

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 9/17/2013
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 12-11-13
 Date Preliminary Plat Expires: 12-11-14
 DRB Project No.: 1008630
 DRB Application No.: 13DRB-70882

ORIGINAL

INFRASTRUCTURE LIST

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

Tract C-1 Manzano Mesa

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C Manzano Mesa

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

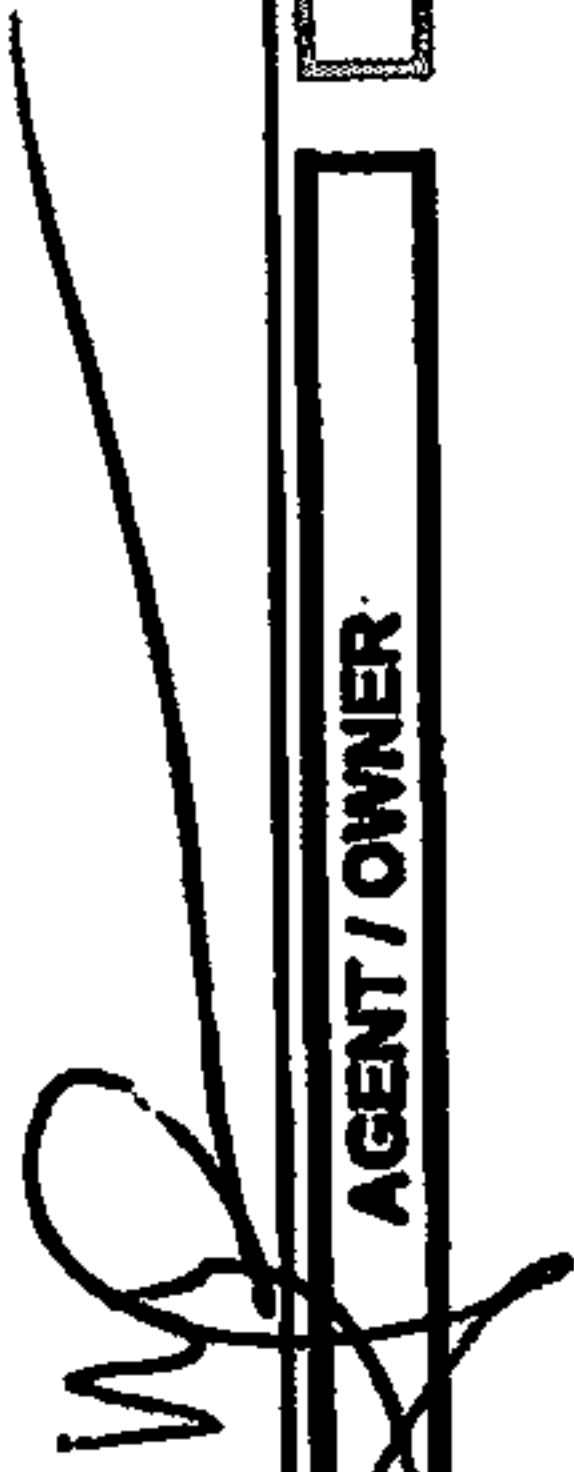
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant 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
<input type="text"/>	<input type="text"/>	10' Wide	Asphalt Trail (Approx. 715 LF)	Southern Blvd (southside) (southside)	Juan Tabo Blvd Int. Ex. Ramp	Eastern Tract Boundary	/	/	/
<input type="text"/>	<input type="text"/>	2' Wide	Stabilized Crusher Fines	Southern Blvd (southside) (southside)	Juan Tabo Blvd Int. Ex. Ramp	Eastern Tract Boundary	/	/	/
<input type="text"/>	<input type="text"/>	5' Wide	Concrete Sidewalk (Approx. 325 LF)	Horseshoe Trail (westside)	Juan Tabo Blvd Int. Ex. Ramp	Singing Arrow Entrance	/	/	/
<input type="text"/>	<input type="text"/>	6' Wide	Concrete Sidewalk (Approx. 450 LF)	Juan Tabo Blvd (eastside)	Horseshoe Trail Int. Ex. Ramp	Southern Blvd Int. Ex. Ramp	/	/	/
<input type="text"/>	<input type="text"/>		Accessible Pedestrian RAMP	Existing Sidewalk along east r/w line	Termination of new 10-Asphalt Trail		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN Tract C-1 Manzano Mesa

NOTES

The improvements identified above will be the responsibility of the City of Albuquerque, Dept of Municipal Development. By signing below, I Michael Ruzick understand that my division is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are \$61,326.73.


 AGENT / OWNER

Scott Eddings
 NAME (print)

Huit-Zollars, Inc
 FIRM


 SIGNATURE - 12/13

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


 Carol S. Dumont 12-11-13
 PARKS & RECREATION SERVICES - date
Recreation cad


 DRB CHAIR - date
12-11-13


 TRANSPORTATION DEVELOPMENT - date
12-11-13


 UTILITY DEVELOPMENT - date
12-11-13


 CITY ENGINEER - date
12-11-13

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1008630

AGENDA ITEM NO: ¹⁰~~42~~

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

The previous trail area and the public drainage easement have been accepted by DMD for maintenance by Wilfred Gallegos. Hydrology has no adverse comments on the plat.

There is a specific format for infrastructure lists that are financially guaranteed by a City Department.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
AMAFA Designee
924-3986

DATE: ¹²⁻⁴⁻¹³~~11-21-13~~

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008630

AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

The infrastructure list must be signed by the agent/applicant.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 4, 2013

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008630

AGENDA ITEM NO: 12

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
The site sketch is unclear; clarify existing versus proposed sidewalk.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

11-13-13

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: NOVEMBER 6, 2013

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1008630

AGENDA ITEM NO: ¹²~~5~~

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

Hydrology has contacted storm maintenance concerning the public drainage easement.

Tract C-1 does not need to be a beneficiary of the easement since it is on Tract C-1 and Tract C-1 will not produce "Public" water.

It appears that approximately 900 linear feet of sidewalk or trail is missing along this property's frontage. This exceeds the amount to be constructed with a sidewalk permit and the board should consider requiring it with the platting action.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
AMAFA Designee
924-3986

DATE: ¹¹⁻⁶⁻¹³~~10-23-13~~

DEVELOPMENT REVIEW BOARD MEETING – November 6, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #12

Project#1008630 Manzano Mesa Tract(s) C
13DRB-70741 Preliminary/Final Plat Approval

Parks and Recreation is waiting for response from DMD regarding this request.

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

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 Date Preliminary Plat Expires: 12-11-14
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 DRB Application No.: 13DRB-70682

ORIGINAL

INFRASTRUCTURE LIST

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

Tract C-1 Manzano Mesa

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

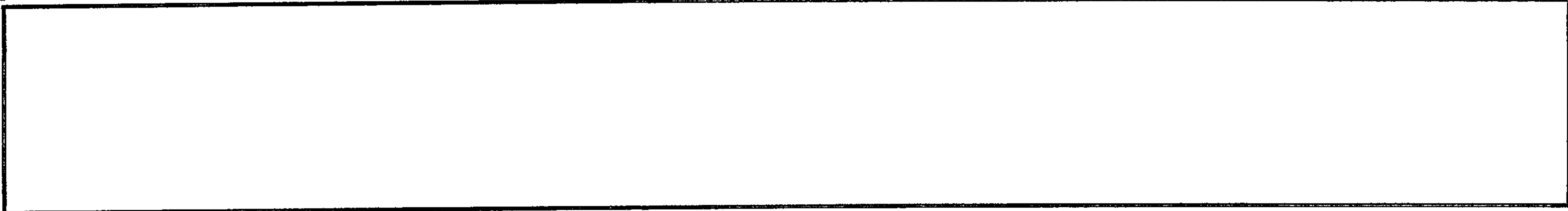
Tract C Manzano Mesa

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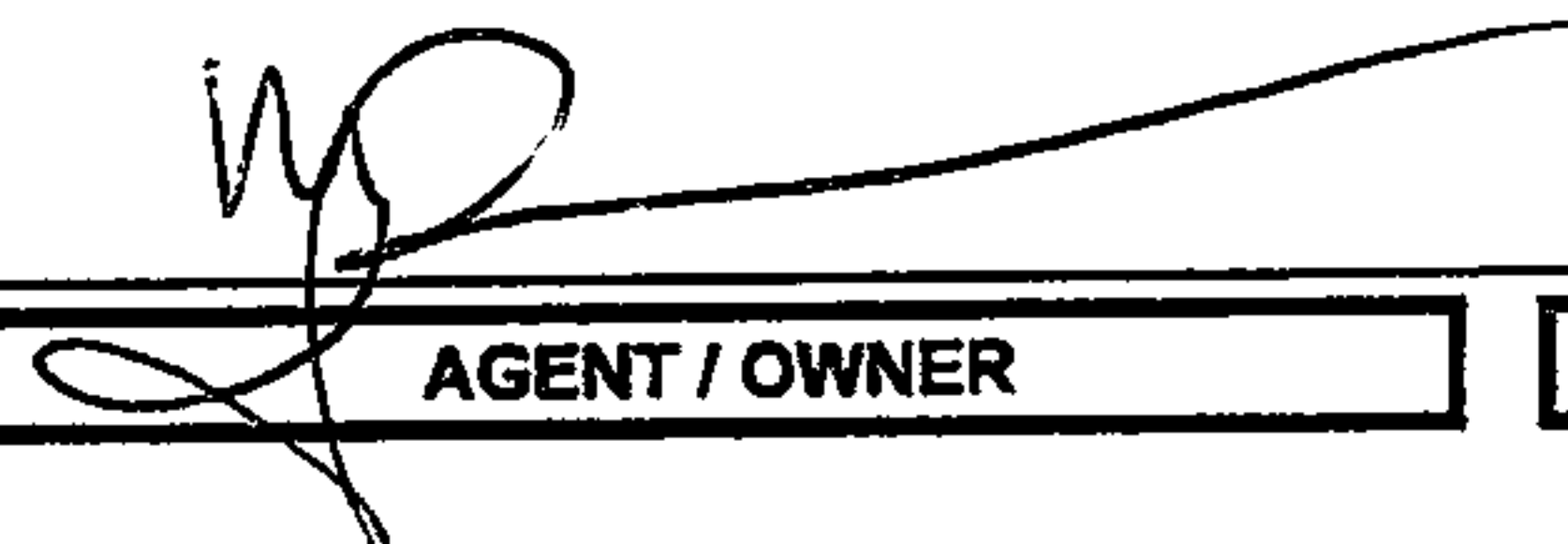
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		2' Wide	Stabilized Crusher Fines	Southern Blvd (southside) (southside)	Juan Tabo Blvd Int. Ex. Ramp	Eastern Tract Boundary	/	/	/
		5' Wide	Concrete Sidewalk (Approx. 325 LF)	Horseshoe Trail (westside)	Juan Tabo Blvd Int. Ex. Ramp	Singing Arrow Entrance	/	/	/
		6' Wide	Concrete Sidewalk (Approx. 450 LF)	Juan Tabo Blvd (eastside)	Horseshoe Trail Int. Ex. Ramp	Southern Blvd Int. Ex. Ramp	/	/	/
			Accessible Pedestrian RAMP	Existing Sidewalk along east r/w line	Termination of new 10-Asphalt Trail		/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN Tract C-1 Manzano Mesa



NOTES

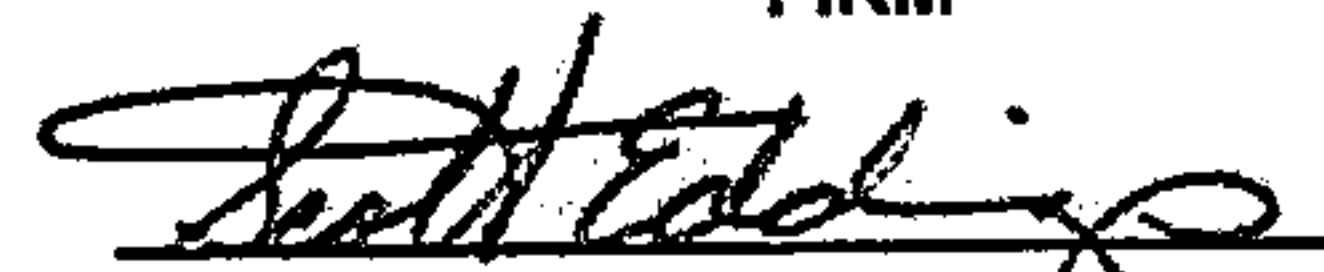
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AGENT / OWNER

Scott Eddings
NAME (print)

Huitt-Zollars, Inc
FIRM

 12/5/13
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 12-11-13
DRB CHAIR - date

 12-11-13
TRANSPORTATION DEVELOPMENT - date

 12/11/13
UTILITY DEVELOPMENT - date

 12-11-13
CITY ENGINEER - date

 12-11-13
PARKS & GENERAL SERVICES - date
Recreation cad

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

8630

DXF Electronic Approval Form

DRB Project Case #: 1008630

Subdivision Name: MANZANO MESA/TRACT C-1

Surveyor: REX VOGLER

Contact Person: SCOTT EDDINGS

Contact Information: 235-7211

DXF Received: 9/17/2013

Hard Copy Received: 9/17/2013

Coordinate System: NMSP Grid (NAD 83)



Approved

9/17/13

Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 8630 to agiscov on 9/17/2013 Contact person notified on 9/17/2013

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008630

AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
The site sketch is unclear; clarify existing versus proposed sidewalk.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

11-21-13

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: NOVEMBER 13, 2013

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1008630

AGENDA ITEM NO: 10

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

Storm drain maintenance told Hydrology they will accept the Public Drainage easement.

As the representative for the City Engineer, I cannot sign the plat if an infrastructure list is required.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
AMAFA Designee
924-3986

DATE: 11-13-13

Project# 1006000
13DRB-70677 MAJOR - 2YEAR
SUBDIVISION IMPROVEMENTS
AGREEMENT EXTENSION (2YR SIA)

[DEFERRED TO 2/12/14]

MYERS, OLIVER & PRICE, PC agents for MESA DEL SOL, LLC request the refernced/ above action for Tract 12-B, **MESA DEL SOL INNOVATION PARK** zoned PC, located on the northeast corner of TURNING DR SE and SAGAN AVE SE containing approximately 2.922 acres. (R-16) [Deferred from 10/9/13] **DEFERRED TO 2/12/14.**

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

6. **Project# 1005403**
13DRB-70702 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 


INTRIGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) [Deferred from 10/16/13] **DEFERRED TO 12/18/13.**

7. **Project# 1009839**
13DRB-70689 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL



JACKS HIGH COUNTRY INC agent(s) for DORRIS PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 9, **LAS LOMITAS BUSINESS PARK SUBDIVISION** zoned SU-1 FOR I-P, located on CUESTA ABAJO CT BETWEEN LAS LOMITAS DR NW AND NW DIVERSON CHANNEL containing approximately 4.0425 acre(s). (D-16) [deferred from 10/2/13] **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

8. **Project# 1006543**
13DRB-70771 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

THE SURVEY OFFICE, LLC agent(s) for ABS SW INVESTOR, LLC request(s) the above action(s) for all or a portion of Lot(s) 61-A-1-A-1 AND 61-A-1-B-1, **TOWN OF ATRISCO GRANT Unit(s) 6**, zoned C-2, located on 6600 CENTRAL AVE SW containing approximately 6.1955 acre(s). (K-10) **INDEFINITELY DEFERRED FOR AMENDMENT OF SITE PLAN.**

9. **Project# 1008630**
13DRB-70682 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing approximately 3 acre(s). (L-21) [deferred from 9/25/13, 10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/11/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project# 1009730**
 13DRB-70741 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 13DRB-70742 SUBDN DESIGN VARIANCE
 FROM MIN DPM STDS
- THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE containing approximately .7302 acre(s). (C-19) [Deferred from 11/6/13] **DEFERRED TO 11/21/13.**
9. **Project# 1002202**
 13DRB-70696 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 
- TIERRA WEST LLC agent(s) for WINROCK PARTNERS LLC C/O GOODMAN REALTY GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1-A-1 & E-1, **WINROCK CENTER ADDN** zoned SU-3 MU-UPT, located on INDIAN SCHOOL RD NE BETWEEN LOUISIANA BLVD AND PENNSYLVANIA ST NE containing approximately 61.09 acre(s). (J-19) [deferred from 10/09/13, 11/6/13] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CLARIFICATION OF COMMON AREAS, AGIS DXF AND UTILITY COMPANY SIGNATURES.**
10. **Project# 1008630**
 13DRB-70682 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
- HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing approximately 3 acre(s). (L-21) [deferred from 9/25/13, 10/23/13, 11/6/13] **DEFERRED TO 11/21/13.**
11. **Project# 1009542**
 13DRB-70694 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 
- WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, **TRACTION PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) [deferred from 10/9/13, 10/23/13, 11/6/13] **DEFERRED TO 11/21/13.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 25, 2013
DRB Comments**

ITEM # 3

PROJECT # 1008630

APPLICATION # 12-70682

RE: Tract C, Manzano Mesa

Proposed plat does not conform to Sketch Plat – the City does not normally leave a portion of right of way. More information/ field data is needed, plus a written commitment from DMD for maintenance of proposed Bike Trail right of way. Real Property must sign the plat to acknowledge disposition of vacated right of way.

Plat boundary lines do not clearly show existing tract, and the legend does not distinguish between Disclosure Statement (?) 2 and 3, or 4 and 6.

Because this is a vacation plat, the City Planning Department will need to record (need tax certificate and \$25 recording fee).

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 16, 2013

Project# 1008630

12DRB-70394 VACATION OF PUBLIC EASEMENT
 12DRB-70395 VACATION OF PUBLIC RIGHT-OF-WAY
 12DRB-70396 VACATION OF PUBLIC RIGHT-OF-WAY

HUITT ZOLLARS INC agents for ALBUQUERQUE PUBLIC SCHOOLS/ APS and THE CITY OF ALBUQUERQUE request the referenced/ above actions for portions of SOUTHERN BLVD SE and JUAN TABO BLVD SE adjacent to Tract C, **MANZANO MESA SUBDIVISION**, zoned C-2, located on the south side of the intersection of SOUTHERN BLVD SE and JUAN TABO BLVD SE PETIRROJO RD NW and east of AGUILA ST NW containing approximately 8.5017 acres. (L-21)

AMAFCA No comment.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Letters sent to: Mirabella-Mira Vista NA (R), Singing Arrow NA (R) and Terracita HOA:
APS Albuquerque Public Schools supports the City of Albuquerque's request to vacate the fee simple and easement rights-of-way that will no longer be needed by the City after the completion of the Southern Blvd Reconstruction Project. It is APS's understanding that the vacation action will vacate all of the rights-of-way subject to the retention of specific easement rights for currently existing utilities.
POLICE DEPARTMENT - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement and/or Vacation of Public Right-Of-Way requests at this time.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & NM GAS Co. No comments provided.
COMCAST As Comcast may have facilities within the ROW as per our franchise agreement with the City of Albuquerque, we do not agree with the vacation unless it is designated as a PUE instead.

CenturyLink No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT No adverse comments
PARKS AND RECREATION No objections to these requests.
ABCWUA
PLANNING DEPARTMENT Refer to comments from Transportation Development and any public hearing comments on proposed vacation. Based on the area requested for vacation, final approval would be subject to the jurisdiction of City Council based on recommendation by DRB and compliance with the Subdivision Ordinance.

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

8. **Project# 1008630**
10DRB-70364 SKETCH PLAT REVIEW
AND COMMENT

HUITT ZOLLARS, INC agent(s) for CITY OF ALBUQUERQUE DMD TRANSPORTATION request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) C, **MONZANO MESA Unit(s)** , zoned C-2, located on JUAN TABO AND SOUTHERN containing approximately 3 acre(s). [REF:] (C-21) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Other Matters: None

ADJOURNED: 10:00 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

January 5, 2011

DRB Comments

ITEM # 8

PROJECT # 1008630

APPLICATION # 10-70364

RE: Tract C, Monzano Mesa Subdivision

Vacation of right of way must be requested in accordance with the Subdivision Ordinance and Development Process Manual; such a request will require an advertised public hearing by DRB. Disposition of right of way must be through the City's Real Property Division of the City Attorney's Office. Documenting the prior dedication of Juan Tabo may be beneficial in acquiring the full width of right of way [refer to § 14-14-7-2(F) (4) of the Subdivision Ordinance].

Why is the adjacent 10 foot Public Utility Easement not proposed for vacation?

Note 5 needs to be updated to reference ABCWUA, as does the signature block. A solar access note consistent with § 14-14-4-7 of the Subdivision Ordinance needs to be on the plat.

Plat boundary needs to be clear RE: centerline of new Juan Tabo Boulevard (refer to current plat - the 'west' half was dedicated via Marabella Unit 2 Subdivision).

It appears there is some hatching over the new connection for Horseshoe Trail that needs to be removed.



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

HEARINGS DATE: 1-5-11 (SK)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): City of Alb. - Richard Costales PHONE: 768-2774
 ADDRESS: P.O. Box 1293 - Room 304 3rd Floor FAX: _____
 CITY: Alb. STATE NM ZIP 87103 E-MAIL: rcostales@cabq.gov

APPLICANT: City of Alb & APS PHONE: 768-2774
 ADDRESS: Same FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: City of Alb & APS

DESCRIPTION OF REQUEST: Preliminary & Final Plat

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. C-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Manzano Mesa
 Existing Zoning: C-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): L-21 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.): 1008630

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.0
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd SE.
 Between: Southern Blvd SE. and Horseshoe Trail SE

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

SIGNATURE Scott Eddings DATE 9/16/13

(Print Name) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <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 <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>2013 - 070682</u>	<u>PIF</u>	<u>565</u>	\$ <u>0</u>
	_____	<u>CMU</u>	_____	\$ <u>20000</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date <u>9-25-13</u>			Total	\$ <u>0</u>

KE JS 17 SEPT 2013
 Staff signature & Date

Project # 1008630

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

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

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

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

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

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

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

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

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

- NA** 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- NA** Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- NA** Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- NA** 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**
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- 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
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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**
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 - 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.

Scott Eddings
Applicant name (print)
Scott Eddings
Applicant signature / date



Form revised October 2007

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

Application case numbers
2013 - - 070682
_____-_____-_____
_____-_____-_____

KL JS
Planner signature / date
Project # 1008630



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action *P & F*
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): City of Alb. - Richard Costales PHONE: 768-2774
 ADDRESS: P.O. Box 1293 - Room 304 3rd Floor FAX: _____
 CITY: Alb. STATE NM ZIP 87103 E-MAIL: rcostales@cabq.gov

APPLICANT: City of Alb & APS PHONE: 768-2774
 ADDRESS: Same FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: City of Alb & APS

DESCRIPTION OF REQUEST: Preliminary & Final Plat

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

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List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1008630

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SIGNATURE Scott Eddings DATE 9/16/13
 (Print Name) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>2013 - 070682</u>	<u>P & F</u>	<u>3.0</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMR</u>		\$ <u>2000.00</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>9-25-13</u>			Total \$ <u>0</u>

KE JIS 17 SEPT 2013
 Staff signature & Date

Project # 1008630

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Scott Eddings
Applicant name (print)
Scott Eddings
Applicant signature / date



Form revised October 2007

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

Application case numbers
2013 - - - - - 070682

KL JS
Planner signature / date
Project # 1008630

September 17, 2013

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**RE: Southern Boulevard Reconstruction – COA Project No. 7175.91
DRB-1008630
(Zone Atlas L-21)**

Dear Mr. Cloud:

This letter is to serve as a formal request for preliminary and final plat of Tract C-1 Manzano Mesa which is approximately 3.0 acres. A sketch plat and right-of-way vacation request for portions of Southern Boulevard SE and Juan Tabo Boulevard SE was processed through DRB in December 2012. Subsequently, City Council approved the right-of-way vacation request, and the City Council Number for this action is EC-13-407. This platting action is part of safety and traffic circulation improvements along Southern Boulevard and Juan Tabo Boulevard. Existing utilities within the vacated portion of Juan Tabo Boulevard shall remain in place and a water/sewer easement is provided through Tract C-1. The City of Albuquerque Department of Municipal Development is the Applicant and Agent for this request.

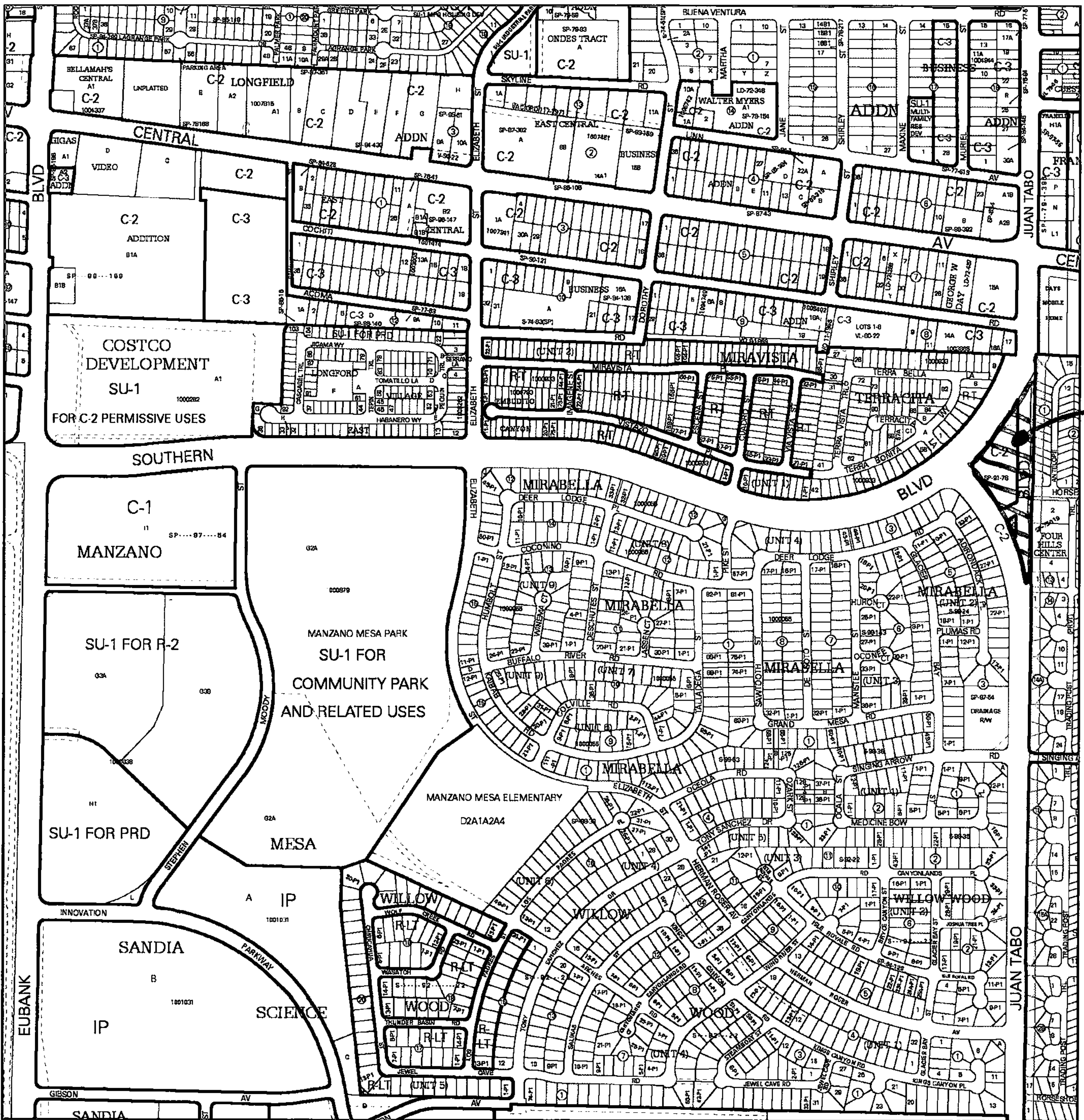
Please feel free to call me if you have any questions or need any additional information regarding this request.

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Associate

CC: Richard Costales, P.E., Department of Municipal Development



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

Map amended through: 2/4/2010

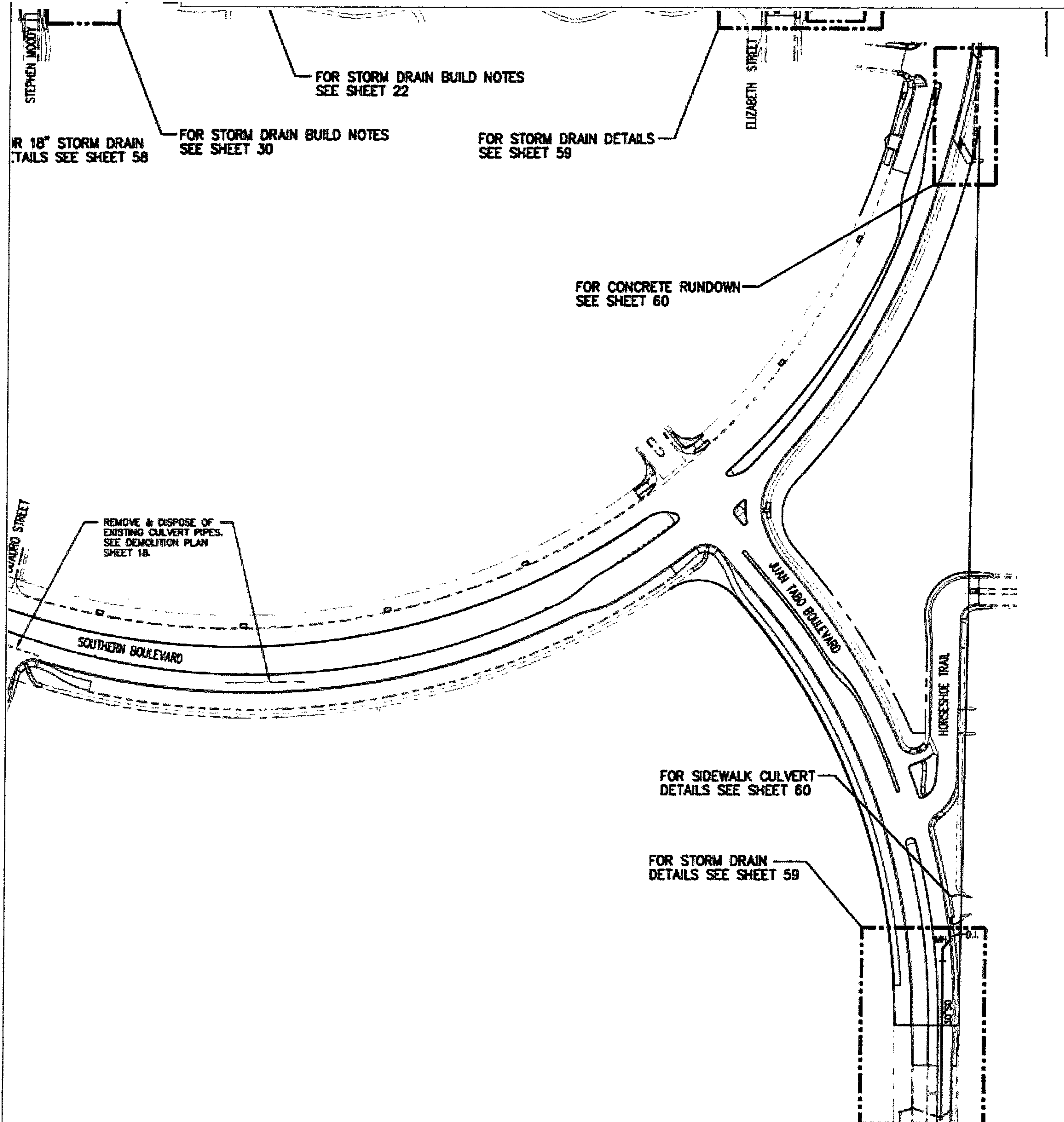
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-21-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



STEPHEN MOXEY

FOR STORM DRAIN BUILD NOTES
SEE SHEET 22

ELIZABETH STREET

FOR 18" STORM DRAIN
TAILS SEE SHEET 58

FOR STORM DRAIN BUILD NOTES
SEE SHEET 30

FOR STORM DRAIN DETAILS
SEE SHEET 59

FOR CONCRETE RUNDOWN
SEE SHEET 60

SUNWARD STREET

REMOVE & DISPOSE OF
EXISTING CULVERT PIPES.
SEE DEMOLITION PLAN
SHEET 18.

SOUTHERN BOULEVARD

JUN TARD BOULEVARD

HORSESHOE TRAIL

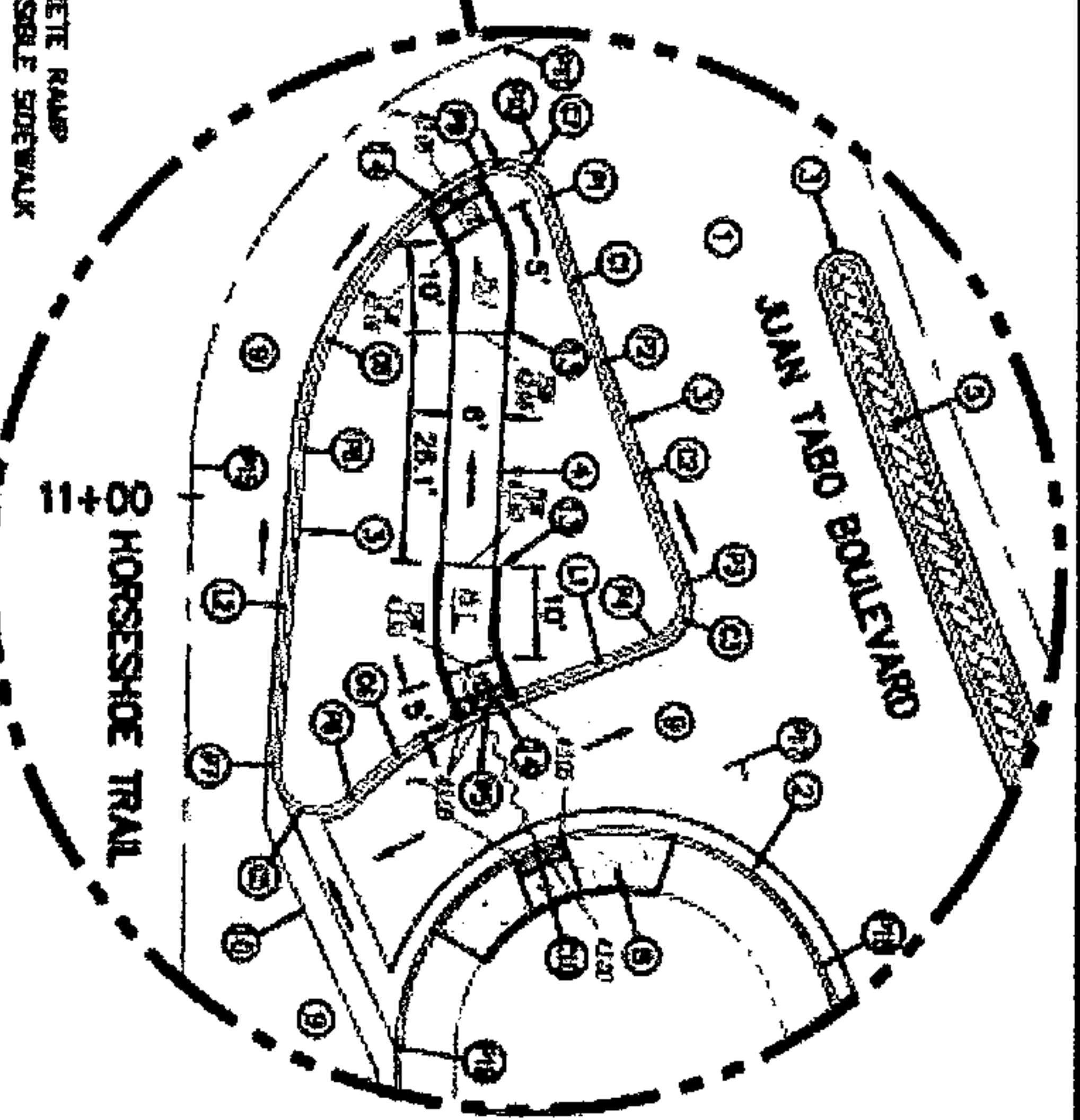
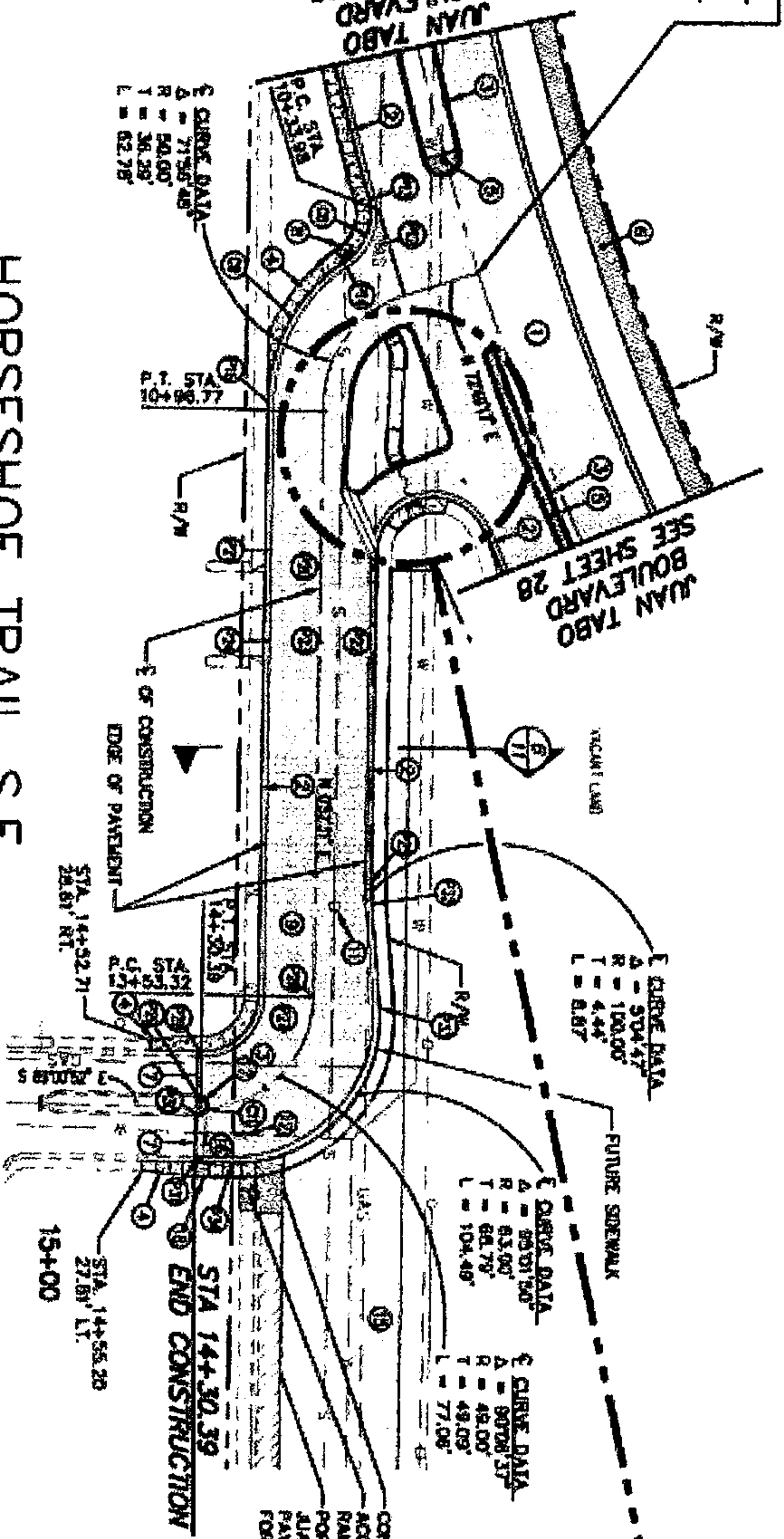
FOR SIDEWALK CULVERT
DETAILS SEE SHEET 60

FOR STORM DRAIN
DETAILS SEE SHEET 59

INTERSECTION
HORSESHOE TRAIL
STA. 10+00.00-
JUAN TABO BLVD.
STA. 18+07.83

10+00

HORSESHOE TRAIL S.E.



- LEGEND**
- NEW ASPHALT PAVED
 - ▨ ASPHALT TRAIL
 - ▤ SIDEWALK
 - ▥ STAMPED CONCRETE

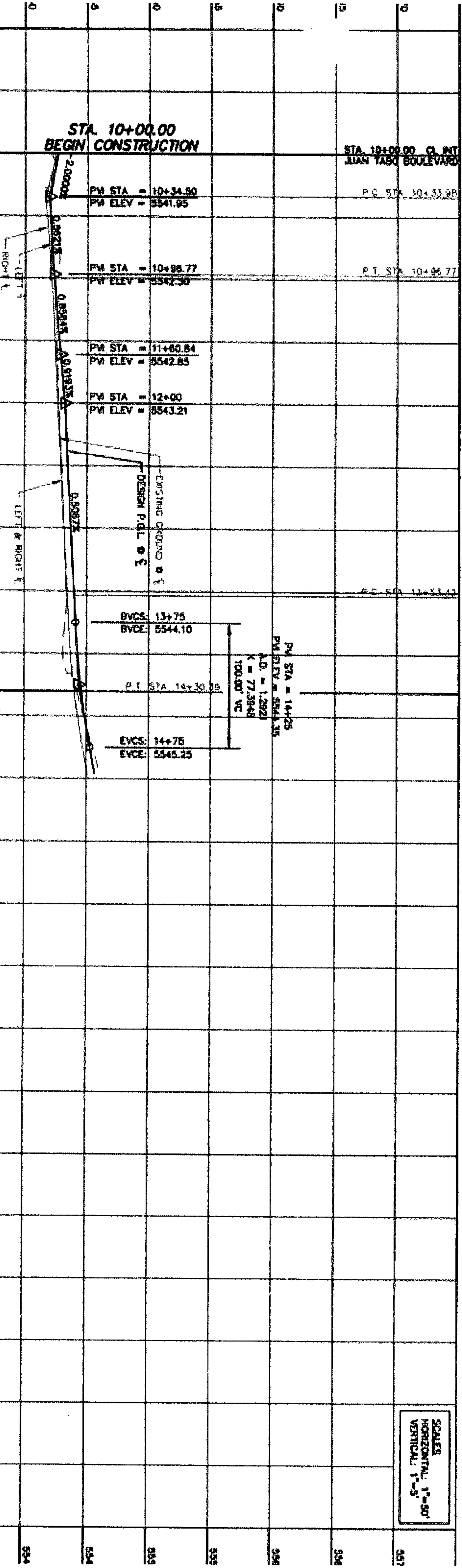
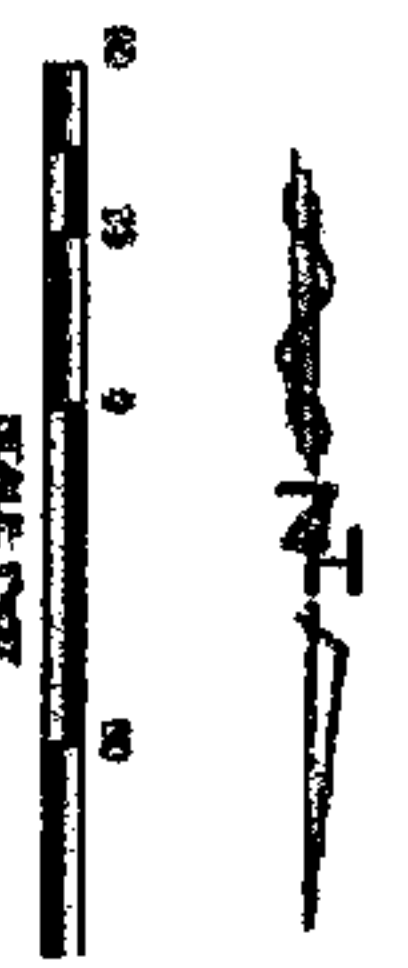
TANGENT DATA

1	N 60°38'09" E	62.80
2	N 47°16'02" E	4.07

CURVE DATA TAB

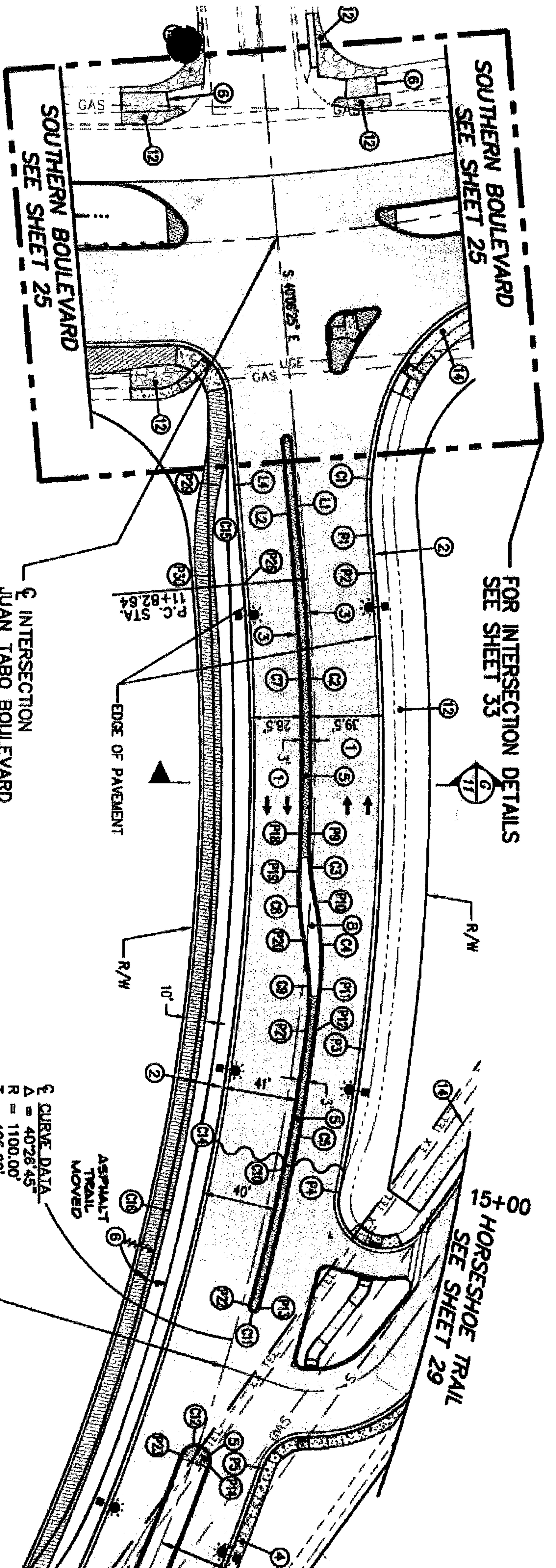
NO.	DELTA	RADIUS	TANGENT
1	0°58'42"	1135.33'	8.89'
2	1°19'44"	1135.33'	13.17'
3	89°44'36"	5.00'	4.98'
4	28°50'07"	41.00'	8.40'
5	141°30'00"	5.00'	14.32'
6	88°06'34"	38.17'	21.21'
7	89°46'44"	5.00'	5.83'
8	77°32'48"	25.00'	18.35'
9	55°17'38"	74.00'	38.78'
10	155°44'15"	25.00'	119.31'
11	180°00'00"	4.07'	-

- 12 REMOVED PORTIONS OF JUAN TABO BLVD. & SOUTHERN BLVD. SHALL BE GRADED & SEEDED.
- 13 ADJUST EXISTING WATER VALVE BOX TO GRADE PER COA STD. DWG. 2480A FIELD VERIFY LOCATION.
- 14 REPLACE LANDSCAPE MATERIAL WITH LIKE KIND.
- 15 STA. 14+30.85, 28.44' LT. ADJUST EX. FH NEW TO 44.07' EX. FLANGE EL. 44.48 PER COA STD. DWG. 2340.



SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

557
556
555
554
553
552



CURVE DATA TABLE 1

DELTA	RADIUS	TANGENT	LENGTH
30°44'	180.00'	34.19'	67.58'
03°51'	1097.67'	67.75'	135.33'
5'	150.00'	18.27'	36.35'
35	150.00'	23.66'	46.93'
46°27'	1019.96'	87.21'	174.00'
33°14'	1110.44'	151.65'	301.44'
08°28'	1093.34'	77.81'	155.35'
07°07'	150.00'	18.58'	36.96'

CURVE DATA TABLE 2

DELTA	RADIUS	TANGENT	LENGTH
18°30'45"	150.00'	24.45'	48.47'
8°11'46"	1048.67'	75.13'	150.01'
180°00'00"	2.17'	-	6.82'
180°00'00"	7.67'	-	24.10'
15°32'45"	1095.18'	149.49'	297.15'
40°26'45"	1065.50'	392.51'	752.15'
18°28'53"	150.00'	24.40'	48.38'
37°10'07"	1051.00'	353.38'	681.80'

TANGENT DATA TABLE

BEARING	LENGTH
S 40°06'25" E	53.57'
S 40°06'25" E	53.57'
S 32°4'10" W	65.95'
S 0°00'31" E	65.86'
S 0°46'11" W	65.86'
S 1°45'48" E	65.91'

Q INTERSECTION
 JUAN TABO BLVD
 STA. 16+07.83 =
 HORSESHOE TRAIL
 STA. 10+00.00

0+00.00 CL INT
 ERN BOULEVARD

STA. 11+82.64

6+07.83 CL INT
 SHOE TRAIL

JUAN TABO BOULEVARD S.E.

September 25. 2013



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

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- Annexation
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- 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
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 ADDRESS: Same FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: COA & APS

DESCRIPTION OF REQUEST: Public Easement and Eow Vacation

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

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 Between: Southern Blvd and Horseshoe Trail

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

SIGNATURE _____ DATE _____
 (Print Name) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70394</u>	<u>VPE</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- 70396</u>	<u>VRW</u>	_____	\$ <u>0</u>
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<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date Jan. 16, 2012

12-21-12
 Staff signature & Date

Project # 1008630

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) 2**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) 3
 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)
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- 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.

Scott Eddings
 Applicant name (print)
Scott Eddings / 12/17/12
 Applicant signature / date



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

Application case numbers
12 - DRB - 70394

Form revised 4/07
[Signature] 12-21-12
 Planner signature / date
 Project # 1008630

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 1-1-13 To 1-16-12

5. REMOVAL


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

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


(Applicant or Agent)

12/17/12
(Date)

I issued 2 signs for this application, 12-17-12
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1008630



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008630

Wednesday, January 16, 2013

Comments must be received by:

Friday, January 11, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): City of Albuquerque - Richard Costello PHONE: 768-2774
 ADDRESS: P.O. Box 1293 - Room 304 3rd Floor FAX: _____
 CITY: Alb STATE nm ZIP 87103 E-MAIL: rcostello@cabq.gov

APPLICANT: City of Alb, DMD and APS PHONE: 768-2774
 ADDRESS: Same FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: COA & APS

DESCRIPTION OF REQUEST: Public Easement and Row Vacation

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. C - Juan Tabo & Southern Blvd Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Manzano Mesa
 Existing Zoning: C-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): 2-21 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.): 1008630

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.1
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo
 Between: Southern Blvd and Horseshoe Trail
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

(Print Name) _____ DATE _____
 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

12 DRB - 70394
70396

Action	S.F.	Fees
<u>VPE</u>	_____	\$ <u>0</u>
<u>VRW</u>	_____	\$ <u>0</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>0</u>

Hearing date Jan. 16, 2012

12-21-12
 Staff signature & Date

Project # 1008630

Revised: 4/2012

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) **2**

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) **3**

- 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**
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SIDEWALK WAIVER (DRB21)

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Scott Eddings
Applicant name (print)

Scott Eddings 1/12/17/12
Applicant signature / date



Form revised 4/07

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

Application case numbers
12 - DRB - 70394

[Signature] 12-21-12
Planner signature / date

Project # 1008630

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4. TIME


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5. REMOVAL

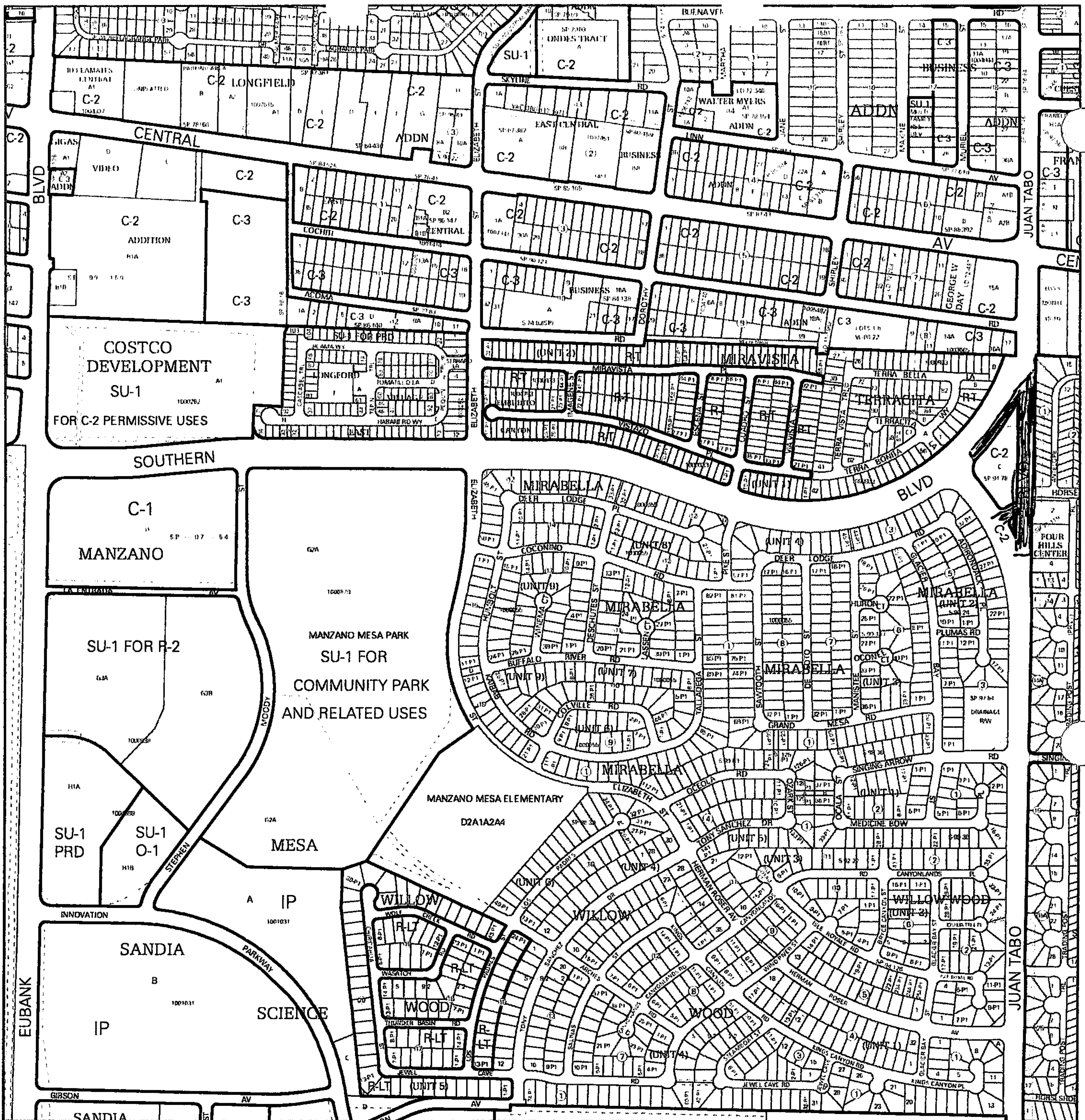
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 12/17/12
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12-17-12 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008630

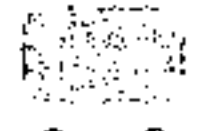
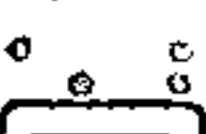

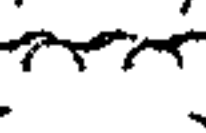







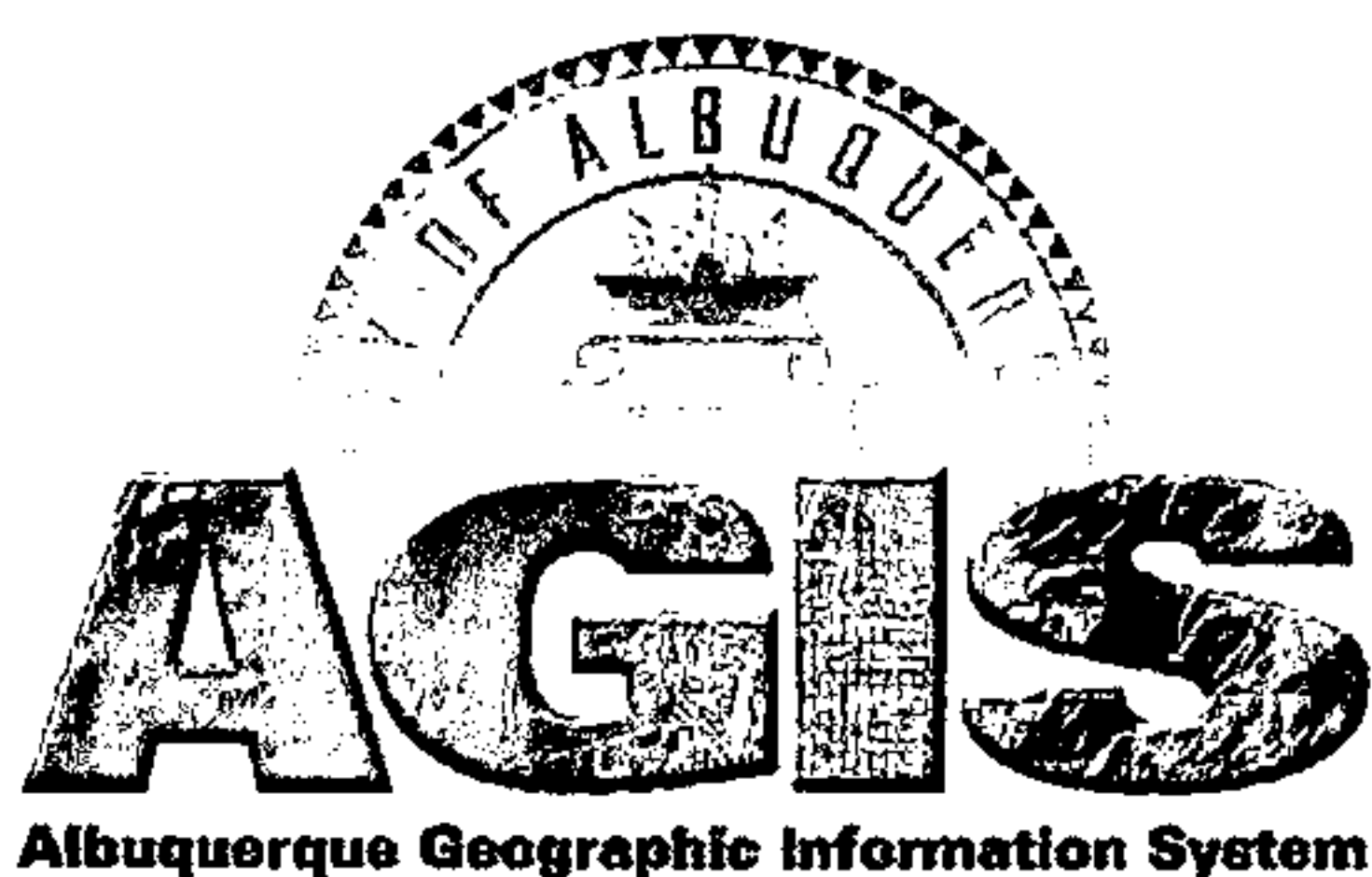
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

L-21-Z

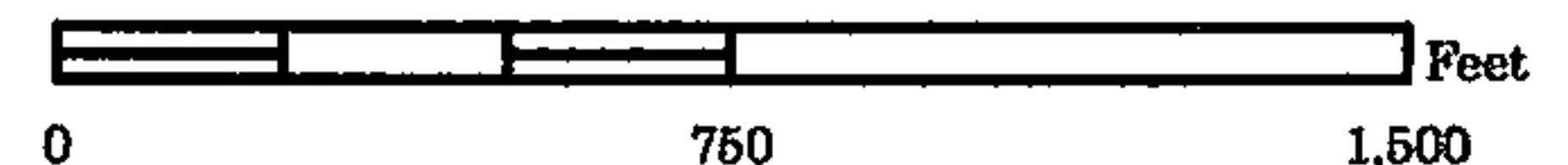
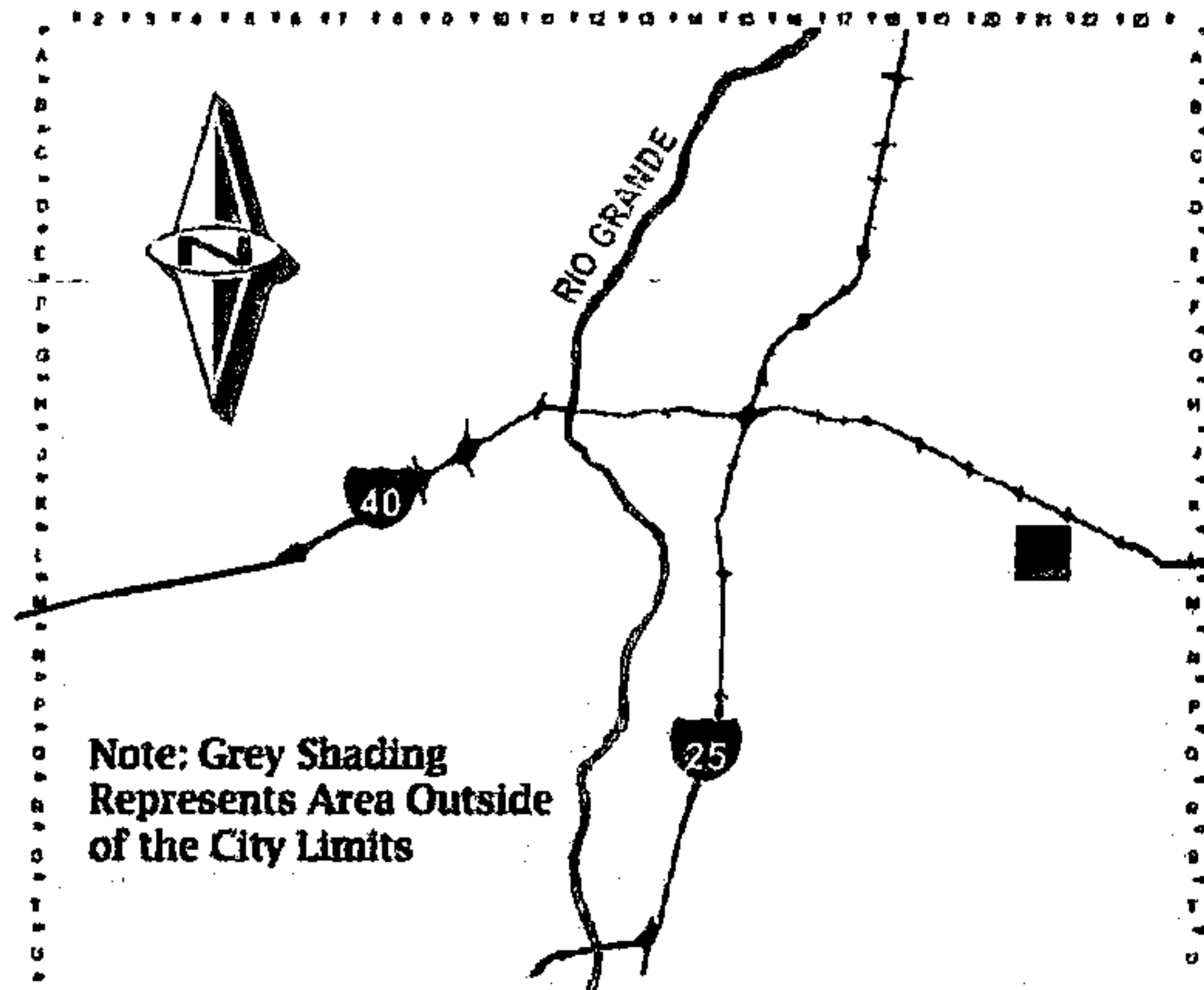
Selected Symbols

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



Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits



December 21, 2012

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**RE: Southern Boulevard Reconstruction – COA Project No. 7175.91
Vacation of Right-of-Way - Juan Tabo Boulevard and Southern Boulevard
Vacation of Public Access Easement – Southern Boulevard and Horseshoe Trail
(Zone Atlas L-21)**

Dear Mr. Cloud:

This letter is to serve as a formal request for the vacation of right-of-way, vacation of future right-of-way, and public easements as shown in the attached Exhibit A. The vacation is a part of safety and traffic circulation improvements associated with the Southern Boulevard Reconstruction Project. Existing utilities within the current Juan Tabo Boulevard alignment shall remain in place and public utility easements shall be provided. The City of Albuquerque, Department of Municipal Development is the Applicant and Agent for this request.

Manzano Mesa subdivision platted in July 1960 established right-of-way for Southern Boulevard and dedicated portions of land for Juan Tabo Boulevard. Tracts A through J Manzano Mesa recorded June 1991 in Folio 112 Volume 91 C Bernalillo County courthouse establishes future right-of-way for the realignment of Juan Tabo Boulevard and also defines future Juan Tabo right-of-way vacations.

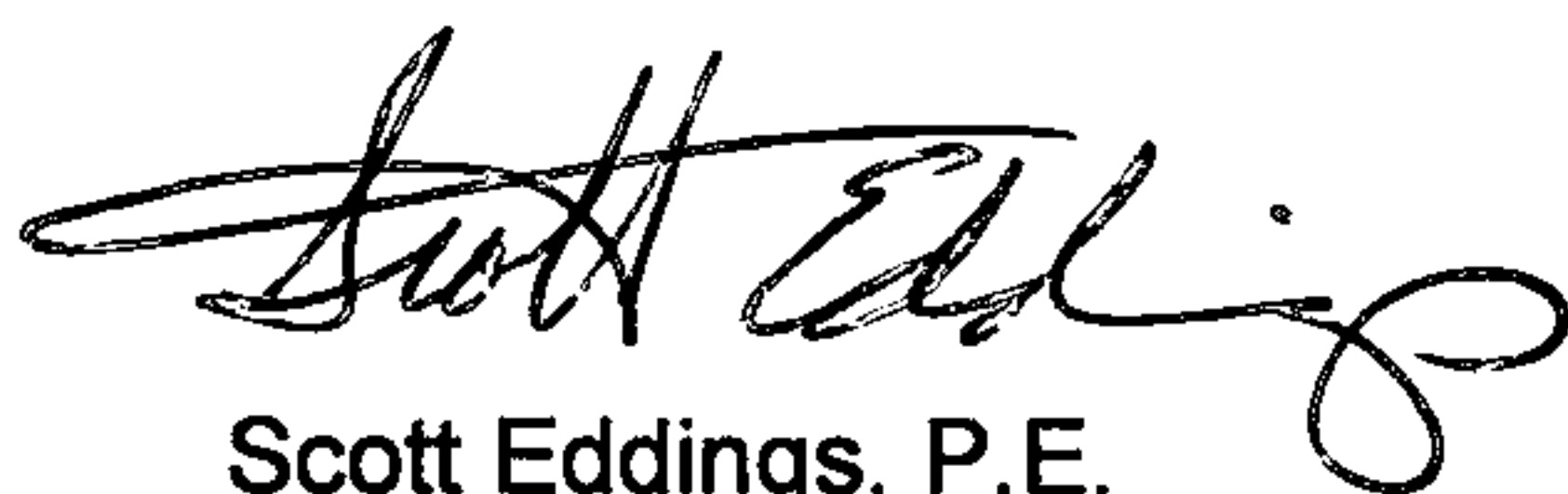
See sheet 5 and 6 note 6 of the record tracts A through J Manzano Mesa Subdivision for future Juan Tabo and Horseshoe Trail right-of-way.

See sheet 5 and 6 note 7 of the record tracts A through J Manzano Mesa Subdivision for public access easement at the intersection of Southern Blvd and Juan Tabo being vacated.

See sheet 5 and 6 note 6 of the record tracts A through J Manzano Mesa Subdivision for future vacation of portions of Juan Tabo Blvd.

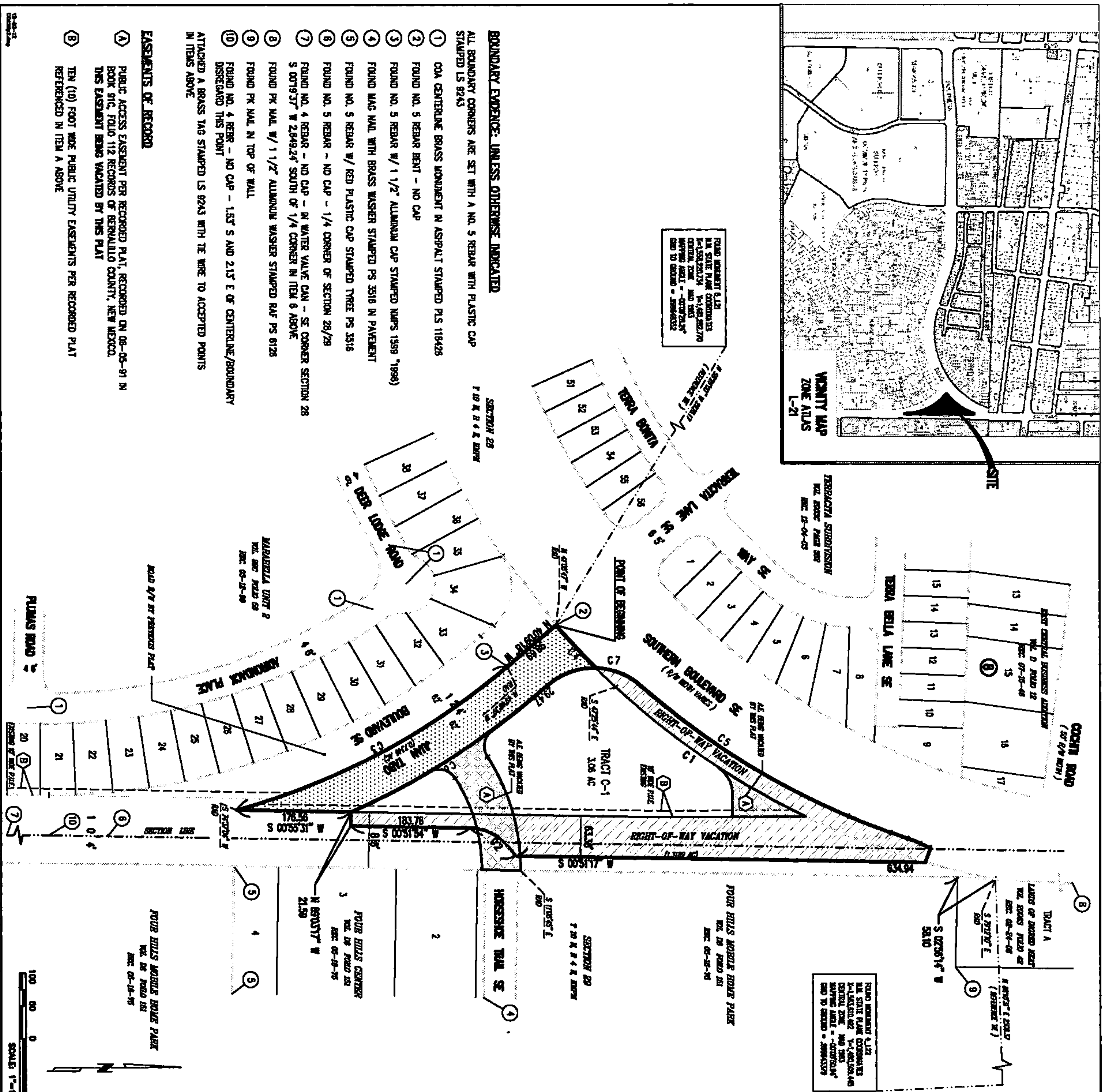
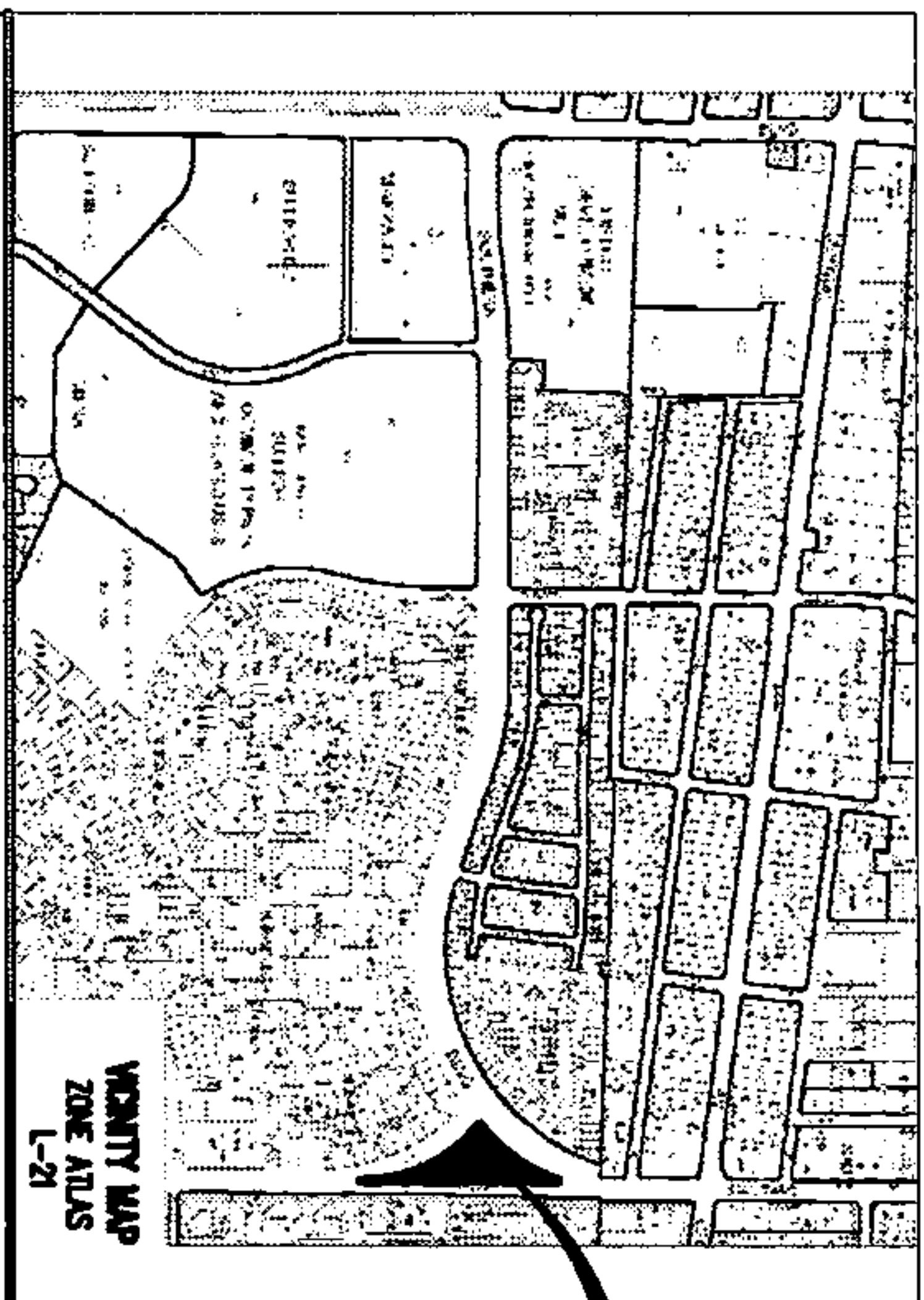
Please feel free to call me if you have any questions or need any additional information regarding this request.

Sincerely,
Huitt-Zollars, Inc.

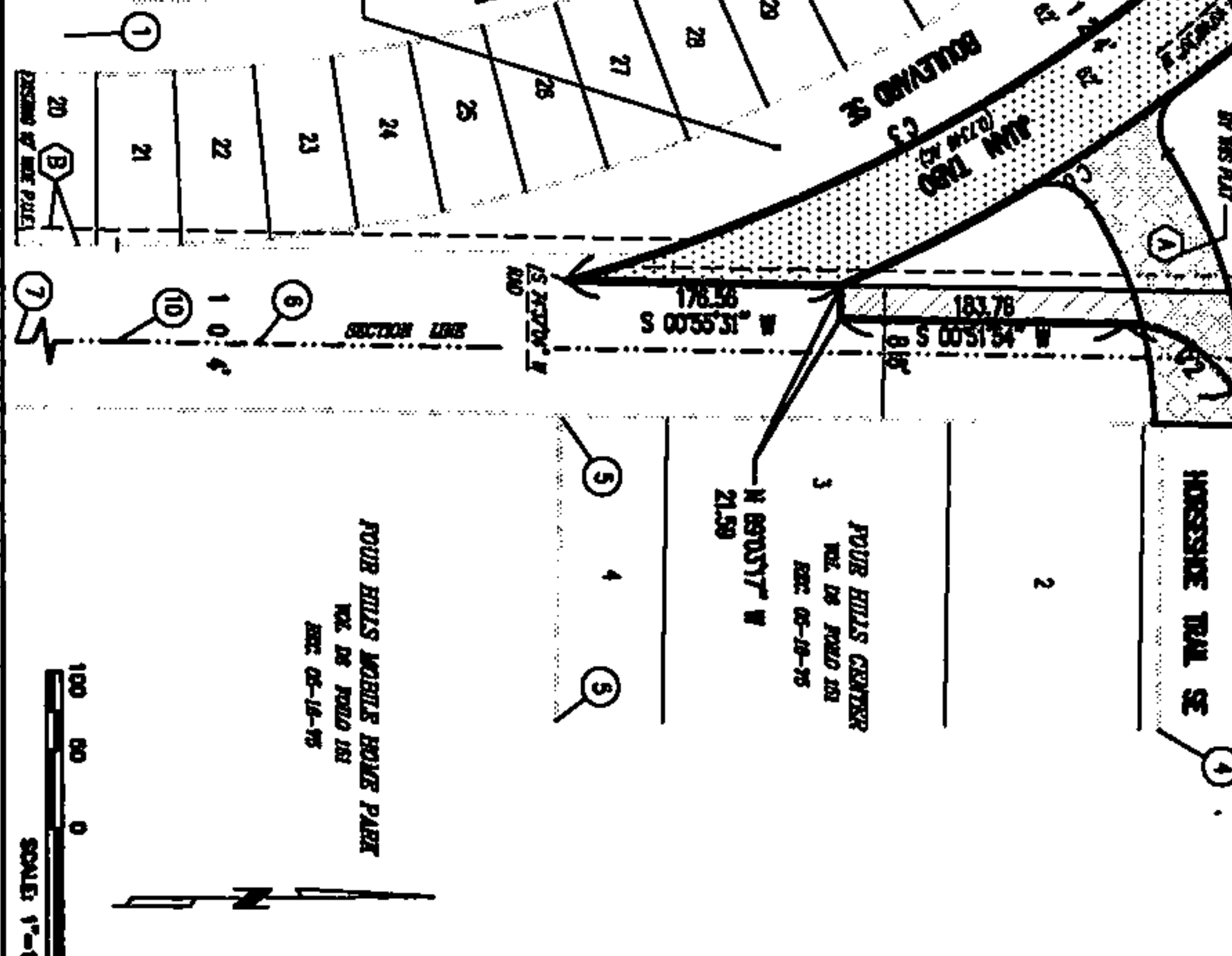


Scott Eddings, P.E.
Associate

CC: Richard Costales, P.E., Department of Municipal Development



- EASEMENTS OF RECORD**
- PUBLIC ACCESS EASEMENT PER RECORDED PLAT, RECORDED ON 08-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS EASEMENT BEING VACATED BY THIS PLAT
 - TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENTS PER RECORDED PLAT REFERENCED IN ITEM A ABOVE



CURVE TABLE

NO	BELTA	POINTS	ARC LENGTH	TANGENT	CHORD
01	308°23'	1200.00	797.76	414.24	783.14
02	80°57'44"	81.15	181.22	47.86	82.22
03	24°48'25"	1100.00	478.26	241.92	472.56
04	87°57'	1200.00	132.26	81.21	132.21
05	187°24'	1172.49	579.51	191.43	577.86
06	187°51'	1162.00	552.34	187.21	551.21
07	359°24'	110.00	78.52	38.88	74.99

VACATION OF PORTIONS OF JUAN TABO BLVD
APPROXIMATELY 41,026.8 SF (0.9416 AC)

VACATION OF PORTIONS OF SOUTHERN BOULEVARD
APPROXIMATELY 15,574.9 SF (0.3576 AC)

EASEMENT RIGHTS OVER RIGHT-OF-WAY BEING VACATED WILL REMAIN

HUTT-ZOLLARS
333 MID RANCHO DR. N.E., STE. 101
MID RANCHO, N.M., 87124
(505) 892-5141

SHEET 1 OF 1

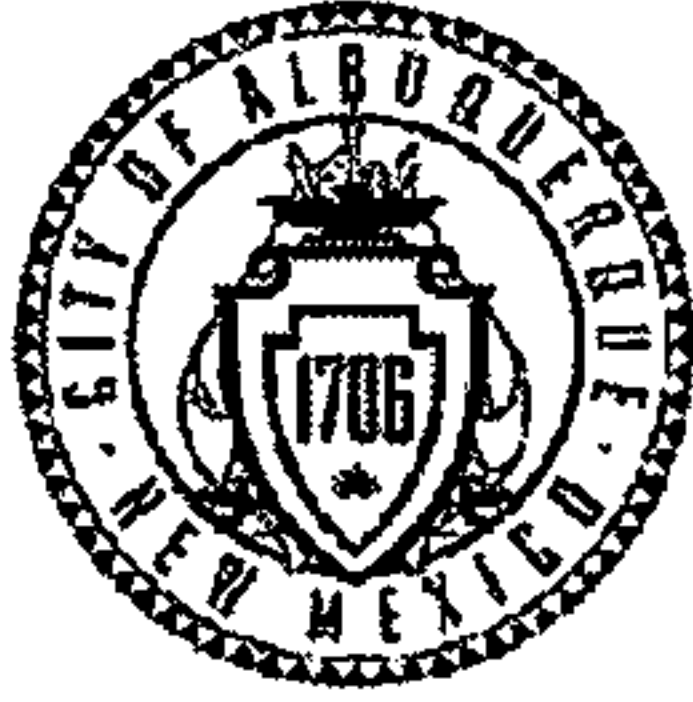
RIGHT-OF-WAY VACATION
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE

ACCESS EASEMENT VACATION
SOUTHERN BOULEVARD SE ACCESS EASEMENT
HORSESHOE TRAIL SE ACCESS EASEMENT

RIGHT-OF-WAY DEDICATION
PORTION OF JUAN TABO BOULEVARD SE

TRACT C-1

A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

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 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCS Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Scott Eddings

COMPANY NAME: Holtzellers, Inc.

ADDRESS/ZIP: 6501 Americas Parkway NE Suite 550, Alb, nm, 87110

PHONE: 505-892-5141 FAX: 505-892-3259

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tract C - Manzano Mesa

LEGAL DESCRIPTION

LOCATED ON

Southern Blvd

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

Cochiti Rd

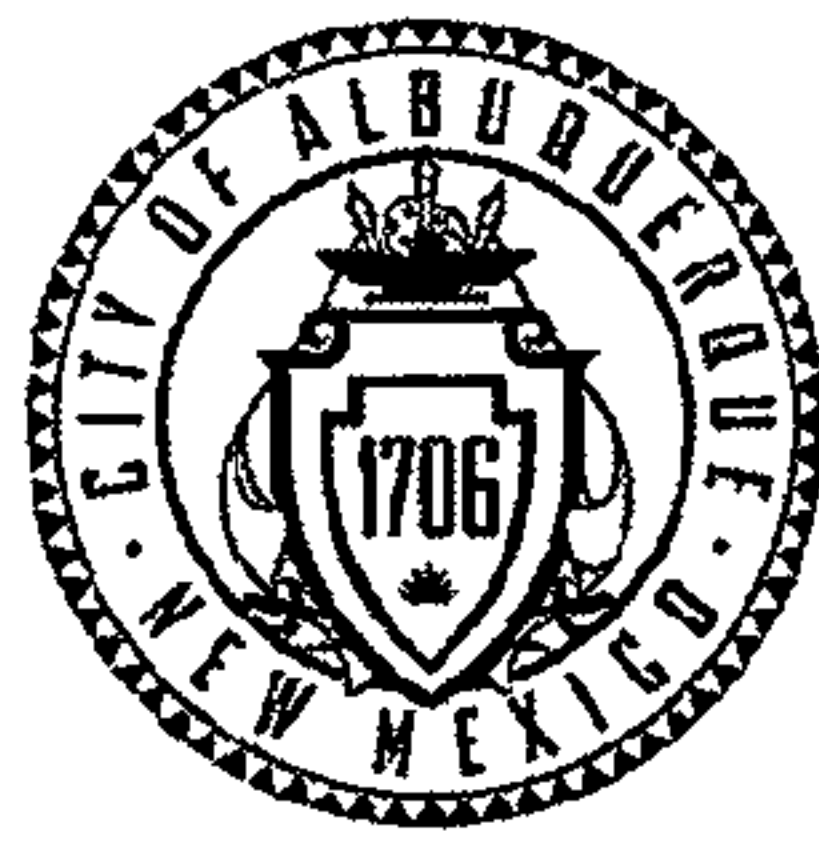
STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

Horse shoe Trail

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (L-21).



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 12, 2012

Scott Eddings, PE
Huitt-Zollars, Inc.
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124
Phone: 505-892-5141, ext. 10942/Fax: 505-892-3259
E-mail: seddings@Huitt-Zollars.com

Dear Scott:

Thank you for your inquiry of **December 12, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT C, MANZANO MANOR, LOCAED ON SOUTHERN BOULEVARD SE BETWEEN COCHITI ROAD SE AND HORSESHOE TRAIL SE** zone map **L-21**.

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS DRB SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabaq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **12/12/12** Time Entered: **8:25 a.m.** ONC Rep. Initials: **siw**

ATTACHMENT A

Scott Eddings, PE
Huitt-Zollars, Inc.
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124
Phone: 505-892-5141, ext. 10942/Fax: 505-892-3259
E-mail: seddings@Huitt-Zollars.com
Zone Map: L-21

MIRABELLA-MIRAVISTA N.A. "R"

***Kuan Chen**

332 Cuadro St. SE/87123 298-2299 (h)
Jonathan Van Houten
427 Deschutes St. SE/87123 818-8231 (h)

SINGING ARROW N.A. "R"

***Rose Sena**

P.O. Box 5191/87185 385-3565 (c)
Mark Burton
12500 Charla Ct. SE/87123 294-7609 (h)

TERRACITA H.O.A.

***Molly Baldwin**

11709 Terra Bonita Way SE/87123 275-0740 (h)
Mary Gibson
11704 Terra Bella Ln. SE/87123 296-3679 (h)

***President of Neighborhood Association and/or Coalition**

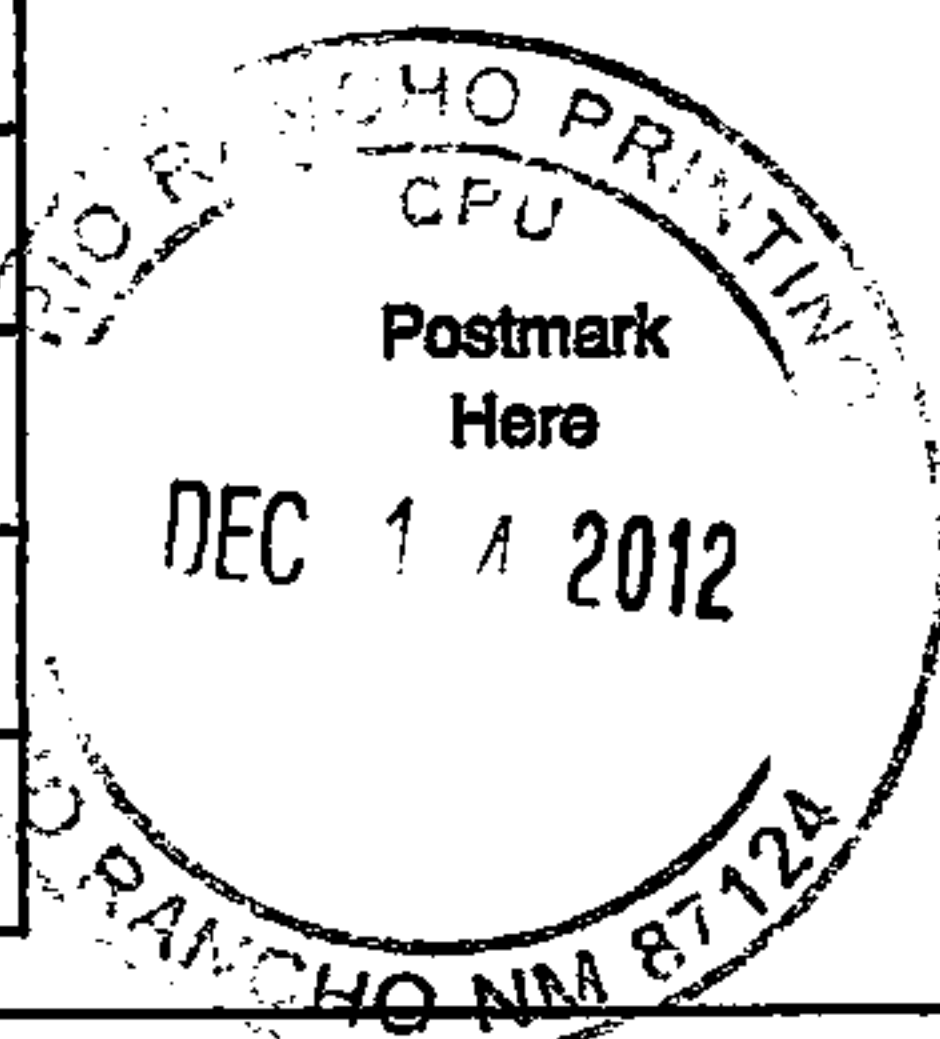
9590 5850 0585 0638
7006 0810 0005 5000 0790 9007

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To Mary Gibson
 Street, Apt. No.;
 or PO Box No. 11704 Terra Bella Ln. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

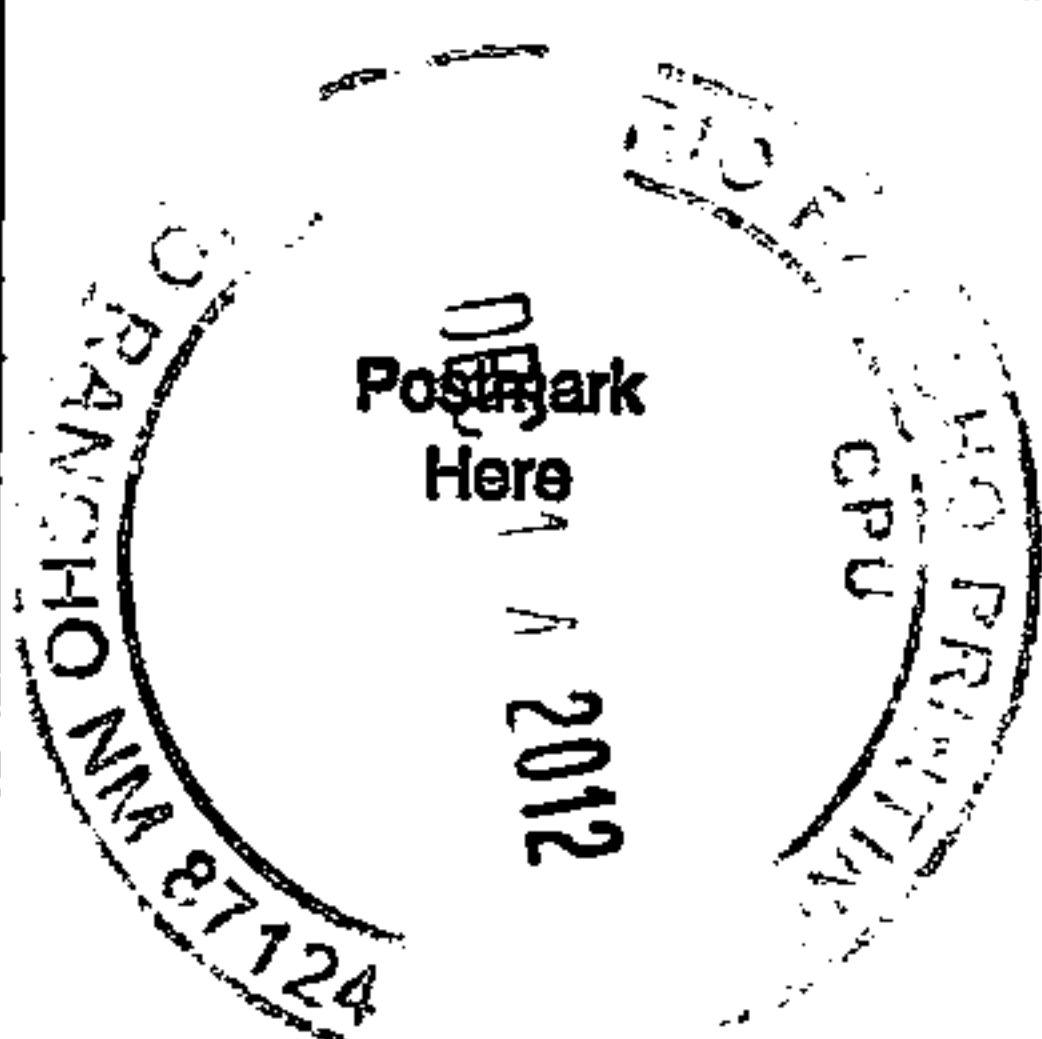
7006 0810 0005 5000 0790 9007

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OFFICIAL USE

Postage	\$
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To Rose Sena
 Street, Apt. No.;
 or PO Box No. P.O. Box 5191
 City, State, ZIP+4 Albuquerque NM 87185

PS Form 3800, June 2002 See Reverse for Instructions

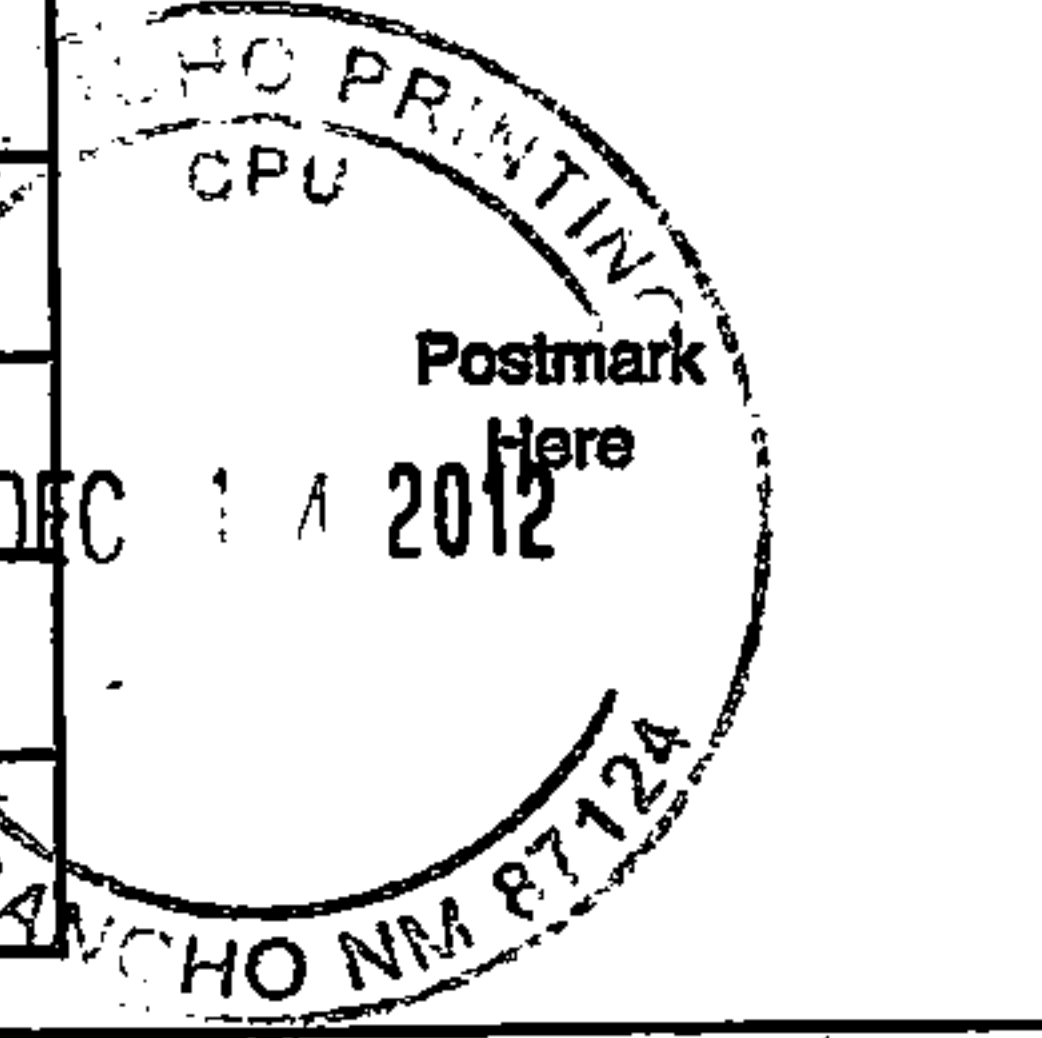
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Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To MARK BURTON
 Street, Apt. No.;
 or PO Box No. 12500 Charla Ct. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

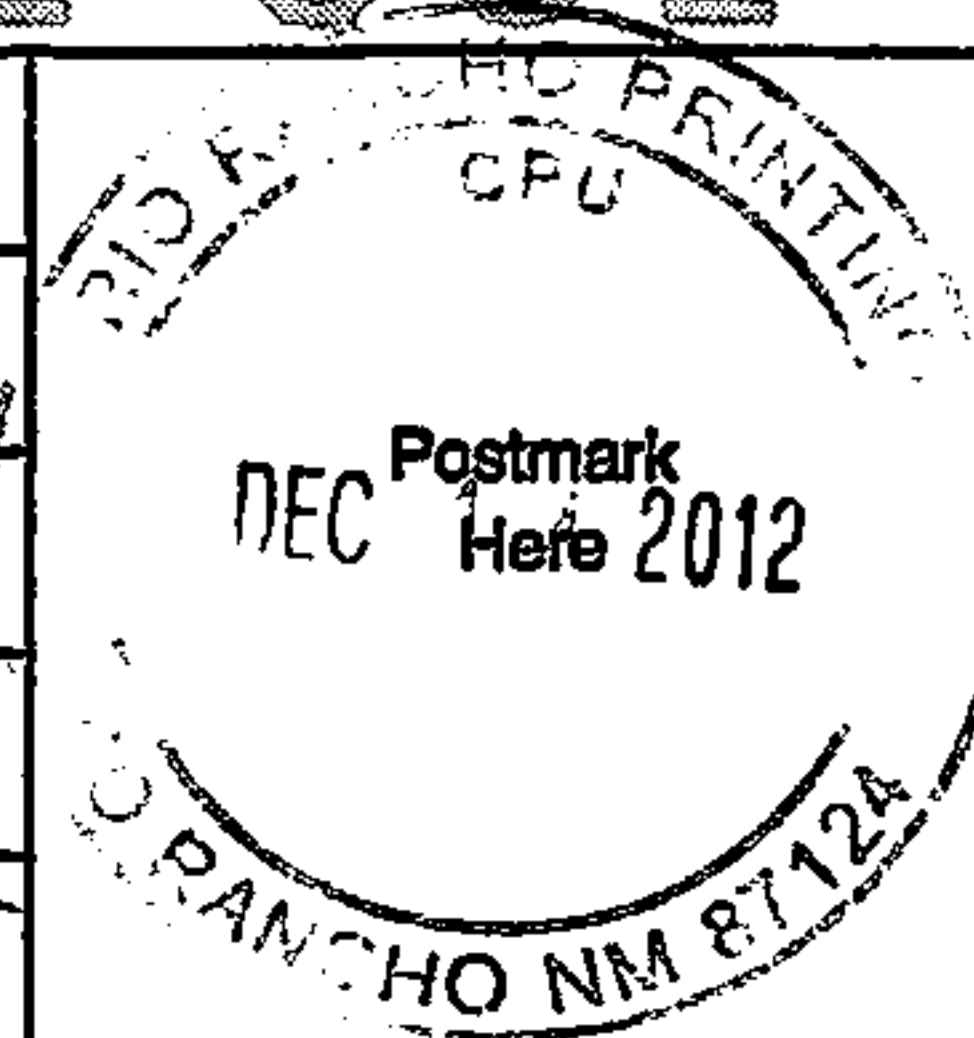
4790 5850 0585 0614
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Postage	\$
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To Molly Baldwin
 Street, Apt. No.;
 or PO Box No. 11709 Terra Bonita Way SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

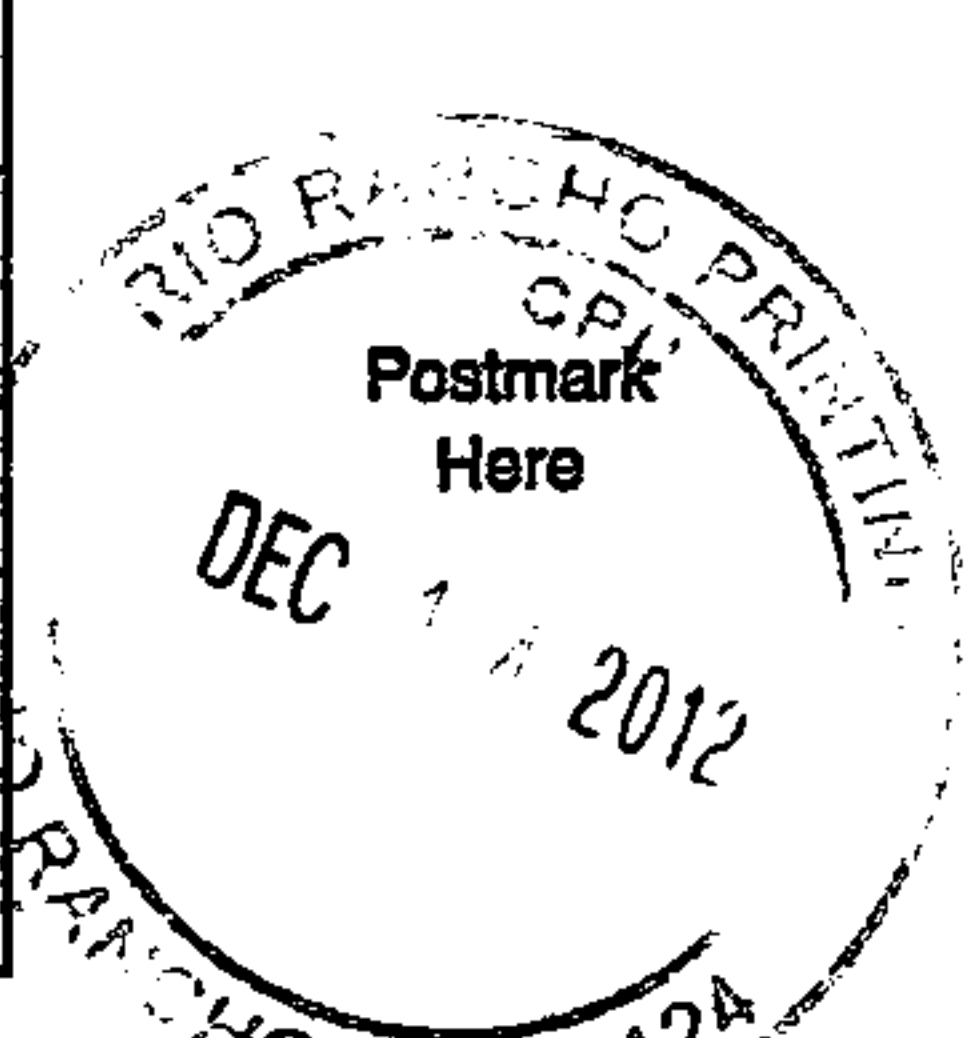
4850 5850 0585 0607
7006 0810 0005 5000 0790 9007

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To Kuan Chen
 Street, Apt. No.;
 or PO Box No. 332 Cuadro St. SE
 City, State, ZIP+4 Albuquerque, N.M., 87123

PS Form 3800, June 2002 See Reverse for Instructions

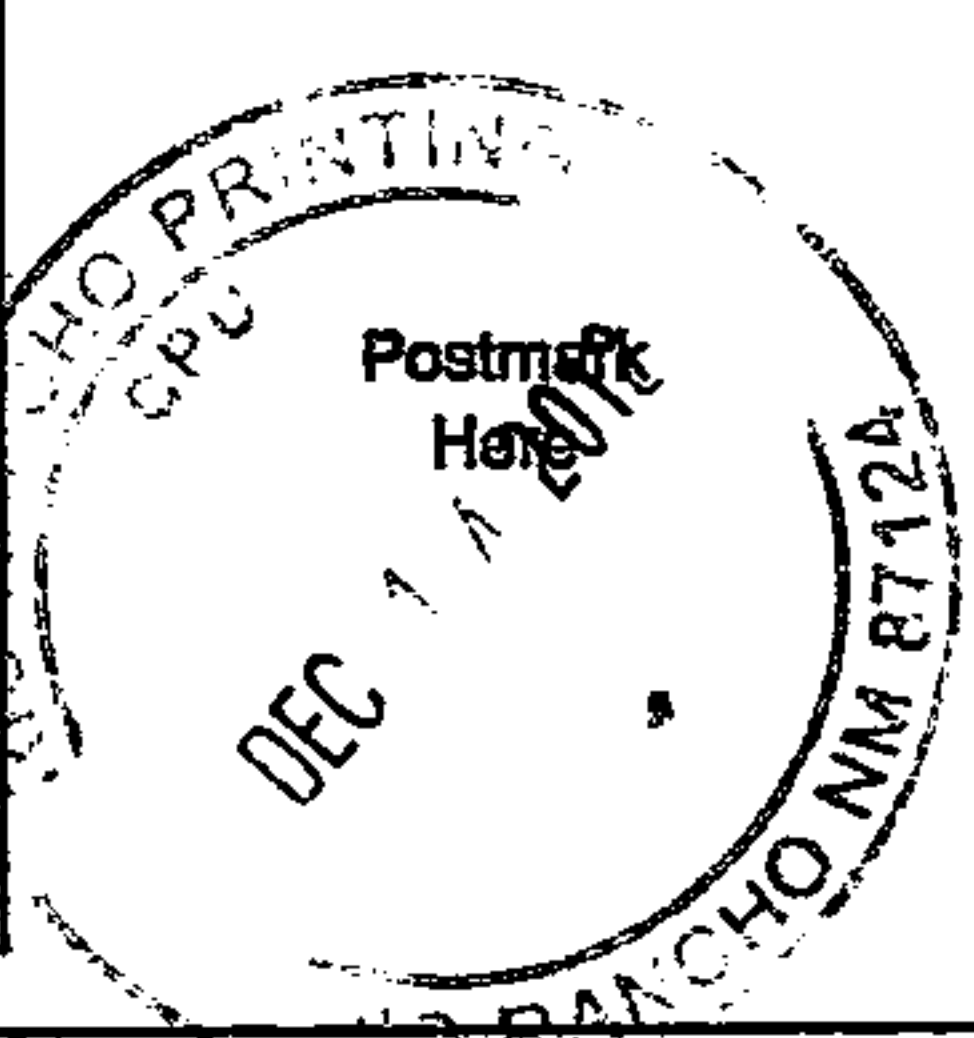
4790 5850 0585 0614
7006 0810 0005 5000 0790 9007

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

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

OFFICIAL USE

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To Jonathan Van Houten
 Street, Apt. No.;
 or PO Box No. 427 Deschutes St. SE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

December 14, 2012
Kuan Chen
Mirabella-Miravista N.A.
332 Cuadro St., SE
Albuquerque, New Mexico 87123

Ref: **Juan Tabo Boulevard Right-of-Way Vacation
Horseshoe Trail Public Access Easement**

To Whom It May Concern:

The purpose of this letter is to inform you and the Mirabella-Miravista Neighborhood Association that the City of Albuquerque is submitting a vacation of Juan Tabo Boulevard and Southern Boulevard right-of-way request to the City Development Review Board as part of the Southern Boulevard Reconstruction Project. The limits right-of-way and easement vacation occur near the Juan Tabo Boulevard and Southern Boulevard intersection which are also shown in the attached Exhibit A.


The City of Albuquerque is also requesting vacation of the public access easement extending through Tract C, Manzano Mesa.

The realigned portions of Juan Tabo are within established public road access easements and shall be platted into public right-of-way in the near future.

Please assist in spreading the word and if you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

HUITT-ZOLLARS, INC.


Scott Eddings, PE
Associate

cc: Richard Costales, PE

Attachments: Exhibit A

December 14, 2012
Jonathan Van Houten
Mirabella-Miravista N.A.
427 Deschutes St. SE
Albuquerque, New Mexico 87123

Ref: **Juan Tabo Boulevard Right-of-Way Vacation
Horseshoe Trail Public Access Easement**

To Whom It May Concern:

The purpose of this letter is to inform you and the Mirabella-Miravista Neighborhood Association that the City of Albuquerque is submitting a vacation of Juan Tabo Boulevard and Southern Boulevard right-of-way request to the City Development Review Board as part of the Southern Boulevard Reconstruction Project. The limits right-of-way and easement vacation occur near the Juan Tabo Boulevard and Southern Boulevard intersection which are also shown in the attached Exhibit A.

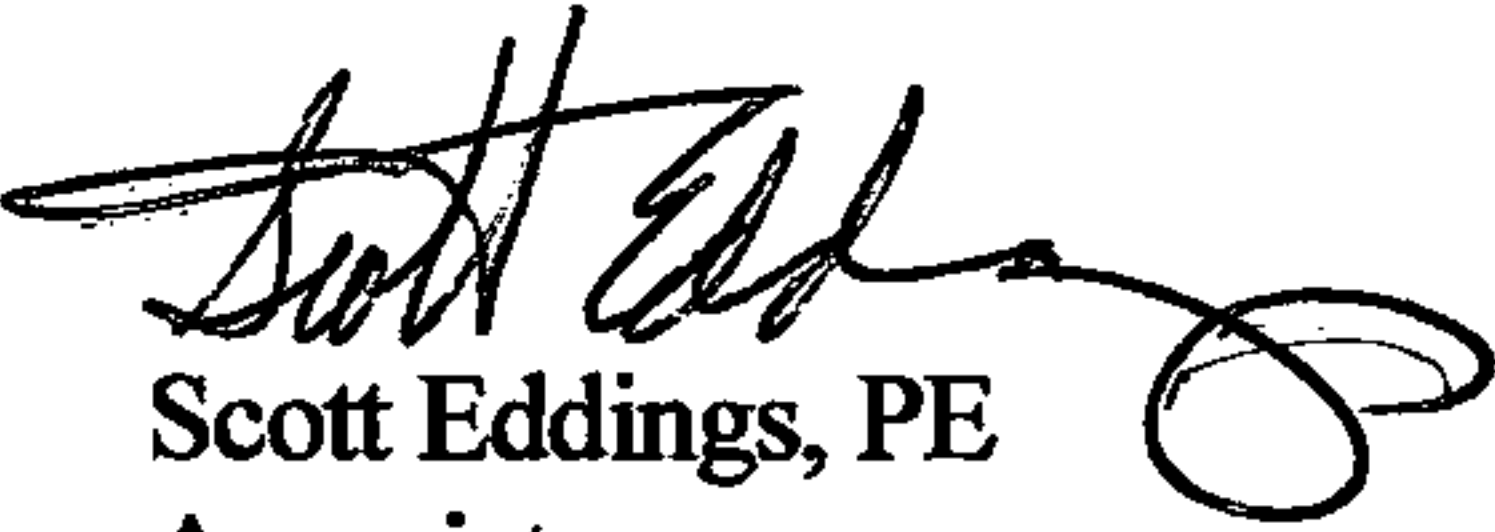
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Please assist in spreading the word and if you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

HUITT-ZOLLARS, INC.


Scott Eddings, PE
Associate

cc: Richard Costales, PE

Attachments: Exhibit A

December 14, 2012
Rose Sena
Singing Arrow N.A.
P.O. Box 5191
Albuquerque, New Mexico 87185

Ref: **Juan Tabo Boulevard Right-of-Way Vacation
Horseshoe Trail Public Access Easement**

To Whom It May Concern:

The purpose of this letter is to inform you and the Singing Arrow Neighborhood Association that the City of Albuquerque is submitting a vacation of Juan Tabo Boulevard and Southern Boulevard right-of-way request to the City Development Review Board as part of the Southern Boulevard Reconstruction Project. The limits right-of-way and easement vacation occur near the Juan Tabo Boulevard and Southern Boulevard intersection which are also shown in the attached Exhibit A.

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Please assist in spreading the word and if you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, PE
Associate

cc: Richard Costales, PE

Attachments: Exhibit A

December 14, 2012
Mark Burton
Singing Arrow N.A.
12500 Charla Ct. SE
Albuquerque, New Mexico 87123

Ref: **Juan Tabo Boulevard Right-of-Way Vacation
Horseshoe Trail Public Access Easement**

To Whom It May Concern:

The purpose of this letter is to inform you and the Singing Arrow Neighborhood Association that the City of Albuquerque is submitting a vacation of Juan Tabo Boulevard and Southern Boulevard right-of-way request to the City Development Review Board as part of the Southern Boulevard Reconstruction Project. The limits right-of-way and easement vacation occur near the Juan Tabo Boulevard and Southern Boulevard intersection which are also shown in the attached Exhibit A.

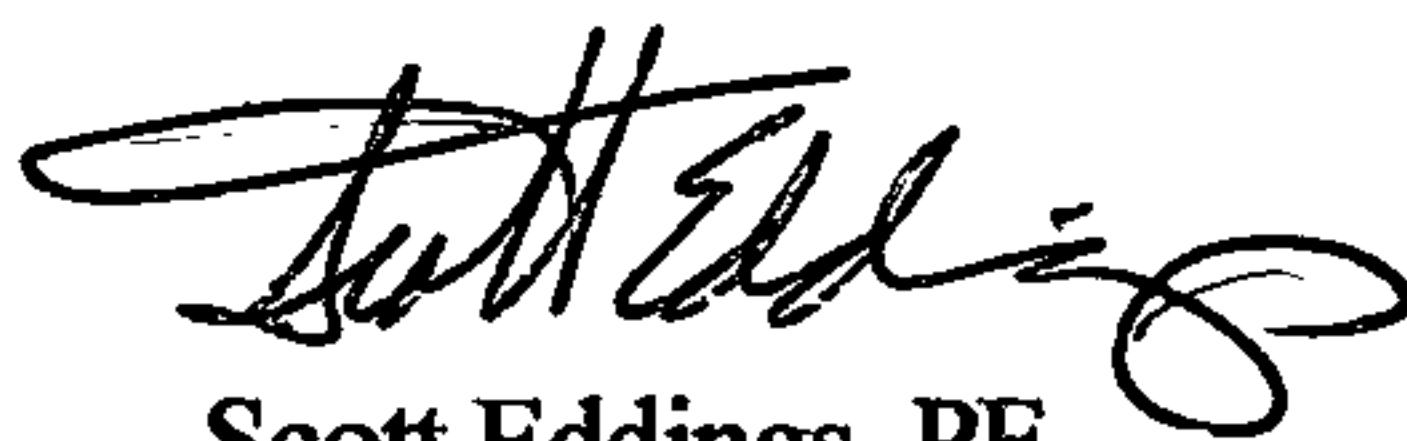
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Please assist in spreading the word and if you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, PE
Associate

cc: Richard Costales, PE

Attachments: Exhibit A

December 14, 2012
Molly Baldwin
Terracita H.O.A.
11709 Terra Bonita Way SE
Albuquerque, New Mexico 87123

Ref: **Juan Tabo Boulevard Right-of-Way Vacation
Horseshoe Trail Public Access Easement**

To Whom It May Concern:

The purpose of this letter is to inform you and the Terracita H.O.A. that the City of Albuquerque is submitting a vacation of Juan Tabo Boulevard and Southern Boulevard right-of-way request to the City Development Review Board as part of the Southern Boulevard Reconstruction Project. The limits right-of-way and easement vacation occur near the Juan Tabo Boulevard and Southern Boulevard intersection which are also shown in the attached Exhibit A.

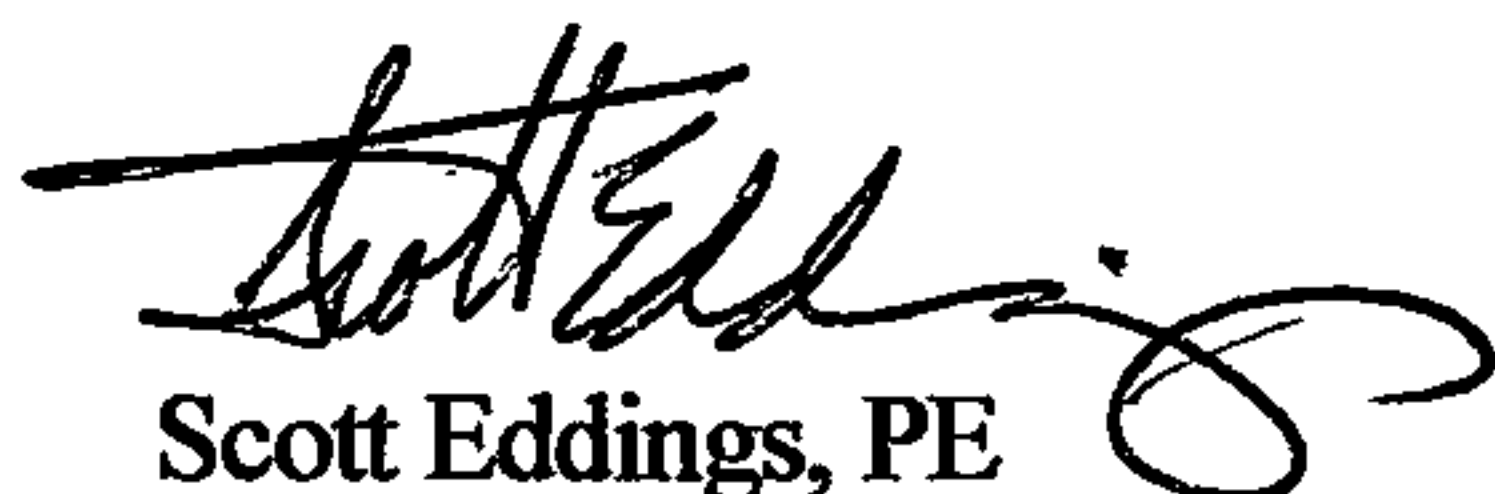
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Please assist in spreading the word and if you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

HUITT-ZOLLARS, INC.



Scott Eddings, PE
Associate

cc: Richard Costales, PE

Attachments: Exhibit A

December 14, 2012
Mary Gibson
Terracita H.O.A.
11709 Terra Bella Lane SE
Albuquerque, New Mexico 87123

Ref: **Juan Tabo Boulevard Right-of-Way Vacation
Horseshoe Trail Public Access Easement**

To Whom It May Concern:

The purpose of this letter is to inform you and the Terracita H.O.A. that the City of Albuquerque is submitting a vacation of Juan Tabo Boulevard and Southern Boulevard right-of-way request to the City Development Review Board as part of the Southern Boulevard Reconstruction Project. The limits right-of-way and easement vacation occur near the Juan Tabo Boulevard and Southern Boulevard intersection which are also shown in the attached Exhibit A.

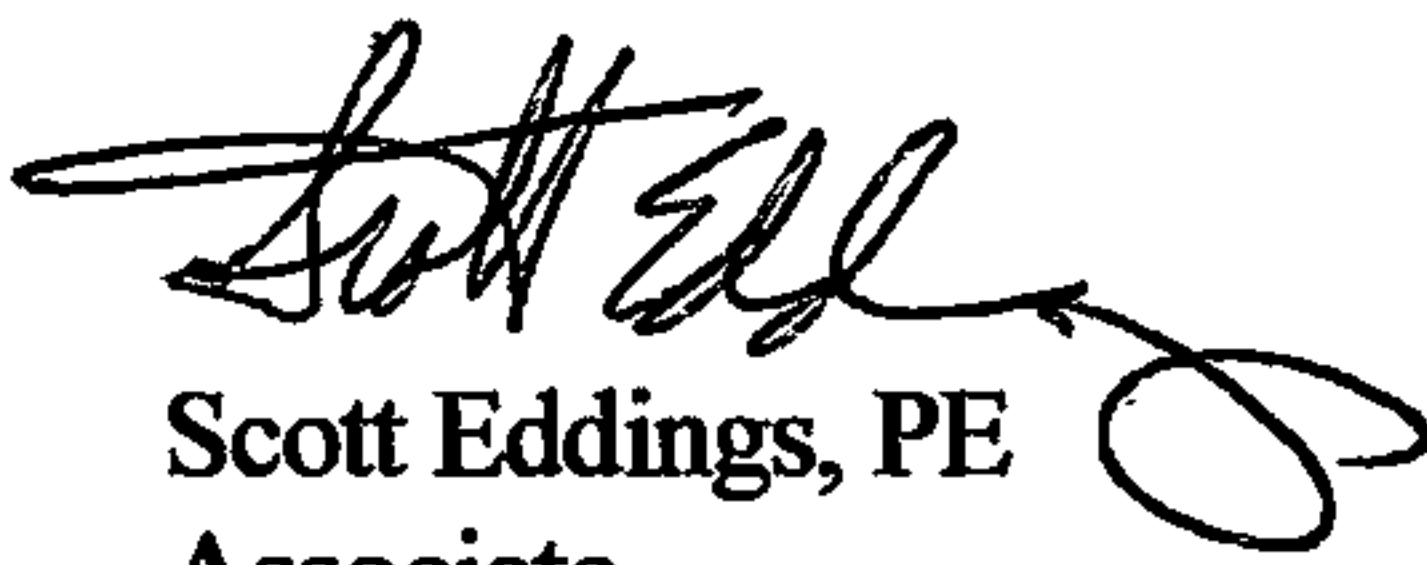
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Please assist in spreading the word and if you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

HUITT-ZOLLARS, INC.


Scott Eddings, PE
Associate

cc: Richard Costales, PE

Attachments: Exhibit A

January 16, 2013



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Huitt Zollars, Inc PHONE: 892-5141
 ADDRESS: 333 Rio Rancho Blvd FAX: _____
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: seddings@huitt-zollars.com
 APPLICANT: City of Alb. DMD Transportation PHONE: 768-2774
 ADDRESS: Richard Costales FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: City of Alb. & APS

DESCRIPTION OF REQUEST: Sketch Plat

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 C Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Manzano Mesa
 Existing Zoning: C-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): L-21 UPC Code: 102105652735442097
2098

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. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 3
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo & Southern
 Between: _____ and _____

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

SIGNATURE Scott Eddings DATE 12/20/10
 (Print) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB-70364</u>	<u>SK</u>	_____	\$ <u>2</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 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>January 5, 2010</u>			Total \$ <u>2</u>

[Signature] 12-20-10
 Planner signature / date

Project # 1008630

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.

Scott Eddings
Applicant name (print)
Scott Eddings / 12/20/10
Applicant signature / date

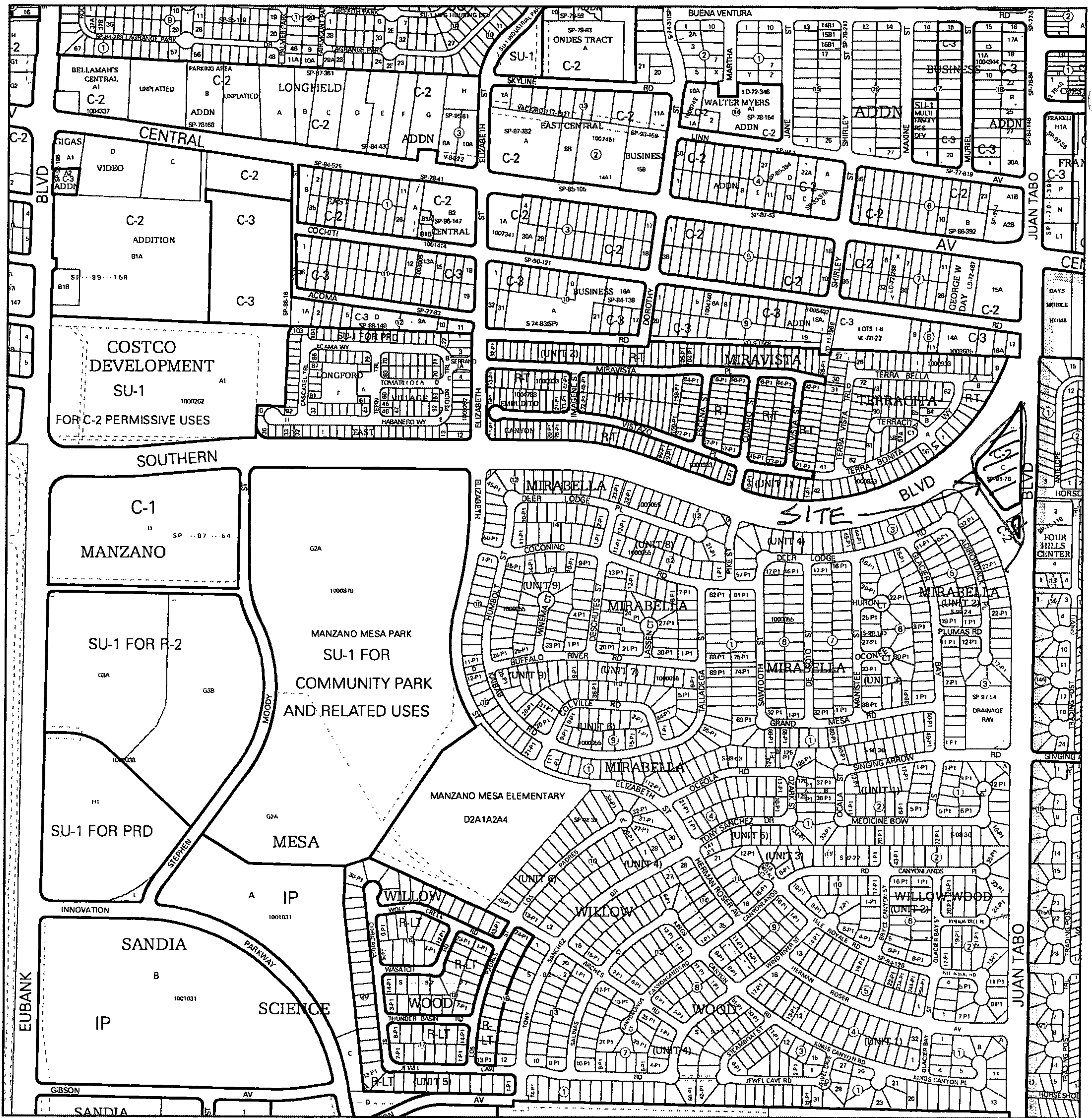


Form revised October 2007

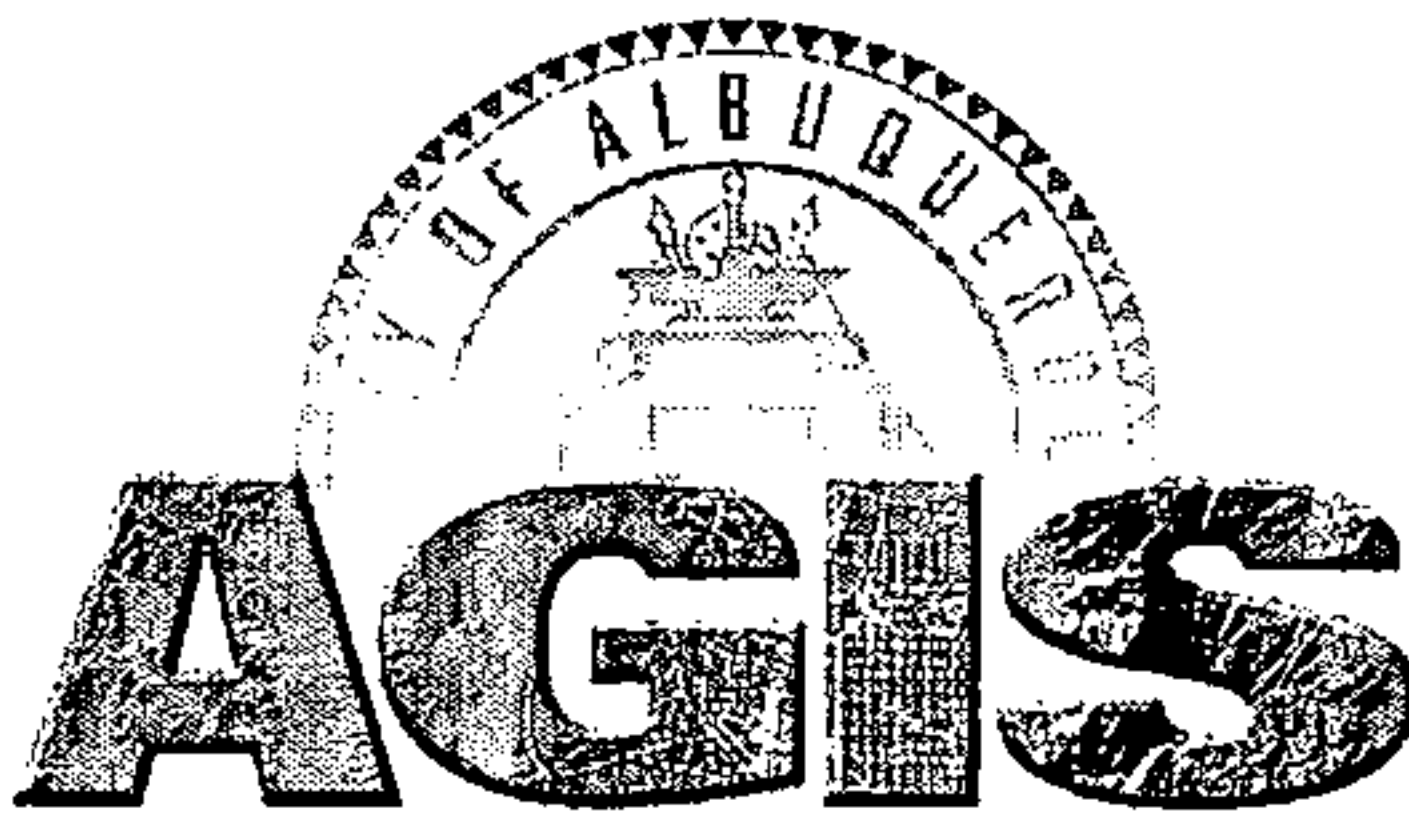
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
10DRB-70364

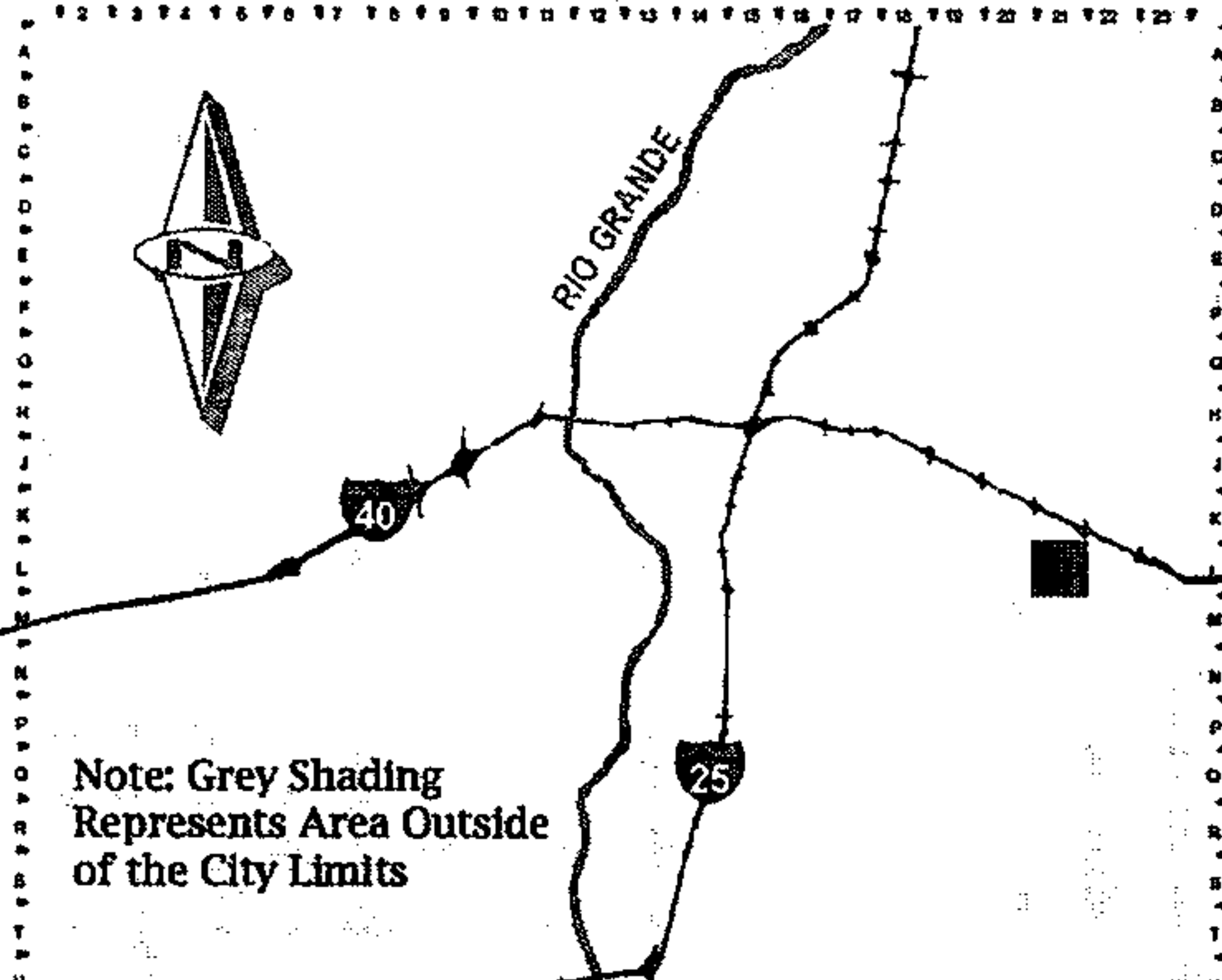
Y. [Signature] 12-20-10
Planner signature / date
Project # 1008630



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




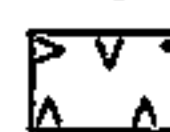
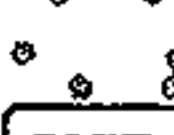






Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-21-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

December 20, 2010

City of Albuquerque
Planning Department
DRB Committee Member
600 2nd St. NW
Albuquerque, New Mexico 87103

Ref: **Southern Boulevard Reconstruction: Eubank to Juan Tabo
Juan Tabo Right of Way Vacation
Horseshoe Trail Right of Way**

Dear Committee Member:

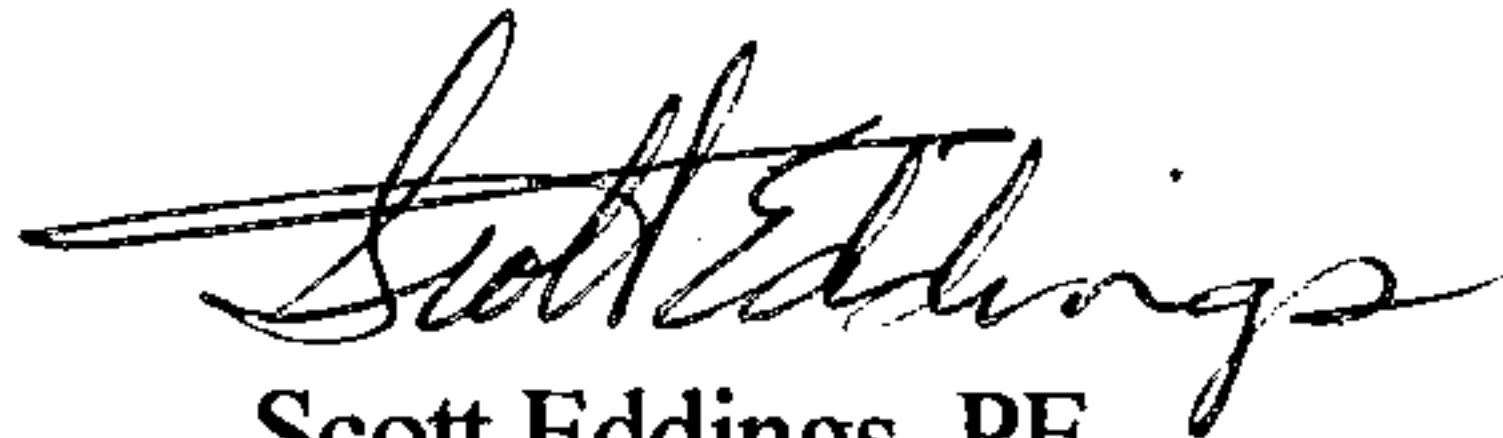
The City of Albuquerque Department of Municipal Development intends to improve Southern Boulevard from Eubank to Juan Tabo. Integral improvements include realigning a portion of Juan Tabo Blvd. The realignment of a portion of Juan Tabo improves commuter traffic from neighborhoods north of Central Avenue traveling south along Juan Tabo to Kirtland AFB or Sandia Technology Park. Today some of these motorists are cutting through Willow Wood Unit 2 subdivision. This project decreases travel times along Southern for the commuting public which will encourage motorists to utilize the intended route.

Juan Tabo Blvd's functional classification is an Urban Principal Arterial roadway and Southern Blvd's functional classification is an Urban Collector. Proposed improvements for both roadways shall be consistent with City's Development Process Manual. The new intersection of Juan Tabo Blvd and Southern Blvd will create a four legged intersection with Terracita Lane on the opposite leg of Juan Tabo Blvd. The intersection will be signalized and it should be noted that Terracita Lane is the entrance to a gated community.

This project follows prior planning efforts which include Tract C Manzano Mesa recorded on June 6, 1991 in book 91C folio 112 and Marabella Unit 2 recoded on March 12, 1999 in book 99C folio 56. If you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

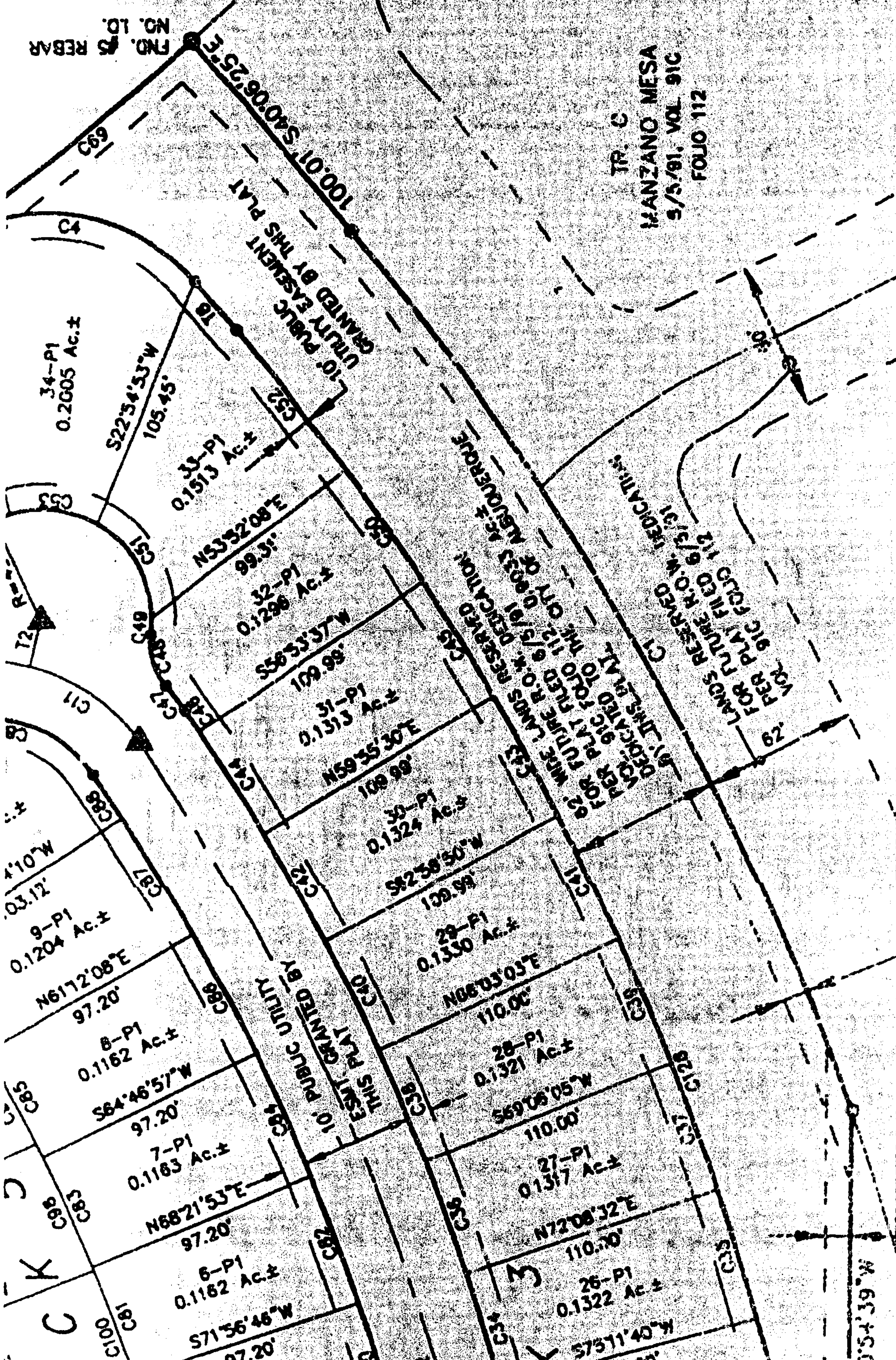
HUITT-ZOLLARS, INC.



Scott Eddings, PE
Associate

cc: Richard Costales, PE
Kellie Magee, EI

Attachments: Sketch Plat Submittal



FND. NO. 10. REBAR NO. 10.

TR. C
MANZANO MESA
5/5/91, VOL 91C
FOLIO 112

EXIST. 10' PUBLIC
UTILITY EASEMENT
VOL. 87C, FOLIO 84
3/20/97

EXIST. 10' PUBLIC
UTILITY EASEMENT
FILED 6/5/91
VOL. 91C, FOLIO 112

RESERVED FOR FUTURE P.L.C. PLAT FILED 6/13/91
LANDS RESERVED FOR FUTURE P.L.C. PLAT FILED 6/13/91
RESERVED FOR FUTURE P.L.C. PLAT FILED 6/13/91

2 of 3

DATE: November 12, 1998



DRB CASE ACTION LOG - BLUE SHEET

Done
11/13

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

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

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 #: 1008630

Application #: 13DRB-70682

Project Name: MANZANO MESA

Agent: HUITT-ZOLLARS, INC

Phone #: 392-5141

Your request was approved on 12-11-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): to record

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.



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008630

TO: Application No. 12 DRB - 70682

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

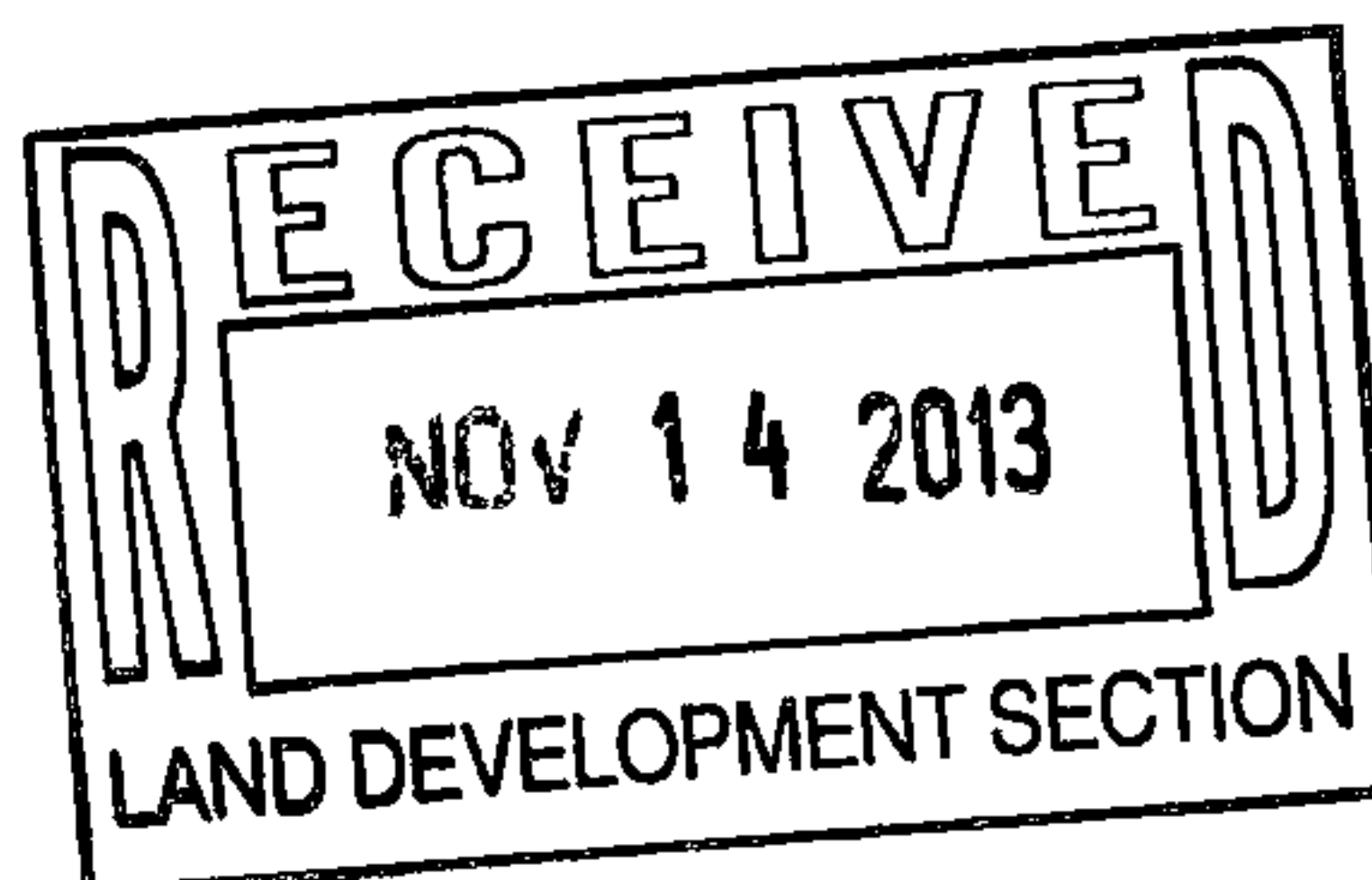
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 11/21/13

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: Plat Tract C-1 Menzono Mesa



CONTACT NAME: Scott Eddings

TELEPHONE: 235-7211 EMAIL: Seddings@huitt-zollars.com

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 11/1/13

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: NA

Date Preliminary Plat Expires: _____

DRB Project No.: 1008630

DRB Application No.: 12DRB-70682

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tract C-1 Manzano Mesa

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C Manzano Mesa

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
		6'	Concrete Sidewalk	Southern Blvd (southside)	Juan Tabo Blvd	Eastern Boundary	/	/	/
		6'	Concrete Sidewalk	Juan Tabo (eastside)	Horseshoe Trail	Southern Blvd	/	/	/
		5'	Concrete Sidewalk	Horseshoe Trail (westside)	Singing Arrow Entrance	Juan Tabo Blvd	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN - TRACT C-1 MANZANO MESA

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Scott Eddings
 NAME (print)
Hurt - Rollins
 FIRM
Scott Ed
 SIGNATURE - date

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

_____ PARKS & GENERAL RECREATION - date
 _____ AMAFCA - date
 _____ - date
 _____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: 1-YEAR

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008630

TO:

Application No. 12-70682

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

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

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 10/23/13

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SUBMITTAL DESCRIPTION: Real Property has signed the plat. A site sketch
is enclosed and the line work on sheet 2 has been revised
for clarity. Utilities on sheet 3 are removed and the
water/sanitary sewer easement has been updated.

CONTACT NAME: Scott Eddings

TELEPHONE: 892-5141 EMAIL: seddings@hvit-zollars.com

October 15, 2013

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**RE: Southern Boulevard Reconstruction – COA Project No. 7175.91
DRB-1008630
Application #12-70682
(Zone Atlas L-21)**

Dear Mr. Cloud:

This item was indefinitely deferred at the September 25, 2013 DRB hearing. We have been working toward resolution on all DRB comments. Richard Costales, City Project Manager, indicated that the issue of maintenance responsibility of the proposed Bike Trail is nearly resolved so we are seeking to be placed on the October 23, 2013 agenda.

Enclosed is the plat which Scott Howell has signed for Real Property with updated line work for the purpose of improved presentation. Also enclosed is a site sketch as discussed at the previous DRB hearing illustrating existing site conditions.

We are in the process of amending the Southern Boulevard Drainage Report to address Hydrology Development Section comments and intend on submitting the amended report no later than October 17, 2013.

Please feel free to call me if you have any questions or need any additional information regarding this request.

Sincerely,
Huitt-Zollars, Inc.

Scott Eddings, P.E.
Associate

CC: Richard Costales, P.E., Department of Municipal Development

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008630

AGENDA ITEM NO: 3

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

No adverse comments.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: SEPTEMBER 25, 2013

City of Albuquerque

Parks and Recreation Department

Project #1008930

13DRB-70682 Preliminary/Final Plat

Parks and Recreation is working with DMD applicant regarding the vacation of right of way along Southern Blvd on Tract C-1 and regarding the Bike and Pedestrian Trail Right of Way shown on the Plat. A field visit by Parks staff is necessary to determine if this ROW can be accepted.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1008630

AGENDA ITEM NO: 3

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

What is the purpose for the public drainage easement and who does it benefit?

What is the line east of the PUE on the drainage easement plan view?

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 9-25-13

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 25, 2013
DRB Comments**

ITEM # 3

PROJECT # 1008630


APPLICATION # 12-70682

RE: Tract C, Manzano Mesa

Proposed plat does not conform to Sketch Plat – the City does not normally leave a portion of right of way. More information/ field data is needed, plus a written commitment from DMD for maintenance of proposed Bike Trail right of way. Real Property must sign the plat to acknowledge disposition of vacated right of way.

Plat boundary lines do not clearly show existing tract, and the legend does not distinguish between Disclosure Statement (?) 2 and 3, or 4 and 6.

Because this is a vacation plat, the City Planning Department will need to record (need tax certificate and \$25 recording fee).



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



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008630

TO:
 ALL MEMBERS

Application No. 12-70682

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

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

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 10/23/13

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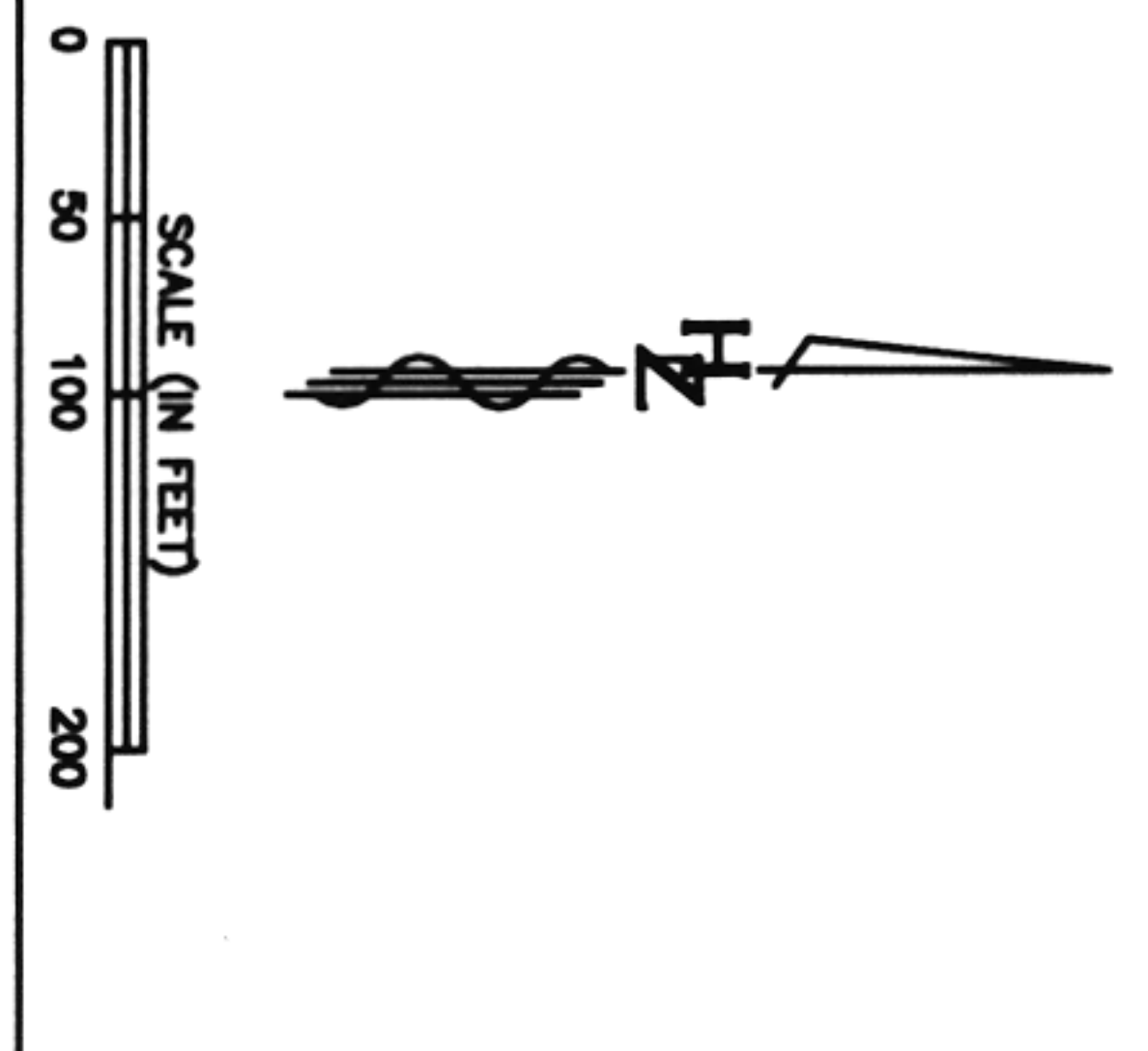
SUBMITTAL DESCRIPTION: Real Property has signed the plat. A site sketch
is enclosed and the linework on sheet 2 has been revised
for clarity. Utilities on sheet 3 are removed and the
Water/Sanitary sewer easement has been updated.

CONTACT NAME: Scott Eddings

TELEPHONE: 892-5141 EMAIL: seddings@hvitf-zollars.com



TABO RIGHT OF WAY - PROPOSED VACATION
 TABO RIGHT OF WAY -
 REMAIN FOR NEW BIKE PATH
 FUTURE HORSESHOE TRAIL RIGHT OF WAY -
 PROPOSED VACATION
 HORSESHOE TRAIL
 REALIGNED HORSESHOE TRAIL -
 WITHIN EX. JUAN TABO BLVD RIGHT OF WAY
 FUTURE JUAN TABO RIGHT OF WAY -
 PROPOSED DEDICATION



HUITT-ZOLLARS
 888 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87141
 Phone (505) 882-9944 Fax (505) 882-0889

CITY OF ALBUQUERQUE
 MUNICIPAL DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION
 TITLE: JUAN TABO REALIGNMENT-12/21/12
 DRB RIGHT OF WAY VACATION REQUEST

City Project No.	7175.91	Zone Map No.	-
Design Review Committee	City Engineer	Mr./Mrs./Ms.	
Last Update			
Sheet	1	of	1

ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
PRELIMINARY				FIELD NOTES		ALBUQUERQUE CONTROL SURVEY "ACS, 12_L14"		CONTRACTOR	
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY. SCOTT A. EDDINGS				NO.	DATE	CENTRAL STATION DATA		WORK STAGED BY	DATE
12856						NM STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)(NAD 1983)		INSPECTOR'S ACCEPTANCE BY	DATE
Date: 12/20/09						NORTHING=1,480,971.075		FIELD VERIFICATION BY	DATE
HUITT-ZOLLARS, INC. Consulting Engineers						EASTING=1,520,049.232		DRAWINGS CORRECTED BY	DATE
DESIGNED BY: DATE:						GROUND TO GRID FACTOR=0.999683830		MICRO-FILM INFORMATION	
DRAWN BY: DATE:						MAPPING ANGLE=-00°13'52.10"		RECORDED BY	DATE
DWG NAME: PROJ #:						(NAVD 1988) ELEV.=4947.708		NO.	
CHECKED BY: DATE:									



#1

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 16, 2013

Project# 1008630

12DRB-70394 VACATION OF PUBLIC EASEMENT
12DRB-70395 VACATION OF PUBLIC RIGHT-OF-WAY
12DRB-70396 VACATION OF PUBLIC RIGHT-OF-WAY

HUITT ZOLLARS INC agents for ALBUQUERQUE PUBLIC SCHOOLS/ APS and THE CITY OF ALBUQUERQUE request the referenced/ above actions for portions of SOUTHERN BLVD SE and JUAN TABO BLVD SE adjacent to Tract C, **MANZANO MESA SUBDIVISION**, zoned C-2, located on the south side of the intersection of SOUTHERN BLVD SE and JUAN TABO BLVD SE PETIRROJO RD NW and east of AGUILA ST NW containing approximately 8.5017 acres. (L-21)

AMAFCA No comment.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Letters sent to: Mirabella-Mira Vista NA (R), Singing Arrow NA (R) and Terracita HOA:
APS Albuquerque Public Schools supports the City of Albuquerque's request to vacate the fee simple and easement rights-of-way that will no longer be needed by the City after the completion of the Southern Blvd Reconstruction Project. It is APS's understanding that the vacation action will vacate all of the rights-of-way subject to the retention of specific easement rights for currently existing utilities.
POLICE DEPARTMENT - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement and/or Vacation of Public Right-Of-Way requests at this time.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & NM GAS Co. No comments provided.
COMCAST As Comcast may have facilities within the ROW as per our franchise agreement with the City of Albuquerque, we do not agree with the vacation unless it is designated as a PUE instead.

CenturyLink No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT No adverse comments
PARKS AND RECREATION No objections to these requests.
ABCWUA
PLANNING DEPARTMENT Refer to comments from Transportation Development and any public hearing comments on proposed vacation. Based on the area requested for vacation, final approval would be subject to the jurisdiction of City Council based on recommendation by DRB and compliance with the Subdivision Ordinance.

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

MANZANO MESA

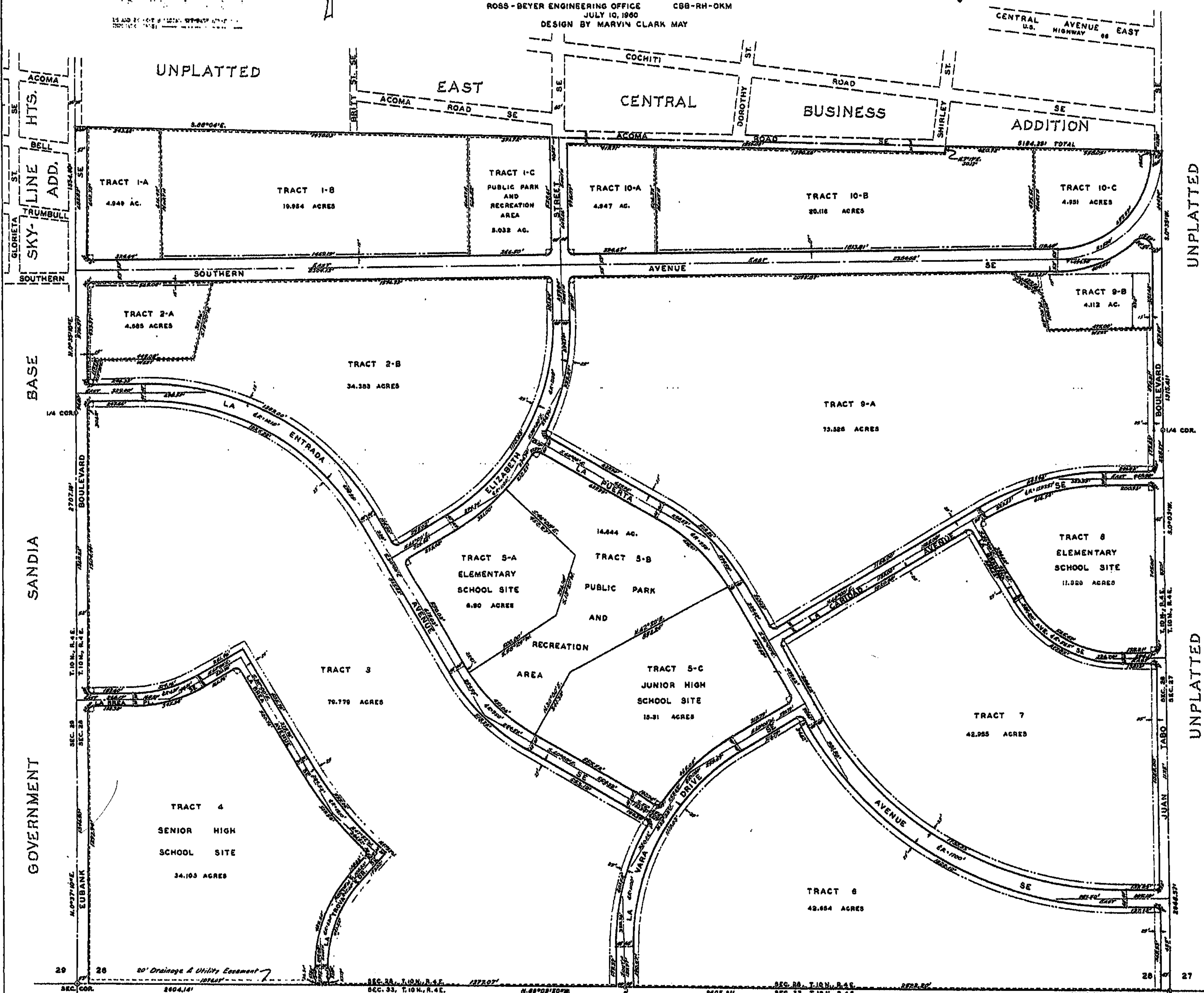
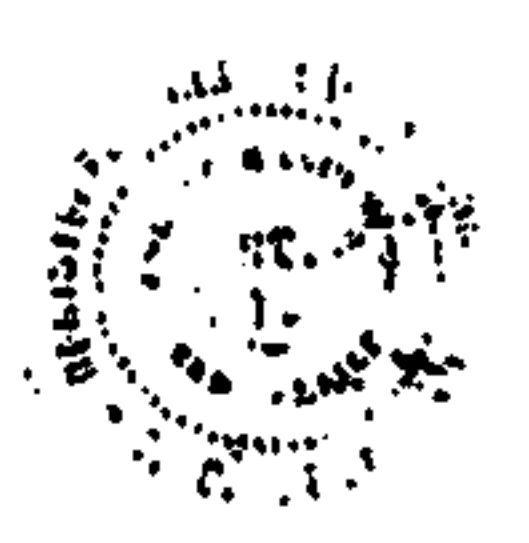
AN ADDITION TO THE CITY OF
ALBUQUERQUE, NEW MEXICO

SCALE - 1 IN. = 200 FT.

ROSS-BEYER ENGINEERING OFFICE CSB-RH-OKM
JULY 10, 1960
DESIGN BY MARVIN CLARK MAY

APPROVED: JULY 10, 1960
PLAT NO. S-1070
CITY PLANNING COMMISSION
ALBUQUERQUE, NEW MEXICO
James E. Higgins
CHAIRMAN
W. C. Hays
EXECUTIVE SECRETARY

374 AUG 17 1960
City of Albuquerque
City Planning Commission



U. S. UNPLATTED UNPLATTED UNPLATTED

W. C. Hays 7-13-60
E. P. Ramsey 7-18-60
William J. Stevens
Robert Higgins 7-23-60
S. Y. Jackson
Annella K. Martin

1670 August January 20, 1960

UNPLATTED

UNPLATTED

