

*[Handwritten Signature]*

Staff signature & Date

1-7-15

Project # 1007759

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

- All checklisters 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

Hearing date	Action	S.F.	Fees	Total
January 21, 2015	EFP		\$ 50.00	\$ 70.00
	CMF		\$ 20.00	

Revised: 4/2012

(Print Name) John A. Andrews, P.E.

SIGNATURE

*[Handwritten Signature: John A. Andrews]*

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 01-27-10 Site Development Plan & Preliminary Plat Approval DATE 01-06-15

Between: Central Avenue and Sunset Gardens SW

LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street SW

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 8.6662

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

CASE INFORMATION:

DRB Project No. 1007759 January 27, 2010

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

Zone Atlas page(s): L-09 UPC Code: 100905606346420405 & 100905604545720404

Existing Zoning: SU-2 PDA Proposed zoning: Same MRCGD Map No N/A

Subdiv/Addn/TBKA: Lands of Atrisco Land Grant

Lot or Tract No. Lot 1A & Lot 2 Block: 1 Unit: ---

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

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

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

Proprietary interest in site: Ownership List all owners: Onorio Colucci

CITY: Albuquerque STATE NM ZIP 87191 E-MAIL: N/A

ADDRESS: P.O. Box 14374 FAX: N/A

APPLICANT: Onorio Colucci PHONE: 505-450-4298

CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: jandrews@larkinnm.com

ADDRESS: 8500 Menaul Blvd NE, Suite A-440 FAX: 505-275-0748

Professional/Agent (if any): Larkin Group NM, Inc. PHONE: 505-275-7500

APPLICATION INFORMATION:

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

STORM DRAINAGE (Form D)

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

L A

Street Name Change (Local & Collector)

Next Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

APPEAL / PROTEST of...

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



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

Application case numbers  
 15-DRB-70003

Project # 1007759  
 Planner signature / date  
 1-7-15

Form revised October 2007



Applicant name (print)  
 John F. Andrews  
 Applicant signature / date  
 [Signature]

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

- 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
  - 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.

- 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 (17" 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
  - 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.

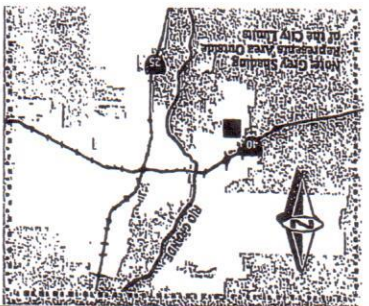
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
  - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections 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.

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





Map amended through: 6/13/2008



**Zone Atlas Page: L-09-Z**

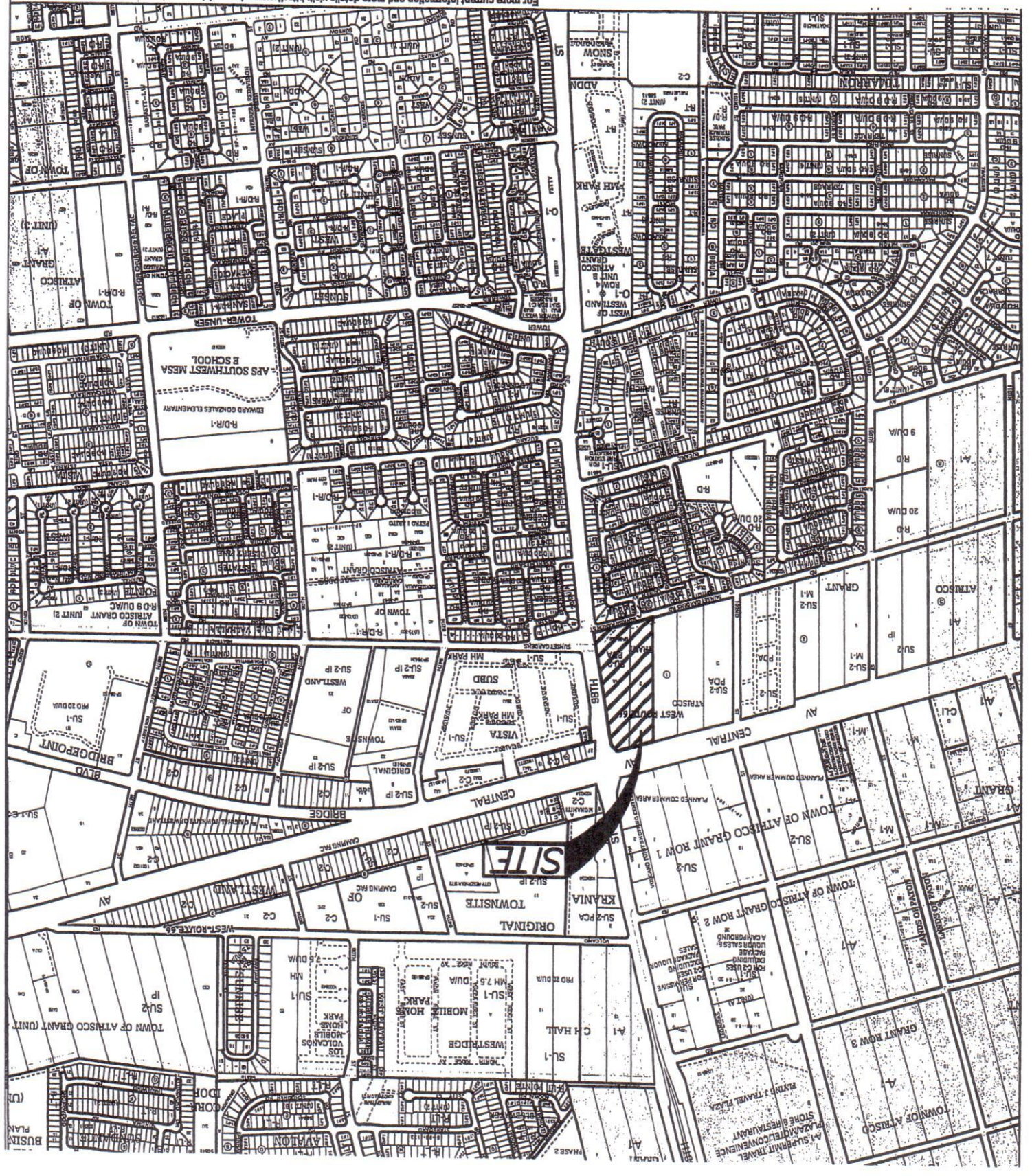
**Selected Symbols**

- Escarpment
- Design Overlay Zones
- 3 Mile Airport Zone
- City Historic Zones
- Wall Overlay Zone
- H-1 Buffer Zone
- Petrophyp Mon.

**SECTOR PLANS**

- Design Overlay Zones
- 3 Mile Airport Zone
- City Historic Zones
- Wall Overlay Zone
- H-1 Buffer Zone
- Petrophyp Mon.

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









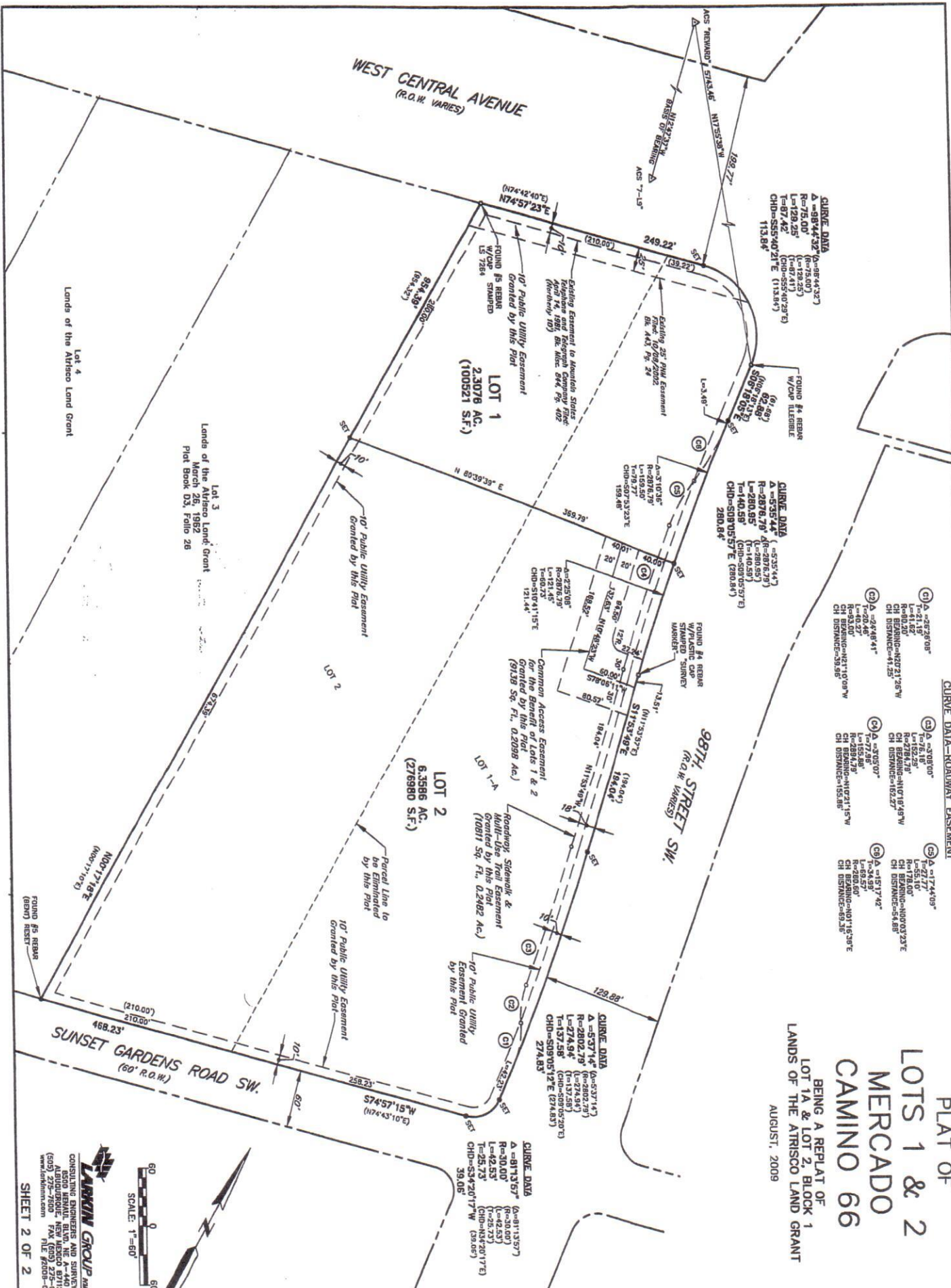
WEST CENTRAL AVENUE  
(R.O.W. VARIES)

98TH STREET SW  
(R.O.W. VARIES)

SUNSET GARDENS ROAD SW.  
(60' R.O.W.)

PLAT OF  
LOTS 1 & 2  
MERCADO  
CAMINO 66

BEING A REPLAT OF  
LOT 1A & LOT 2, BLOCK 1  
LANDS OF THE ATRISCO LAND GRANT  
AUGUST, 2009



**CURVE DATA**  
 $\Delta = 88^{\circ}44'32''$  ( $\Delta = 88^{\circ}44'32''$ )  
 $R = 75.00'$  ( $R = 75.00'$ )  
 $L = 129.25'$  ( $L = 129.25'$ )  
 $T = 87.42'$  ( $T = 87.42'$ )  
 $CHD = 555^{\circ}40'21''E$  (113.84')  
 $113.84'$

**CURVE DATA**  
 $\Delta = 53^{\circ}55'44''$  ( $\Delta = 53^{\circ}55'44''$ )  
 $R = 2876.79'$  ( $R = 2876.79'$ )  
 $L = 280.95'$  ( $L = 280.95'$ )  
 $T = 140.59'$  ( $T = 140.59'$ )  
 $CHD = 509^{\circ}05'57''E$  (280.84')  
 $280.84'$

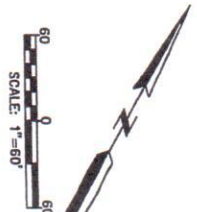
(C1)  $\Delta = 25^{\circ}29'08''$   
 $R = 21.18'$   
 $L = 80.20'$   
 $T = 49.15'$   
 $CH BEARING = 42^{\circ}21'26''W$   
 $CH DISTANCE = 11.52'$

(C2)  $\Delta = 25^{\circ}08'00''$   
 $R = 27.71'$   
 $L = 152.25'$   
 $T = 117.19'$   
 $CH BEARING = 117^{\circ}19'45''W$   
 $CH DISTANCE = 152.27'$

(C3)  $\Delta = 17^{\circ}44'59''$   
 $R = 55.10'$   
 $L = 27.77'$   
 $T = 34.59'$   
 $CH BEARING = 107^{\circ}03'23''E$   
 $CH DISTANCE = 54.88'$

**CURVE DATA**  
 $\Delta = 53^{\circ}14'46''$  ( $\Delta = 53^{\circ}14'46''$ )  
 $R = 2802.79'$  ( $R = 2802.79'$ )  
 $L = 274.94'$  ( $L = 274.94'$ )  
 $T = 137.58'$  ( $T = 137.58'$ )  
 $CHD = 509^{\circ}05'57''E$  (274.83')  
 $274.83'$

**CURVE DATA**  
 $\Delta = 81^{\circ}13'57''$  ( $\Delta = 81^{\circ}13'57''$ )  
 $R = 30.00'$  ( $R = 30.00'$ )  
 $L = 42.53'$  ( $L = 42.53'$ )  
 $T = 25.73'$  ( $T = 25.73'$ )  
 $CHD = 54^{\circ}20'17''W$  (38.05')  
 $38.05'$



**LARKIN GROUP** REG. ENG.  
 CONSULTING ENGINEERS AND SURVEYORS  
 10000 ALBUQUERQUE BLVD., SUITE 100  
 ALBUQUERQUE, NEW MEXICO 87112  
 (505) 273-7500 FAX (505) 273-0748  
 WWW.LARKINGROUP.COM TLE #8380-5018



LARKIN GROUP  
M/I, INC.

8500 Menaul Boulevard NE, Suite A-440  
Albuquerque, New Mexico 87112  
Phone: 505-275-7500  
Fax: 505-275-0748  
e-mail: info@larkinm.com  
website: www.larkinm.com

January 6, 2015

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**Subject: Preliminary Plat Extension  
Mercado Camino 66 Subdivision  
DRB Project No. 1007759**

Dear Mr. Cloud:

This is a request to extend the above subject preliminary plat for one year.

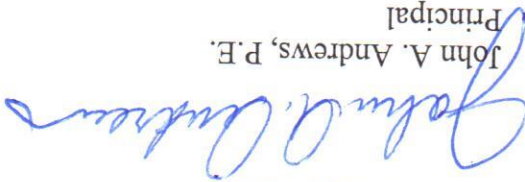
The preliminary plat was approved previously by DRB on January 27, 2010 and an extension of the preliminary plat on January 12, 2011, January 11, 2012, January 9, 2013 and January 8, 2014.

At the time of preparation of the preliminary plat and presenting it to DRB the owner of the property had been contacted by a possible user of a portion of the property. However, this has not materialized and the user currently has backed out of purchasing a portion of the property. The owner continues to market the property but there is not an indication that a sale is imminent at this time.

We therefore request that DRB approve a one-year extension of the preliminary plat to allow the owner more time to market the property during this slower economic time. A pending sale is needed to generate the funds for the owner to construct the infrastructure improvements.

Please call on any questions or comments you may have.

Very truly yours,  
Larkin Group NM, Inc.

  
John A. Andrews, P.E.  
Principal

JAA:tal

cc: Onorio Colucci, Owner



Current DRC 1007759  
 Project Number: 1007759

INFRASTRUCTURE LIST  
 (Rev. 6-20-05)  
 EXHIBIT "A"

FIGURE 12  
 Date Submitted: 01-27-10  
 Date Site Plan Approved: 01-27-10  
 Date Preliminary Plat Approved: 01-27-10  
 Date Preliminary Plat Expires: 01-27-11  
 DRB Project No.: 1007759  
 DRB Application No.: 09-7400

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 MECCADO GAMING 666 LOT-1  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
 LOT 1A & LOT 2, Block 1 Land of Afrisco Grant.  
 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 guarantees. 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, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	DRC #	Constructed Under	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
									Inspector	City Const Engineer
<input type="checkbox"/>		<input type="checkbox"/>		width varies	Median Opening & Left Turn Holding Lane	98th Street	500 ft. So. of Central	900 ft. So. of Central		
<input type="checkbox"/>		<input type="checkbox"/>		12' wide	Deceleration Lane at West Curb Line	98th Street	280 ft. So. of Central	510 ft. So. of Central		
<input type="checkbox"/>		<input type="checkbox"/>		10' wide	Relocation of Multi-Use Trail	98th Street	250 ft. So. of Central	700 ft. So. of Central		
<input type="checkbox"/>		<input type="checkbox"/>		40' wide	Turnout to Property	98th Street	at 530 ft. So. of Central			
<input type="checkbox"/>		<input type="checkbox"/>		32' wide	Turnout to Property	Central Ave.	at 390 ft. W. of 98th St			
<input type="checkbox"/>		<input type="checkbox"/>		Std	Curb & Gutter	South Side Central Ave	WEST of 135th St to 145th St			
<input type="checkbox"/>		<input type="checkbox"/>		2 EA	Curb Inlet Modification	98th Street	at Deceleration Lane			



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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Const. Engineer

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER**

*John A. Andrews*  
 NAME (print)  
*Cartkin Group NM, Inc*  
 FIRM  
*John A. Andrews 12/21/09*  
 SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*John A. Andrews 5/12/10*  
 DRB CHAIR - date  
*Christina Sandoval 1/27/10*  
 PARKS & RECREATION - date  
*Christina Sandoval 1-27-10*  
 TRANSPORTATION DEVELOPMENT - date  
*Bradley D. Baker 1-27-10*  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT / OWNER





OFFICIAL NOTICE OF DECISION

January 8, 2014

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

**Project# 1007759**

13DRB-70812 EXT OF MAJOR PRELIMINARY PLAT

LARKIN GROUP NM, INC agent(s) for ONORIO COLUCCI request(s) the above action(s) for all or a portion of Lot(s) 1A & 2, Block(s) 1, **LANDS OF ATRISCO LAND GRANT** zoned SU-2 PDA, located on 98TH ST SW BETWEEN CENTRAL AVE AND SUNSET GARDENS SW containing approximately 8.6662 acre(s). (L-9)

At the January 8, 2014 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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

Cc: LARKIN GROUP NM, INC  
File