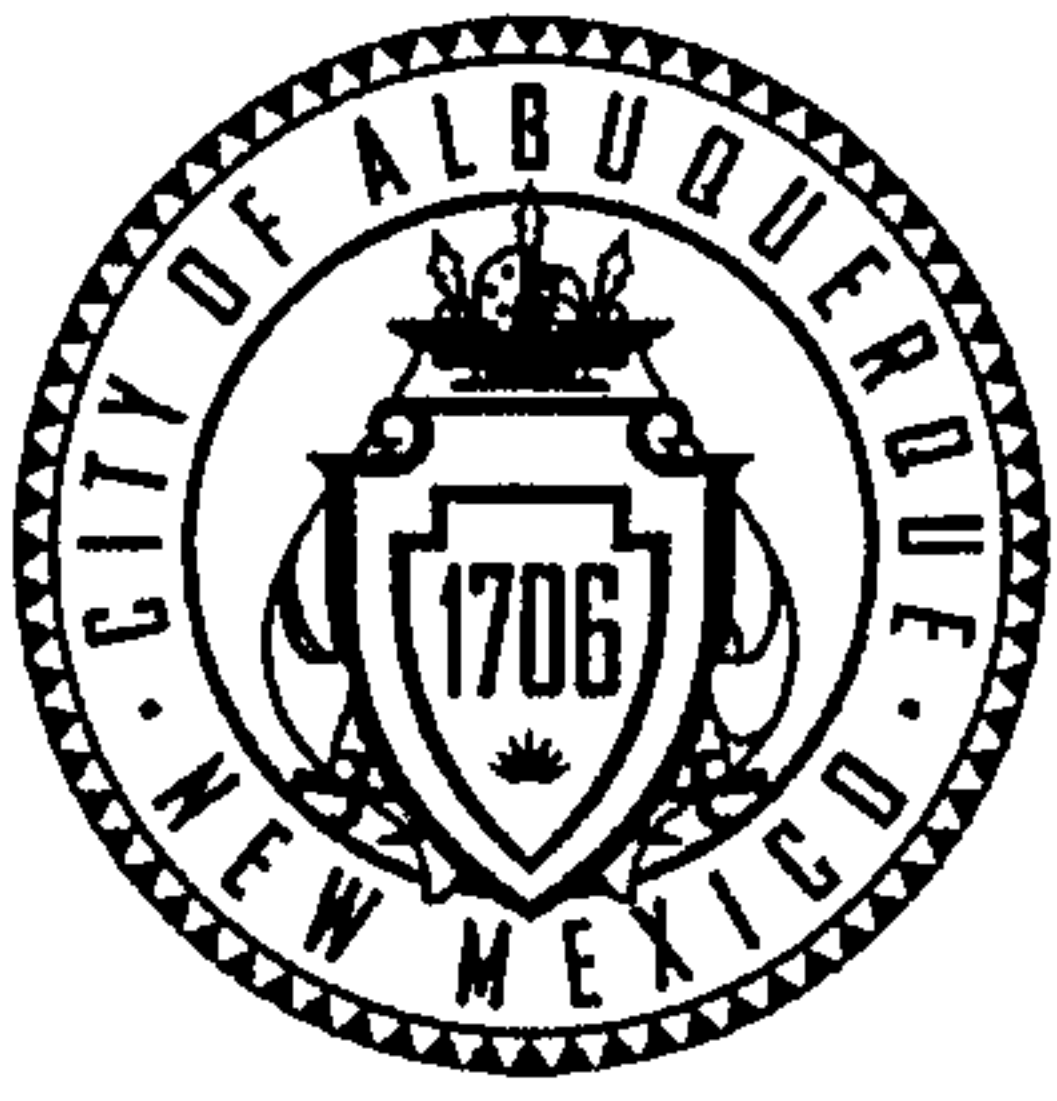
*A sidewalk waiver is needed for the stub-end of Papaya St. along the northeast side. A sidewalk on this side would dead end at the Piño Arroyo Channel causing a pedestrian safety issue. There is no connecting sidewalk along this section of the channel. The existing trail is located along the north side of the channel.*

*Please call me if you have any questions.*

Sincerely,  
MARK GOODWIN & ASSOCIATES, P.A.



Hiram L. Crook  
Staff Engineer



# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 - will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

---

CONTACT NAME: Kay Brashear  
COMPANY NAME: Mark Goodwin & Associates, PA  
ADDRESS/ZIP: P.O. Box 90606, Albuquerque, NM 87199  
PHONE: (505) 828-2200 FAX: (505) 797-9539

---

### LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

#### LEGAL DESCRIPTION

Holy Cross Townhomes Tract A-1-A and A-1-B

LOCATED ON Wyoming Blvd.

Street Name or Other Identifying Landmark

BETWEEN Harper Road AND Street Name or

Other Identifying Landmark

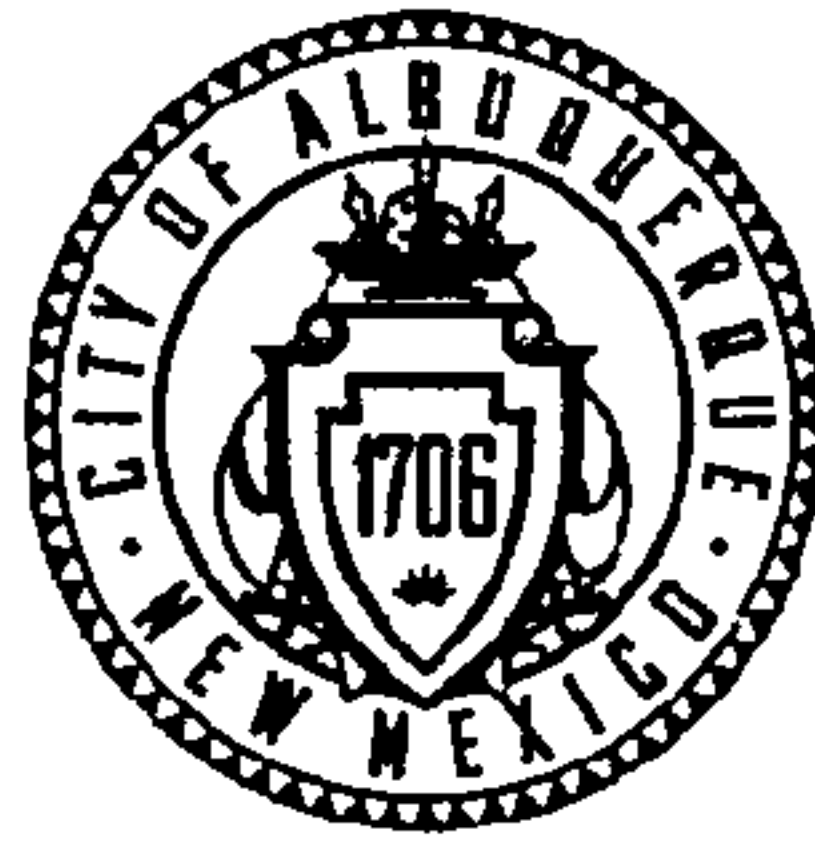
Academy Road

Street Name or Other Identifying Landmark

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (E-19).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

September 14, 2015

Kay Brashear  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [kbrashear@goodwinengineers.com](mailto:kbrashear@goodwinengineers.com)

Dear Kay:

Thank you for your inquiry of **September 14, 2015** 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) – HOLY CROSS TOWNHOMES, TRACT A-1-A AND A-1-B, LOCATED ON WYOMING BOULEVARD NE BETWEEN HARPER ROAD NE AND ACADEMY ROAD NE** zone map **E-19**.

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

**SEE “ATTACHMENT A” FOR THE NAMES OF THE NA/HOA’S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and “Attachment A” to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA’s – siw.**

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. 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’s for this Planning Submittal**

planningrnaform(03/20/14)

# !!!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: **09/14/15** Time Entered: **12:30 p.m.** ONC Rep. Initials: **siw**

## **ATTACHMENT A**

**(DRB SUBMITTAL) – HOLY CROSS TOWNHOMES, TRACT A-1-A AND A-1-B, LOCATED ON WYOMING BOULEVARD NE BETWEEN HARPER ROAD NE AND ACADEMY ROAD NE zone map E-19 for Mark Goodwin and Associates, PA.**

**ACADEMY ACRES NORTH N.A. "R"**

**\*Jacob Tellier**

P.O. Box 90181/87199 821-0393 (h)

Irene Minke

P.O. Box 90181/87199 828-9810 (h)

**CHERRY HILLS CIVIC ASSOC. "R"**

**\*Dick Cramer**

7000 Wildwood Lane NE/87111 821-5278 (h)

Mike Koller

8509 Red Sky Pl. NE/87111 710-4442 (c)

**NORTH WYOMING N.A. "R"**

**\*Tracy Guidry**

8330 Krim Dr. NE/87109 293-0898 (h)

Nanci Carriveau

8309 Krim Dr. NE/87109 821-8673 (h)

**\*President of NA/HOA**



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

September 24, 2015

Mr. Jacob Tellier  
Academy Acres North N.A.  
PO Box 90181  
Albuquerque, NM 87199

Ms. Irene Minke  
Academy Acres North N.A.  
PO BOX 90181  
Albuquerque, NM 87199

**Re: Holy Cross Townhomes**

Dear Mr. Tellier and Ms. Minke,

On behalf of our client, Dragonfly Development, LLC, we are requesting a Preliminary Plat and Sidewalk Deferral for the above referenced project.

We anticipate the DRB Hearing date to be October 21, 2015. If you have any further questions, please feel free to contact Hiram Crook or Diane Hoelzer, PE, in our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

September 24, 2015

Mr. Dick Cramer  
Cherry Hills Civic Association  
7000 Wildwood Land NE  
Albuquerque, NM 87111

Mr. Mike Koller  
Cherry Hills Civic Association  
8509 Red Sky Place NE  
Albuquerque, NM 87111

**Re: Holy Cross Townhomes**

Dear Mr. Cramer and Mr. Koller,

On behalf of our client, Dragonfly Development, LLC, we are requesting a Preliminary Plat and Sidewalk Deferral for the above referenced project.

We anticipate the DRB Hearing date to be October 21, 2015. If you have any further questions, please feel free to contact Hiram Crook or Diane Hoelzer, PE, in our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

September 24, 2015

Ms. Tracy Guidry  
North Wyoming N.A.  
8330 Krim Dr. NE  
Albuquerque, NM 87109

Ms. Nanci Carriveau  
North Wyoming N.A.  
8309 Krim Dr. NE  
Albuquerque, NM 87109

**Re: Holy Cross Townhomes**

Dear Ms. Guidry and Ms. Carriveau,

On behalf of our client, Dragonfly Development, LLC, we are requesting a Preliminary Plat and Sidewalk Deferral for the above referenced project.

We anticipate the DRB Hearing date to be October 21, 2015. If you have any further questions, please feel free to contact Hiram Crook or Diane Hoelzer, PE, in our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

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Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	SEP 25 2015	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

60719 NM 87108

Sent To Irene Minke  
Street & Apt. No., P.O. Box 90181  
or PO Box No. Albuquerque, NM 87199  
City, State, ZIP+4  
PS Form 3800, July 2014 See Reverse for Instructions

7006 0810 0004 6708 6755

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Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	SEP 25 2015	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

60719 NM 87108

Sent To Tracy Guidry  
Street & Apt. No., 8330 Krim Dr NE  
or PO Box No. Albuquerque, NM 87109  
City, State, ZIP+4  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3923

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Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	SEP 25 2015	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

60719 NM 87108

Sent To Jacob Tellier  
Street & Apt. No., P.O. Box 90181  
or PO Box No. Albuquerque, NM 87199  
City, State, ZIP+4  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3886

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Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	SEP 25 2015	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

60719 NM 87108

Sent To Mike Koller  
Street & Apt. No., 8569 Red Sky Pl NE  
or PO Box No. Albuquerque, NM 87111  
City, State, ZIP+4  
PS Form 3800, July 2014 See Reverse for Instructions

7006 0810 0004 6708 6762

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CPU

Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	SEP 25 2015	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

60719 NM 87108

Sent To Dick Cramer  
Street & Apt. No., 7000 Wildwood LN NE  
or PO Box No. Albuquerque, NM 87111  
City, State, ZIP+4  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3909

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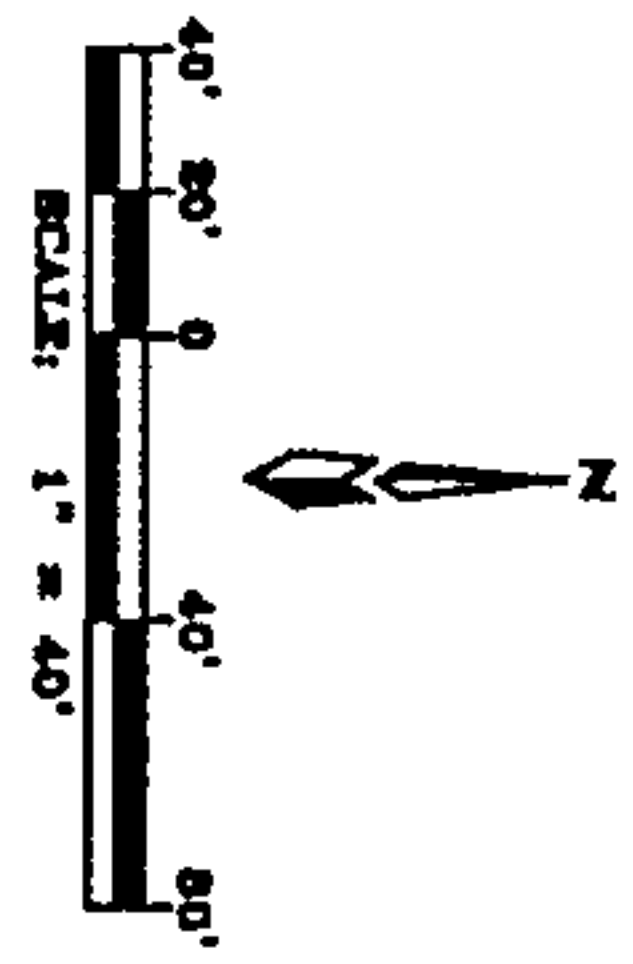
Postage **PERFECTLY LEGAL**  
CPU

Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	SEP 25 2015	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

60719 NM 87108

Sent To Danci Carriveau  
Street & Apt. No., 8309 Krim Dr NE  
or PO Box No. Albuquerque, NM 87109  
City, State, ZIP+4  
PS Form 3800, July 2014 See Reverse for Instructions

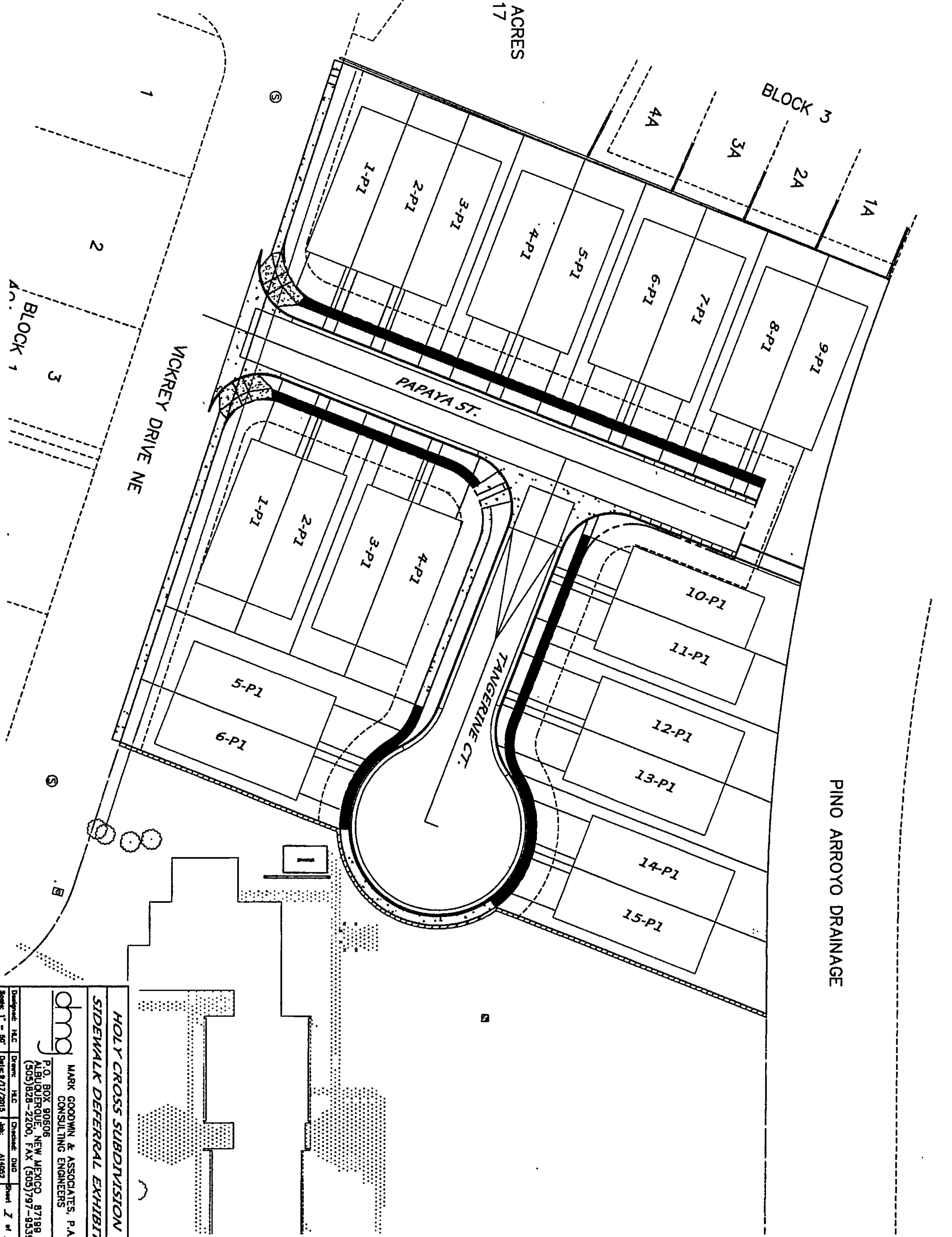
7014 3490 0001 3081 3930



**LEGEND**

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING EASEMENT LINE
- NEW ROADWAY LINE
- NEW RIGHT OF WAY LINE
- NEW ADJOURN LINE
- NEW CENTER LINE
- NEW EASEMENT LINE
- NEW SIDEWALK
- EXISTING SIDEWALK
- NEW STANDARD CURB & GUTTER
- NEW ROLL CURB & GUTTER
- CROWN TO AN CROWN DIMENSION
- ☆ NEW STREET LIGHT

D1A  
 ACADEMY ACRES  
 UNIT 17



PINO ARROYO DRAINAGE

PAPAYA ST.

TANGERINE CT.

WICKREY DRIVE NE

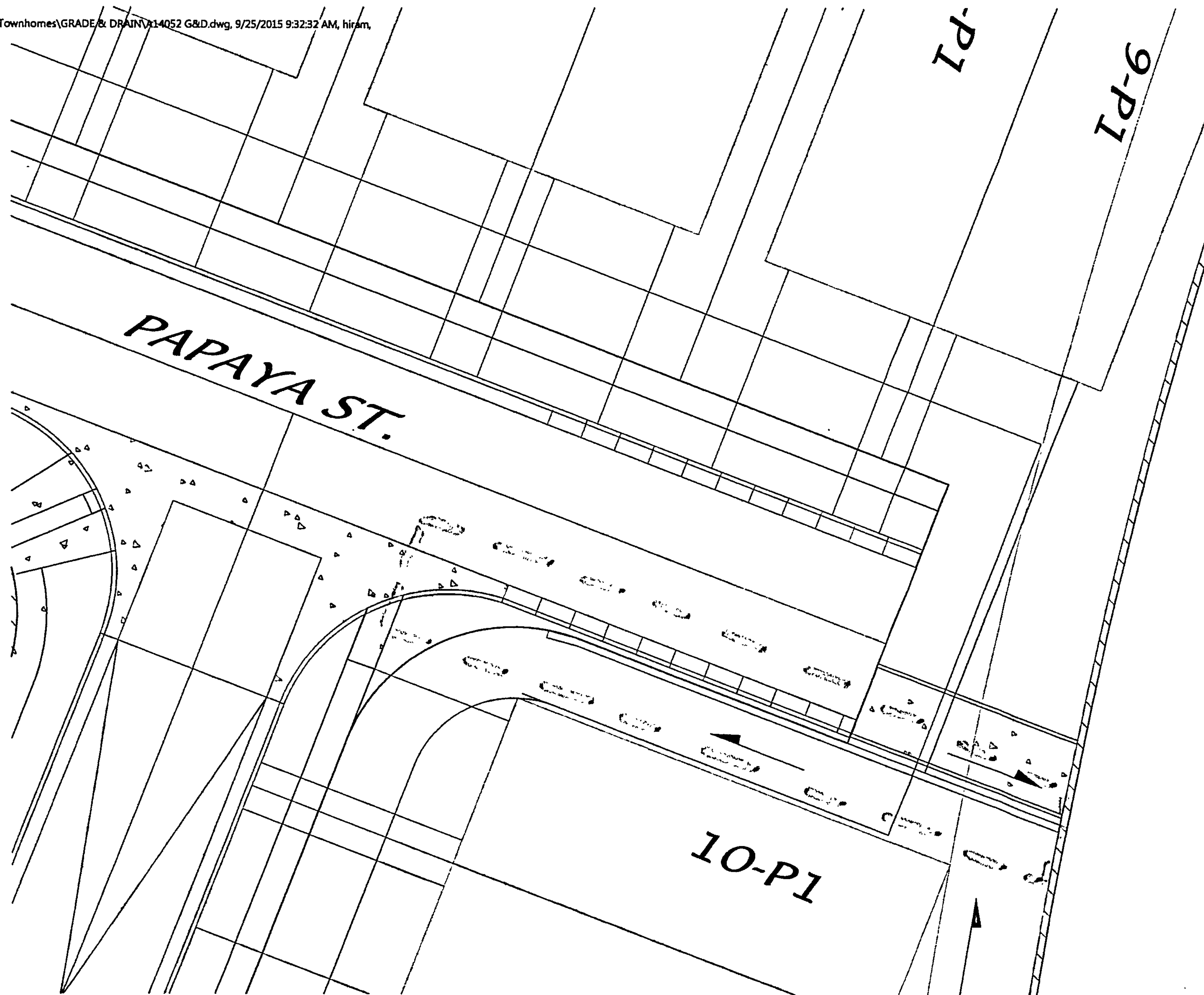
BLOCK 3

BLOCK 1

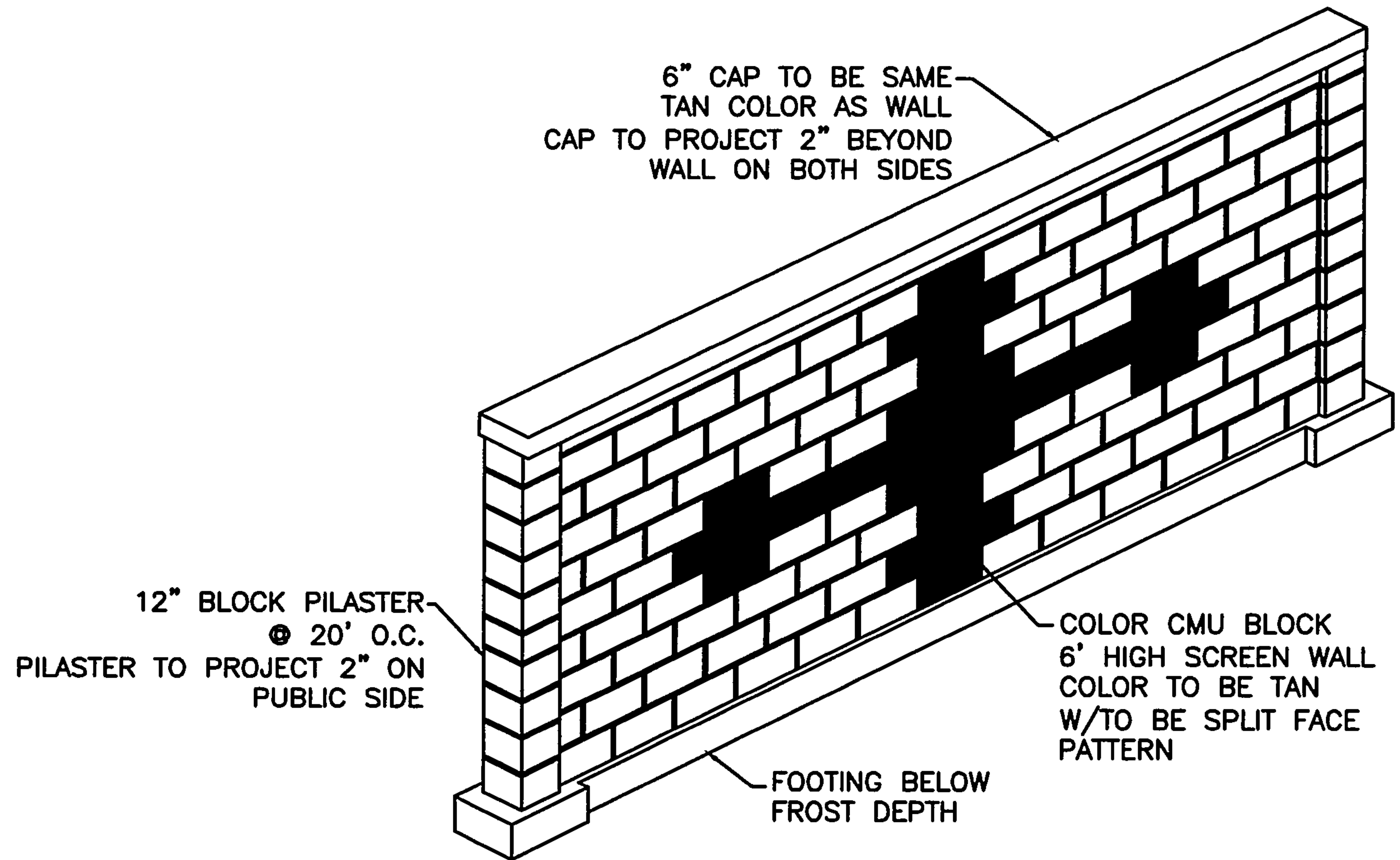
**HOLY CROSS SUBDIVISION**  
**SIDEWALK DEFERRAL EXHIBIT**

**dmg**  
 MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90506  
 ALBUQUERQUE, NEW MEXICO, 87198  
 (505)828-2200, FAX (505)797-9539

Designed: HLC	Drawn: HLC	Checked: DMG	Sheet: 2 of 2
Scale: 1" = 50'	Date: 9/17/2015	Job: A14052	

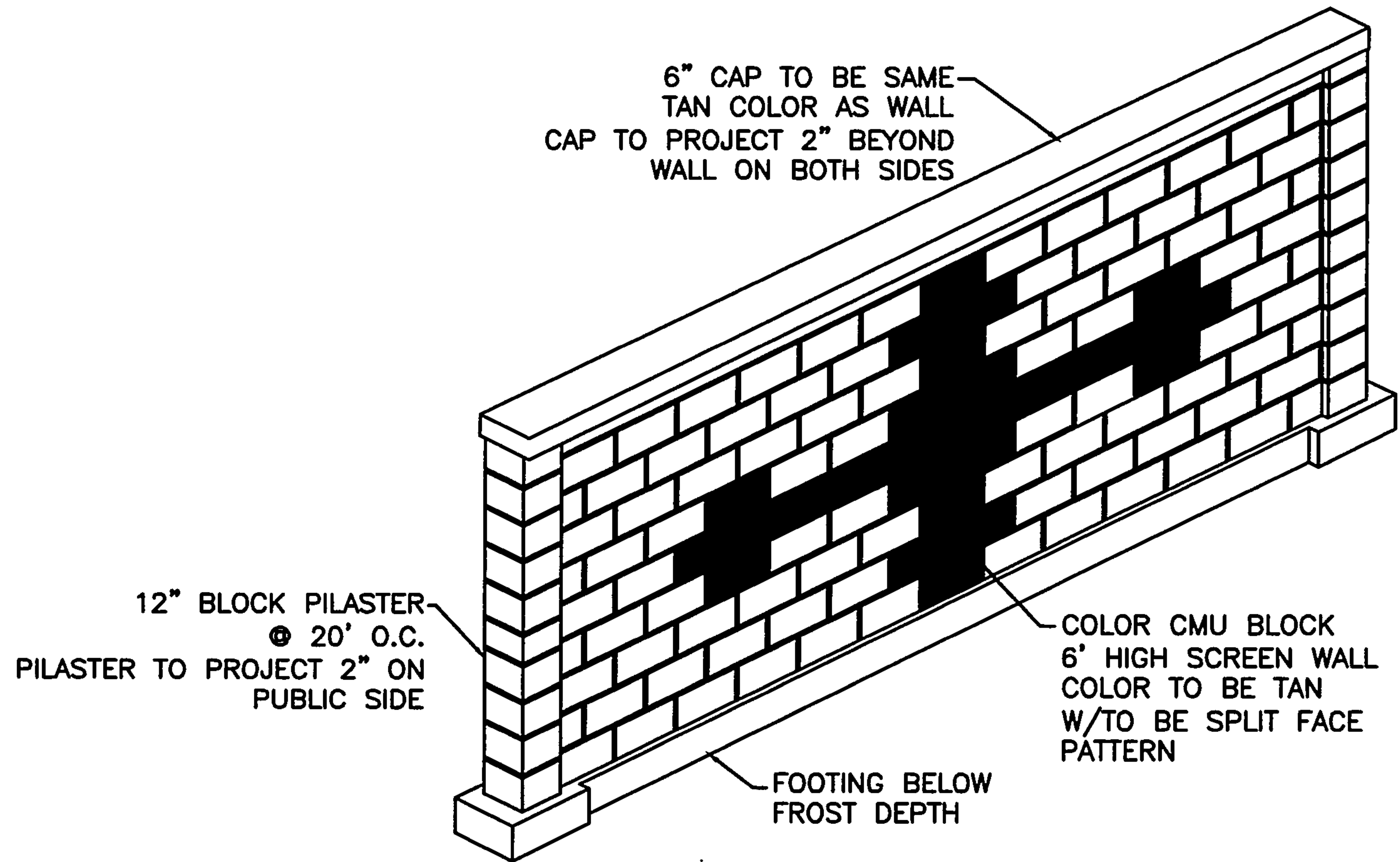


**SIDEWALK WAIVER EXHIBIT**



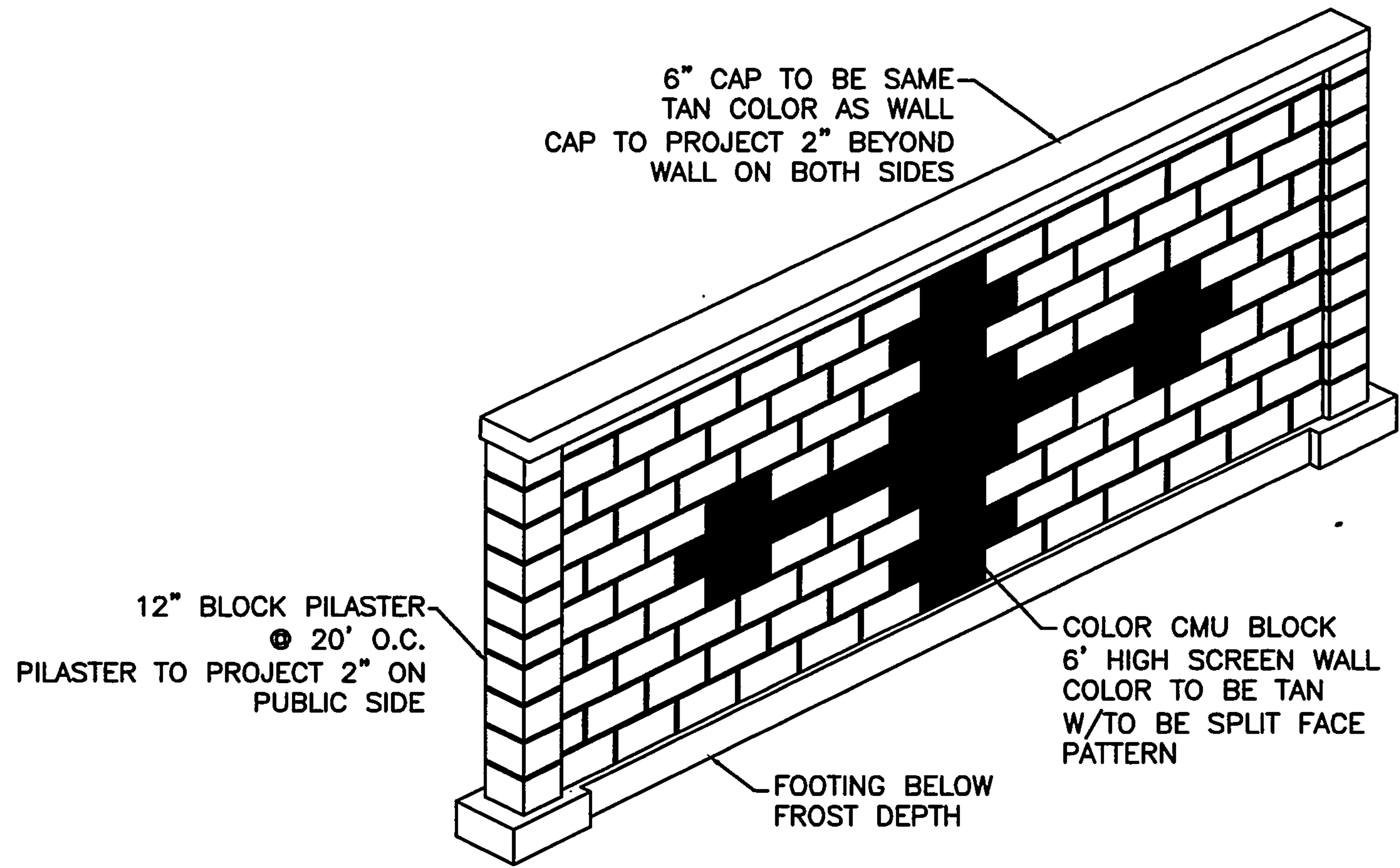
## 6' PERIMETER SCREEN WALL DETAIL

NTS



## 6' PERIMETER SCREEN WALL DETAIL

NTS



## 6' PERIMETER SCREEN WALL DETAIL

NTS

PROJECT #  
1001684

OCTOBER 21. 2015

TS  
AD





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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): Mark Goodwin and Associates PA PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kbrasher@goodwinengineers.com  
 APPLICANT: Dragonfly Development, LLC PHONE: \_\_\_\_\_  
 ADDRESS: 12809 Donette Court NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: philipadberg@comcast.net  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Lutheran Church in America

DESCRIPTION OF REQUEST: Minor Plat Approval for Holy Cross Townhomes

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 A-1-A, A-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Holy Cross Townhomes  
 Existing Zoning: SU-1 Proposed zoning: R-T MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-19 UPC Code: 101906222743921150

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): # 1006844  
# 15DRB-70240 15DRB-70241

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.1078  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd.  
 Between: San Antonio Dr. and Vickrey Dr.  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

**SIGNATURE**

Hiram L. Crook  
 (Print Name)

DATE 8/11/2015  
 Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- 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

15DRB - 70280

Action

PBF  
CMF

S.F.

Fees

\$ 285.00

\$ 20.00

\$

\$

\$

Total

\$ 305.00

Hearing date August 19 2015

18-11-15  
 Staff signature & Date

Project # 1006844

Revised: 11/2014

**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 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.

Hiram L. Crook  
 Applicant name (print)  
[Signature] 8/11/2015  
 Applicant signature / date

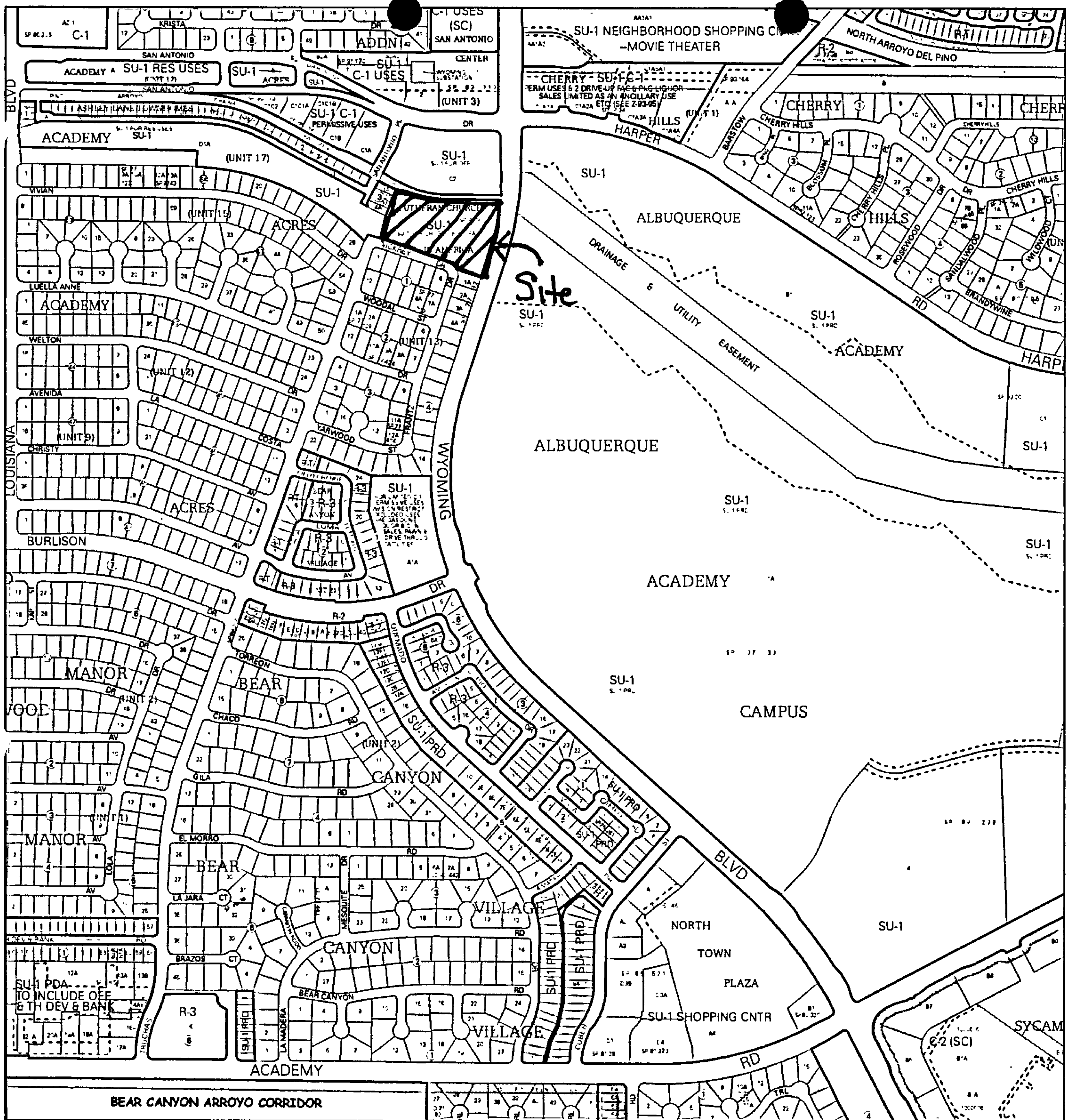


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed


Application case numbers  
 15DRB- 72280

Form revised October 2007

[Signature] 8-11-15  
 Planner signature / date  
 Project # 1000844



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



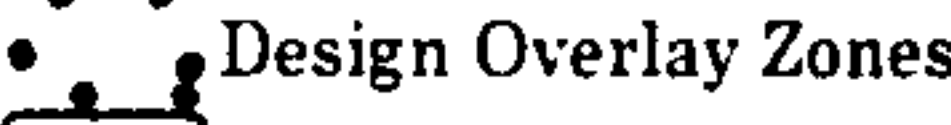
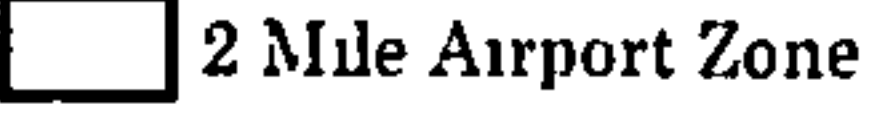

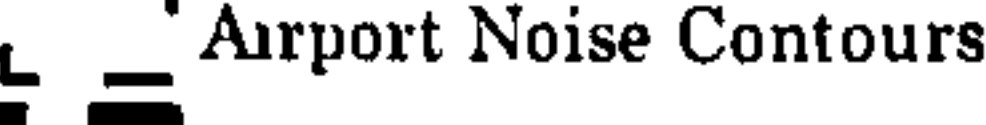
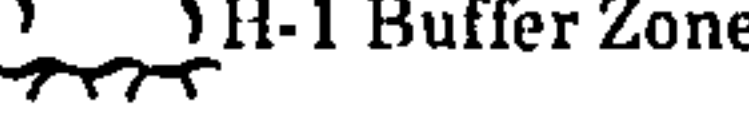




**Albuquerque Geographic Information System**

Map amended through: 4/2/2012

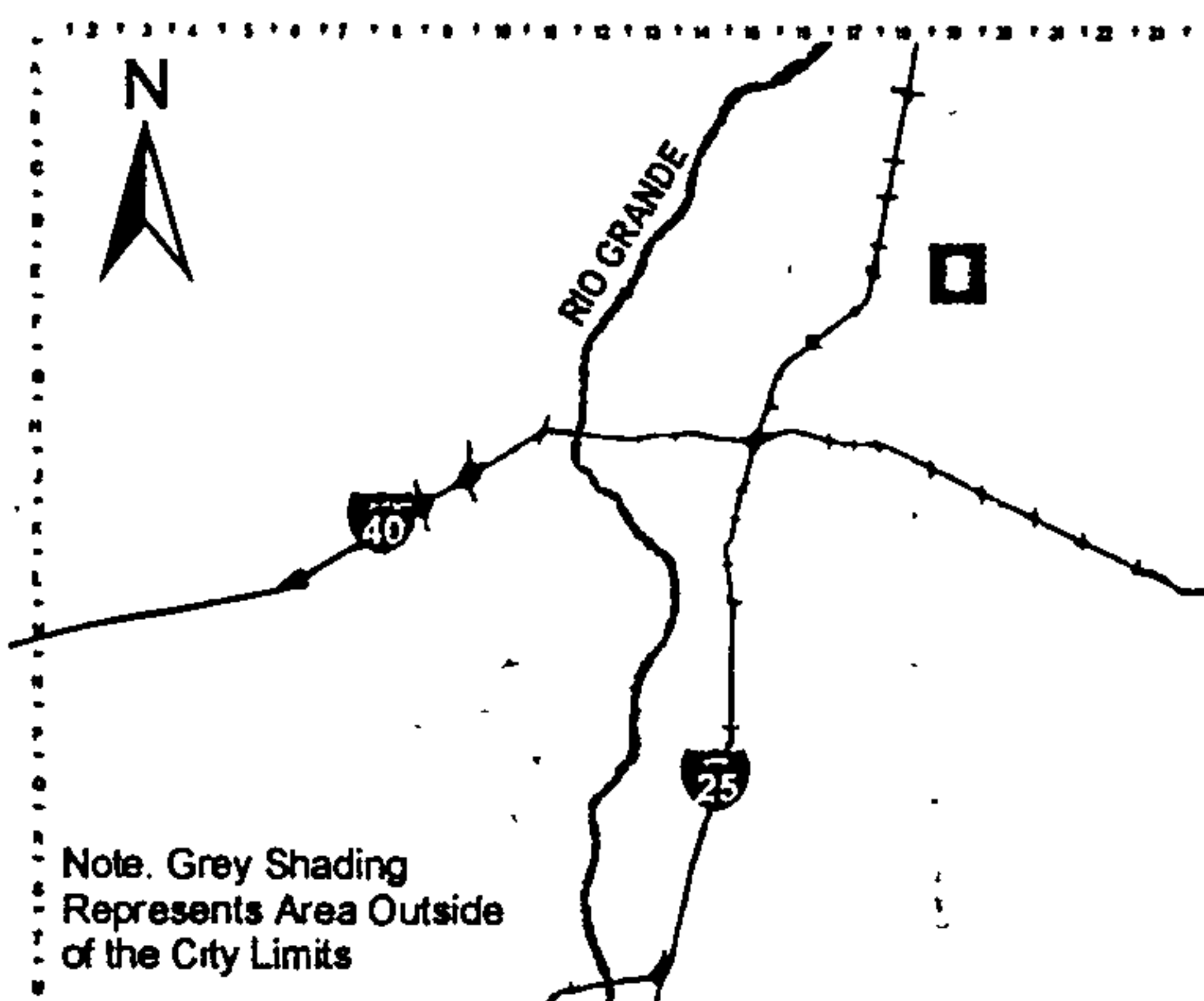
Zone Atlas Page:  
**E-19-Z**

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	

Note: Grey Shading Represents Area Outside of the City Limits

RIO GRANDE



0 750 1500 Feet



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

August 11, 2015

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: *Holy Cross Townhomes – (Tract A-1, Lutheran Church in America)  
Request for Approval of Minor Plat***

Dear Mr. Cloud:

On behalf of our clients, Holy Cross Lutheran Church, we are requesting approval of a lot split for the above referenced property. The site plan has already been submitted to DRB for approval and is scheduled to be heard August 19, 2015. We are now submitting this Minor Plat to be heard concurrently with that request. The property is currently one lot and will be platted into two lots, Tracts A-1-A and A-1-B.

Please contact our office if you have any questions.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Hifam Crook  
Staff Engineer

HLC/kb

PROJECT #

1006844

AUGUST 19, 2015

Pf



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

August 14, 2015

Ms. Rita Harmon  
Senior Engineer, Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87102

**Re: DRB Project 1006844  
Site Plan for Building Permit-Holy Cross Townhomes  
Amended Grading & Drainage**

Dear Ms. Harmon,

This letter is in response to the August 5, 2015 DRB Comments for the Amended Grading & Drainage plan for the Site Plan for Building Permit.

- A grading and Drainage Plan approved for the Site Plan is required.
  - We agree.
- This site is not required to manage the First Flush as it is already a developed site, and further development is not proposed. However, it is still beneficial to provide such measures.
  - We have provided onsite ponding to handle the first flush in order to stay consistent with the policy.
- In the G&D submittal, show the amount of discharge to Vickrey Drive. Provide documentation showing the street can accept this discharge. (Provide excerpts from a DMP or provide calculations)
  - The Street Capacity calculations are shown on the G&D for Vickrey Dr. The existing run off was obtained from the Academy Acres Unit 13 (Tract A-2) Drainage Report (July 31, 1976).
- An SO-19 Permit is required to construct the concrete rundown into the Pino Arroyo Channel and the sidewalk culverts.
  - The SO-19 has been placed on the G&D.

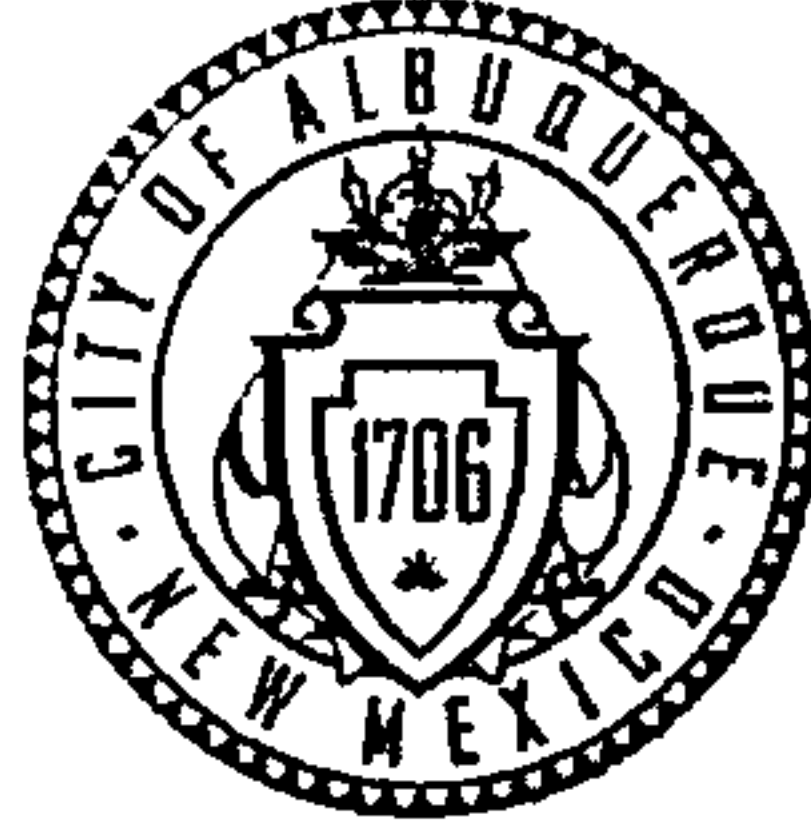
Thank you for your time and consideration.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Hiram L. Crook  
Staff Engineer

HLC/KB



**INTER-OFFICE MEMORANDUM**

**COMMENTING AGENCIES**

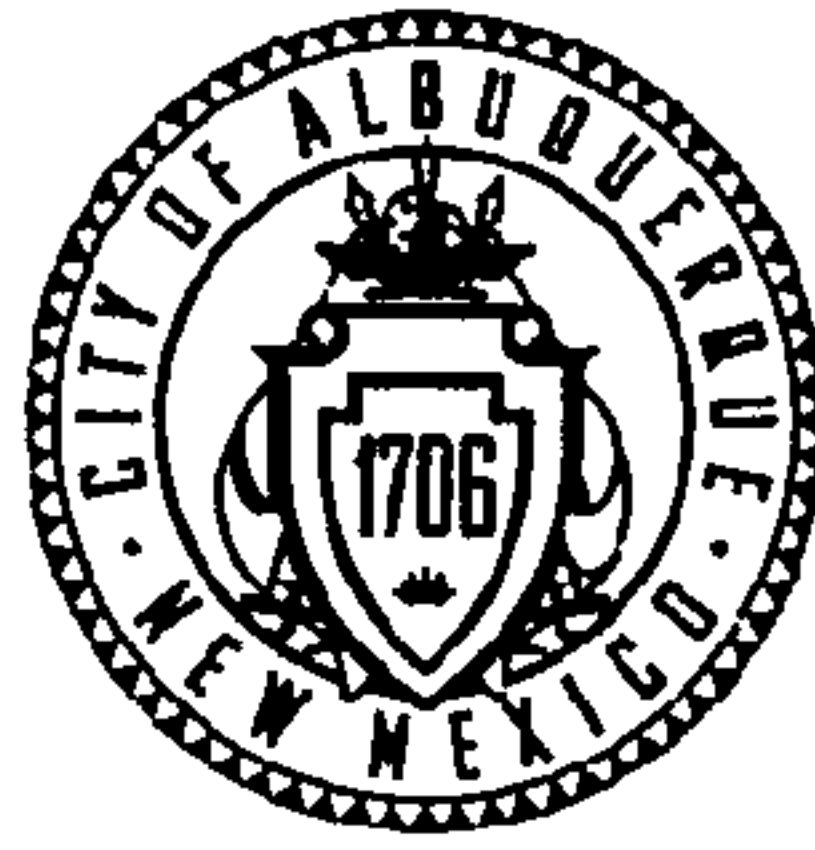
TRANSPORTATION DEVELOPMENT .....*John MacKenzie*  
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*  
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*  
AMAFCA.....*Lynn Mazur*  
APD CRIME PREVENTION.....*Steve Sink*  
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*  
FIRE DEPARTMENT.....*Antonio Chinchilla*  
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*  
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*  
PNM.....*Daniel Aragon*  
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*  
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*  
COMCAST CABLE.....*Mike Mortus*  
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*  
ENVIRONMENTAL HEALTH.....*Paul Olson*

*Your comments on the following case(s) are requested.*

PROJECT # 1006844

Board hearing date:

**WEDNESDAY, August 1\*9, 2015**



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

July 21, 2015

Kay Brashear  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539  
E-mail: [kbrashear@goodwinengineers.com](mailto:kbrashear@goodwinengineers.com)

Dear Kay:

Thank you for your inquiry of **July 21, 2015** 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) – HOLY CROSS TOWNHOMES, TRACT A-1-A AND A-1-B, LOCATED ON WYOMING BOULEVARD NE BETWEEN HARPER ROAD NE AND ACADEMY ROAD NE** zone map **E-19**.

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

**SEE “ATTACHMENT A” FOR THE NAMES OF THE NA/HOA’S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and “Attachment A” to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA’s – siw.**

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. 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’s for this Planning Submittal**

planningrnaform(03/20/14)



# !!!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: **07/21/15** Time Entered: **12:05 p.m.** ONC Rep. Initials: **siw**

**ATTACHMENT A**

**(DRB SUBMITTAL) - HOLY CROSS TOWNHOMES, TRACT A-1-A AND A-1-B, LOCATED ON WYOMING BOULEVARD NE BETWEEN HARPER ROAD NE AND ACADEMY ROAD NE zone map E-19 for Mark Goodwin and Associates, PA.**

**ACADEMY ACRES NORTH N.A. "R"**

**\*Jacob Tellier**

P.O. Box 90181/87199 821-0393 (h)

Irene Minke

P.O. Box 90181/87199 828-9810 (h)

**CHERRY HILLS CIVIC ASSOC. "R"**

**\*Dick Cramer**

7000 Wildwood Lane NE/87111 821-5278 (h)

Mike Koller

8509 Red Sky Pl. NE/87111 710-4442 (c)

**NORTH WYOMING N.A. "R"**

**\*Tracy Guidry**

8330 Krim Dr. NE/87109 293-0898 (h)

Nanci Carriveau

8309 Krim Dr. NE/87109 821-8673 (h)

**\*President of NA/HOA**



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

July 22, 2015

Mr. Jacob Tellier  
Academy Acres North N.A.  
PO Box 90181  
Albuquerque, NM 87199

Ms. Irene Minke  
Academy Acres North N.A.  
PO BOX 90181  
Albuquerque, NM 87199

**Re: Holy Cross Townhomes**

Dear Mr. Tellier and Ms. Minke,

On behalf of our client, Dragonfly Development, LLC, we are requesting a Vacation of Public Easement on the attached document. The purpose of the Vacation is to remove the 15' Storm Water Drainage Easement for the Pino Arroyo Channel.

We anticipate the DRB Hearing date to be August 19, 2015. If you have any further questions, please feel free to contact Hiram Crook or Diane Hoelzer, PE, in our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager



D. Mark Goodwin Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

July 22, 2015

Mr. Dick Cramer  
Cherry Hills Civic Association  
7000 Wildwood Land NE  
Albuquerque, NM 87111

Mr. Mike Koller  
Cherry Hills Civic Association  
8509 Red Sky Place NE  
Albuquerque, NM 87111

**Re: Holy Cross Townhomes**

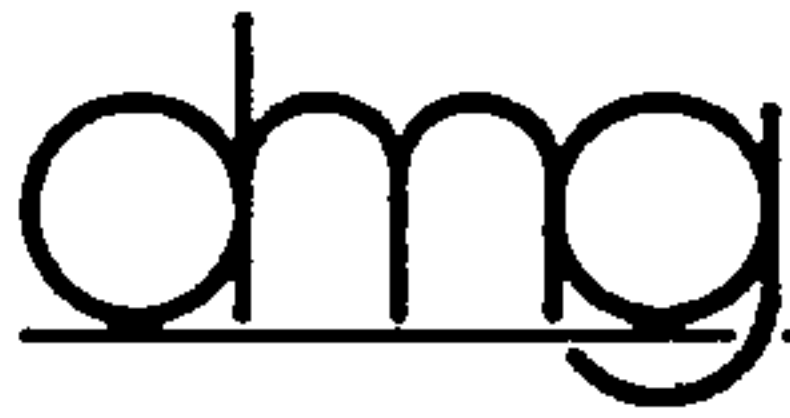
Dear Mr. Cramer and Mr. Koller,

On behalf of our client, Dragonfly Development, LLC, we are requesting a Vacation of Public Easement on the attached document. The purpose of the Vacation is to remove the 15' Storm Water Drainage Easement for the Pino Arroyo Channel.

We anticipate the DRB Hearing date to be August 19, 2015. If you have any further questions, please feel free to contact Hiram Crook or Diane Hoelzer, PE, in our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

July 22, 2015

Ms. Tracy Guidry  
North Wyoming N.A.  
8330 Krim Dr. NE  
Albuquerque, NM 87109

Ms. Nanci Carriveau  
North Wyoming N.A.  
8309 Krim Dr. NE  
Albuquerque, NM 87109

**Re: Holy Cross Townhomes**

Dear Ms. Guidry, and Ms. Carriveau,

On behalf of our client, Dragonfly Development, LLC, we are requesting a Vacation of Public Easement on the attached document. The purpose of the Vacation is to remove the 15' Storm Water Drainage Easement for the Pino Arroyo Channel.

We anticipate the DRB Hearing date to be August 19, 2015. If you have any further questions, please feel free to contact Hiram Crook or Diane Hoelzer, PE, in our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Office Manager

THIS INDENTURE MADE AND EXECUTED THIS 26 DAY OF FEB, 1976, BY AND BETWEEN ALBUQUERQUE NATIONAL BANK, CO-TRUSTEES UNDER A TRUST DESIGNATED AS "THE ACADEMY FOR BOYS TRUST" AS ESTABLISHED BY A TRUST INSTRUMENT FROM ALBERT E. STIMS TO SAID CO-TRUSTEES, AND ASSOCIATED INVESTMENT COMPANY OF EL PASO, TEXAS, IN THE COUNTY OF BERNALILLO AND STATE OF NEW MEXICO, HEREINAFTER CALLED THE GRANTORS AND THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION.

WITNESSETH, THAT FOR GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED THE GRANTORS HAVE THIS DAY BARGAINED AND SOLD AND BY THESE PRESENT TO SELL, CONVEY AND DELIVER UNTO THE CITY OF ALBUQUERQUE A TEMPORARY EASEMENT AS RIGHT OF WAY INCLUDING THE RIGHT OF ENTRY UPON THE REAL ESTATE HEREINAFTER DESCRIBED AT ANY TIME THAT IT MAY SEE FIT AND CONSTRUCT, MAINTAIN AND REPAIR A STORM WATER DIVERSION UPON THE LANDS HEREINAFTER DESCRIBED AND THE FURTHER RIGHT TO REMOVE TREES, BUSHES AND OBSTRUCTIONS INTERFERING WITH THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SAID STORM WATER DIVERSION.

THE LAND AFFECTED BY THE GRANT OF THIS EASEMENT AND RIGHT OF WAY IS LOCATED IN THE COUNTY OF BERNALILLO AND STATE OF NEW MEXICO AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED LEGAL DESCRIPTION AND SKETCH.

TO HAVE AND TO HOLD THE SAID EASEMENT FOR THE USE AND PURPOSE AFORESAID, UNTO GRANTEE ITS SUCCESSORS AND ASSIGNS FOR SO LONG AS SAID EASEMENT IS DEEMED NECESSARY BY THE CITY OF ALBUQUERQUE, AND THE ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY, OR ITS SUCCESSORS AND ASSIGNS.

THE GRANTORS DO HEREBY COVENANT WITH THE GRANTEE THAT THEY ARE LAWFULLY SEIZED AND POSSESSED OF THE REAL ESTATE ABOVE DESCRIBED AND THAT THEY HAVE GOOD AND LAWFUL RIGHT TO CONVEY IT OR ANY PART THEREOF, THAT IT IS FREE FROM ALL ENCUMBRANCES EXCEPT TAXES DUE AND OWING THE TREASURER OF BERNALILLO COUNTY AND THAT THEY WILL FOREVER WARRENT AND DEFEND THE TITLE THERETO AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

AS PART OF THE CONSIDERATION FOR THIS GRANT, THE GRANTORS DO HEREBY RELEASE ANY AND ALL CLAIMS FOR DAMAGES FOR WHATSOEVER CAUSE INCIDENTAL TO THE EXERCISE OF THE RIGHTS HEREIN GRANTED AND PROVIDED, HOWEVER; THAT THE GRANTEE AGREES TO SAVE THE GRANTORS HARMLESS FROM ANY AND ALL LIABILITY THAT MAY ARISE AS A RESULT OF THE CONSTRUCTION AND USE OF THE EASEMENT FOR THE PURPOSES SET FORTH. GRANTEE CERTIFIES THAT ANY OF THE ABOVE LANDS NOT NEEDED IN THE FINAL ALIGNMENT OF SAID EASEMENT AND RIGHT OF WAY WILL REVERT TO THE ABOVE GRANTORS AS THEIR INTEREST APPEARS.

IN WITNESS WHEREOF, THE PARTIES HAVE SET THEIR HAND AND SEALS THIS 26 DAY OF FEB, 1976.

*J. D. Fulmer*  
J. D. FULMER VICE PRESIDENT  
ASSOCIATED INVESTMENT CO.  
OF EL PASO, TEXAS

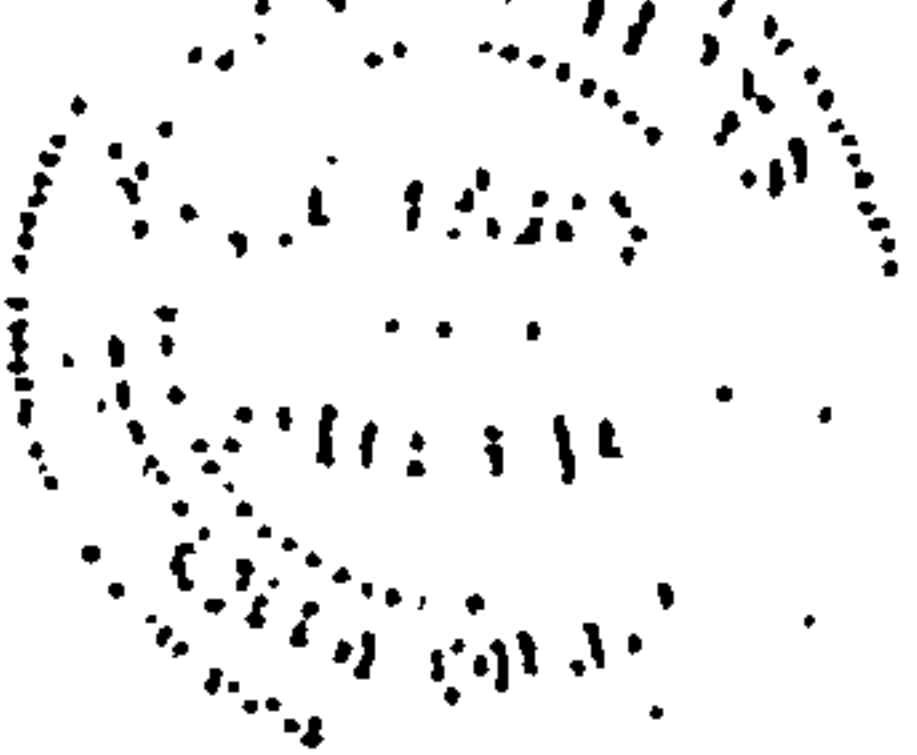
*John Y. Gannoway Sr*  
JOHN Y. GANNOWAY SR VICE PRES  
ALBUQUERQUE NATIONAL BANK  
CO-TRUSTEE FOR THE BOYS  
ACADEMY TRUST.

STATE OF NEW MEXICO)  
55  
COUNTY OF BERNALILLO)

SUBSCRIBED AND SWORN THIS 26<sup>th</sup> DAY OF FEB, 1976.

*Ralph K. Hicks*  
RALPH K. HICKS NOTARY PUBLIC

MY COMMISSION EXPIRES FEB. 10, 1978.



A TRACT OF LAND SITUATE IN BERNALILLO COUNTY, NEW MEXICO BEING AND COMPRISING A PORTION OF THE ELENA GALLEGOS GRANT, WITHIN SECTION 25 T.11N.; R3E., N.M.P.M. AND SECTION 30 T.11N., R.4E., N.M.P.M. (AS PROJECTED); SAID TRACT OF LAND BEING A TWO-HUNDRED (200) FOOT WIDE EASEMENT FOR THE TEMPORARY ALIGNMENT OF ARROYO DEL PINO AND HEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SAID 200 FOOT WIDE EASEMENT FROM WHICH THE NORTHEAST CORNER OF THE SAID SECTION 25 BEARS N.0°05'50"W. 250.00 FEET AND RUNNING THENCE N.89°46'20"W. 2000.00 FEET TO THE END OF THE CENTERLINE OF THIS EASEMENT; TOGETHER WITH AN ADDITIONAL EASEMENT 200 FEET IN WIDTH THE CENTERLINE OF WHICH BEGINS AT THE PREVIOUS POINT OF BEGINNING AND RUNNING THENCE S.89°46'20"E. 989.33 FEET TO A POINT OF CURVATURE AND CORNER NO. 2 OF THE EASEMENT HEREIN DESCRIBED; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1468.00 FEET THROUGH A CENTRAL ANGLE OF 56°46'20" AN ARC DISTANCE OF 942.16 FEET WHOSE CHORD BEARS S.71°23'10"E. 926.07 FEET TO A POINT OF REVERSE CURVATURE AND CORNER NO. 3 OF THE EASEMENT HEREIN DESCRIBED; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 767.16 FEET THROUGH A CENTRAL ANGLE OF 37°06' AN ARC DISTANCE OF 488.12 FEET WHOSE CHORD BEARS S.71°33' E 488.12 FEET TO A POINT OF TANGENCY AND CORNER NO. 4 OF THE EASEMENT HEREIN DESCRIBED; THENCE N.89°54'E. 258.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WYOMING BLVD. NE AND THE END OF THE CENTERLINE OF THIS EASEMENT. SAID EASEMENT CONTAINS THEREIN 21.517 ACRES, MORE OR LESS.

FOR: AMAFCA  
CITY DRAINAGE ENGINEER

FEB. 26, 1976

RALPH K. HICKS  
NMLS NO. 3307

APPROVED AS TO DESCRIPTION

Date 3-1-76

*V. M. Kimmick*  
V. M. KIMMICK CITY ENGINEER



State of New Mexico / SS  
County of Bernalillo  
This instrument was filed for record  
on  
1042 MAR 4 1976  
of records of said County (Roll)  
Misc 466  
83-84  
Deputy Clerk

THIS INDENTURE MADE AND EXECUTED THIS 26 DAY OF FEB, 1976, BY AND BETWEEN ALBUQUERQUE NATIONAL BANK, CO-TRUSTEES UNDER A TRUST DESIGNATED AS "THE ACADEMY FOR BOYS TRUST" AS ESTABLISHED BY A TRUST INSTRUMENT FROM ALBERT C. SIMMS TO SAID CO-TRUSTEES, AND ASSOCIATED INVESTMENT COMPANY OF EL PASO, TEXAS, IN THE COUNTY OF BERNALILLO, AND STATE OF NEW MEXICO, HEREINAFTER CALLED THE GRANTORS AND THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION.

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*J. D. Fulmer*  
J. D. FULMER VICE PRESIDENT  
ASSOCIATED INVESTMENT CO.  
OF EL PASO, TEXAS

*John Y. Gannoway Sr*  
JOHNNY GANNOWAY SR VICE PRES  
ALBUQUERQUE NATIONAL BANK  
CO-TRUSTEE FOR THE BOYS  
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STATE OF NEW MEXICO)  
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SUBSCRIBED AND SWORN THIS 26<sup>th</sup> DAY OF FEB, 1976.

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RALPH K. HICKS NOTARY PUBLIC

MY COMMISSION EXPIRES FEB. 10, 1978.





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BEGINNING AT A POINT ON THE CENTERLINE OF SAID 200 FOOT WIDE EASEMENT FROM WHICH THE NORTHEAST CORNER OF THE SAID SECTION 25 BEARS N. 0° 05' 50" W. 250.00 FEET AND RUNNING THENCE N. 89° 46' 20" W. 2000.00 FEET TO THE END OF THE CENTERLINE OF THIS EASEMENT; TOGETHER WITH AN ADDITIONAL EASEMENT 200 FEET IN WIDTH THE CENTERLINE OF WHICH BEGINS AT THE PREVIOUS POINT OF BEGINNING AND RUNNING THENCE S. 89° 46' 20" E. 989.33 FEET TO A POINT OF CURVATURE AND CORNER NO. 2 OF THE EASEMENT HEREIN DESCRIBED; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1468.00 FEET THROUGH A CENTRAL ANGLE OF 56° 46' 20" AN ARC DISTANCE OF 942.16 FEET WHOSE CHORD BEARS S. 71° 23' 10" E. 926.07 FEET TO A POINT OF REVERSE CURVATURE AND CORNER NO. 3 OF THE EASEMENT HEREIN DESCRIBED; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 767.16 FEET THROUGH A CENTRAL ANGLE OF 37° 06' AN ARC DISTANCE OF 488.12 FEET WHOSE CHORD BEARS S. 71° 33' E 488.12 FEET TO A POINT OF TANGENCY AND CORNER NO. 4 OF THE EASEMENT HEREIN DESCRIBED; THENCE N. 89° 54' E. 258.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WYOMING BLVD. NE AND THE END OF THE CENTERLINE OF THIS EASEMENT. SAID EASEMENT CONTAINS THEREIN 21.517 ACRES, MORE OR LESS.

FOR: AMAFCA  
CITY DRAINAGE ENGINEER

FEB. 26, 1976

RALPH K. HICKS

NMLS NO. 3307

APPROVED AS TO DESCRIPTION

Date 3-1-76

*V. M. Kimmick*  
V. M. KIMMICK CITY ENGINEER

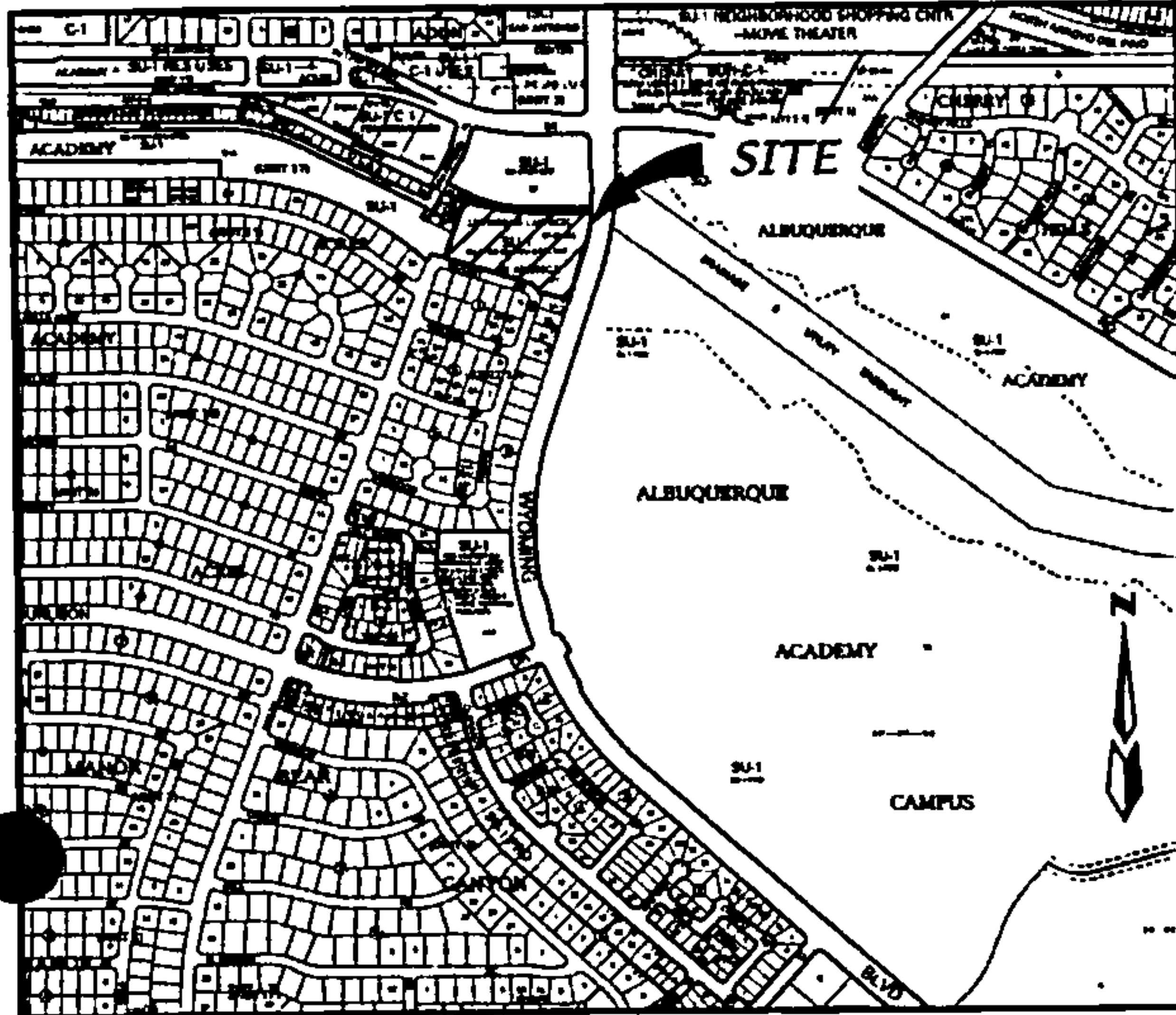


State of New Mexico  
County of Bernalillo  
This instrument was filed for record on

1042 MAR 4 1976

Recorded in Vol. *Misc 468*  
of records of said County (Rolls) *83-84*  
Deputy Clerk

PROJECT # 1006844



PLAT FOR  
TRACT A-1-A & A-1-B  
LANDS OF  
LUTHERAN CHURCH IN AMERICA  
WITHIN  
SECTION 30  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY 2015

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1006844  
Application Number: 15DRB-70241

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
CenturyLink QC	_____	Date
XFINITY	_____	Date

**City Approvals:**

City Surveyor	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivisions shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 7719 \_\_\_\_\_ Date



P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF "TRACT A-1, LUTHERAN CHURCH IN AMERICA" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1987 IN BOOK C34, FOLIO 138 AND CONTAINING 4 1078 ACRES MORE OR LESS.

**PURPOSE OF PLAT:**

- SUBDIVIDE TRACT A-1, LUTHERAN CHURCH IN AMERICA INTO 2 TRACTS.
- GRANT EASEMENTS AS SHOWN HEREON IN THIS PLAT.
- VACATE EASEMENTS AND AS SHOWN

**TABLE OF CONTENTS:**

SHEET 1 COVER SHEET  
SHEET 2 EXISTING CONDITIONS  
SHEET 3 FINAL PLAT GEOMETRY

**NOTES:**

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED "TRACT A-1 LANDS OF LUTHERAN CHURCH IN AMERICA", (8-11-1987, C34-138) ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED IN MAY, 2015.
- TITLE REPORT(S): PROVIDED BY STEWART TITLE GUARANTEE COMPANY FILE NO. 01147-19002 (EFFECTIVE DATE: 06-17-08)

**VICINITY MAP NO SCALE ZONE ATLAS: E-19-Z**

**SUBDIVISION DATA**

GROSS ACREAGE . . . . . 4 1078 Acres  
ZONE ATLAS NO. . . . . E-19-Z  
NO OF EXISTING LOTS/TRACTS . . . . . 1 TRACT  
NO OF LOTS/TRACTS CREATED . . . . . 2 TRACT  
NO OF LOTS/TRACTS ELIMINATED . . . . . 1 TRACT  
MILES OF FULL WIDTH STREETS CREATED . . . . . 0 0 Miles  
AREA DEDICATED TO CITY OF ALBUQUERQUE . . . . . 0 0 Acres  
DATE OF SURVEY . . . . . MAY, 2015

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, WATER, SEWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Holy Cross Lutheran Church  
Joseph A. Pappe Jr, President of Church Council

Joseph A. Pappe Jr, President of Church Council \_\_\_\_\_ Date

**OWNER'S ACKNOWLEDGMENT:**

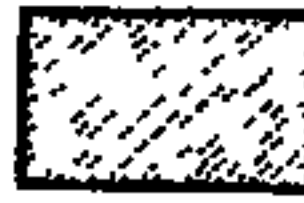
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on  
By Joseph A. Pappe Jr, President of Church Council of Holy Cross Lutheran Church, a New Mexico Corporation on behalf of said Company

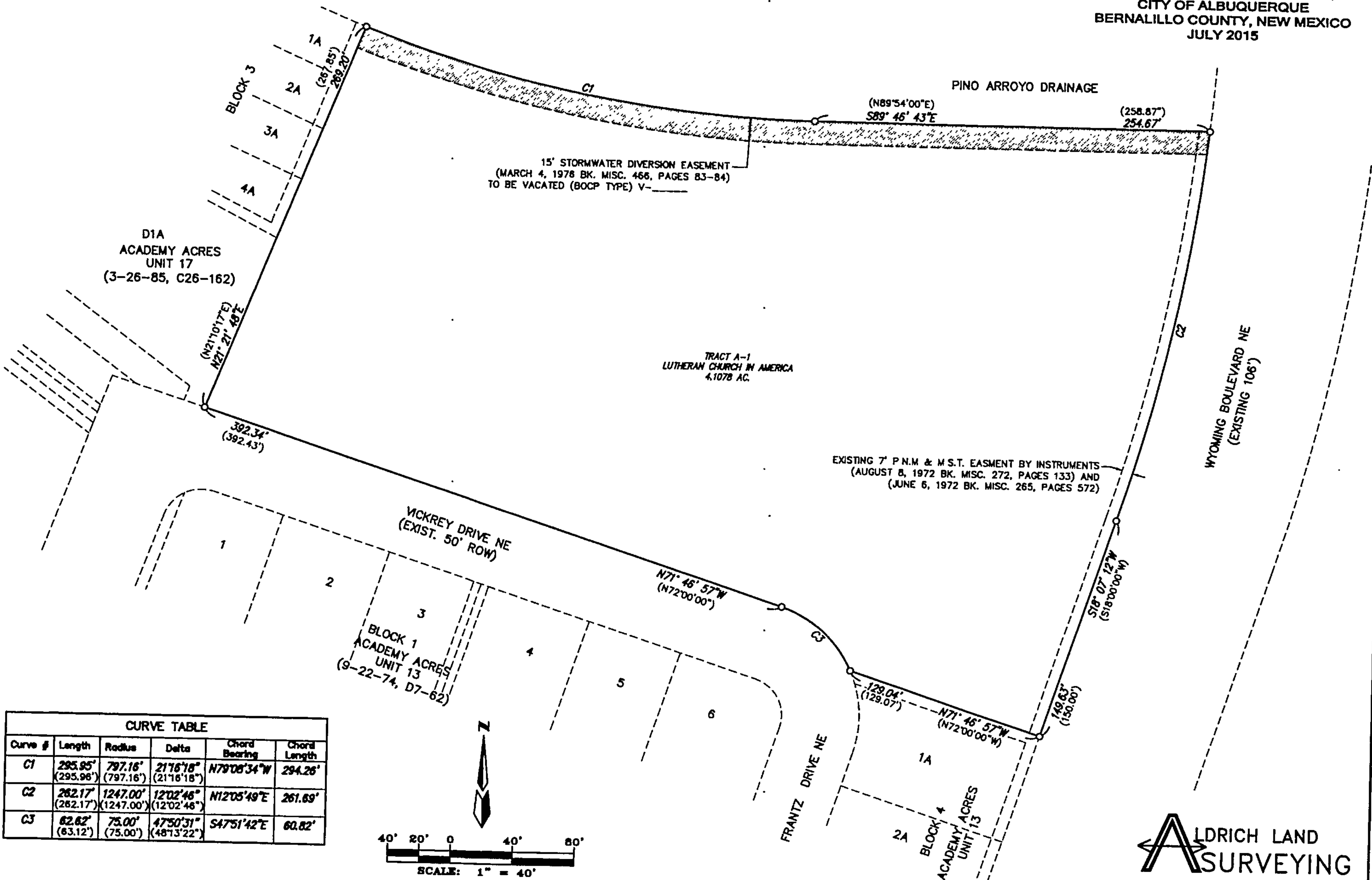
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

BULK PLAT dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 6/25/2015	Job: A14052	

**LEGEND**

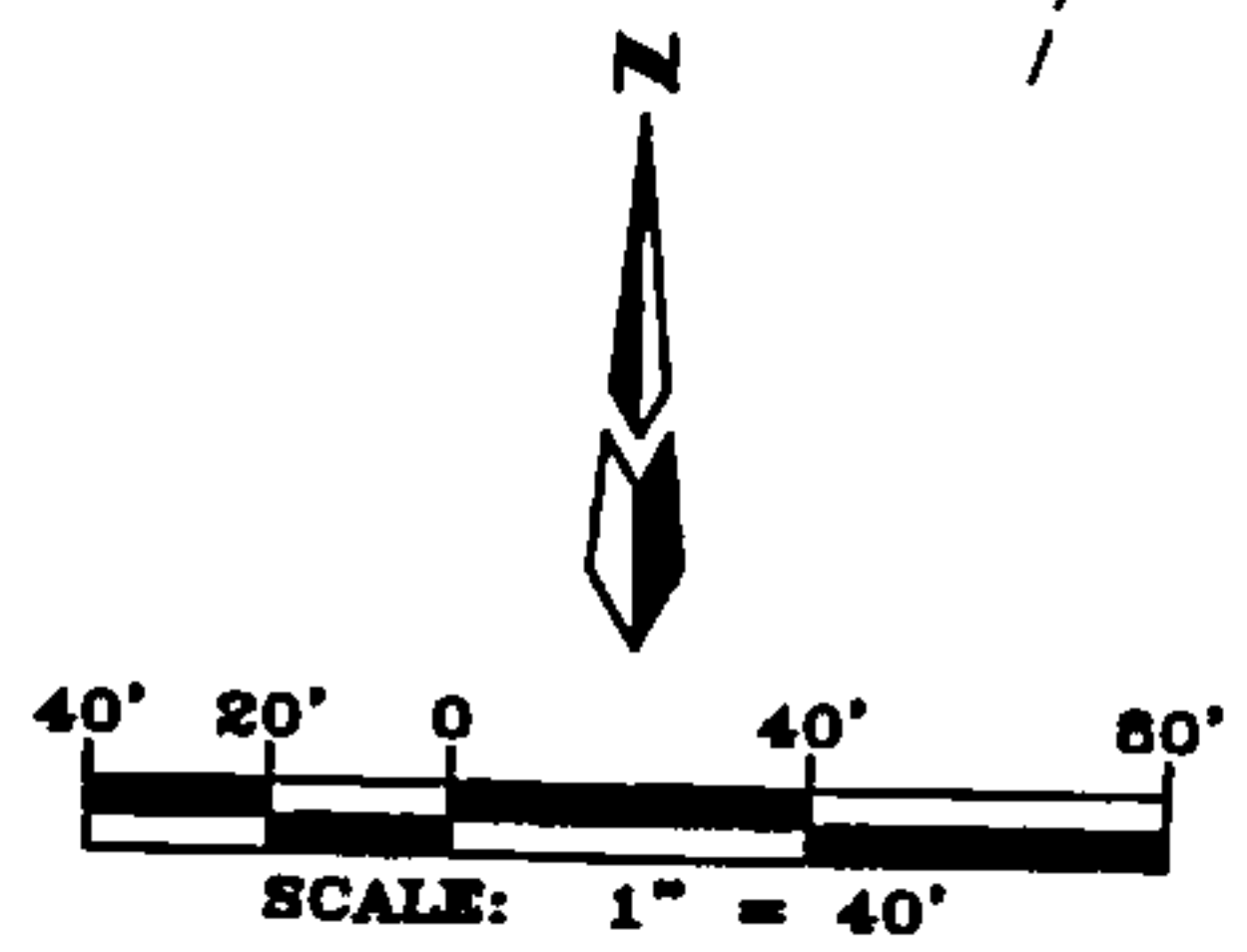
 LIMITS OF VACATED EASEMENT  
(.0001 AC.)

**PLAT FOR  
TRACT A-1-A & A-1-B  
LUTHERAN CHURCH IN AMERICA  
WITHIN  
SECTION 30  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY 2015**



**CURVE TABLE**

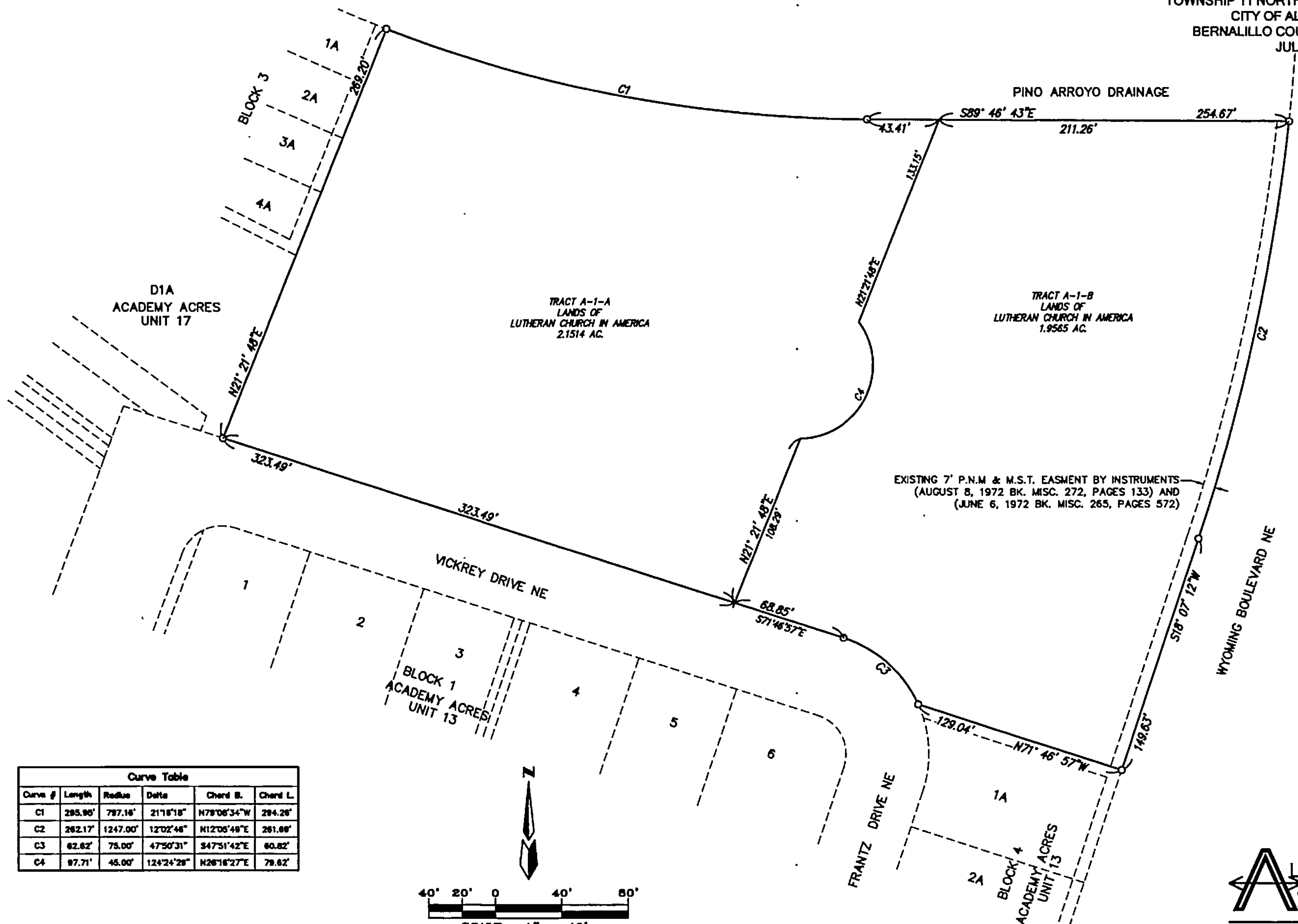
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	295.95' (295.96')	797.16' (797.16')	21°16'18" (21°16'18")	N79°08'34"W	294.26'
C2	262.17' (262.17')	1247.00' (1247.00')	12°02'46" (12°02'46")	N12°05'49"E	261.69'
C3	62.62' (63.12')	75.00' (75.00')	47°50'31" (48°13'22")	S47°51'42"E	60.82'



BULK PLAT dwg	Drawn: SPS	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 6/25/2015	Job: A14052	

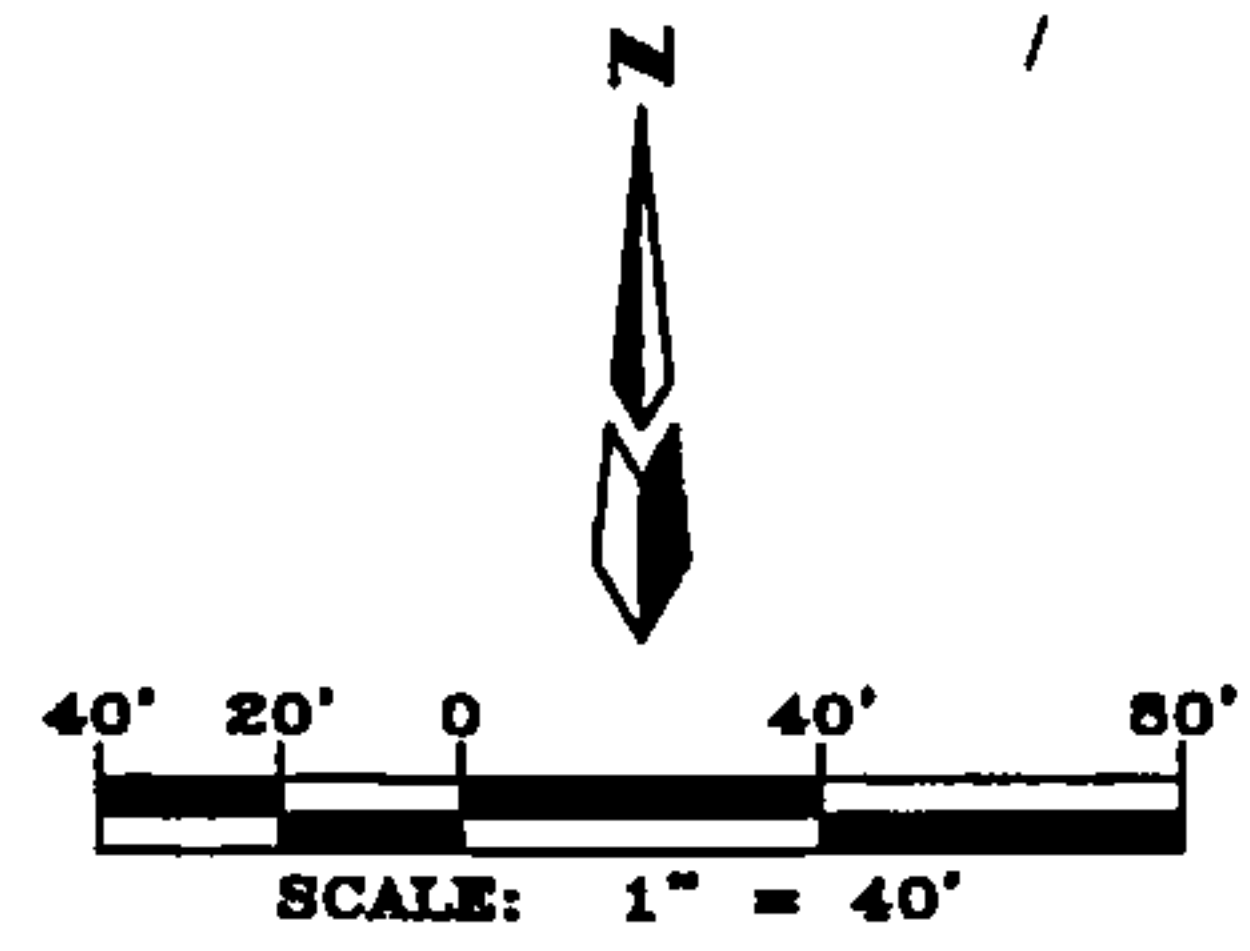
**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-584-1990

PLAT FOR  
 TRACT A-1-A & A-1-B  
 LANDS OF  
 LUTHERAN CHURCH IN AMERICA  
 WITHIN  
 SECTION 30  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY 2015



EXISTING 7' P.N.M & M.S.T. EASMENT BY INSTRUMENTS  
 (AUGUST 8, 1972 BK. MISC. 272, PAGES 133) AND  
 (JUNE 6, 1972 BK. MISC. 265, PAGES 572)

Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	285.95'	797.16'	21°18'18"	N79°08'34"W	284.26'
C2	262.17'	1247.00'	12°02'46"	N12°05'49"E	261.89'
C3	62.82'	75.00'	47°50'31"	S47°51'42"E	60.82'
C4	97.71'	45.00'	124°24'28"	N26°16'27"E	79.62'



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

BULK PLAT SHT 3 dwg	Drawn: SPS	Checked: TA	Sheet 3 of 3
Scale: AS SHOWN	Date: 6/25/2015	Job: A14052	



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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)
- 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): D. Mark Goodwin & Associates PHONE: 505-828-2200

ADDRESS: 8916 Adams St FAX: 505-797-9539

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_

APPLICANT: Dragonfly Development LLC PHONE: 505-291-0353

ADDRESS: 12809 Donette Court NE FAX: 505-293-3580

CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: phillindborg@comcast.net

Proprietary interest in site: \_\_\_\_\_ List all owners: Lutheran Church in America

DESCRIPTION OF REQUEST: Vacation of Public Easement for Holy Cross Townhomes

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 A-1-A, A-1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Holy Cross Townhomes

Existing Zoning: SU-1 Proposed zoning: RT MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): E-19-Z 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.): \_\_\_\_\_

# 1006844 , 15DRB 70241

**CASE INFORMATION:**

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

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.1078

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd

Between: San Antonio Dr and Vickrey Dr

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

SIGNATURE Hiram L. Crook DATE 7/22/2015

(Print Name) Hiram L. Crook Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB - 70260</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input 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>August 19, 2015</u>				Total <u>\$ 140.00</u>

7-24-15  
Staff signature & Date

Project # 1006844

**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.

Hiram L. Crook  
 Applicant name (print)  
[Signature] 7/23/015  
 Applicant signature / date



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

Application case numbers  
15 - DRB - 70260

Form revised 4/07  
[Signature] 7-24-15  
 Planner signature / date  
 Project # 1006844

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 4, 15 To August 19, 15

5. REMOVAL

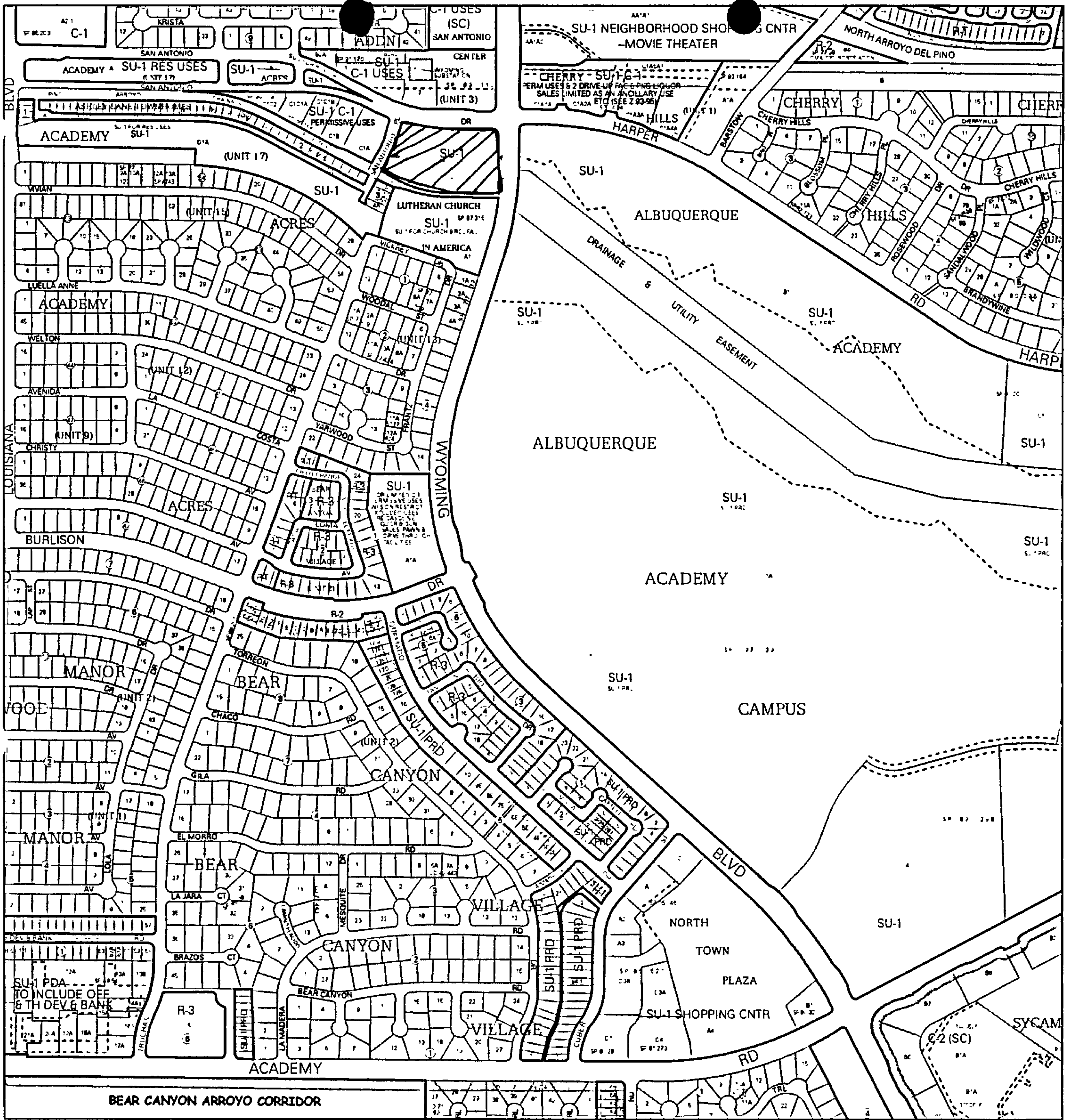
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Kay Brown (Applicant or Agent) 7-24-15 (Date)

I issued 1 signs for this application, 7-24-15 (Date), [Signature] (Staff Member)

PROJECT NUMBER: 100 6844



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Zone Atlas Page:  
**E-19-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	

Note Grey Shading Represents Area Outside of the City Limits

0 750 1500 Feet





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

July 23, 2015

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Holy Cross Townhomes, DRB # 1006844**

Dear Mr. Cloud:

At this time we are submitting for a Vacation of Public Easement on the above referenced project. One week prior to the hearing, we will submit a Minor Plat that will divide this property into 2 tracts, so that both of these cases can be heard simultaneously.

Thank you for your consideration.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Hiram L. Crook  
Staff Engineer

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark: ALBUQUERQUE NM 87109  
JUL 24 2015

Sent To: Dick Cramer  
Street & Apt. No., or PO Box No.: 7000 Widdowood Lane  
City, State, ZIP+4: Reno NM 87111  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3855

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

Postmark: ALBUQUERQUE NM 87109  
JUL 24 2015

Sent To: Donci Carriveau  
Street & Apt. No., or PO Box No.: 8309 Krim Drive  
City, State, ZIP+4: Reno NM 87109  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3824

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**OFFICIAL USE**

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

Postmark: ALBUQUERQUE NM 87109  
JUL 24 2015

Sent To: Buckelshower  
Street & Apt. No., or PO Box No.: 8509 Red Sky Pl.  
City, State, ZIP+4: Reno NM 87111  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3848

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**OFFICIAL USE**

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

Postmark: ALBUQUERQUE NM 87109  
JUL 24 2015

Sent To: Tracy Gudry  
Street & Apt. No., or PO Box No.: 8330 Krim Dr.  
City, State, ZIP+4: Reno NM 87109  
PS Form 3800, July 2014 See Reverse for Instructions

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**OFFICIAL USE**

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

Postmark: ALBUQUERQUE NM 87109  
JUL 24 2015

Sent To: Jacob Teller  
Street & Apt. No., or PO Box No.: PO Box 90181  
City, State, ZIP+4: Reno NM 87199  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3879

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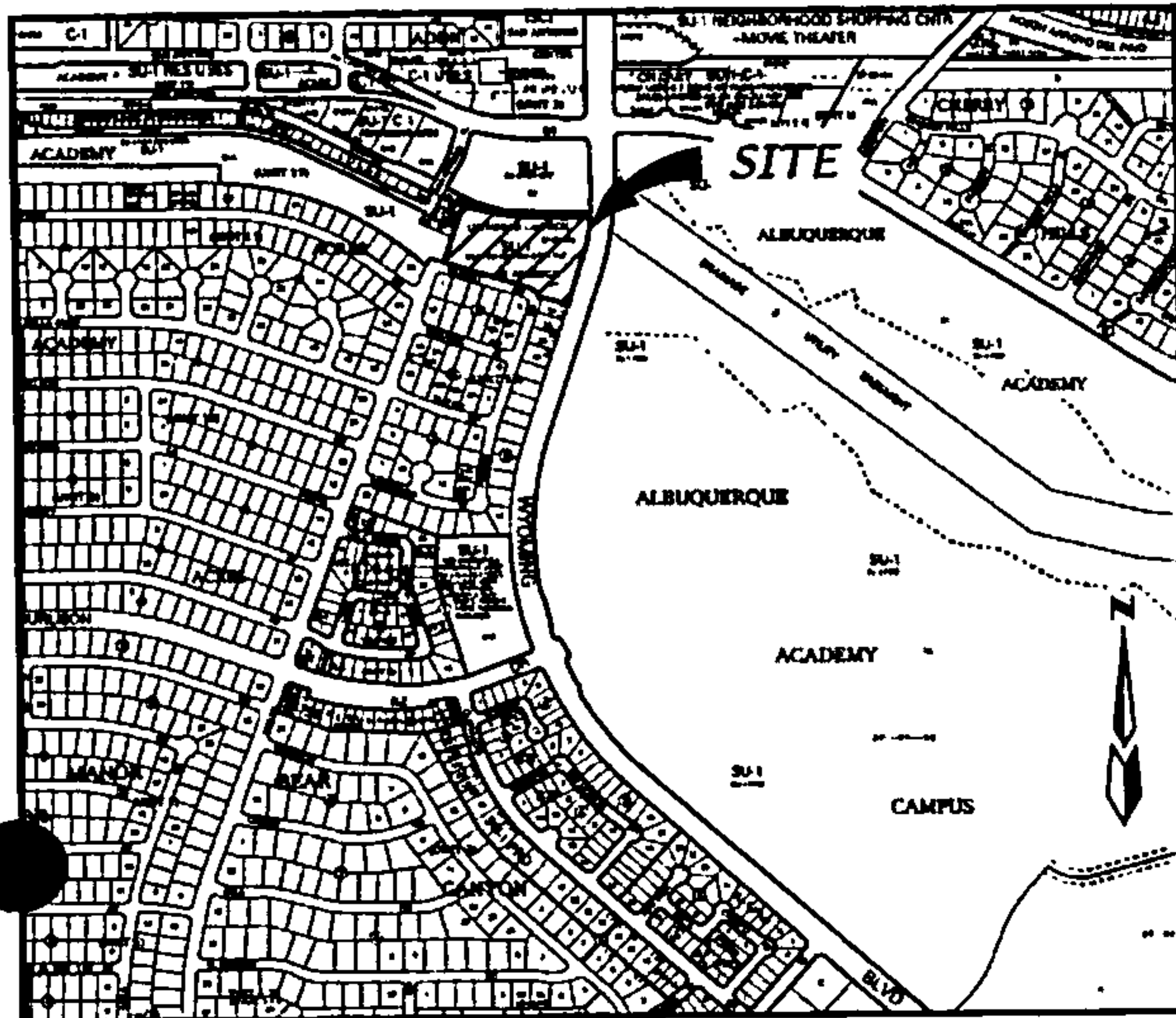
**OFFICIAL USE**

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

Postmark: ALBUQUERQUE NM 87109  
JUL 24 2015

Sent To: Irene Minko  
Street & Apt. No., or PO Box No.: PO Box 90181  
City, State, ZIP+4: Reno NM 87199  
PS Form 3800, July 2014 See Reverse for Instructions

7014 3490 0001 3081 3824



VICINITY MAP NO SCALE ZONE ATLAS: E-19-Z

**SUBDIVISION DATA**

GROSS ACREAGE . . . . .	4 1078 Acres
ZONE ATLAS NO . . . . .	E-19-Z
NO OF EXISTING LOTS/TRACTS . . . . .	1 TRACT
NO OF LOTS/TRACTS CREATED . . . . .	2 TRACT
NO OF LOTS/TRACTS ELIMINATED . . . . .	1 TRACT
MILES OF FULL WIDTH STREETS CREATED . . . . .	0 0 Miles
AREA DEDICATED TO CITY OF ALBUQUERQUE . . . . .	0 0 Acres
DATE OF SURVEY . . . . .	MAY, 2015

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, WATER, SEWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Holy Cross Lutheran Church  
Joseph A. Pappé Jr, President of Church Council

\_\_\_\_\_  
Joseph A. Pappé Jr, President of Church Council Date

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on \_\_\_\_\_  
By Joseph A. Pappé Jr, President of Church Council of Holy Cross Lutheran Church, a New Mexico Corporation on behalf of said Company

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF "TRACT A-1, LUTHERAN CHURCH IN AMERICA" AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1987 IN BOOK C34, FOLIO 138 AND CONTAINING 4 1078 ACRES MORE OR LESS.

**PURPOSE OF PLAT:**

- SUBDIVIDE TRACT A-1, LUTHERAN CHURCH IN AMERICA INTO 2 TRACTS.
- GRANT EASEMENTS AS SHOWN HEREON IN THIS PLAT.
- VACATE EASEMENTS AND AS SHOWN

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- FIELD SURVEY PERFORMED IN MAY, 2015.
- TITLE REPORT(S): PROVIDED BY STEWART TITLE GUARANTEE COMPANY FILE NO.: 01147-19002 (EFFECTIVE DATE 06-17-06)

**PLAT FOR  
TRACT A-1-A & A-1-B  
LANDS OF  
LUTHERAN CHURCH IN AMERICA  
WITHIN  
SECTION 30  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY 2015**

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1006844  
Application Number: 15DRB-70241

**PLAT APPROVAL**

Utility Approvals:

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
CenturyLink QC	_____	Date
XFINITY	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

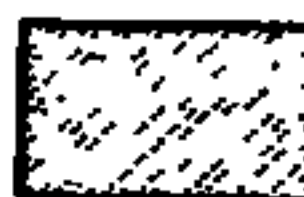
\_\_\_\_\_  
Timothy Aldrich P S No. 7718 Date



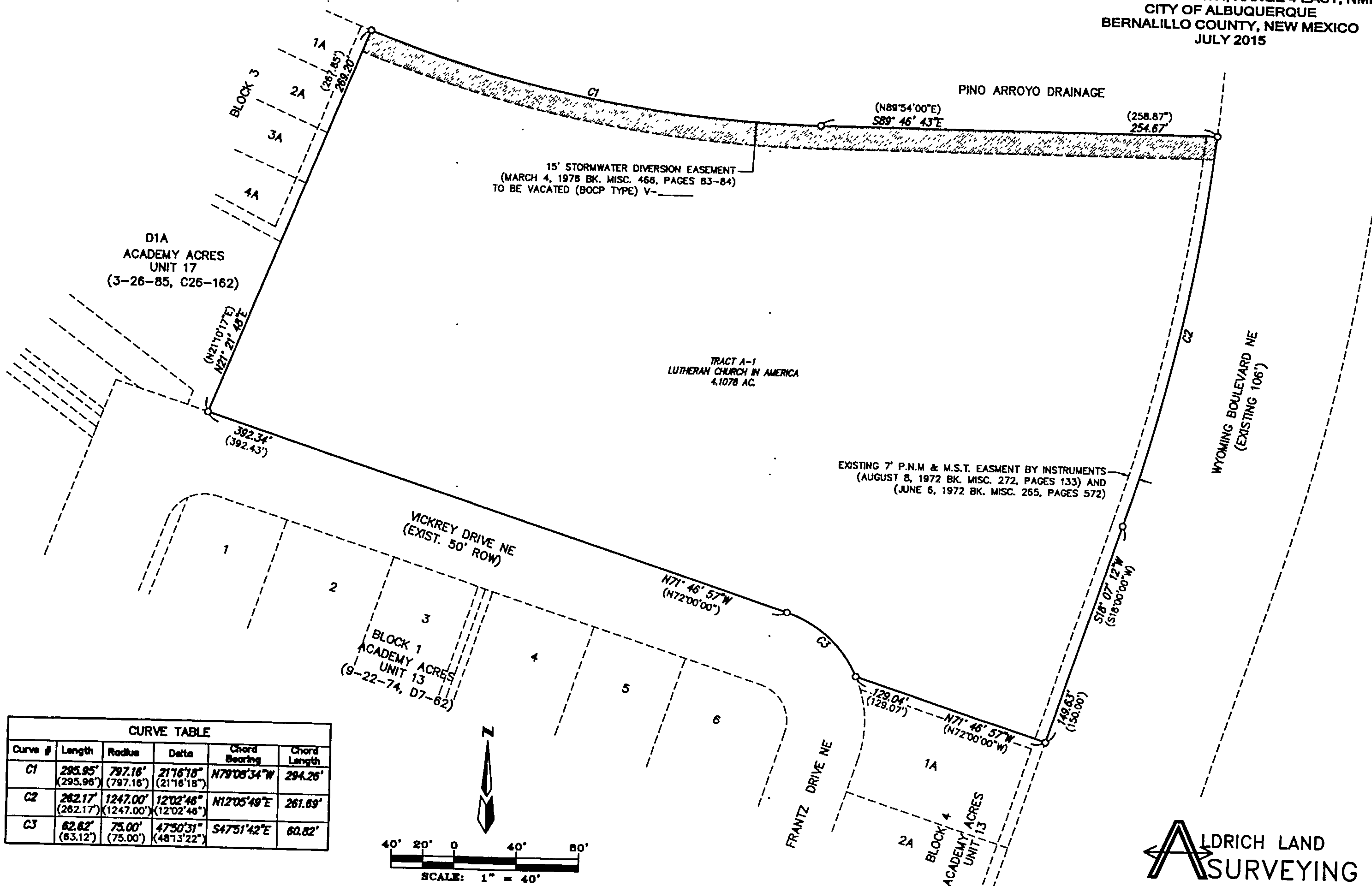
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

BULK PLAT dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 6/25/2015	Job: A14052	

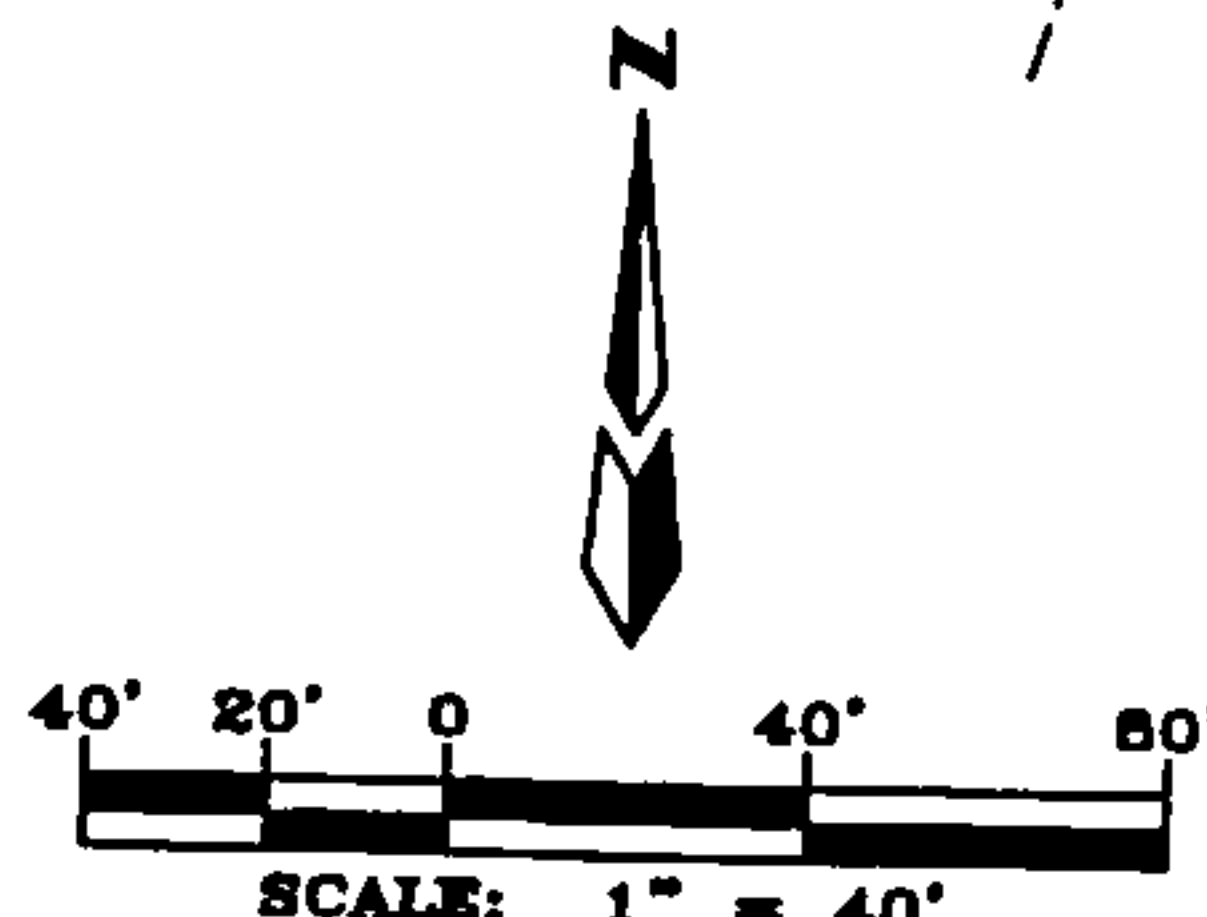
**LEGEND**

 LIMITS OF VACATED EASEMENT  
(.0001 AC.)

PLAT FOR  
TRACT A-1-A & A-1-B  
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CITY OF ALBUQUERQUE  
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JULY 2015



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	295.95' (295.98')	797.16' (797.16')	21°16'18" (21°16'18")	N79°06'34"W	294.26'
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C3	62.62' (63.12')	75.00' (75.00')	47°50'31" (48°13'22")	S47°51'42"E	60.82'

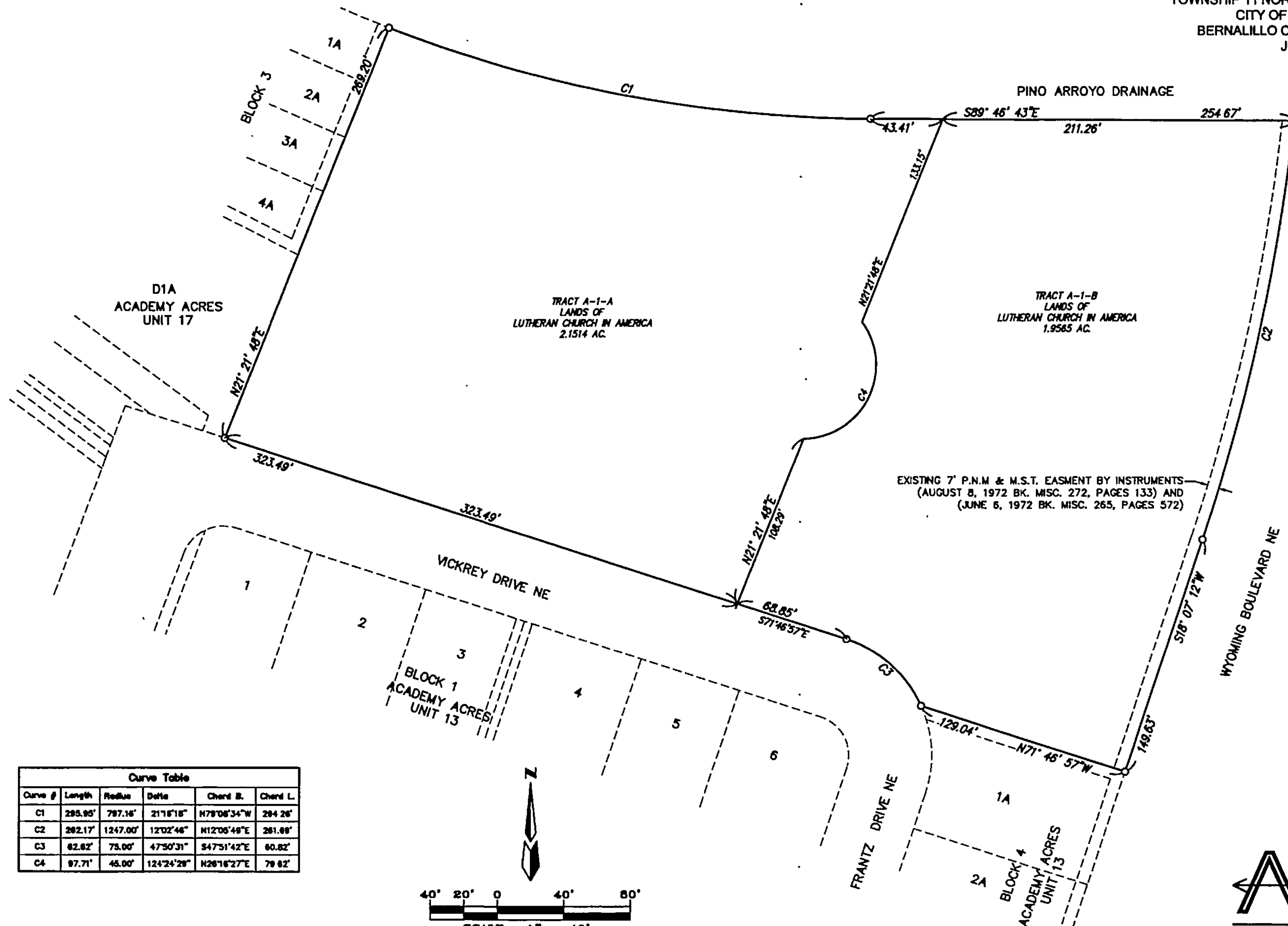


**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

BULK PLAT dwg	Drawn: SPS	Checked: TA	Sheet 2 of 3
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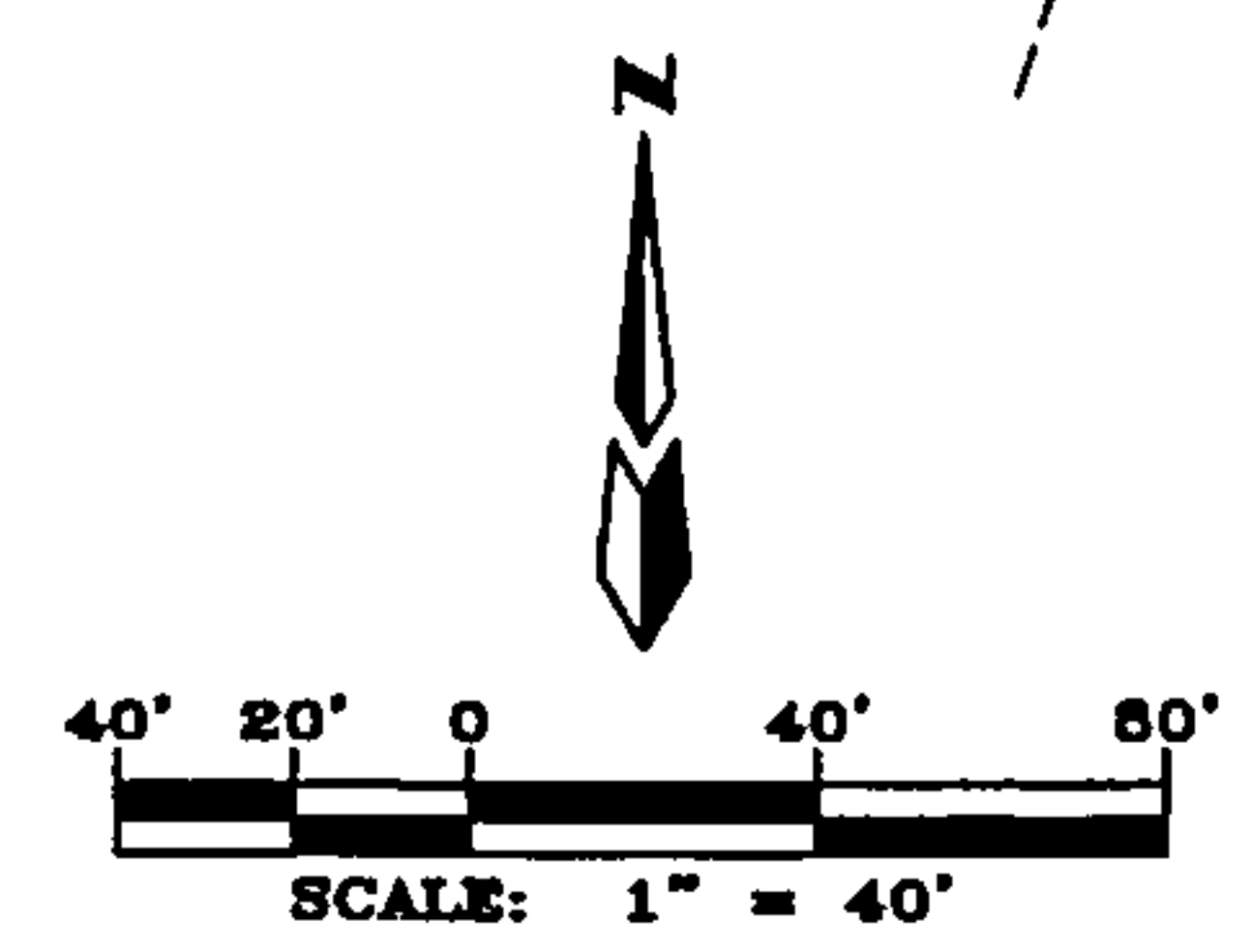
D1A  
 ACADEMY ACRES  
 UNIT 17

TRACT A-1-A  
 LANDS OF  
 LUTHERAN CHURCH IN AMERICA  
 2.1514 AC.

TRACT A-1-B  
 LANDS OF  
 LUTHERAN CHURCH IN AMERICA  
 1.9565 AC.

EXISTING 7' P.N.M & M.S.T. EASMENT BY INSTRUMENTS  
 (AUGUST 8, 1972 BK. MISC. 272, PAGES 133) AND  
 (JUNE 6, 1972 BK. MISC. 265, PAGES 572)

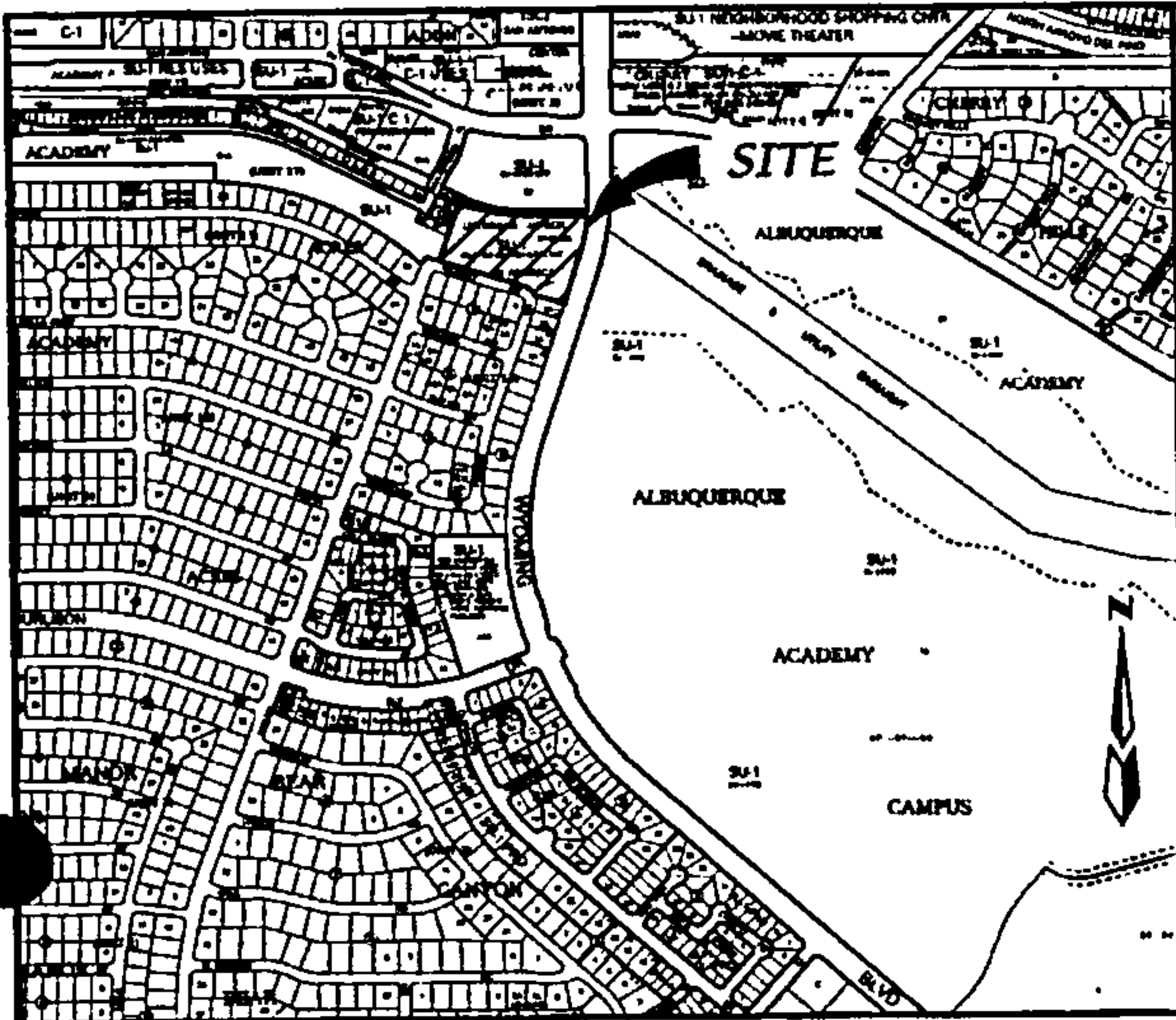
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**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

BULK PLAT SHT 3 dwg	Drawn: SPS	Checked: TA	Sheet 3 of 3
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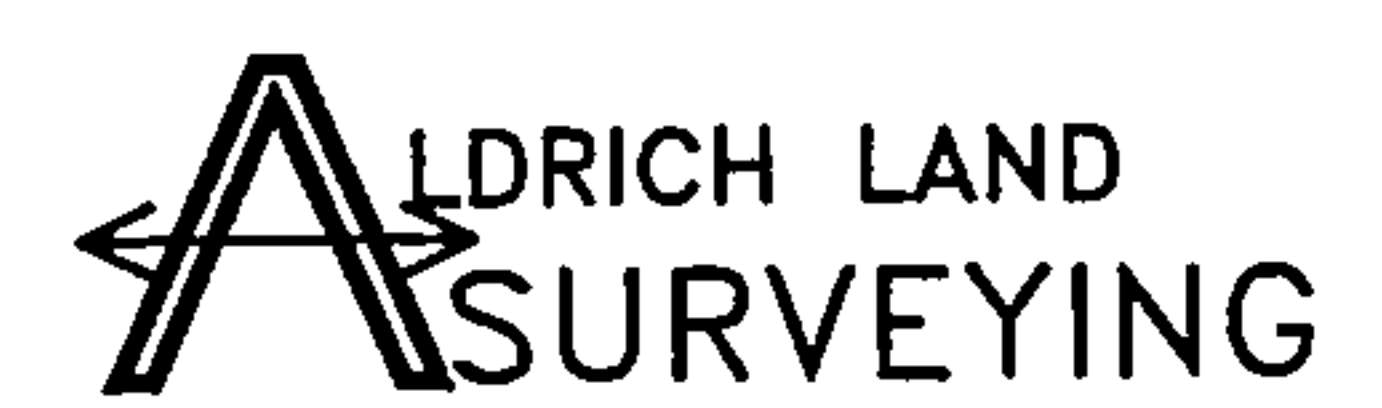
**City Approvals:**

City Surveyor	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 7719 \_\_\_\_\_ Date



P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

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- FIELD SURVEY PERFORMED IN MAY, 2015.
- TITLE REPORT(S): PROVIDED BY STEWART TITLE GUARANTEE COMPANY FILE NO. 01147-19002 (EFFECTIVE DATE: 06-17-06)

**VICINITY MAP NO SCALE ZONE ATLAS: E-19-Z**

**SUBDIVISION DATA**

GROSS ACREAGE	4.1078 Acres
ZONE ATLAS NO.	E-19-Z
NO OF EXISTING LOTS/TRACTS	1 TRACT
NO OF LOTS/TRACTS CREATED	2 TRACT
NO OF LOTS/TRACTS ELIMINATED	1 TRACT
MILES OF FULL WIDTH STREETS CREATED	0.0 Miles
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 Acres
DATE OF SURVEY	MAY, 2015

**FREE CONSENT AND DEDICATION:**

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Holy Cross Lutheran Church  
Joseph A. Pappe Jr, President of Church Council

Joseph A. Pappe Jr, President of Church Council \_\_\_\_\_ Date

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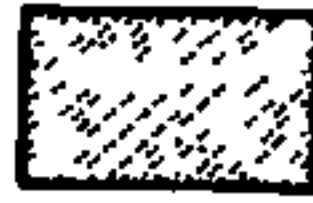
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

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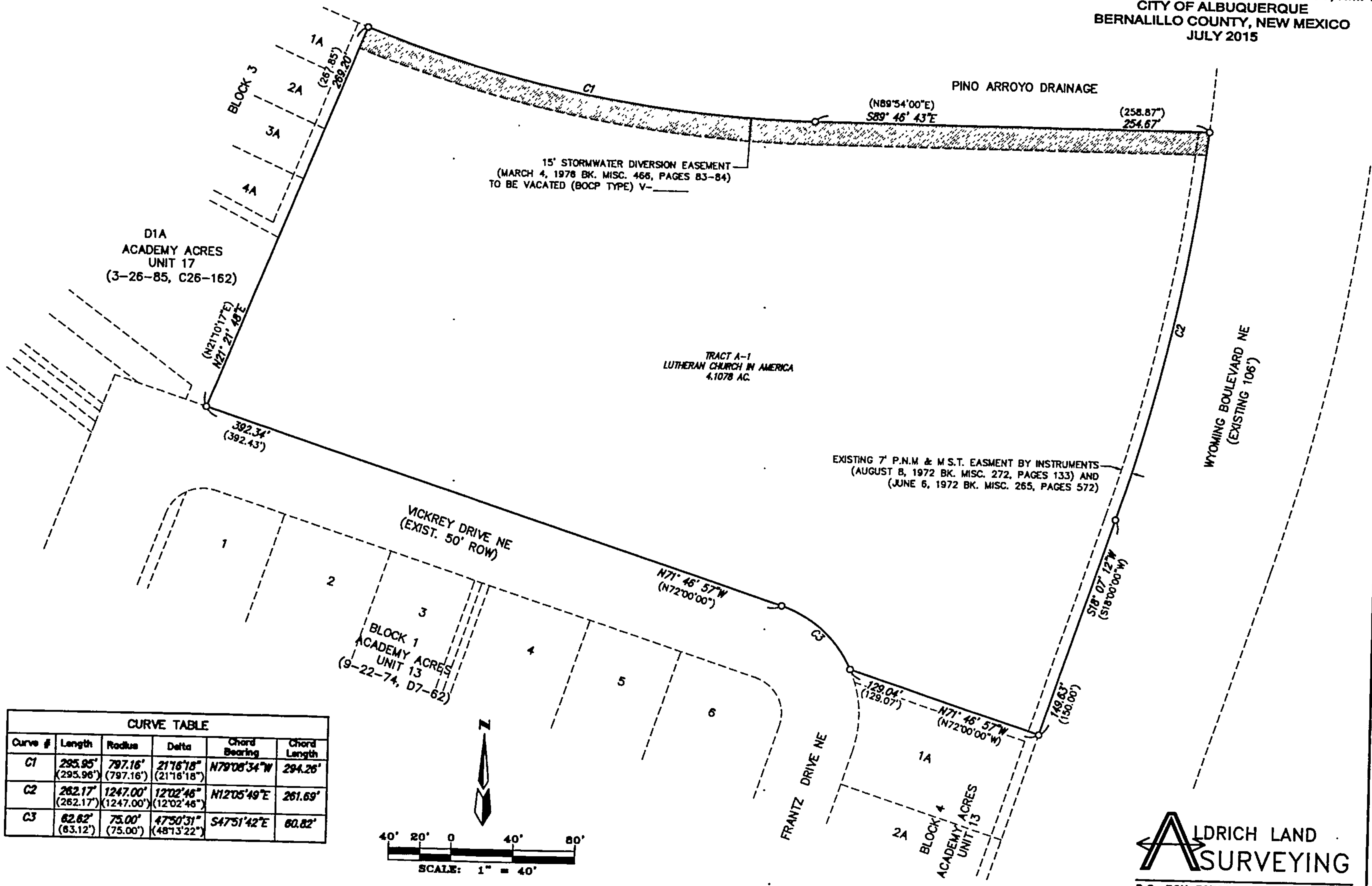
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

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Scale AS SHOWN	Date: 6/25/2015	Job: A14052	

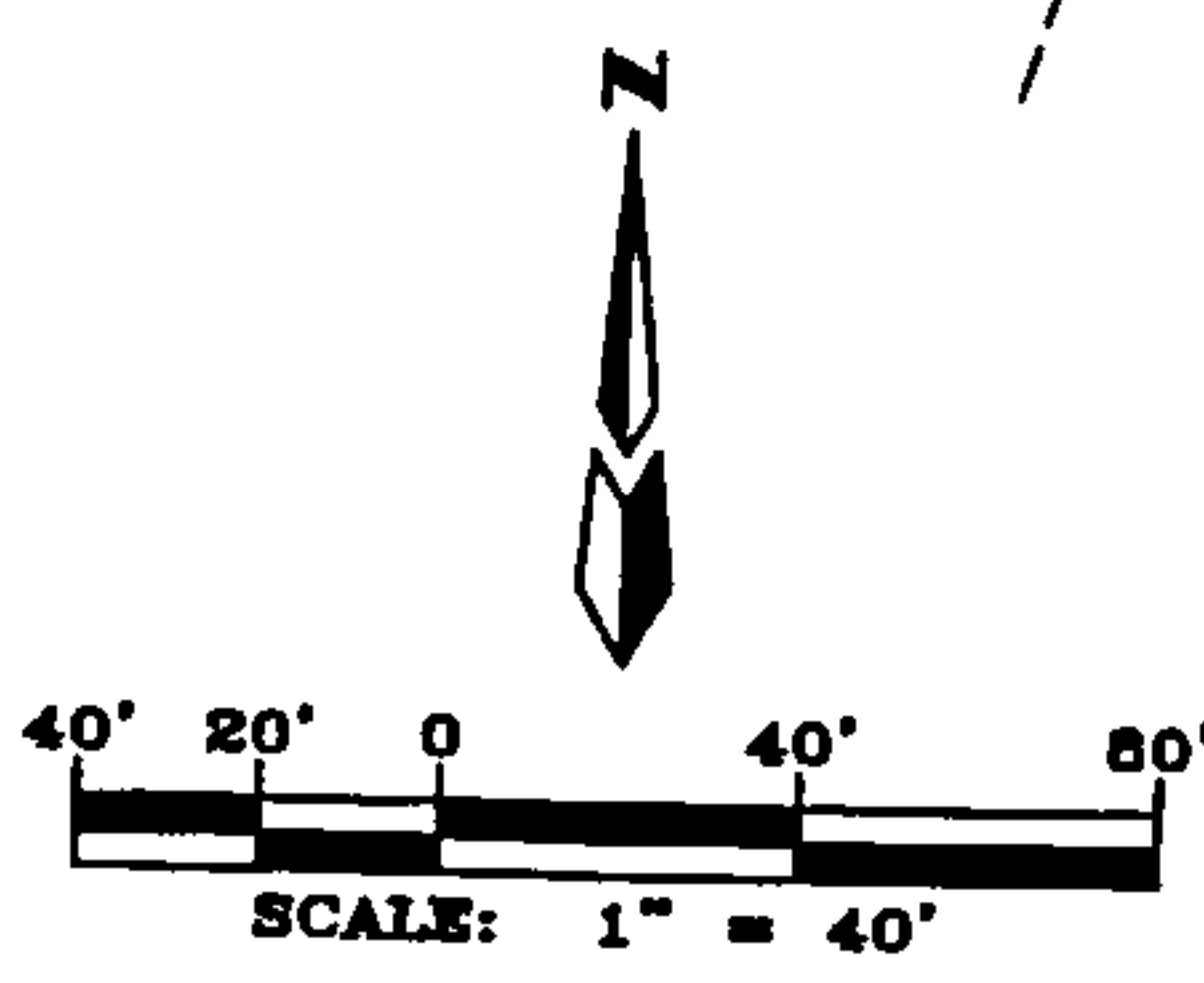
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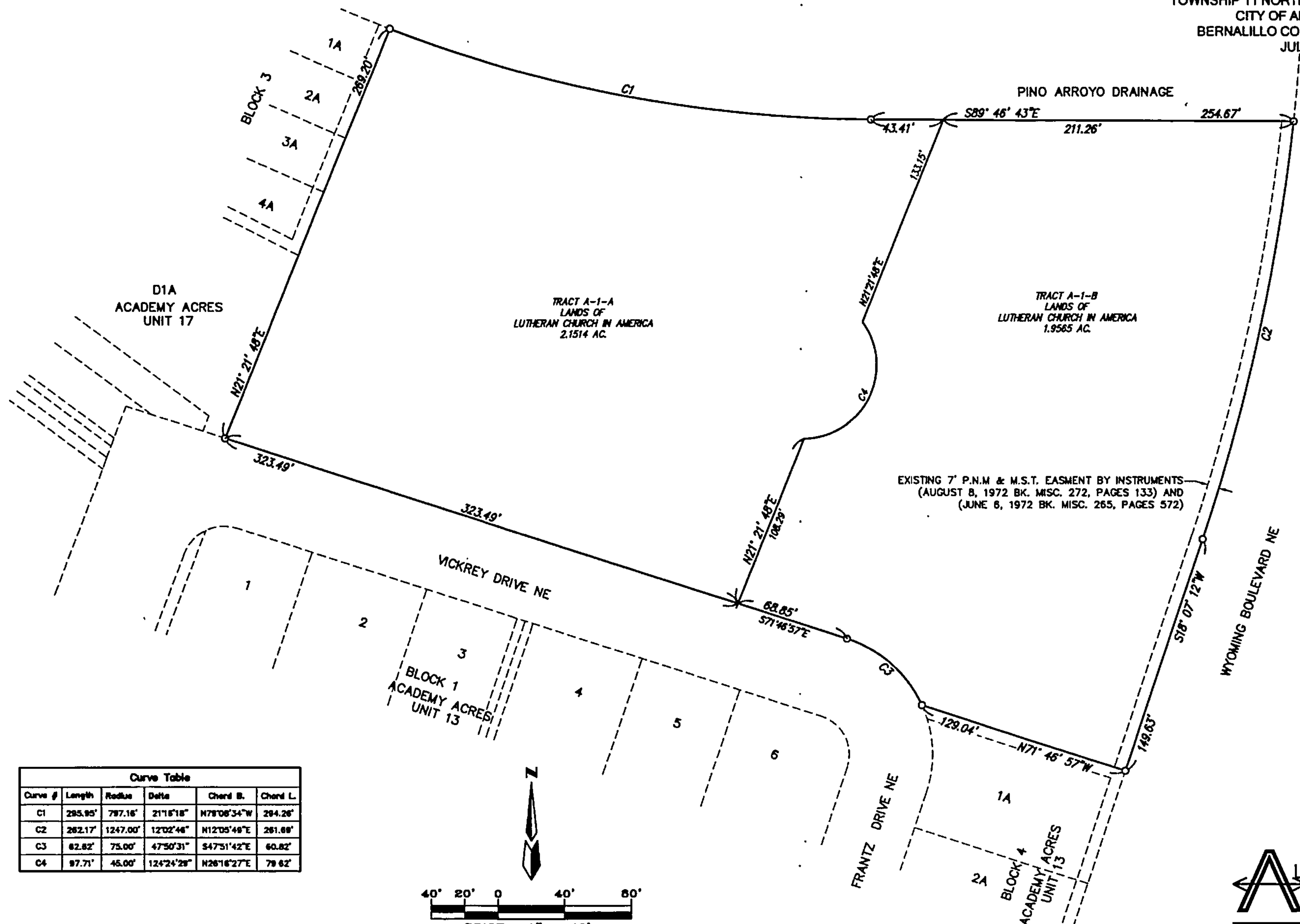


**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBU., N.M. 87190  
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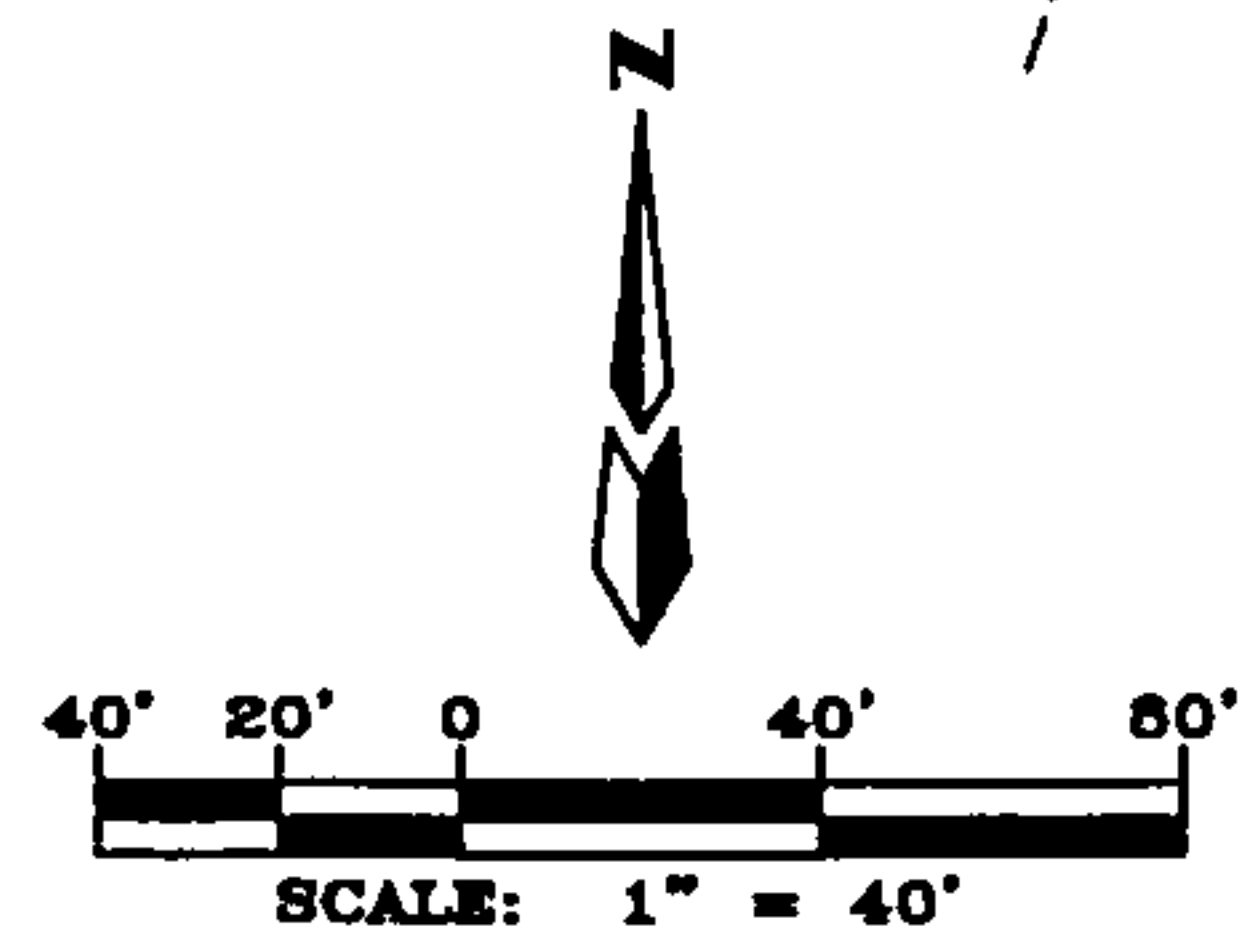
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505-884-1990

BULK PLAT SHT 3.dwg	Drawn: SPS	Checked: TA	Sheet 3 of 3
Scale: AS SHOWN	Date: 6/25/2015	Job: A14052	





PROJECT #

1000844

AUGUST 19. 2015

VFE



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): Mark Goodman and Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 9060 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodw.engineers.com  
 APPLICANT: InterFirst Properties PHONE: 291-0353  
 ADDRESS: 12809 Donette Ct. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE nm ZIP 87112 E-MAIL: philip.lindborg@comcast.net  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat Review for ~~Subdiv~~ Holy Cross Townhomes

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. A-1, Lutheran Church in America Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Holy Cross  
~~Subdiv/Addn/TBKA: Townhomes~~  
 Existing Zoning: SU Proposed zoning: RT MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-19-Z UPC Code: 101906222743921150

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1006844

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.1078 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: West of Wyoming Blvd  
 Between: San Antonio Dr/ Harper Rd and Vickrey Dr  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Hiram L. Crook DATE 7/7/2015  
 (Print Name) \_\_\_\_\_ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB-70241</u>	<u>SP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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 July 15, 2015 Total \$ 0

[Signature] Staff signature & Date 7-7-15 Project # 1006844

**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 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.

Hiram L. Crook  
 Applicant name (print)  
[Signature]  
 Applicant signature / date

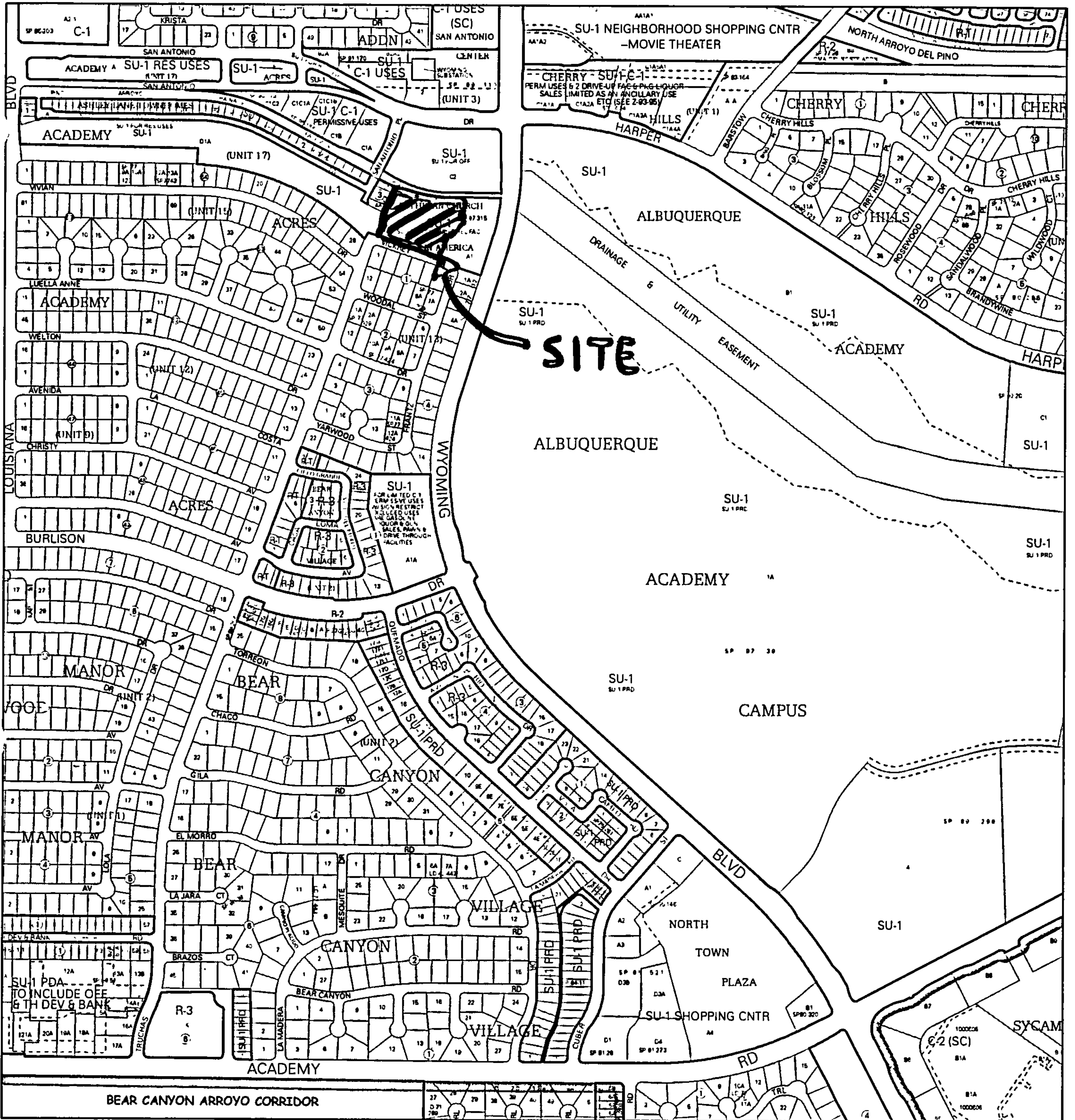


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
15 - DRB - 70241  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised October 2007

[Signature] 7-8-15  
 Planner signature / date  
 Project # 1000844



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-19-Z**

Selected Symbols

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

0 750 1,500 Feet



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

July 7, 2015

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Holy Cross Townhomes – Sketch Plat Hearing  
Zone Atlas E-19-Z**

Dear Mr. Cloud:

*Per the requirements of the DPM, we hereby submit a Sketch Plat for your review. The property is currently one lot and will be platted into two lots and ultimately creating twenty one separate lots.*

*Please contact our office if you have any questions.*

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

  
Hiram Crook  
Staff Engineer

HLC/kb

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

June 12, 2015

Dragonfly Development  
12809 Donette Court NE  
Albuquerque, NM 87112

**Project# 1006844**  
15EPC-40016 Amendment to Zone Map (Establish  
Zoning/Zone Change)  
15EC-40017 Amendment to Site Plan for Building Permit

### LEGAL DESCRIPTION:

The above actions for all or a portion of Tract A-1, Lands of Luthern Church in America, zoned SU-1 for Church and Related Uses, to R-T, located on Wyoming Blvd. NE, between Vickrey Drive NE and San Antonio Drive NE, containing approximately 4.11 acres. (E-19)  
Staff Planner: Maggie Gould

On June 11, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1006844/15EPC-40016, an Amendment to Zone Map (Establish Zoning/Zone Change), and 15EPC-40017, an Amendment to Site Plan for Building Permit, based on the following findings and conditions:

### *Zone Map Amendment*

1. This is a request for a Zone Map Amendment for a portion of tract A-1 Lands of Lutheran Church in America located on Wyoming Blvd NE, between Vickrey Drive and San Antonio Drive, containing approximately 4.1 acres from SU -1 for Church and Related uses to R-T, Residential Townhome.
2. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. A request for an amendment to the existing Site Development Plan for Building Permit (15-EPC-40017) accompanies this request. The Site Development Plan for Building Permit will be amended to remove a 2.4 acre tract that is currently vacant. That tract 2.4 acre tract will be rezoned through this request.

R-T

Policy II.B.7a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

*\* Boundaries of Activity Centers shown on the Plan map are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.*

Policy II.B7b: Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

Policy II.B7j: The City will support efforts that support the development of Activity Centers. The subject site is adjacent to the Cherry Hills Community Activity Center, while not directly within the boundaries of center, the proposed zoning will allow development that will support the commercial and office uses in the center and add appropriate density to the area. The applicant is proposing 21 townhomes, approximately 10 DU per acre. This density is an appropriate transition from the activity center to the surrounding neighborhoods. The requests are consistent with the Activity Center goal and cited policies.

#### Transportation and Transit

- G. Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The proposed zone will allow additional dwelling units along an Enhanced Transit Corridor. There is housing of a similar density in the area; the request will not destabilize the area. The request further Policy II.D.4c.

5. A facilitated meeting was not recommended or requested. The applicant notified the Academy Acres North Neighborhood Association, Cherry Hills Civic Association and the District 4 Coalition of Neighborhood Associations. The applicant met with adjacent neighbors on April 27th, prior to submitting the request and sent out a follow up e-mail with the hearing information on May 4th.
6. City Staff notified property owners with 100 feet of the site. Staff has not received any comments from the public as of this writing.

#### ***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



OFFICIAL NOTICE OF DECISION

Project #1006844

June 11, 2015

Page 9 of 10

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. A replat at the DRB is required to create the new tracts and show the new configuration of the church and parking area.
4. The applicant will provide a grading and drainage plan to the DRB for review to address the comments provided by the hydrology section.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 26, 2015**. 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.

**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

OFFICIAL NOTICE OF DECISION

Project #1006844

June 11, 2015

Page 10 of 10

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/MG

cc: Dragonfly Development, 12809 Donette Court NE, Albuquerque, NM 87112  
Consensus Planning, Inc. 302 Eight Street NW, ABQ, NM 87102  
Shirley Lujan, 6912 San Antonio Place NE, ABQ, NM 87109

PROJECT #

10006844

July 15, 2015

SK



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit Amendment DRB Final Sign Off
- 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): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Dragonfly Development PHONE: 505-450-4388  
 ADDRESS: 12809 Donette Courte NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: phillindborg@comcast.net  
 Proprietary interest in site: Developer/Buyer List all owners: Holy Cross Lutheran Church

DESCRIPTION OF REQUEST: Zone Map Amendment

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 A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Lands of Luthern Church in America Continued  
 Existing Zoning: SU-1 for Church and Proposed zoning: R-T MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): Related Uses E-19-Z UPC Code: 101906222743921150

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z, V, S, etc.): Project # 1006844, 15 EPC-40017

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.11

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Boulevard NE  
 Between: Vickrey Drive and San Antonio Drive

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 4-15-2015

SIGNATURE [Signature] DATE 7/28/15  
 (Print Name) James K. Strozier, AICP 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>15DRB-70262</u>	<u>SBP</u>	_____	<u>\$ 0</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>August 5, 2015</u>			Total <u>\$ 20.00</u>

[Signature] 7.28.15  
 Staff signature & Date

Project # 1006844

**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)**
  - 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
  - Infrastructure List, if relevant to the site plan
  - 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.**

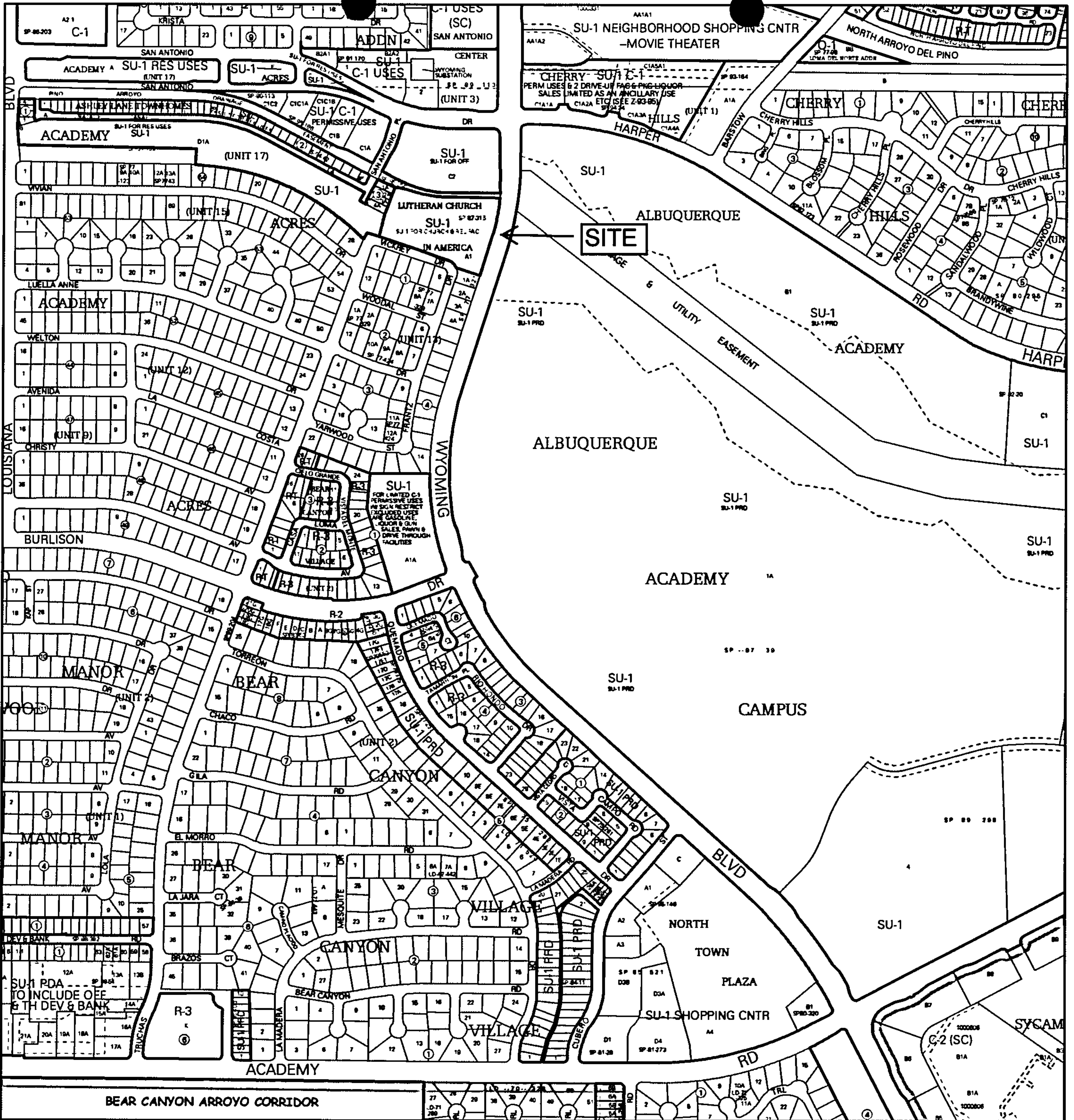
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Storz, AICP  
 Applicant name (print)  
[Signature] 7/28/15  
 Applicant signature / date



Form revised October 2007  
[Signature] 7-28-15  
 Planner signature / date  
 Project # 1006844

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
15DRB-70262



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

Map amended through: 9/2/2014

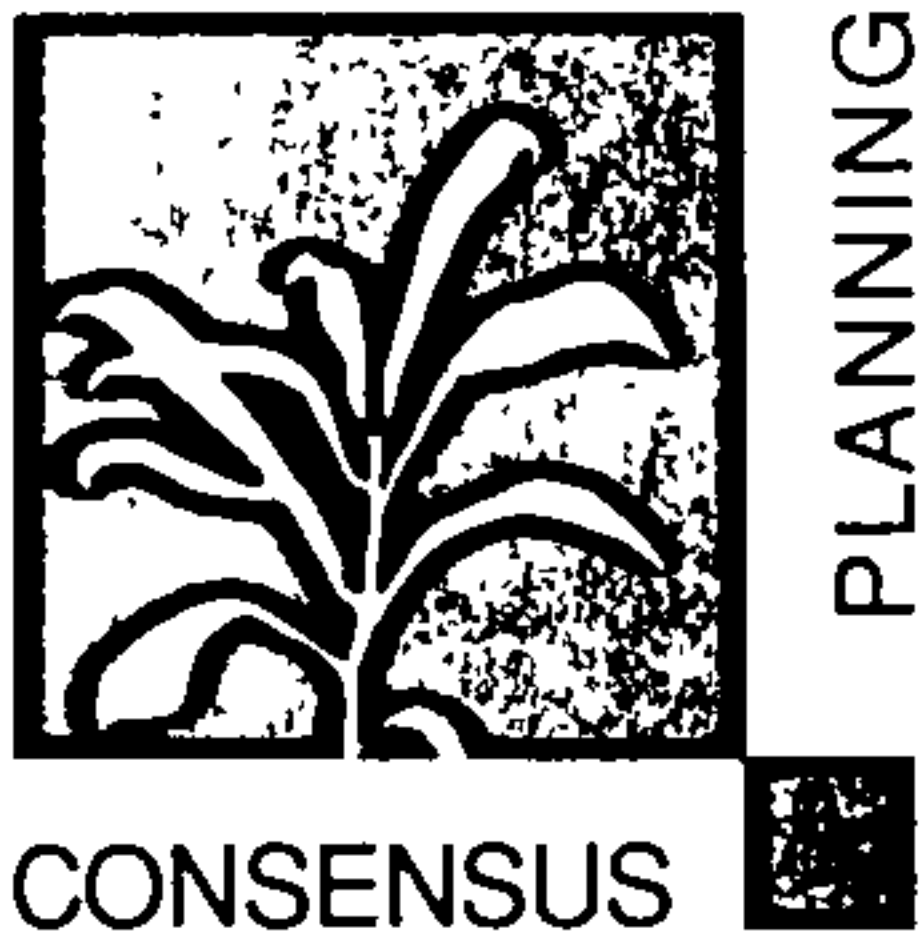
Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-19-Z**

Selected Symbols

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

0 750 1,500 Feet



June 28, 2015

Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: Project 1006844, 15EPC-40017

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1006844, Case Number 15EPC-40017, an Amendment to a Site Development Plan for Building which was approved on June 12, 2015.

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

**CONDITIONS OF APPROVAL FOR THE AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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.

*This letter satisfies this condition.*

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.

*The applicant met with Staff Planner Maggie Gould on June 8, 2015 to review the conditions and she is aware of this submittal.*

3. A replat at the DRB is required to create new tracts and show the new configuration of the church and parking area.

*A subdivision plat will be submitted on August 11 and heard by the DRB on August 19 along with the sketch plat that has already been submitted. The subdivision plat creates the new tract and shows the new configuration of the Church and parking area.*

**PRINCIPALS**

James K. Strozier, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA

4. The applicant will provide a grading and drainage plan to the DRB for review to address comments provided by the hydrology section.

*A Grading and Drainage Plan has been submitted as part of this DRB application for final sign-off of the EPC approved Amendment to Site Development Plan for Building Permit. Please see Sheet 3 of 4.*



PLANNING

CONSENSUS

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,

James K. Strozier AICP  
Principal



# 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

June 12, 2015

Dragonfly Development  
12809 Donette Court NE  
Albuquerque, NM 87112

**Project# 1006844**  
15EPC-40016 Amendment to Zone Map (Establish  
Zoning/Zone Change)  
15EC-40017 Amendment to Site Plan for Building Permit

### LEGAL DESCRIPTION:

The above actions for all or a portion of Tract A-1, Lands of Lutheran Church in America, zoned SU-1 for Church and Related Uses, to R-T, located on Wyoming Blvd. NE, between Vickrey Drive NE and San Antonio Drive NE, containing approximately 4.11 acres. (E-19)

Staff Planner: Maggie Gould

PO Box 1293 On June 11, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1006844/15EPC-40016, an Amendment to Zone Map (Establish Zoning/Zone Change), and 15EPC-40017, an Amendment to Site Plan for Building Permit, based on the following findings and conditions:

Albuquerque

### *Zone Map Amendment*

New Mexico 87103

www.cabq.gov

1. This is a request for a Zone Map Amendment for a portion of tract A-1 Lands of Lutheran Church in America located on Wyoming Blvd NE, between Vickrey Drive and San Antonio Drive, containing approximately 4.1 acres from SU -1 for Church and Related uses to R-T, Residential Townhome.
2. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. A request for an amendment to the existing Site Development Plan for Building Permit (15-EPC-40017) accompanies this request. The Site Development Plan for Building Permit will be amended to remove a 2.4 acre tract that is currently vacant. That tract 2.4 acre tract will be rezoned through this request.

OFFICIAL NOTICE OF DECISION

Project #1006844

June 11, 2015

Page 2 of 10

4. The subject site is within the Established Urban area of the Comprehensive Plan and is also adjacent to the Cherry Hills Community Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- A. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed zoning will allow development that will respect existing values, scenic resources and general area character by being of a similar scale and uses as the nearby residential development. The request further Policy II.B.5d.

- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is a vacant lot with access to a full range of urban services including water and sewer, roads, electricity and emergency services. The request further Policy II.B.5e.

- C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site could serve as transition between the development along Wyoming Boulevard and the residential development to the south and west of the site. The site has excellent access to the major street network and to transit. The subject is not within the boundaries of an activity center, but the Cherry Hills Community Activity Center is directly north of the site, making it an appropriate site for the more dense housing. The request further Policy II.B.5h.

- D. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposed zoning will allow development that will produce minimal traffic. The allowed uses are not intense and will be compatible with the existing development in the area. The requests further Policy II.B.5k.

- E. Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposed zoning will allow the development of additional residential units in an existing older neighborhood. The request further Policy II.B.5o.

F. Activity Centers

The Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

Applicable Policies:

Policy II.B.7a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

*\* Boundaries of Activity Centers shown on the Plan map are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.*

Policy II.B7b: Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

Policy II.B7j: The City will support efforts that support the development of Activity Centers. The subject site is adjacent to the Cherry Hills Community Activity Center, while not directly within the boundaries of center, the proposed zoning will allow development that will support the commercial and office uses in the center and add appropriate density to the area. The applicant is proposing 21 townhomes, approximately 10 DU per acre. This density is an appropriate transition from the activity center to the surrounding neighborhoods. The requests are consistent with the Activity Center goal and cited policies.

Transportation and Transit

- G. Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The proposed zone will allow additional dwelling units along an Enhanced Transit Corridor. There is housing of a similar density in the area; the request will not destabilize the area. The request further Policy II.D.4c.

5. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The request is consistent with health, safety, morals, and general welfare of the city. None of the allowed uses in the R-T zone would be injurious to the surrounding development

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Project #1006844

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because the request will allow the development of residential use close to existing residential use.

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Staff agrees that the proposed use is appropriate on the site. The addition of new townhomes will not destabilize the area; it will add residential uses that are similar in scale and density to the surrounding development. The development will support the existing retail and services in the area, helping to stabilize the area.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The applicant cites policies II.B5.d, e, h, i and o and Policy II.D.4 c and h. Staff agrees that these policies are relevant to the request with the exception of policy II.B.5i, which refers to employment and services and would be applicable to a request that included commercial zoning. Staff believes that the Activity Center Policies are also relevant to the request, II.B.7a, b and j.

Refer to policy analysis in finding 5 for more information.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant cites changed conditions in the form of stagnant growth of the church and changed market and demographic conditions driving demand for smaller housing products. The applicant also states that the proposed zoning is more advantageous to community as articulated in the Comprehensive Plan because it furthers the applicable goals and policies including, allowing compatible use, providing infill development on currently vacant land that will support existing business and services in the area, allowing development that can be served by transit and bike trails and address a need for a variety of housing options.

Staff agrees that the proposed zoning furthers a variety of goals and policies of the Comprehensive Plan. The MRCOG forecasts show that developing more housing on the east side benefits the City by reducing river crossings and that compact development patterns, such as townhomes in proximity to transit and services also help mitigate traffic issues.

The subject site has never been developed; this may indicate that the existing zoning is not appropriate for the site. Lack of development has been cited as changed condition in other requests.

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June 11, 2015

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E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The allowed uses in the R-T zone are not harmful to the area and that proposed zoning is appropriate for the area because it will allow development of a similar scale and use to the nearby zoning.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. ~~Denied due to lack of capital funds; or~~
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change will not necessitate the need for any capital improvements funded by the City. Dragonfly Development will fund any improvements including curbs, gutters, sidewalks, and landscaping.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The request is justified because it furthers goals and policies in the Comprehensive Plan; the applicant has not cited economic considerations as part of the justification.

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The proposed zone is appropriate for the location and the applicant has justified request as being consistent with applicable plans and policies, however the location on a major transit corridor is relevant to the request and adds to the appropriateness of the zoning.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The proposed use is compatible with the existing residential development. Although the zone category will be different than the adjacent parcel to the west, the uses will be the same. The request meets the intent of the prohibition on spot zones which is making sure that only compatible uses are allowed near one another.

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

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June 11, 2015

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1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The proposed use is compatible with the existing residential development. Although the zone category will be different than the adjacent parcel to the west, the uses will be the same. The request meets the intent of the prohibition on strip zones which is making sure that only compatible uses are allowed near one another.

6. A facilitated meeting was not recommended or requested. The applicant notified the Academy Acres North Neighborhood Association, Cherry Hills Civic Association and the District 4 Coalition of Neighborhood Associations. The applicant met with adjacent neighbors on April 27th, prior to submitting the request and sent out a follow up e-mail with the hearing information on May 4th.
7. City Staff notified property owners with 100 feet of the site. Staff has not received any comments from the public as of this writing.

***Amendment to Site Development Plan for Building Permit***

1. This is a request for an amendment to a Site Development Plan for Building Permit for tract A-1 Lands of Lutheran Church in America located on Wyoming Blvd NE, between Vickrey Drive and San Antonio Drive and containing approximately 4.1 acres zoned SU -1 for Church and Related uses .
2. The applicant proposes to re-plat the site to create 2 new tracts. One of approximately 2.4 acres on the existing vacant portion of the site and one of approximately 1.7 acres to contain the existing church and parking area.
3. A request for a Zone Map Amendment for the 2.4 acre tract (15-EPC 40016) accompanies this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

**Land Use**

- A. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

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The proposed zoning will allow development that will respect existing values, scenic resources and general area character by being of a similar scale and uses as the nearby residential development. The request further Policy II.B.5d.

- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is a vacant lot with access to a full range of urban services including water and sewer, roads, electricity and emergency services. The request further Policy II.B.5e.

- C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site could serve as transition between the development along Wyoming Boulevard and the residential development to the south and west of the site. The site has excellent access to the major street network and to transit. The subject is not within the boundaries of an activity center, but the Cherry Hills Community Activity Center is directly north of the site, making it an appropriate site for the more dense housing. The request further Policy II.B.5h.

- D. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposed zoning will allow development that will produce minimal traffic. The allowed uses are not intense and will be compatible with the existing development in the area. The requests further Policy II.B.5k.

- E. Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposed zoning will allow the development of additional residential units in an existing older neighborhood. The request further Policy II.B.5o.

- F. Activity Centers

The Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

Applicable Policies:

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Policy II.B.7a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

*\* Boundaries of Activity Centers shown on the Plan map are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.*

Policy II.B7b: Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

Policy II.B7j: The City will support efforts that support the development of Activity Centers. The subject site is adjacent to the Cherry Hills Community Activity Center, while not directly within the boundaries of center, the proposed zoning will allow development that will support the commercial and office uses in the center and add appropriate density to the area. The applicant is proposing 21 townhomes, approximately 10 DU per acre. This density is an appropriate transition from the activity center to the surrounding neighborhoods. The requests are consistent with the Activity Center goal and cited policies.

Transportation and Transit

- G. Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The proposed zone will allow additional dwelling units along an Enhanced Transit Corridor. There is housing of a similar density in the area; the request will not destabilize the area. The request further Policy II.D.4c.

5. A facilitated meeting was not recommended or requested. The applicant notified the Academy Acres North Neighborhood Association, Cherry Hills Civic Association and the District 4 Coalition of Neighborhood Associations. The applicant met with adjacent neighbors on April 27th, prior to submitting the request and sent out a follow up e-mail with the hearing information on May 4th.
6. City Staff notified property owners with 100 feet of the site. Staff has not received any comments from the public as of this writing.

**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



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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. A replat at the DRB is required to create the new tracts and show the new configuration of ~~the church and parking area.~~
4. The applicant will provide a grading and drainage plan to the DRB for review to address the comments provided by the hydrology section.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 26, 2015**. 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.

**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

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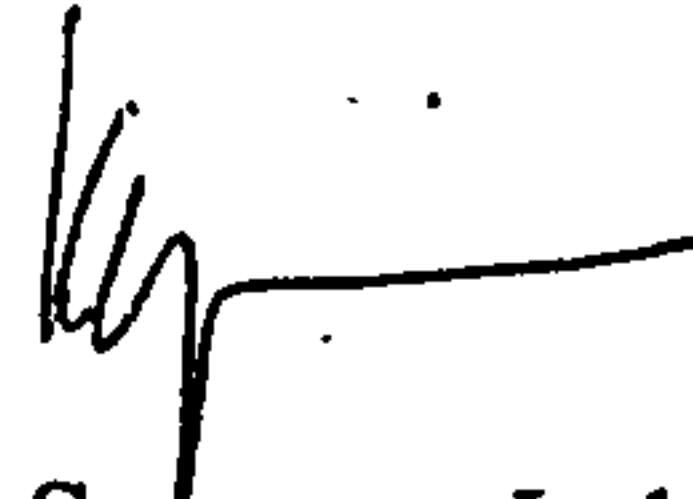
June 11, 2015

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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,



for Suzanne Lubar  
Planning Director

SL/MG

cc: Dragonfly Development, 12809 Donette Court NE, Albuquerque, NM 87112  
Consensus Planning, Inc. 302 Eight Street NW, ABQ, NM 87102  
Shirley Lujan, 6912 San Antonio Place NE, ABQ, NM 87109

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

## CERTIFICATE OF ZONING

June 30, 2015

Dragonfly Development  
12809 Donette Court NE  
Albuquerque, NM 87112

FILE: **15EPC-40016 Project 1006844**  
DATE OF FINAL ACTION: June 12, 2015

### LEGAL DESCRIPTION:

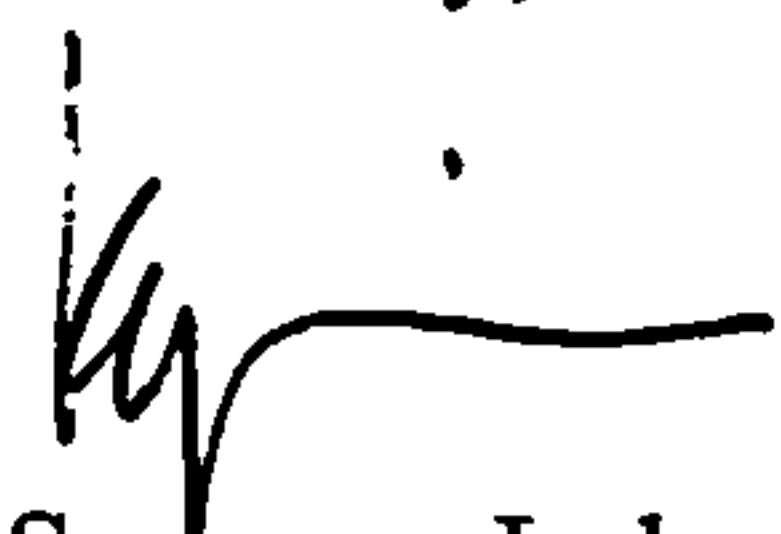
all or a portion of Tract A-1, Lands of Luthern Church in America, zoned SU-1 for Church and Related Uses, to R-T, located on Wyoming Blvd. NE, between Vickrey Drive NE and San Antonio Drive NE, containing approximately 4.11 acres. (E-19) Staff Planner: Maggie Gould

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

**FROM:** *SU-1 for Church and Related Uses*  
**TO:** *R-T*

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit.

Sincerely,

  
For Suzanne Lubar  
Planning Director

SL/MG

cc:  
Code Enforcement Division  
Michelle Gricius, AGIS Division  
File

Dragonfly Development	12809 Donette Court NE, Albuquerque, NM 87112
Consensus Planning, Inc.	302 Eight Street NW, ABQ, NM 87102
Shirley Lujan,	6912 San Antonio Place NE, ABQ, NM 87109

PROJECT#

1006844

AUGUST 5. 2015

SBF

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

DRB- 1006844                      Item No. 13                      Zone Atlas E-19

DATE ON AGENDA 10-3-07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

<u>No.</u>	<u>Comment</u>
1)	A cul-de-sac is required at the end of the east stub due to the number of lots being served.
2)	With a 49' r/w and the narrow lots, these should be P1 designated.
3)	A cross section of Vickrey Drive is needed to evaluate infrastructure requirements and possible dedications.
4)	Standard infrastructure per the DPM is required.

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



## IMPACT FEES – # 1006844

Development Review Board 10/3/07 Agenda Item #13  
Sketch Plat: Tract A-1, Lands of Lutheran Church in America

Construction of a new single family residence on a new vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 2,000 square feet and .05sf for impervious acreage, it is estimated that impact fees will total approximately \$3,502.40

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006844**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED ; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee    505-924-3986

**DATE:** OCTOBER 3, 2007

0





Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Thompson Engineering Consultants, Inc PHONE: 271-2199  
 ADDRESS: P.O. Box 65760 FAX: 830-9248  
 CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: teenm@yahoo.com

APPLICANT: Dragonfly Development, Inc PHONE: 291-0353  
 ADDRESS: 12909 Donette Court NE FAX: 293-3580  
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Developer List all owners: Holy Cross Lutheran Church

DESCRIPTION OF REQUEST: Sketch Plat Review

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 A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Lands of Lutheran Church in America  
 Existing Zoning: SU-1, Church & related Proposed zoning: SU-1, Church + SU-1, R-T MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-19 UPC Code: 10190622274392150

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 25 Total area of site (acres): 4.1  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd, NE  
 Between: BURLISON NE and SAN ANTONIO NE

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

SIGNATURE David B. Thompson DATE 9-25-07  
 (Print) DAVID B. THOMPSON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 70276</u>	<u>SK</u>	<u>563</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>October 3, 2007</u>	_____	_____	\$ <u>0</u>

Andrew Garcia 9/25/07  
 Planner signature / date

Project # 1006844

**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.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

DAVID B THOMPSON  
Applicant name (print)  
[Signature]  
Applicant signature / date  
9-25-07

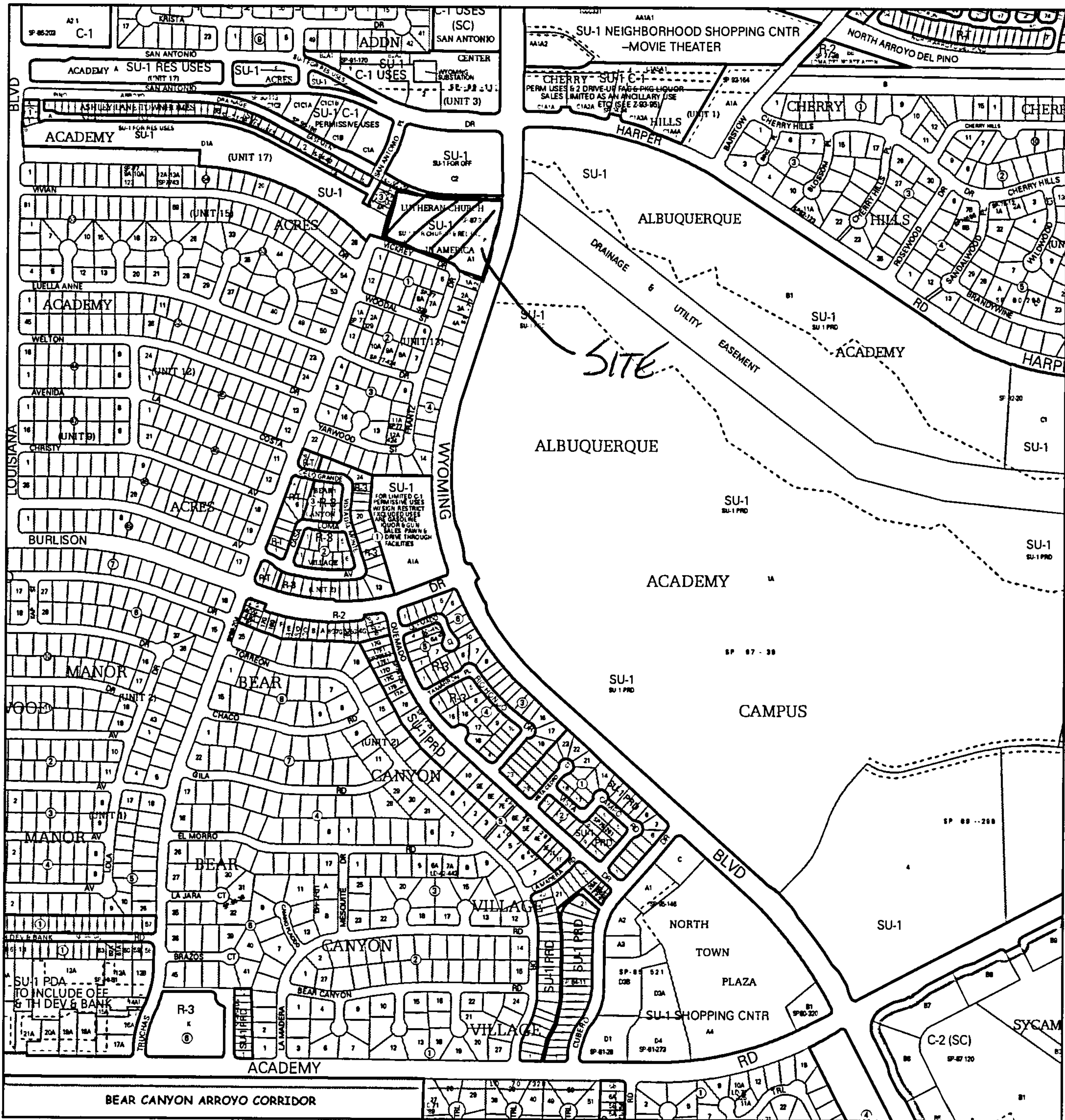


Form revised 4/07

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

Application case numbers  
07 DRB - -70276

[Signature] 9/25/07  
Planner signature / date  
Project # 1006844



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-19-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: 9/6/2007

0 750 1,500 Feet

September 25, 2007

Ms. Sheran Matson  
DRB Chair  
Land Development Coordination Division/Planning  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: REQUEST FOR SKETCH PLAT REVIEW FOR TRACT A-1,  
LANDS OF LUTHERAN CHURCH IN AMERICA**

Dear Ms. Matson:

Please schedule a Sketch Plat Review at DRB for The above referenced property. Enclosed are a DRB application, a zone atlas page with project area identified, and six copies of the Sketch Plat for the proposed subdivision. The subdivision is proposed to have 25 lots, with one large lot remaining for the church and 24 lots will be town home lots. The property is currently zoned SU-2, for Church & Related Facilities. For the Town home portion of the tract, we will be requesting R-T zoning.

If you should have any questions please call me at 271-2199.

Sincerely,

  
David B. Thompson, PE



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1006844

TO: ~~ALL MEMBERS~~

Application No. 15 DRB 70280  
15 DRB 70260

Jack Cloud, DRB Chairman, Planning Department

Rita Harmon, P.E., Hydrology

Racquel Michel, P.E., Transportation Development

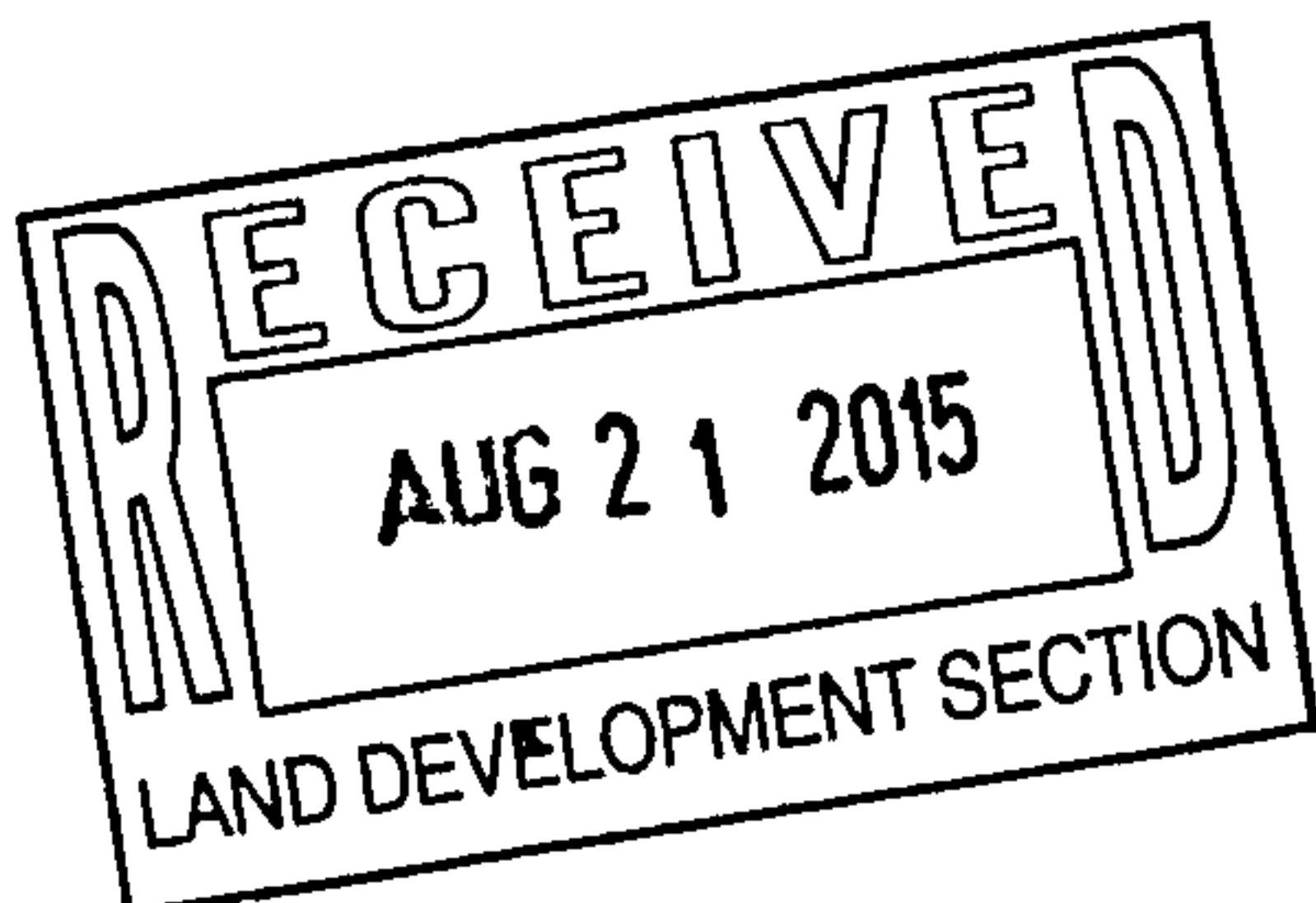
Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: August 26, 2015

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: Reply to comments for Holy Cross  
Church DRB held August 19, 2015



CONTACT NAME: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

August 21, 2015

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Holy Cross Townhomes – (Tract A-1, Lutheran Church in America)  
Request for Approval of Minor Plat**

Dear Mr. Cloud:

In response to comments made at the August 19<sup>th</sup>, 2015 hearing:

Transportation

1. An exhibit is attached defining the location of sidewalk from back of curb to property line.

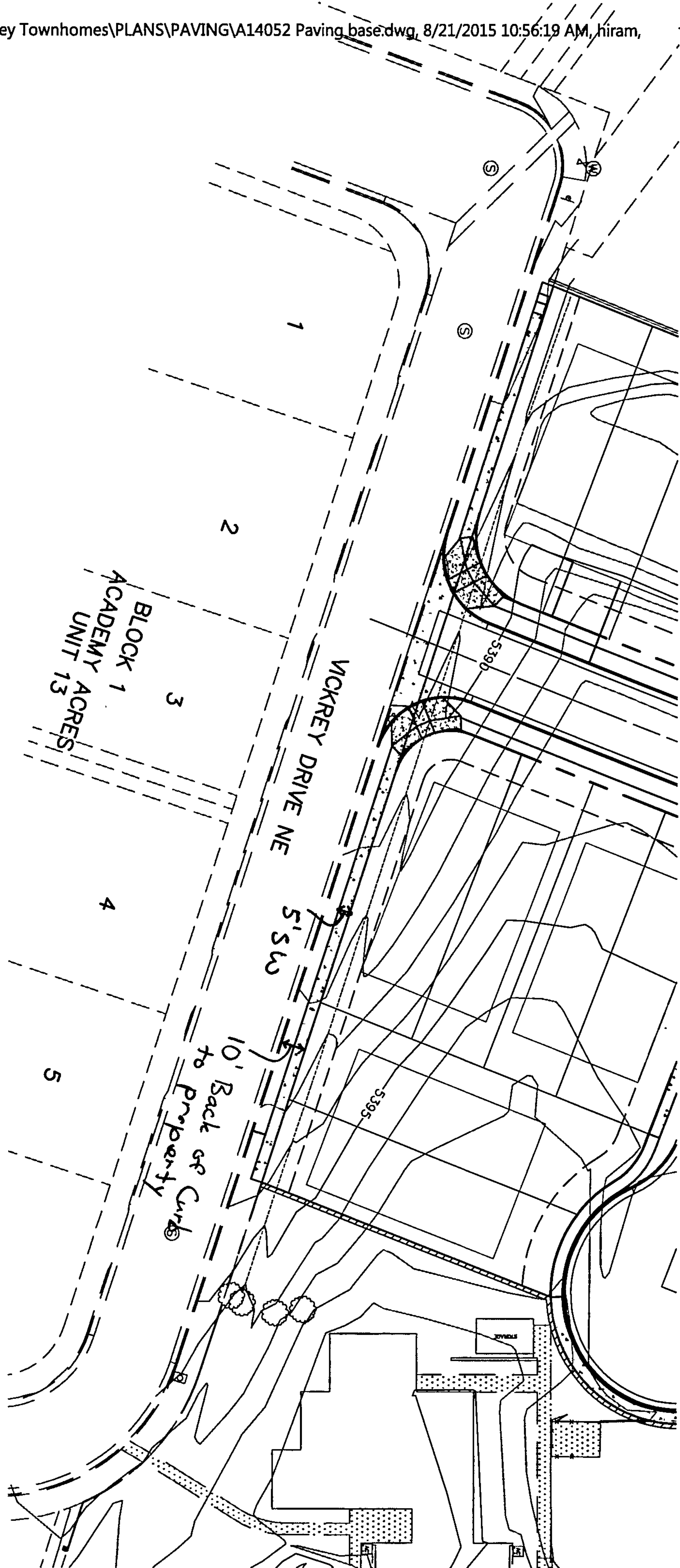
Vacation of Stormwater Diversion Easement

- We have documentation showing this easement was vacated and is attached.
- With regards to the 2' strip along the channel, we proposed that a L-shaped footing for will be built as close to the lip of the channel as possible. Any gap between the lip and the wall will be filled with grout to minimize the growth of weeds. It is my understanding that this issue will be revisited when we submit the preliminary plat for the Holy Cross Townhomes site.

Please contact our office if you have any questions.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

Hiram Crook  
Staff Engineer



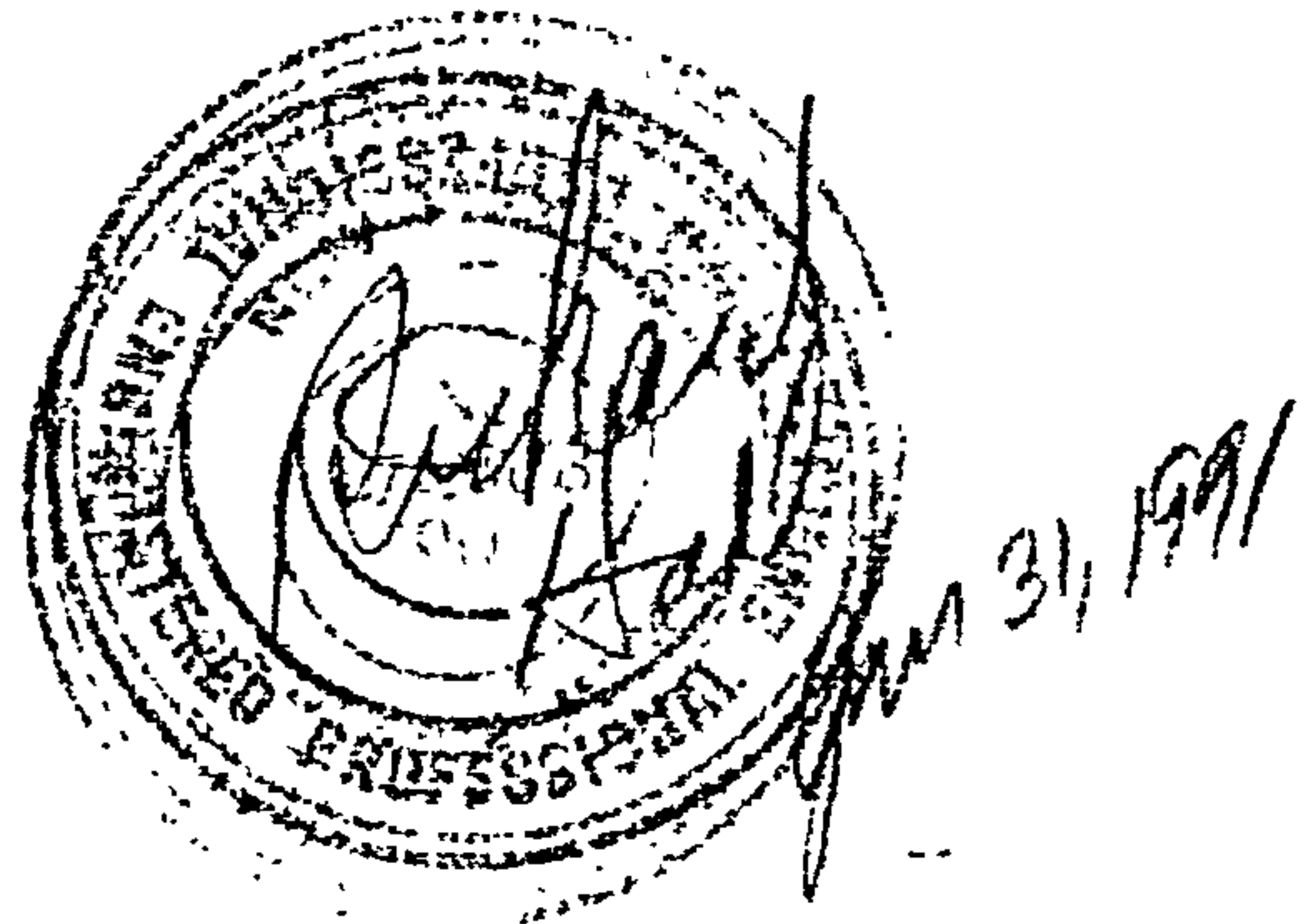
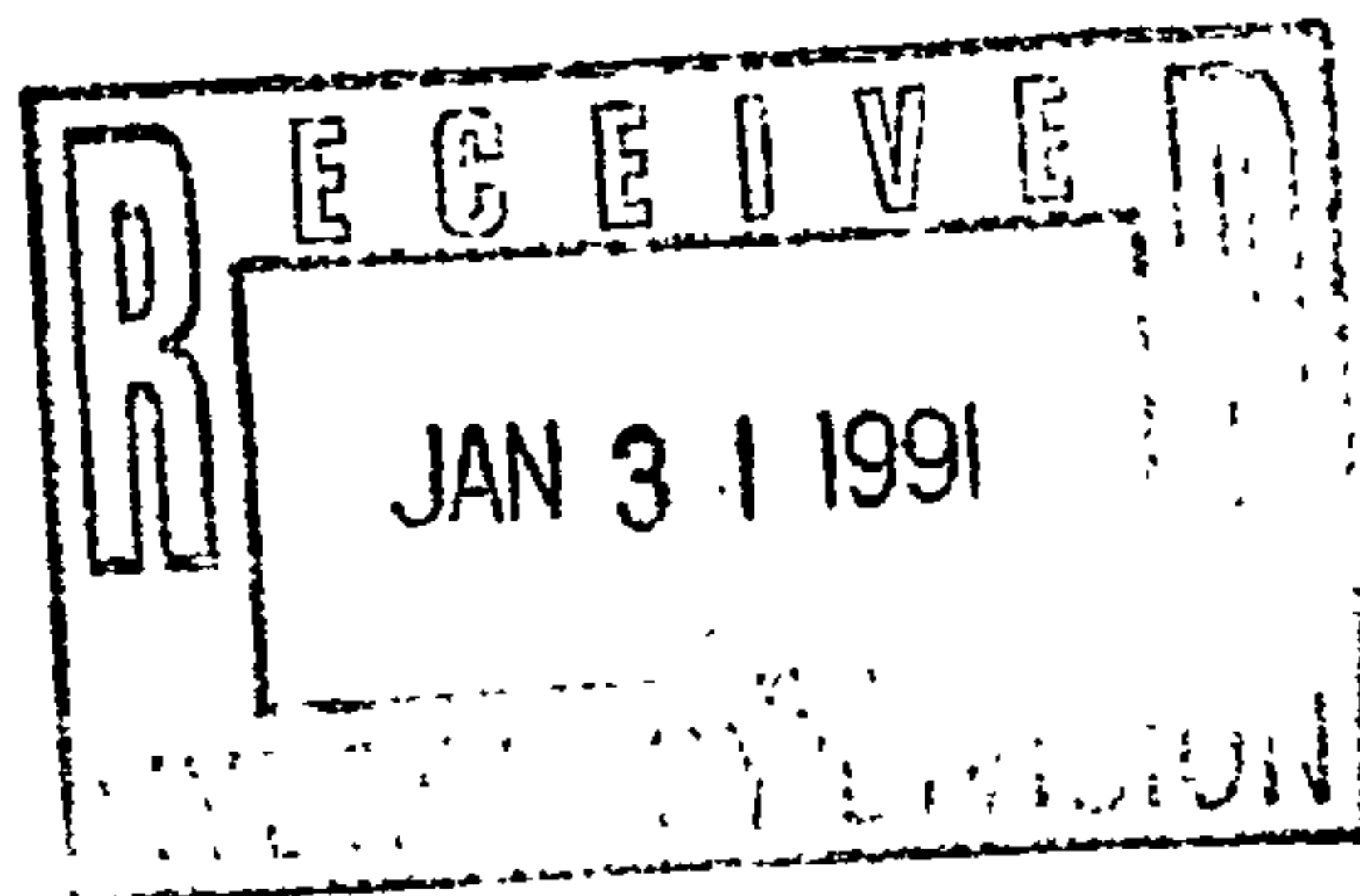


**HALL ENGINEERING COMPANY INC.**  
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION

DRAINAGE REPORT

TRACTS D-1-A AND D-1-B  
ACADEMY ACRES UNIT 17

January, 1991





## PURPOSE

This report has been prepared for the purpose of defining and delineating upstream contributory areas and on-site drainage basins, quantification of flows entering and being conveyed through the study site, identification of outlet points and exit flows and, with that information, proposing methods, both infrastructure and legal, which will ensure the Southerly portion of the study site (Tract D-1-A as it appears on the preliminary replat) a continued and unimpeded flow routing to the Pino Arroyo across the Northerly portion (Tract D-1-B) with a minimum of encumbrance upon that Tract.

## SITE DESCRIPTION

The subject of this report ("study site") is located in the Northeast quadrant of the City of Albuquerque. Its total area is 14.23 acres, more or less. It is bounded on the West by Louisiana Boulevard, on the North by Pino Arroyo Drainage right-of-way, on the East by a partially developed church tract (Lands of Lutheran Church in America), and on the South by a single family residential subdivision (Academy Acres Unit 15). The extreme Southeast corner of the study site abuts street right-of-way at the intersection of Vickrey Drive, NE and Truchas Drive, NE. The Southerly portion of the study site (Tract D-1-A) contains about 9.30 acres and is fully developed with an apartment complex which includes seventeen buildings, parking lots and drives, sidewalks, and finished, well-maintained landscaping. The Northerly portion (Tract D-1-B) covers approximately 4.94 acres and, with the exception of five three-foot wide concrete rundowns, a twenty-five foot wide paved access road across it from San Antonio Drive to Tract D-1-A and a graded swale running parallel the the Pino Arroyo right-of-way, is relatively unimproved. Although it has been graded, no attempt to landscape or otherwise improve the surface conditions of this portion has been made. Vegetation is natural, annual low growth which is sparse. Most of Tract D-1-B overlays a vacated Temporary Easement For Storm Water Diversion which was released by the Albuquerque Metropolitan Flood Control Authority on April 5, 1990 and recorded in Book BCR 90-6, page 2173. It is also referenced to Vacation Ordinance No. 90-66. This easement was at one time deemed necessary by A.M.A.F.C.A. for transitional

grading the Phase I development of the apartment complex and the then-as-yet partially improved Pino Arroyo channel. Since that time the Pino Arroyo has been physically realigned and fully improved with concrete lining.

The concrete rundowns across Tract D-1-B appear to be temporary improvements and to have been so placed for the purpose of minimizing local erosion resulting from concentrated flows exiting parking lots and drives of the Phase I development pending Phase II completion. The rundowns release into the graded swale which conveys stormwaters to outlet points along the concrete Pino Arroyo channel. Field inspection revealed that some erosion both parallel to and at the ends of these rundowns has occurred. Evidence also exists of sedimentation in the graded swale. The rundowns do not appear to be regularly maintained and some of the parallel erosion may be attributed to debris blocking free flow in them. Neither the erosion noted nor the sedimentation of the swale may be considered major problems. Judging from the particulate size and pattern of sediment in the swale, it appears to be adequate for interception and conveyance of flows to outlet points along the arroyo channel.

#### CONTRIBUTORY AREAS OFF-SITE

Both Louisiana Boulevard and Pino Arroyo rights-of-way are lower in elevation than the study site and are non-contributory. Residential area lying to the South drains South to Vivian Drive. A six foot concrete block wall separates the apartment complex from the residential area. There are no weeps or other evidence of off-site contribution through this wall. On the east side, however, two easily identified contributory drainage basins do exist. Both impact the study site at concentrated flow points. They are identified as Areas "A" and "B" on the plan drawings included with this report (Sheet 2 of 2). Analysis points "1" and "2" are likewise indicated on the same sheet where concentrated flows enter the study site.

The first (Area "A") contains 8.2 acres and drains a fully developed residential neighborhood with paved streets and typical single-family dwellings including drives, walks and landscaped yards. Peak flow from this area currently enters the study site at the extreme Southeast corner at the previously mentioned intersection of Vickrey Drive and Truchas Drive. It is indicated as analysis point "1" on the plan.

f

9026480

2173

RELEASE AND DISCLAIM  
OF TEMPORARY STORM WATER EASEMENT

The ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, hereby releases and disclaims its interest in the TEMPORARY DRAINAGE EASEMENT being the same that was granted to the CITY OF ALBUQUERQUE and the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY as filed for public record in the Office of the County Clerk of Bernalillo County, New Mexico on the eleventh day of March 1978 in Volume Misc. 467 Folio 162-169 as document number 76 13681.

Witness my hand and seal this 22 day of March 1990

ALBUQUERQUE METROPOLITAN ARROYO  
FLOOD CONTROL AUTHORITY

*R. Ward Hunnicutt*  
R. Ward Hunnicutt, Chairman  
Board of Directors

ATTEST: *Daniel W. Cook*  
Daniel W. Cook, Secretary

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED  
90 APR -5 PM 1:39  
206 PG 2173  
CLERK OF COUNTY RECORDS  
*[Signature]*

ACKNOWLEDGMENT FOR PUBLIC AGENCY

STATE OF NEW MEXICO )  
                                  ) SS.  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 22 day of March, 1990, by R. Ward Hunnicutt, Chairman, Board of Directors of Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico.

My Commission Expires:  
24 May 1990

*[Signature]*  
Notary Public

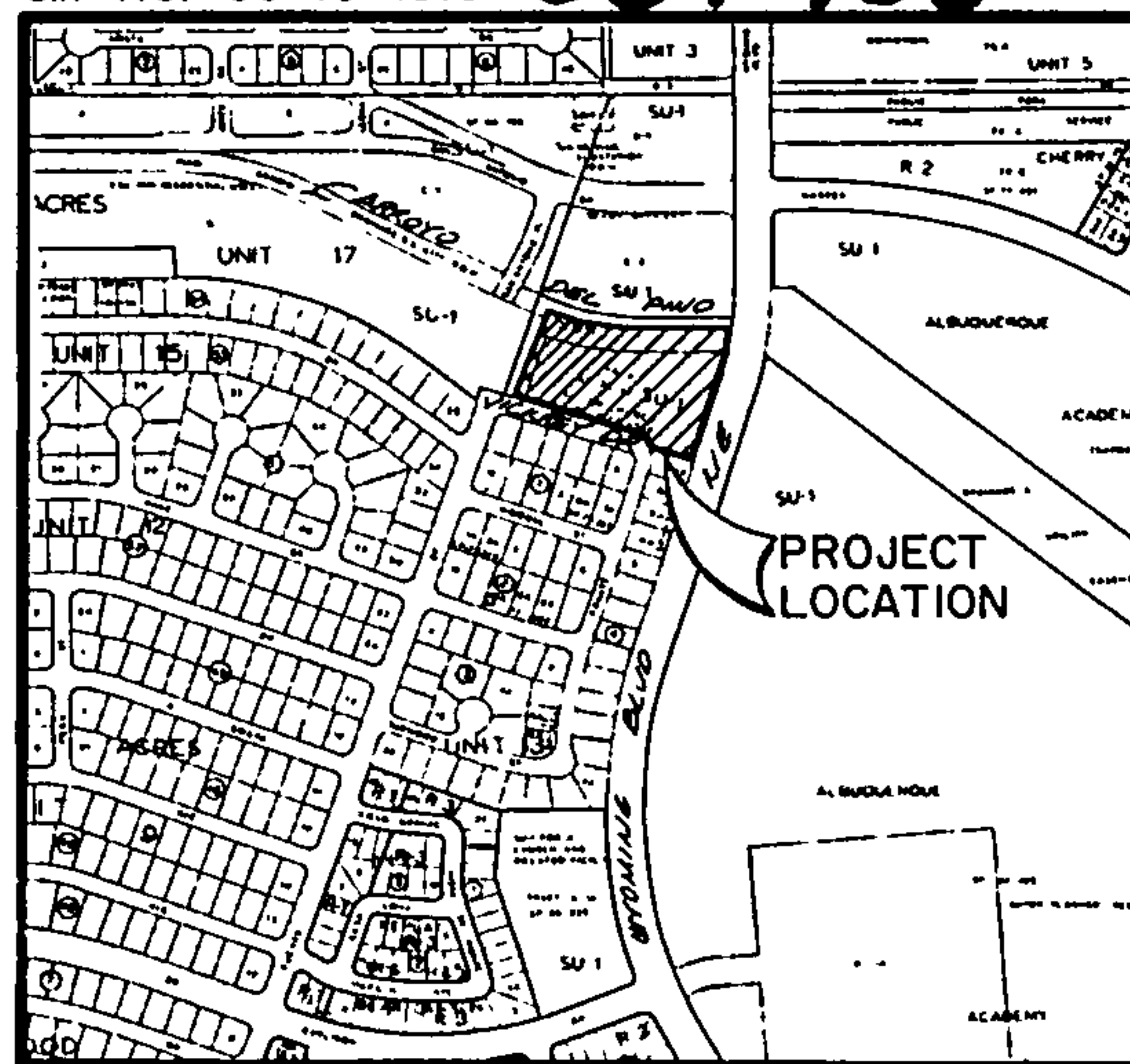


## DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico comprising a portion of the land described by Warranty Deed (Document No. 83-10219) filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 18, 1983, Book D128A, Pages 549 and 550, said portion of land also adjoins Tract A, Lands of Lutheran Church in America, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 15, 1979, Book C-14, Page 90, and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described, being the northeast corner of said Tract A and also being a point on the west right-of-way line of Wyoming Boulevard N.E.; thence S 89°54'00" W a distance of 246.62 feet; thence along the arc of a curve to the right with DELTA = 21°16'18", R = 867.16 feet and L = 321.94 feet; thence N 21°10'18" E a distance of 55.00 feet; thence along the arc of a curve to the left with DELTA = 21°16'18", R = 812.16 feet, and L = 301.52 feet; thence N 89°54'00" E a distance of 254.37 feet to a point on the west right-of-way line of Wyoming Boulevard N.E.; thence along the arc of a curve to right with DELTA = 02°33'08", R = 1247.00 feet, and L = 55.55 feet to the point of beginning and containing 0.7101 acres more or less.

R70222



VICINITY MAP E-19  
SCALE: 1" = 800'

# PLAT OF 08795067 TRACT A-I, LANDS OF LUTHERAN CHURCH IN AMERICA

ALBUQUERQUE, NEW MEXICO

JUNE, 1987

State of New Mexico } SS  
 County of Bernalillo }  
 This instrument is to be recorded on  
 10-2-SEP 1 1987 C34  
 of records of said County Folio 138  
 Deputy Clerk

### DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tract A, Lands of Lutheran Church in America, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 15, 1979, Book C-14, Page 90, and the parcel of land described by Warranty Deed filed February 18, 1983, Book D-128-A, Pages 549 - 550, and being more particularly described as follows:

Beginning at the southeast corner of the parcel herein described, being a point on the west right-of-way line of Wyoming Boulevard N.E.; thence N 72°00'00" W a distance of 129.07 feet to a point on the north right-of-way line of Vickrey Drive N.E.; thence along the arc of a curve to the left with DELTA = 48°13'22", R = 75.00 feet, and L = 63.12 feet along said right-of-way line; thence N 72°00'00" W a distance of 392.43 feet along said right-of-way line; thence N 21°10'17" E a distance of 297.85 feet to the centerline of the temporary alignment of the Arroyo del Pino; thence along the arc of a curve to the left with DELTA = 21°16'18", R = 767.16 feet, and L = 284.82 feet along said centerline; thence N 89°54'00" E a distance of 258.87 feet to a point on the west right-of-way line of Wyoming Boulevard N.E.; thence along the arc of a curve to the right with DELTA = 13°25'49", R = 1247.00 feet, and L = 292.30 feet along said right-of-way line; thence S 18°00'00" W a distance of 150.00 feet to the point of beginning and containing 4.4828 acres more or less.

DEDICATION AND FREE CONSENT  
 The undersigned owners of the land shown hereon do hereby consent the subdivision of said land in the manner shown on this plat and do hereby dedicate the public right-of-way as shown hereon.

*James Perry* 7/6/87  
 JAMES PERRY DATE  
 CHURCH COUNCIL PRESIDENT

ACKNOWLEDGEMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 CHARLES G. CALL 19  
 Notary Public  
 D.R. 97-489 5P-87-315  
 Notary Public

The foregoing instrument was acknowledged before me this  
 6th day of July 1987

*Charles Call*  
 Notary Public  
 D.R. 97-489 5P-87-315

- APPROVALS:
- Jack Cloud* 9-11-87  
 Planning Director, City of Albuquerque, N.M. Date
  - W. Wetmore* 9-8-87  
 Water Utilities, City of Albuquerque, N.M. Date
  - Frank J. Aguirre* 9/9/87  
 City Engineer, City of Albuquerque Date
  - Frank J. Aguirre* 9/9/87  
 A.M.A.F.C.A. Date
  - David H. Hansen* 9/8/87  
 Traffic Engineer, City of Albuquerque, N.M. Date
  - James H. Straub* 9-8-87  
 Parks and Recreation, City of Albuquerque, N.M. Date
  - Neil Chilton* 070687  
 Chief City Surveyor, City of Albuquerque, N.M. Date
  - Rosie Ellwell* 9-10-87  
 Property Manager, City of Albuquerque, N.M. Date

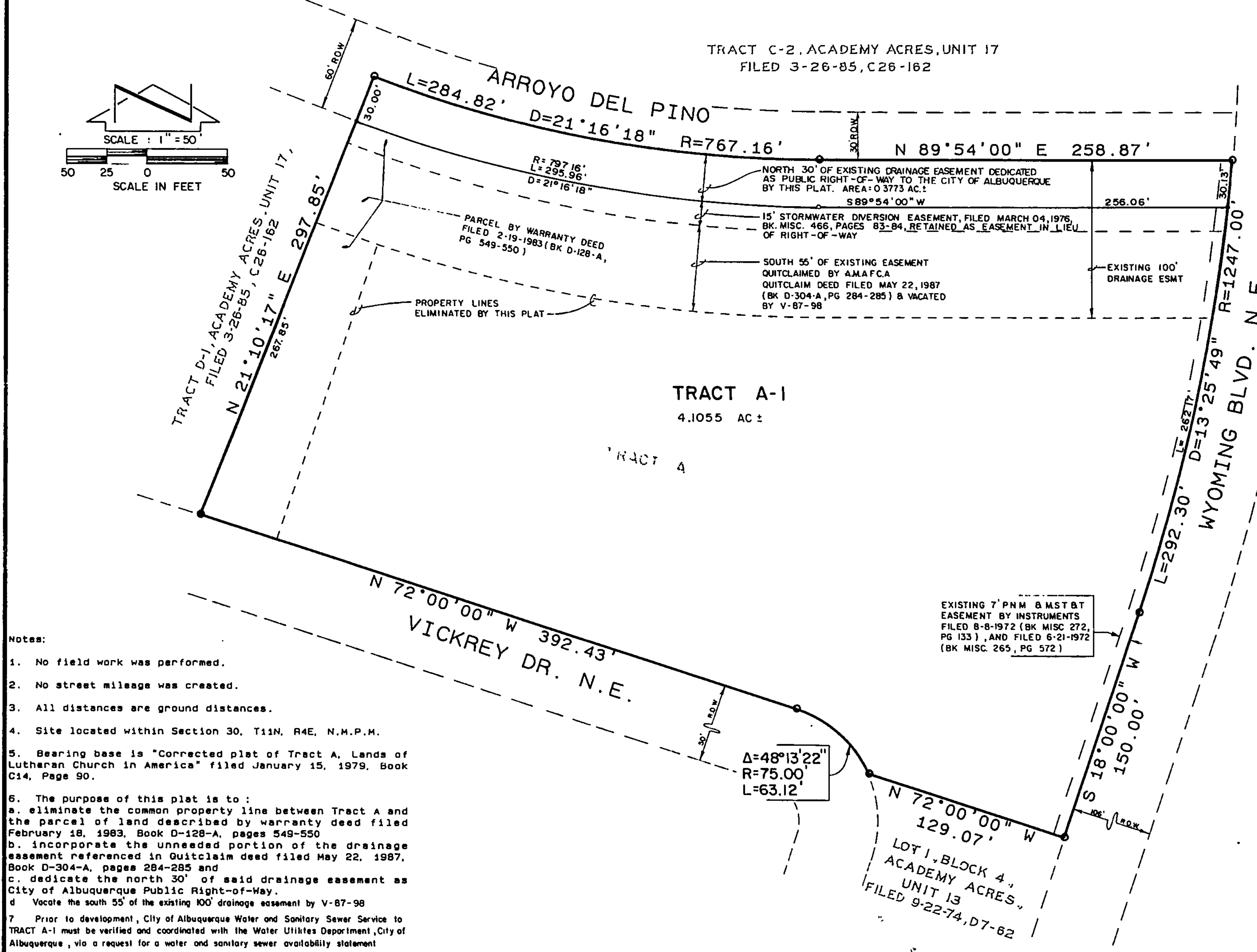
CERTIFICATION  
 I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by TIGOR TITLE INSURANCE COMPANY on FEBRUARY 18, 1983 (44014-A); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

*Thomas T. Mann, Jr.* 6-19-87  
 Thomas T. Mann, Jr., N.M.P.E. & L.S. Date

ACKNOWLEDGEMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 CHARLES G. CALL 19  
 Notary Public  
 D.R. 97-489 5P-87-315  
 Notary Public

The foregoing instrument was acknowledged before me on this  
 19th day of June 1987

*Charles Call*  
 Notary Public



- Notes:
- No field work was performed.
  - No street mileage was created.
  - All distances are ground distances.
  - Site located within Section 30, T11N, R4E, N.M.P.M.
  - Bearing base is "Corrected plat of Tract A, Lands of Lutheran Church in America" filed January 15, 1979, Book C14, Page 90.
  - The purpose of this plat is to:
    - eliminate the common property line between Tract A and the parcel of land described by warranty deed filed February 18, 1983, Book D-128-A, pages 549-550
    - incorporate the unneeded portion of the drainage easement referenced in Quitclaim deed filed May 22, 1987, Book D-304-A, pages 284-285 and
    - dedicate the north 30' of said drainage easement as City of Albuquerque Public Right-of-Way.
    - Vacate the south 55' of the existing 100' drainage easement by V-87-98
  - Prior to development, City of Albuquerque Water and Sanitary Sewer Service to TRACT A-I must be verified and coordinated with the Water Utilities Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement