OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 25, 2012

Project# 1008656
12DRB-70073 VACATION OF EASEMENT
12DRB-70074 SIDEWALK VARIANCE
12DRB-70075 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70076 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION
12DRB-70077 PRELIMINARY PLAT
12DRB-70102 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned R-D, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE. containing approximately 5.993 acre(s). (B19)*[Deferred from 3/28/12, 4/18/12]*

At the April 25, 2012 Development Review Board meeting, the vacation was approved as shown on exhibit B in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. A sidewalk variance for a meandering sidewalk and 4 foot sidewalk width on Glendale, and for temporary deferral of construction of sidewalks on the interior streets was approved as shown on the Sidewalk and Variance Exhibit in the planning file. A subdivision design variance from minimum DPM design standards was approved as shown on the Sidewalk and Variance Exhibit and the Site Development Plan for Subdivision in the planning file.

With the signing of the infrastructure list dated 4/25/12 and with an approved grading and drainage plan engineer stamp dated 4/23/12, the preliminary plat was approved with the addition of noting the separation distance of 5 ft in Section "E-E".

The Site Development Plan for Subdivision was approved and delegated to Planning for revisions to the Landscape Plan.

Findings

The public welfare is in no way served by retaining the easement; based on the proposed plat, the City of Albuquerque does not anticipate any need to utilize the existing easement for drainage purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If site development plan delegated to Planning for revisions to the Landscape Plan. to

If you wish to appeal this decision, you must do so by May 10, 2012 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Mark Goodwin & Associates P.A.
Cc: Glendale LLC
Marilyn Maldonado
File

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

3. **Project# 1003421**
12DRB-70175 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
12DRB-70188 EPC APPROVED SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KEN WILLIAMS ENTERPRISE, INC request(s) the above action(s) for all or a portion of Lot(s) 1A-2-A, **RENAISSANCE CENTER** zoned SEE ATTACHED FORM, located on UNION WAY RD. NE BETWEEN MISSION RD NE AND RENAISSANCE BLVD NE containing approximately 12.55 acre(s). (F-16) **DEFERRED TO 7/25/12 AT THE AGENT'S REQUEST.**

4. **Project# 1007649**
12DRB-70191/ 12DRB-70192 EPC APPROVED SDP FOR SUBDIVISION
12DRB-70201 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HARTMAN & MAJEWSKI DESIGN GROUP and SURV-TEK, INC agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 9, **FRANCISCAN ACRES** zoned SU-2/ SU-1 FOR PRD, located on INDIAN SCHOOL NE BETWEEN BROADWAY AND EDITH containing approximately 2.9968 acre(s). (H-14)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

5. **Project# 1008656**
12DRB-70198 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-9, Block(s) 12, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned RD-3DU, located on GLENDALE AVE BETWEEN WYOMING AND BARSTOW containing approximately 6 acre(s). (B-19)**THE AMENDMENT TO INFRASTRUCTURE LIST/PRELIMINARY PLAT WAS APPROVED.**

6. **Project# 1008797**
12DRB-70195 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for RCS-TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE AVE BETWEEN OAKRIDGE AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9) **DEFERRED TO 7/25/12 AT THE AGENT'S REQUEST.**

7. **Project# 1008798**
12DRB-70193 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for RCS-TAOS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2** zoned RD, located on TREE LINE AVE BETWEEN OAKRIDGE STREET AND UNIVERSE BLVD containing approximately 7.36 acre(s). (C-9) **DEFERRED TO 7/25/12 AT THE AGENT'S REQUEST.**

DRB CASE ACTION LOG – BLUE SHEET

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

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

Project #: 1008656 *Application #:* 12DRB-70102
Project Name: North Albuquerque Acres
Agent: Mark Goodwin & Assoc. *Phone #:*

Your request was approved on 4-25-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): revise landscape plan

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
Action Sheet
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
April 25, 2012 9:00 AM
MEMBERS:
Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer
Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002202**
12DRB-70106 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
12DRB-70121 MINOR - SDP FOR BUILDING PERMIT

HUITT-ZOLLARS, INC. and MODULUS ARCHITECTS agent(s) for GOODMAN REALTY GROUP request(s) the referenced/ above action(s) for **WINROCK CENTER ADDITION,** zoned SU-3 MU-UPT (Mixed Use – Uptown) and SU-3 MU-UPT/BUFFER, located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19) *[Deferred from 4/18/12]***DEFERRED TO 5/9/12 AT THE AGENT'S REQUEST.**

2. **Project# 1008656**
12DRB-70073 VACATION OF EASEMENT
12DRB-70074 SIDEWALK VARIANCE
12DRB-70075 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70076 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION
12DRB-70077 PRELIMINARY PLAT
12DRB-70102 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned R-D, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5.993 acre(s). (B19)*[Deferred from 3/28/12, 4/18/12]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A SIDEWALK VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/12 AND WITH A NOTE FOR 5FT SETBACK "EE" AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/23/12, THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**

3. **Project# 1004353**
12DRB-70098 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

THE TRAILS, LLC request(s) the referenced/ above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2,** zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) **DEFERRED TO 5/30/12 AT THE AGENT'S REQUEST.**

4. **Project# 1005029**
12DRB-70043 VACATION OF PUBLIC EASEMENT
12DRB-70044 SIDEWALK WAIVER
12DRB-70045 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70046 MINOR - TEMP DEFR SWDK CONST
12DRB-70047 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON & ARFMAN PA agents(s) for WESTERN ALBUQUERQUE LAND HOLDINGS LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING** and Tract R **STORMCLOUD UNIT 3** zoned SU-2 RLT and RD, located on the south side of TIERRA PINTADA BLVD NW between ARKANSAS RD NW and CALLE AZULEJO NW containing approximately 55.2416 acre(s). (H-9)*[Deferred from 3/7/12, 3/21/12, 4/11/12* **THE VACATION WAS APPROVED AS SHOWN ON *EXHIBIT B* IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT B1 AND B2 IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B1 AND B2 IN THE PLANNING FILE. SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 3/26/12 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/12, THE PRELIMINARY PLAT WAS APPROVED. THE ORIGINAL PRELIMINARY PLAT IS VOID.**

5. **Project# 1008656**
12DRB-70073 VACATION OF EASEMENT
12DRB-70074 SIDEWALK VARIANCE
12DRB-70075 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70076 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION
12DRB-70077 PRELIMINARY PLAT
12DRB-70102 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned R-D, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE. containing approximately 5.993 acre(s). (B19)*[Deferred from 3/28/12]* **DEFERRED TO 4/25/12 AT THE AGENT'S REQUEST.**

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 28, 2012 9:00 AM
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer
Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1008656**
12DRB-70073 VACATION OF EASEMENT
12DRB-70074 SIDEWALK VARIANCE
12DRB-70075 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70076 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION
12DRB-70077 PRELIMINARY PLAT
12DRB-70102 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned R-D, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE. containing approximately 5.993 acre(s). (B19)**DEFERRED TO 4/18/12 AT THE AGENT'S REQUEST.**

2. **Project# 1009082**
12DRB-70082 VACATION OF PUBLIC UTILITY EASEMENT
12DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON & COMPANY agent(s) for MX LLC request(s) the referenced/ above action(s) for VALIENTE ROAD NW as well as a portion of KIMMICK DRIVE NW and CALLE NORTENA NW plus Utility Easements in Blocks 2, 3 & 6 **VOLCANO CLIFFS Unit 26,** zoned SU-2/ VCMX, located on the south side of PASEO DEL NORTE NW between CALLE NORTENA NW and CALLE PLATA NW containing approximately 30.7 acre(s). (C-11) **DEFERRED TO 4/4/12 AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2012

Project# 1008656
12DRB-70073 VACATION OF EASEMENT
12DRB-70074 SIDEWALK VARIANCE
12DRB-70075 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70076 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION
12DRB-70077 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned R-D, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE. containing approximately 5.993 acre(s). (B19)

AMAFCA
No comment.

COG
No comments provided.

TRANSIT
No comments provided.

ZONING ENFORCEMENT
No comments provided.

NEIGHBORHOOD COORDINATION

APS
North Albuquerque Acres Tract 1 Unit 3, Lots 4-9, Block 12, is located on the south side of Glendale Av NE between Wyoming Blvd NE and Barstow St NE. The owner of the above property requests a Vacation of Easement, Sidewalk Variance, Subdivision Design Variance, and approval of a Preliminary Plat for a subdivision that will consist of 14 single family homes. This will impact North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. North Star Elementary is exceeding capacity, Desert Ridge Middle School is nearing capacity, and currently, La Cueva High School has excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
268	North Star ES	706	643	-63
430	Desert Ridge MS	1023	1030	7
525	La Cueva HS	1927	2100	173

Residential Units: 14
Est. Elementary School Students: 4
Est. Middle School Students: 2

Est. High School Students: 2
Est. Total # of Students from Project: 8
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

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

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

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

On March 23, 2012, Glendale LLC, entered into a Pre-Development Facilities Fee Agreement with the Albuquer Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fe help with the construction and maintenance

POLICE DEPARTMENT
Northeast Area Command
- No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement, Temporary Deferral of Sidewalk Construction and/or the Subdivision Design Variance From the Minimum DPM Standards requests at this time...
HOWEVER, concerning the proposed Sidewalk Variance request - Recommend not eliminating sidewalk construction. Sidewalks help to define the line between public and private space. Public space should be defined with territorial lines, with the ability to be defensible through access control measures and natural surveillance. The absence of clear lines of personal property, sidewalks in this case, provides an increased probability of crimes occurring in these areas.

FIRE DEPARTMENT
No comments provided.

PNM ELECTRIC & NMGAS
No comments provided.

COMCAST
No comments provided.

CenturyLink
No Adverse comments

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
PARKS AND RECREATION The RD zone requires 2400 sq. ft. of open space for each dwelling unit. The existing note on the Preliminary Plat indicates that the open space requirement is provided on the lots and with Tract E Park. Please provide an Open Space Calculation Table showing the lot numbers, lot size, building and driveway area, provided open space, remaining open space requirement.
ABCWUA
PLANNING DEPARTMENT Refer to comments from Hydrology plus any public hearing comments regarding proposed vacation. The wall exhibit needs to be revised to conform with approved site plan; clarification is needed regarding fence detail, which does not conform with the plan. Revisions to Preliminary Plat submittal from 3/15/12 need to be identified and dated. Revisions to the Grading Plan do not conform with the approved site plan, and the maximum single wall height from any side is 8 feet – Detail Sections A-A and C-C need to conform to this Code requirement. The sidewalk along Glendale requires a Public Sidewalk Easement. It appears the reduced paving width of the design varinace would place the existing 78" sewer directly under the proposed curb and gutter - refer to comments from Hydrology and Transportation Development regarding design variance.

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

3. **Project# 1003483**
11DRB-70283 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) *[Deferred from 4/27/1, 5/11/11, 5/25/11, 6/8/1, 6/22/1, 8/31/111* **WITHDRAWN.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

5. **Project# 1007316**
11DRB-70284 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER/PERICH/SABATINI agent(s) for HUNT UPTOWN II, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A, **HUNT-SPECTRUM DEVELOPMENT SITE** zoned SU-3 MU-UPT, located on the south side of INDIAN SCHOOL RD NE between LOUISIANA BLVD NE and UPTOWN LOOP RD NE containing approximately 7.467 acre(s). (J-19)*[Deferred from 10-19-11, 11/2/11]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO COMPLY WITH COMMENTS AND 15 DAY APPEAL PERIOD.**

11DRB-70303 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **HUNT-SPECTRUM DELVELOPMENT SITE** zoned SU-3/MU-UPT, located on LOUISIANA BETWEEN INDIAN SCHOOL AND UPTOWN LOOP containing approximately 7.466 acre(s). (J-19)*[Deferred from 11/2/11]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AGIS DXF.**

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2. **Project# 1008792**
11DRB-70202 VACATION OF PUBLIC EASEMENT
11DRB-70204 BULK LAND VARIANCE
11DRB-70205 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for APS/WESTERN ALBUQUERQUE LAND HOLDINGS request(s) the referenced/ above action(s) for all or a portion of Tract N, **WATERSHED SUBDIVISION,** zoned SU-2 FOR RESIDENTIAL RESORT, located on the north side of TIERRA PINTADA NW between ARROYO VISTA BLVD NW and WEST CREEK PLACE NW containing approximately 347.7947 acre(s). (H-8 & H-9, J-7 & J-8))*[Deferred from 8/17/11]* **The Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board APPROVED the proposed vacation as shown on Exhibit "B"in the Planning file, based on the following Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.**

3. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) *[Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11, 8/24/11]* **DEFERRED TO 9/7/11 AT THE AGENT'S REQUEST.**

4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) *[Deferred from 4/27/1, 5/11/11, 5/25/11, 6/8/1, 6/22/11* **DEFERRED TO 11/16/11 AT THE AGENT'S REQUEST.**

3. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2,** zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) *[Deferred from 2/9/11, 2/23/11, 3/9/11, 3/16/11, 3/23/11, 4/13/11, 4/20/11, 5/4/1, 6/1/11, 6/15/11]* **AN EXTENSION THROUGH AUGUST 2011 WAS APPROVED TO MATCH PROJECT # 1002962.**

4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) *[Deferred from 4/27/1, 5/11/11, 5/25/11, 6/8/11]***DEFERRD TO 8/31/11 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

5. **Project# 1002202**
11DRB-70150 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONSENSUS PLANNING agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION** zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19) *[Deferred from 6/8/11]WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/11* **THE SITE PLAN FOR BUILDING PERMIT WAS CONDITIONALLY APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COMPLETION OF THE SIA AND TO PLANNY FOR RESOLUTION OF VACATION ACTIONS AND TO AMEND THE PLAN TO ADDRESS PLANNING AND TRANSPORTATION COMMENTS.**

6. **Project# 1007928**
11DRB-70162 EPC APPROVED SDP FOR SUBDIVISION

RBA ARCHITECTS agent(s) for TWRB INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-A-1, Tract(s) PLAT OF TRACTS 1-A-1, **RAYCO** zoned SU-2/MR, located on WHEELER BETWEEN BROADWAY AND WHEELER containing approximately 2.42 acre(s). (M-14) **DEFERRED TO 6/29/11 AT THE AGENT'S REQUEST.**

3. **Project# 1003612**
11DRB-70076 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70077 MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70078 MAJOR - PRELIMINARY PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND **J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E,** zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9) **DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**

4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) **DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**

5. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION,** zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)*[Deferred from 3-23-11]* **DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**

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

6. **Project# 1008672**
11DRB-70095 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MICHAEL WEWERKA request(s) the above action(s) for all or a portion of Lot(s) 76-A & 76-B, Block(s) 7, **PERFECTO ARMIJO & BROS. ADDITION,** zoned SU-2 HD, located on CORNER OF 8TH AND ROMA containing approximately 0.14 acre(s). (J-14) **DEFERRED TO 5/4/11 AT THE AGENT'S REQUEST.**

7. **Project# 1003674**
11DRB-70005 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DEFERRED TO 5/18/11

CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, **RICH CT SUBDIVISION,** zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20) *[Deferred from 3/9/11, 3/23/11]* **DEFERRED TO 5/18/11 AT THE AGENT'S REQUEST.**

2. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agnt(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) *[Deferred from 4/27/11]***DEFERRED TO 5/25/11 AT THE AGENT'S REQUEST.**

3. **Project# 1003612**
11DRB-70076 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70077 MINOR – TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70078 MAJOR - PRELIMINARY PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND **J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E,** zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9) *[Deferred from 4/27/11]* At the May 11, 2011, **Development Review Board meeting, The tempororay deferral of sidewalk construction was approved. With the signing of the infrastructure list dated May 11, 2011, and with an approved grading plan engineer stamp dated 5/5/11, the preliminary plat was approved. The vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.**

4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agnt(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) *[Deferred from 4/27/11]* **DEFERRED TO 5/25/11 AT THE AGENT'S REQUEST.**

5. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION,** zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)*[Deferred from 3-23-11, 4/27/11]* **DEFERRED TO 5/25/11 AT THE AGENT'S REQUEST.**

3. **Project# 1000650**
11DRB-70096 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
11DRB-70097 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
11DRB-70098 - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for WWB, LLC request(s) the referenced/ above action(s) for Lot 1-A-2, **LANDS OF LAMONICA & WENK** zoned SU-1 FOR C-1 PERMISSIVE USES ET. AL>, located on the east side of COORS BLVD SW between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 1.69 acre(s). (P-10) *[Deferred from 5/18/11]***DEFERRED TO 6/1/11 AT THE AGENT'S REQUEST.**

4. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) *[Deferred from 4/27/11, 5/11/11]* **DEFERRED TO 6/1/11 AT THE AGENT'S REQUEST.**

5. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) *[Deferred from 4/27/1, 5/11/11]* **DEFERRED TO 6/8/11 AT THE AGENT'S REQUEST.**

6. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION,** zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)*[Deferred from 3-23-11, 4/27/11, 5/11/11]* **DEFERRED TO 6/8/11 AT THE AGENT'S REQUEST.**

3. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) *[Deferred from 4/27/1, 5/11/11, 5/25/11]* **DEFERRED TO 6/22/11 AT THE AGENT'S REQUEST.**

4. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION,** zoned RO-20, located on the west side of RAINBOW BLVD NW betwen WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)*[Deferred from 3-23-11, 4/27/11, 5/11/11, 5/25/11]* **DEFERRED TO 7/13/11 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

5. **Project# 1002202**
11DRB-70150 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONSENSUS PLANNING agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION** zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project# 1000870**
11DRB-70135 EPC APPROVED SDP FOR BUILD PERMIT
11DRB-70136 EPC APPROVED SDP FOR SUBDIVISION
11DRB-70137 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70138 VACATION OF PRIVATE EASEMENT

BOHANNAN HUSTON INC agent(s) for UNITED VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B TOWN OF ATRISCO GRANT, zoned SU-1 FOR PERMISSIVE C-2 USES, located on 98TH ST BETWEEN AVALON RD AND VOLCANO containing approximately .821 acre(s). (K-9) **DEFERRED TO 6/15/11 AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2011

Project# 1008656
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19)

AMAFCA
No

COG
MRMPO has no adverse comments.

TRANSIT
No comments

ZONING ENFORCEMENT
No comments

NEIGHBORHOOD COORDINATION
Letters sent to: **Nor Este NA (R)**

APS
North Albuquerque Acres Tract 1 Unit 3, Lots 4-9, Block 12, is located on the south side of Glendale Ave NE between Wyoming Blvd NE and Barstow St NE. The owner of the above property requests approval Preliminary Plat, Vacation of 2 Public Drainage Easements, Grading Plan, Deferral of Sidewalks in front yards, Waiver of the Sidewalk Requirement around the cul-de-sacs and a Design Variance to allow meandering sidewalks n Glendale Avenue. This development will include 14 single family units. This will impact EG Ross Elementary School, Desert Ridge Middle School, La Cueva High School. Currently, EG Ross Elementary is exceeding capacity, Desert Ridge Middle School is nearing capacity, La Cueva High School has excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
219	EDMUND G. ROSS ES	555	539	-16

430	DESERT RIDGE MS	1021	1030	9
525	LA CUEVA HS	2079	2100	21

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

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

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

POLICE DEPARTMENT

No comments

FIRE DEPARTMENT

No comments

PNM ELECTRIC

No comments

NM GAS Co.

No comments

COMCAST

No comments

QWEST

Concerning the subject case number(s), Qwest has no objection to the vacation of the public drainage easement as submitted. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments

M.R.G.C.D

No adverse comments

OPEN SPACE DIVISION

No comments

CITY ENGINEER /HYDROLOGY

Comments if any will be provided at DRB meeting

TRANSPORTATION DEVELOPMENT

Provide an exhibit showing the location of sidewalk and defining the distance from face of

curb to the property line. Right of way dedication may be required.
The sidewalk exhibit must clarify all linetypes and hatching.
The sidewalk along Glendale Avenue may not be deferred (side lot frontage).
The minimum right of way radius for a standard cul de sac is 45 feet.
Provide as-built information for Glendale Avenue.
No objection to sidewalk waiver.
No objection to vacation request.
No objection to design variance (meandering sidewalk).

PARKS AND RECREATION

- ❑ Defer to Hydrology regarding the drainage easement vacation.
- ❑ Defer to Transportation regarding the sidewalk waiver, deferral and design variance.
- ❑ No objection to the preliminary plat.

ABCWUA

No adverse comments

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

Because they are included in this plat to meet the maximum density requirements, the proposed Lots 13 and 14 need to be designated as "Tracts" or "Parcels,' and restrictions on further platting of these Tracts or Parcels need to be prominently noted on the Final plat.
The City will not approved a 'Phased' Infrastructure List; the infrastructure needs to be described for this subdivision as a single 'unit,' and separate Subdivision Improvement Agreements (SIA) can be used. Items of the listed infrastructure that are not completed within the 2 year period can be requested for an SIA extension. It is expected that all improvements in Glendale Avenue to be completed with the first stage of construction.

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

#1008656

#4

Date: 4-27-11

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name: Paul Duran Address: 7901 MODESTO AVE
2. Name: Mark Address:
3. Name: Address:
4. Name: Address:
5. Name: Address:
6. Name: Address:
7. Name: Address:

HEARING DATE: 4-20-11 (VPE, SW, SDV, TDS, PP)

7. **Project# 1007266**
11DRB-70006 EXT OF SIA

SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG request(s) the above action(s) for all or a portion of Lot 20, Block 3, Tract 2, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 O-1, located on ALAMEDA NE AND WYOMING NE containing approximately 0.886 acre(s). (C-19) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

8. **Project# 1008656**
11DRB-70011 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for DESERT WEST DEVELOPMENT LTD, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-9, Block(s) 12, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned R-D, located on GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 5.9927 acre(s). (B-19)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

9. Approval of the Development Review Board Minutes for 11/10/11, 11/17/11.

Other Matters: NONE

ADJOURNED: 9:50

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
January 26, 2011
DRB Comments

ITEM # 8

PROJECT # 1008656 **APPLICATION # 11-70011**

RE: Lots 4-9, Block 12, North Albuquerque Acres, Tract 1, Unit 3

Sketch Plats are for Review and Comment only (there is no 'approval').

If a 25 foot dedication is acceptable, there will be 5 feet remaining of the platted roadway easement – this should be vacated with the re-located Public Drainage Easement. The La Cueva Sector Plan calls for north-south pedestrian connections that utilize drainage easements; what is the planned treatment for the new easement that connects to Desert Ct NE? Please show the intersection of Ashlynn St NE on the opposite side of Glendale Ave.

The Sector Plan requires an average lot area of 14,520 sq ft, which this proposed plat exceeds. However, as previously noted regarding pedestrian connections, the Sector Plan suggests vehicular north-south connections as well. An alternative layout should be investigated, to include a connection to Desert Court; a more suitable layout would be to have front yards face front yards (not the rear wall of Mountain Trail Subdivision).

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

HEARING DATE: 1-26-11 (SK)

Complete
RS

DRB CASE ACTION LOG – BLUE SHEET

☒ ~~Preliminary~~/Final Plat [FP]
☐ Site Plan – Subdivision [SPS]
☐ Site Plan – Building Permit [SBP]

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

Project #: 1008656 *Application #:* 12DRB-70242
Project Name: North Albuquerque Acres Unit 3
Agent: Mark Goodwin & Associates *Phone #:*

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

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** dzS, to record

signed 8-16-12 RHD

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.**

DRB CASE ACTION LOG – BLUE SHEET

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

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

Project #: 1008766 Application #: 11DRB-70198
Project Name: Del Norte Plaza
Agent: Modulus Architects Inc. Phone #:

Your request was approved on 1-11-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☒ TRANSPORTATION: address comments / clarify e'ments

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): comments / easements

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.

Complete

DRB CASE ACTION LOG – BLUE SHEET

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

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

Project #: 1008786 *Application #:* 11DRB-70327

Project Name: GIBSON TRACTS

Agent: Dekker / Perich / Sabatini *Phone #:*

****Your request was approved on** 12-21-11 **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):** – filing OK on plat

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.**

Complete

DRB CASE ACTION LOG – BLUE SHEET

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

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

Project #: 1008656 *Application #:* 12-70102
Project Name: North Albuquerque Acres
Agent: Mark Goodwin & Assoc *Phone #:* 828-2200

Your request was approved on 4-25-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): - rev site / landscape plan

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.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008656 AGENDA ITEM NO: 4

SUBJECT:
PRELIMINARY PLAT
SIDEWALK DEFERRAL, SIDEWALK WAIVER
VACATION OF PUBLIC EASEMENTS, SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:
No objection to sidewalk waiver.
No objection to vacation request.
The as-built information for the Mountain Trail Subdivision (located directly north of the Estates at Glendale) was provided in 2005 by Mark Goodwin and Associates. The as-builts clearly define the full build out conditions of Glendale Avenue. The cross section consists of a 60' right-of-way, with a 40'F-F pavement section, 4' offset, and 6' wide sidewalk on each side of the roadway. The full cross section is already in place to the east of this site, and several inlets have already been placed on Glendale Avenue within the project area. These inlets were placed assuming a 40'F-F roadway section. Table 23.2.1A, Note (4) of the *Development Process Manual* states "Right-of-way and pavement width may be adjusted by the Traffic Engineer if necessary to properly accommodate existing right-of-way on the same street in the vicinity." Based on the existing conditions to the east, as well as the existing inlets along the south side of Glendale Avenue, Transportation Development will require a 40'F-F pavement section on Glendale Avenue for Project 1008656.
An additional 16' F-E of pavement, standard curb & gutter, and a 6-foot wide sidewalk will be required for this project. The infrastructure list and sidewalk exhibit must be modified accordingly.
The sidewalk exhibit shows the a 32-foot wide pavement section on Glendale Avenue. Glendale Avenue is a 40-foot wide pavement section. The area alloted for the turnaround must be revised on the plat to reflect the appropriate pavement section.
Sidewalk Exhibit:
- Glendale Avenue requires 6-foot sidewalk; the notes on the exhibit must be revised accordingly.

Infrastructure List: the entirety of the Glendale Avenue frontage must be financially guaranteed at this time. See below:

Size	Type of Improvement	Location	From	To
16' F-E	Pavement, Standard Curb & Gutter, 6-foot wide sidewalk	Glendale	West Property Line	East Property Line

RESOLUTION:

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

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 16, 2011

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008656 **AGENDA ITEM NO: 4**

SUBJECT:	**ENGINEERING COMMENTS:**
Vacation of Public Drainage Easement	Hydrology has no objection, once the new plat is approved.
Sidewalk Waiver	Hydrology has no objection.
Subdivision Design Variance	Hydrology has no objection.
Temp Defr Sdwk Constr	Hydrology has no objection.
Preliminary 3Plat Approval	The Grading and Drainage Plan, stamp date 6-2-11, is approved for Preliminary Plat if the 32 foot F-F section for Glendale is approved by Transportation. Else, a revised Grading Plan is required.

It appears a SD manhole is in the curb and gutter with the proposed 32 foot F-F street width. This is not an acceptable condition.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3968

DATE: 11-16-11

8656

DXF Electronic Approval Form

DRB Project Case #: 1008656

Subdivision Name: THE ESTATES AT GLENDALE, UNIT 1

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: Stephen@goodwinengineers.com

DXF Received: 8/14/2012 Hard Copy Received: 8/14/2012

Coordinate System: NMSP Grid (NAD 83)

Catherine Bradley
Approved

8/14/2012
Date

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

AGIS Use Only

Copied fc **8656** to agiscov on **8/15/2012** Contact person notified on **8/15/2012**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/25/2011 Issued By: BLDAVM 104272

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 072** **Category Code 910**

Application Number: 11DRB-70072, Major - Preliminary Plat Approval

Address:

Location Description: GLENDALE AVE BETWEEN WYOMING AND BARSTOW

Project Number: 1008656

Applicant
GLENDALE LLC,
RANDY SCHMILLE MANAGING PARTNER
7101 NATALIE JANAE LN NE
ALBUQUERQUE NM 87109

Agent / Contact
Mark Goodwin And Associates, P.A.
Susan Rasinski
P.O. Box 90606
Albuquerque NM 87199

susan@goodwinengineers.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	$965.00
	TOTAL:	**$965.00**

City Of Albuquerque
Treasury Division

3/25/2011 11:37AM LOC: ANNX
WS# 008 TRANS# 0009
RECEIPT# 00129479-00129480
PERMIT# 2011070072 TRSLNP
Trans Amt $1,150.00
DRB Actions $965.00
CK $1,150.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/25/2011 Issued By: BLDAVM 104277

Permit Number: **2011 060 019** **Category Code 970**

Application Number: **11REV-60019**, Review:Drain Plan-Lomr-Traffic Impact

Address:

Location Description: GLENDALE BETWEEN WYOMING AND BARSTOW

Project Number: 1008656

Applicant

Agent / Contact
Mark Goodwin And Associates, P.A.
Doug
P.O. Box 90606
Albuquerque NM 87199

susan@goodwinengineers.com

Application Fees

441006/4958000	REV Actions	$190.00
	TOTAL:	**$190.00**

City Of Albuquerque
Treasury Division

3/25/2011 11:38AM LOC: ANNX
WS# 008 TRANS# 0010
RECEIPT# 00129481-00129481
PERMIT# 2011060019 TRSLNP
Trans Amt $190.00
REV Actions $190.00
CK $190.00
CHANGE $0.00

Thank You

*
*
*

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/25/2011 Issued By: BLDAVM 104267

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 068** **Category Code 910**

Application Number: 11DRB-70068, Vacation Of Public Easement

Address:

Location Description: GLENDALE AVE BETWEEN WYOMING AND BARSTOW

Project Number: 1008656

Applicant
GLENDALE LLC,
RANDY SCHMILLE MANAGING PARTNER
7101 NATALIE JANAE LN NE
ALBUQUERQUE NM 87109

Agent / Contact
Mark Goodwin And Associates, P.A.
Susan Rasinski
P.O. Box 90606
Albuquerque NM 87199

susan@goodwinengineers.com

Application Fees

441018/4943000	APN Fee	$75.00
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$90.00
	TOTAL:	**$185.00**

City Of Albuquerque
Treasury Division

3/25/2011 11:37AM LOC: ANNX
WSN 003 TRANSN 0030
RECEIPT# 00129479-00129479
PERMIT# 2011070068 TRSLNE
Trans Amt 11,150.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $90.00

Thank You

This project is in the Northeast Area Command

Steve Sink
APD Crime
Prevention
924-3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1008656 **indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicted that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.**

- ☐ **Traffic volume/*Explain:***
- ☐ **Traffic control devices/*Explain:***
- ☐ **Burglaries/*Explain*:**
- ☐ **Speeding violations/*Explain*:**
- ☐ **Lighting issues/*Explain*:**
- ☐ **Maintenance of landscaping/*Explain*:**
- ☐ **Robbery/*Explain*:**
- ☐ **Assault/*Explain*:**
- ☐ **Shoplifting/*Explain*:**
- ☐ **Accidents in the parking lot/*Explain*:**
- ☐ **A higher probability of crimes during evening/weekend hours/*Explain*:**
- ☐ **Commercial burglary/*Explain*:**
- ☐ **Rape/*Explain*:**
- ☐ **Adequate security/*Explain*:**
- ☐ **Alarm security/*Explain*:**
- ☐ **Alarm response i.e. false alarms, etc/*Explain*:**
- ☐ **Transients/*Explain*:**
- ☐ **Need for neighborhood association/*Explain*:**
- ☒ **Other:** - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement or the Temporary Deferral of Sidewalk Construction. However, suggest not eliminating sidewalks in each Cul-de-sac. The separation of public and private space is a territorial concept which clearly defines owned space. Also, on-street parking and driveway parking lines become blurred. Pedestrian safety is also an issue.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: April 27, 2011

Project# 1008656

Zone Atlas Page: B-19

App# 11DRB 70068
11DRB 70072

Notification Radius: 159'

Cross Reference and Location: Glendale Ave NE Between Wyoming NE and Barstow NE

Applicant: Glendale LLC
7001 Natalie Jane Ln NE
Alb NM, 87109

Agent: Mark Goodwin & Assoc.
PO Box 90606
Alb NM 87199

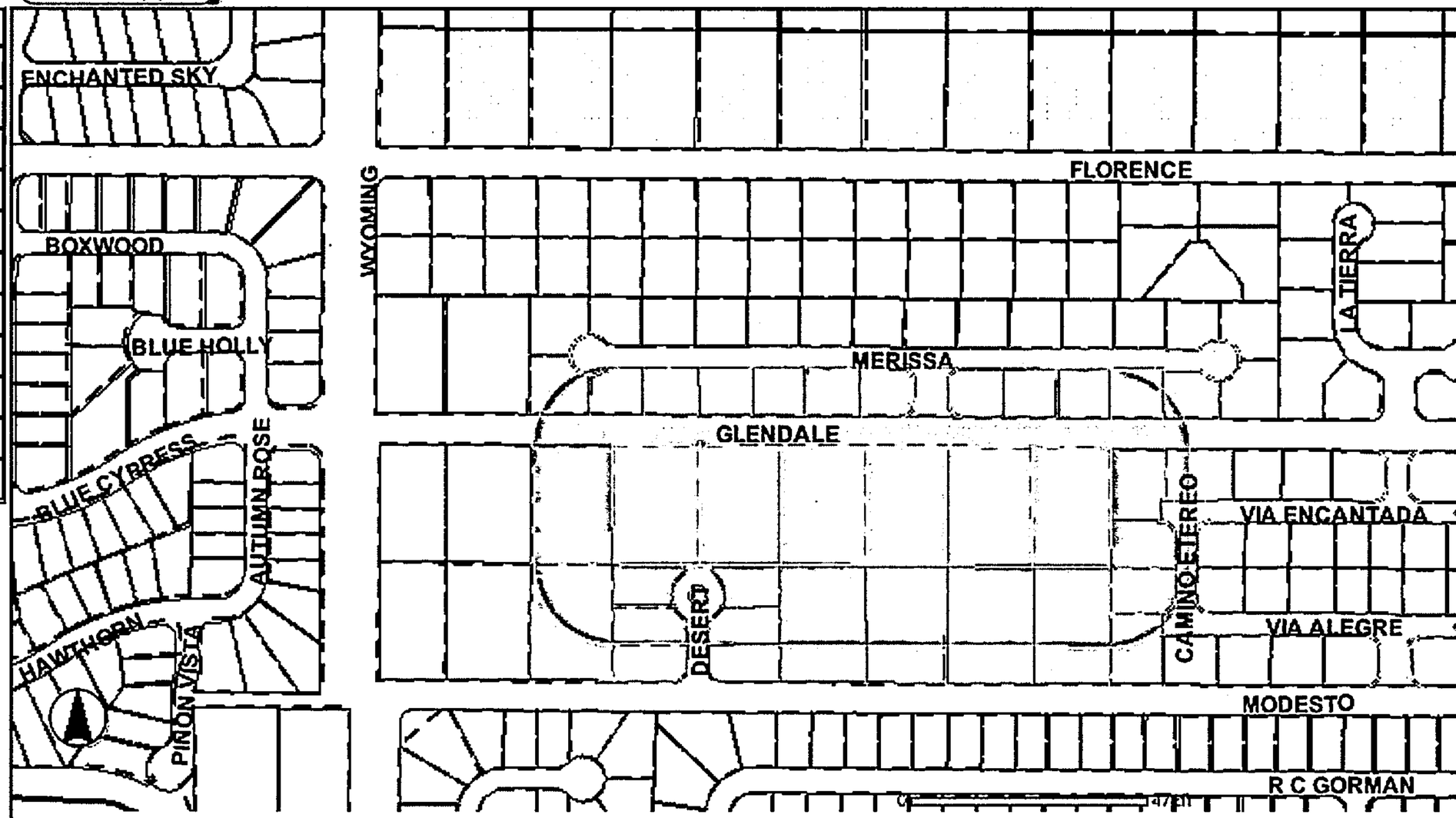
Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: 4-8-11
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- [x] STREETS
- [x] BASEMAP
  - [x] PARCELS
  - [ ] LOT NUMBERS
  - [ ] METRO ADDRESS
  - [ ] ZONING
  - [x] OWNERSHIP
  - [ ] 2FT CONTOUR
  - [ ] ADDRESS POINTS
  - [ ] LANDUSE
  - [ ] EASEMENTS
- [ ] INFRASTRUCTURE
- [ ] TRANSIT/SUNTRAN
- [x] BOUNDARIES
- [ ] SITES
- [ ] ENVIRONMENT
- [ ] APS
- [ ] TRAFFIC ENG.
- [ ] AIR PHOTO
  - [ ] 2010 AIR PHOTO

Refresh Map

[x] Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPE CLA
26	101906538903940125	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V
27	101906540701740109	MCALLISTER JAMES E	PO BOX 91115	ALBUQUERQUE	NM	87199	R
28	101906542504040618	MCCEE GREGORY R & ALLISON M	8101 VIA ENCANTADA NE	ALBUQUERQUE	NM	87122	R

Buffer SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	1.01907E+17	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V	A1A	* 004 012NORTH ALBUQ ACRES TR 1 UNIT 3	
2	1.01907E+17	SUNRISE 200 INC	11741 SKY VALLEY WAY NE	ALBUQUERQUE	NM	87111	V	A1A	LT 26-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2358 AC	
3	1.01907E+17	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V	A1A	* 009 012NORTH ALBUQ ACRES TR 1 UNIT 3	
4	1.01907E+17	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V	A1A	* 006 012NORTH ALBUQ ACRES TR 1 UNIT 3	
5	1.01907E+17	WHITSON MARK J & LINDA S	7911 MODESTO AVE NE	ALBUQUERQUE	NM	87122	R	A1A	* 025 012NORTH ALBUQ ACRES TR 1 UNIT 3	
6	1.01907E+17	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V	A1A	* 005 012NORTH ALBUQ ACRES TR 1 UNIT 3	
7	1.01907E+17	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V	A1A	* 007 012NORTH ALBUQ ACRES TR 1 UNIT 3	
8	1.01907E+17	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V	A1A	* 008 012NORTH ALBUQ ACRES TR 1 UNIT 3	
9	1.01907E+17	HUMPHREY RONALD L & CHRISTIE L D3-239	8201 GOLF COURSE RD NW	ALBUQUERQUE	NM	87120	V	A1A	LT 27-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2358 AC	
10	1.01907E+17	WISEMAN JAMES A & MARIE J	8600 TIERRA ALEGRE NE	ALBUQUERQUE	NM	87122	V	A1A	LT 7-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2993 AC	
11	1.01907E+17	ROMERO JIMMY L & KARLA K	7704 MERISSA LN NE	ALBUQUERQUE	NM	87122	R	A1A	LT 6-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2245 AC	
12	1.01907E+17	WILLIAMS GREG & BRENDA KAY WILLIAMS	4130 CUTLER AVE NE	ALBUQUERQUE	NM	87110	V	A1A	LT 1-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2297 AC	
13	1.01907E+17	MCGEE GREGORY R & ALLISON M	8101 VIA ENCANTADA NE	ALBUQUERQUE	NM	87122	R	A1A	LT 9-P1 BLK 2 PLAT FOR QUIVERA ESTATES SUBDIVISIONCONT .2996 AC	
14	1.01907E+17	MCALLISTER JAMES E	PO BOX 91115	ALBUQUERQUE	NM	87199	R	A1A	* 024 012NORTH ALBUQ ACRES TR 1 UNIT 3	
15	1.01907E+17	RANDALL HOMES LTD LLC	P O BOX 90848	ALBUQUERQUE	NM	87199	V	A1A	TR A PLAT FOR DESERT HIGHLANDS AT LA CUEVA SUBDIVISIONCONT .0208 AC	
16	1.01907E+17	WHITAKER SEAN A & KELLEY J	7808 MERISSA LN NE	ALBUQUERQUE	NM	87122	R	A1A	LT 2-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2358 AC	
17	1.01907E+17	STEPHENS O B & JOYCE M	225 NORTH LEGGETT DR	ABILENE	TX	79603	R	A1A	* 003 012NORTH ALBUQ ACRES TR 1 UNIT 3	
18	1.01907E+17	CUCCETTI BRAD A & HEATHER A	9109 DESERT CT NE	ALBUQUERQUE	NM	87122	R	A1A	LT 3-P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVASUBDIVISION CONT .2373 AC	
19	1.01907E+17	RUBIN BARRY & KAY	9115 CAMINO ETEREO NE	ALBUQUERQUE	NM	87122	R	A1A	LT 8-P1 BLK 2 PLAT FOR QUIVERA ESTATES SUBDIVISIONCONT .3594 AC	
20	1.01907E+17	GALLEGOS MEGAN N & MARK S	9101 DESERT CT NE	ALBUQUERQUE	NM	87122	R	A1A	LT 1-P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVASUBDIVISION CONT .2436 AC	
21	1.01907E+17	LITTLE ROSE M R	9101 CAMINO ETEREO NE	ALBUQUERQUE	NM	87122	R	A1A	LT 5-P1 BLK 2 PLAT FOR QUIVERA ESTATES SUBDIVISIONCONT .3533 AC	
22	1.01907E+17	HAWKINS JEFFREY D & DENISE A	7804 MERISSA LN NE	ALBUQUERQUE	NM	87122	R	A1A	LT 3-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2358 AC	
23	1.01907E+17	CORDOVA ARNOLD V AND VERONICA F	3024 FLORIDA ST NE	ALBUQUERQUE	NM	87110	R	A1A	* 027 012NORTH ALBUQ ACRES TR 1 UNIT 3	
24	1.01907E+17	COX PAUL A & DIANE G	9105 DESERT CT NE	ALBUQUERQUE	NM	87122	R	A1A	LT 2-P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVASUBDIVISION CONT .2378 AC	
25	1.01907E+17	WILLIAMS GREG & BRENDA KAY	4130 CUTLER AVE NE	ALBUQUERQUE	NM	87110	V	A1A	LT 4-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2358 AC	
26	1.01907E+17	GLENDALE LLC C/O SCHMILLE SUITE 122-111	39506 N DAISY MOUNTAIN DR	ANTHEM	AZ	85086	V	A1A	* 008 012NORTH ALBUQ ACRES TR 1 UNIT 3	
27	1.01907E+17	MCALLISTER JAMES E	PO BOX 91115	ALBUQUERQUE	NM	87199	R	A1A	* 024 012NORTH ALBUQ ACRES TR 1 UNIT 3	
28	1.01907E+17	MCGEE GREGORY R & ALLISON M	8101 VIA ENCANTADA NE	ALBUQUERQUE	NM	87122	R	A1A	LT 9-P1 BLK 2 PLAT FOR QUIVERA ESTATES SUBDIVISIONCONT .2996 AC	
29	1.01907E+17	WILLIAMS GREG & BRENDA KAY WILLIAMS	4130 CUTLER AVE NE	ALBUQUERQUE	NM	87110	V	A1A	LT 1-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2297 AC	
30	1.01907E+17	ROMERO JIMMY L & KARLA K	7704 MERISSA LN NE	ALBUQUERQUE	NM	87122	R	A1A	LT 6-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2245 AC	
31	1.01907E+17	HUMPHREY RONALD L & CHRISTIE L D3-239	8201 GOLF COURSE RD NW	ALBUQUERQUE	NM	87120	V	A1A	LT 27-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2358 AC	
32	1.01907E+17	WISEMAN JAMES A & MARIE J	8600 TIERRA ALEGRE NE	ALBUQUERQUE	NM	87122	V	A1A	LT 7-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2993 AC	
33	1.01907E+17	RUHL DOUGLAS L & JO ANN	9105 CAMINO ETEREO NE	ALBUQUERQUE	NM	87122	R	A1A	LT 6-P1 BLK 2 PLAT FOR QUIVERA ESTATES SUBDIVISIONCONT .2630 AC	
34	1.01907E+17	KOLLER PAUL R & DEBRA J	8100 MERISSA LN NE	ALBUQUERQUE	NM	87122	R	A1A	LT 23-P1 FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT .2245 AC	
35	1.01907E+17	ALPHA EQUITIES LLC	8813 2ND ST NW SUITE E	ALBUQUERQUE	NM	87114	V	A1A	TR A PVT ST PLAT FOR QUIVERA ESTATES SUBDIVISIONCONT 2.4723 AC	
36	1.01907E+17	HOMEOWNERS ASSOC OF MOUNTAIN TRAIL SUBD	6323 GHOST FLOWER TRL NE	ALBUQUERQUE	NM	87111	V	A1A	TR A FINAL PLAT MOUNTAIN TRAIL SUBDIVISION CONT 1.4946 AC	
37	1.01907E+17	SAUERMAN RICK & CINDY	9109 CAMINO ETEREO NE	ALBUQUERQUE	NM	87122	R	A1A	LT 7-P1 BLK 2 PLAT FOR QUIVERA ESTATES SUBDIVISIONCONT .2638 AC	

OR CURRENT OWNER
WISEMAN JAMES A & MARIE J
8600 TIERRA ALEGRE NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
CORDOVA ARNOLD V AND VERONICA F
3024 FLORIDA ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
COX PAUL A & DIANE G
9105 DESERT CT NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
CUCCETTI BRAD A & HEATHER A
9109 DESERT CT NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
GALLEGOS MEGAN N & MARK S
9101 DESERT CT NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
GLENDALE LLC C/O SCHMILLE SUITE 122-111
39506 N DAISY MOUNTAIN DR
ANTHEM, AZ 85086

OR CURRENT OWNER
HAWKINS JEFFREY D & DENISE A
7804 MERISSA LN NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
HOMEOWNERS ASSOC OF MOUNTAIN TRAIL SUBD
6323 GHOST FLOWER TRL NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
HUMPHREY RONALD L & CHRISTIE L D3-239
8201 GOLF COURSE RD NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
KOLLER PAUL R & DEBRA J
8100 MERISSA LN NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
LITTLE ROSE M R
9101 CAMINO ETEREO NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
MCALLISTER JAMES E
PO BOX 91115
ALBUQUERQUE, NM 87199

OR CURRENT OWNER
MCGEE GREGORY R & ALLISON M
8101 VIA ENCANTADA NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
RANDALL HOMES LTD LLC
P O BOX 90848
ALBUQUERQUE, NM 87199

OR CURRENT OWNER
ROMERO JIMMY L & KARLA K
7704 MERISSA LN NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
RUBIN BARRY & KAY
9115 CAMINO ETEREO NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
RUHL DOUGLAS L & JO ANN
9105 CAMINO ETEREO NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
SAUERMAN RICK & CINDY
9109 CAMINO ETEREO NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
STEPHENS O B & JOYCE M
225 NORTH LEGGETT DR
ABILENE, TX 79603

OR CURRENT OWNER
SUNRISE 200 INC
11741 SKY VALLEY WAY NE
ALBUQUERQUE, NM 87111

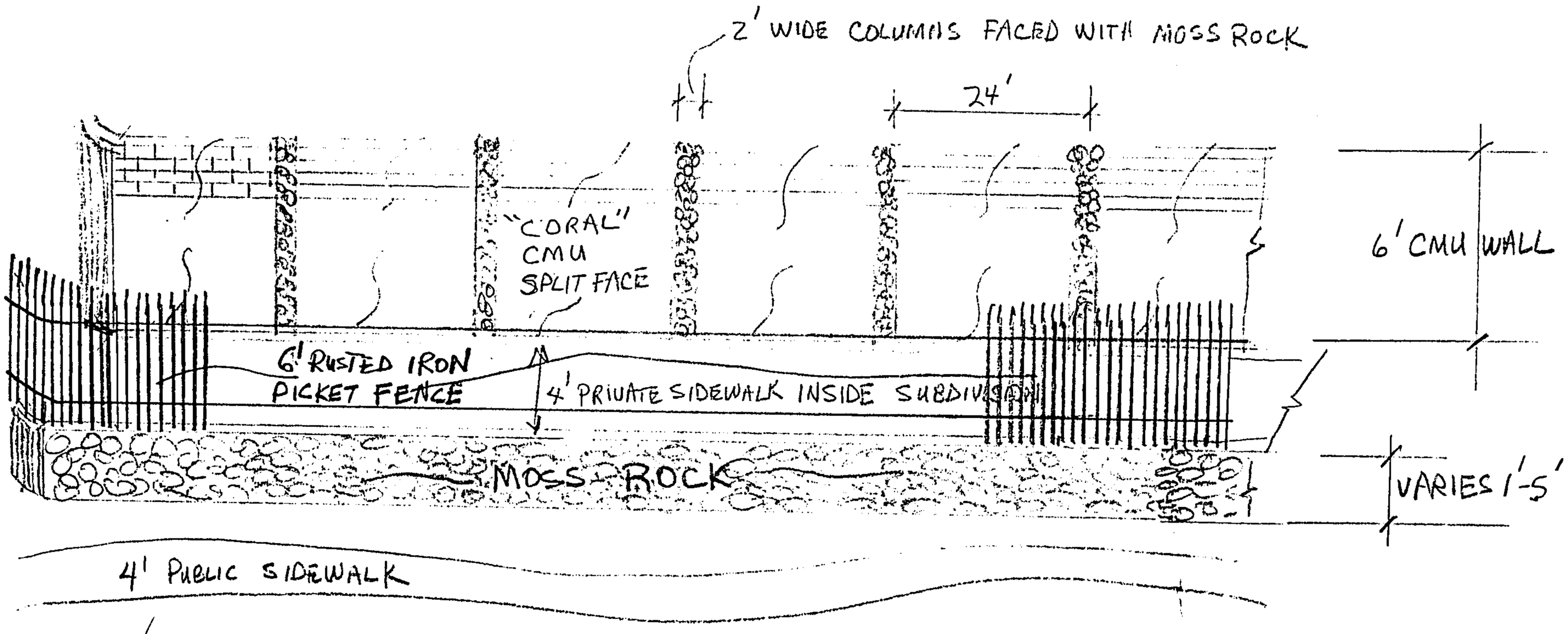
OR CURRENT OWNER
WHITAKER SEAN A & KELLEY J
7808 MERISSA LN NE
ALBUQUERQUE, NM 87122

OR CURRENT OWNER
WHITSON MARK J & LINDA S
7911 MODESTO AVE NE
ALBUQUERQUE, NM 87122

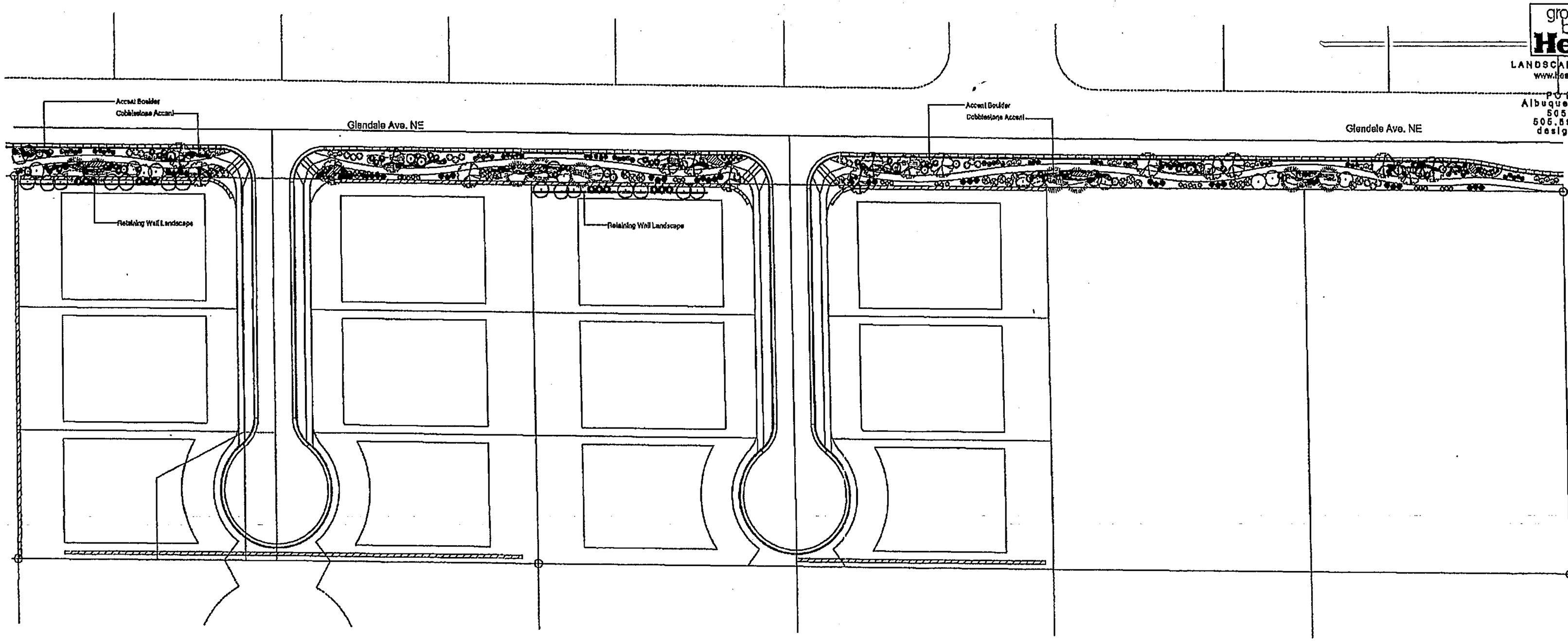
OR CURRENT OWNER
WILLIAMS GREG & BRENDA KAY WILLIAMS
4130 CUTLER AVE NE
ALBUQUERQUE, NM 87110

PROJECT # 1008656 "THE ESTATES AT GLENDALE"

* TYPICAL WALL/FENCE DETAIL ALONG GLENDALE AVE.



* RUSTED FENCE IS OMITTED AT LOT #23 AND LOT #1, THESE WILL TURN INTO PLANTER SECTIONS THAT WILL BE LANDSCAPED AND HAVE NO SIDEWALK



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
Trees				
16		Betula Birch	2" B&B	Medium
30		Populus Aspen	2" B&B	Medium
11		Pinus, Picea Bosnian Pine, Dwarf Spruce	6'-8'	Medium
9		Pinus, Cedrus, Picea Ponderosa Pine, Blue Atlas Cedar, Blue Spruce	8'-10'	Medium
Shrubs/Groundcovers				
40		Achillea filipendulina Moonshine Yarrow	1-Gal	Medium
25		Centranthus Jupiter's Beard	1-Gal	Medium
28		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
26		Nepeta nepetella Giant Catmint	1-Gal	Medium
22		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
10		Pinus mugo Mugo Pine	5-Gal	Medium
43		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
24		Rhus Gro Low Sumac	5-Gal	Low+
Ornamental Grasses				
26		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
28		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium
43		Liriope Monda Grass	1-Gal	Low+
12		Miscanthus Maiden Grass	5-Gal	Low+
Perennials				
TBD		California Poppy/ Columbine	Flats/Seed/4" pots	

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P.O. Box 10597
Albuquerque, NM 87184
505.898.9616
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN GILES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 3/9/11
Revisions:
3/21/11

Drawn by: JC
Reviewed by: GM

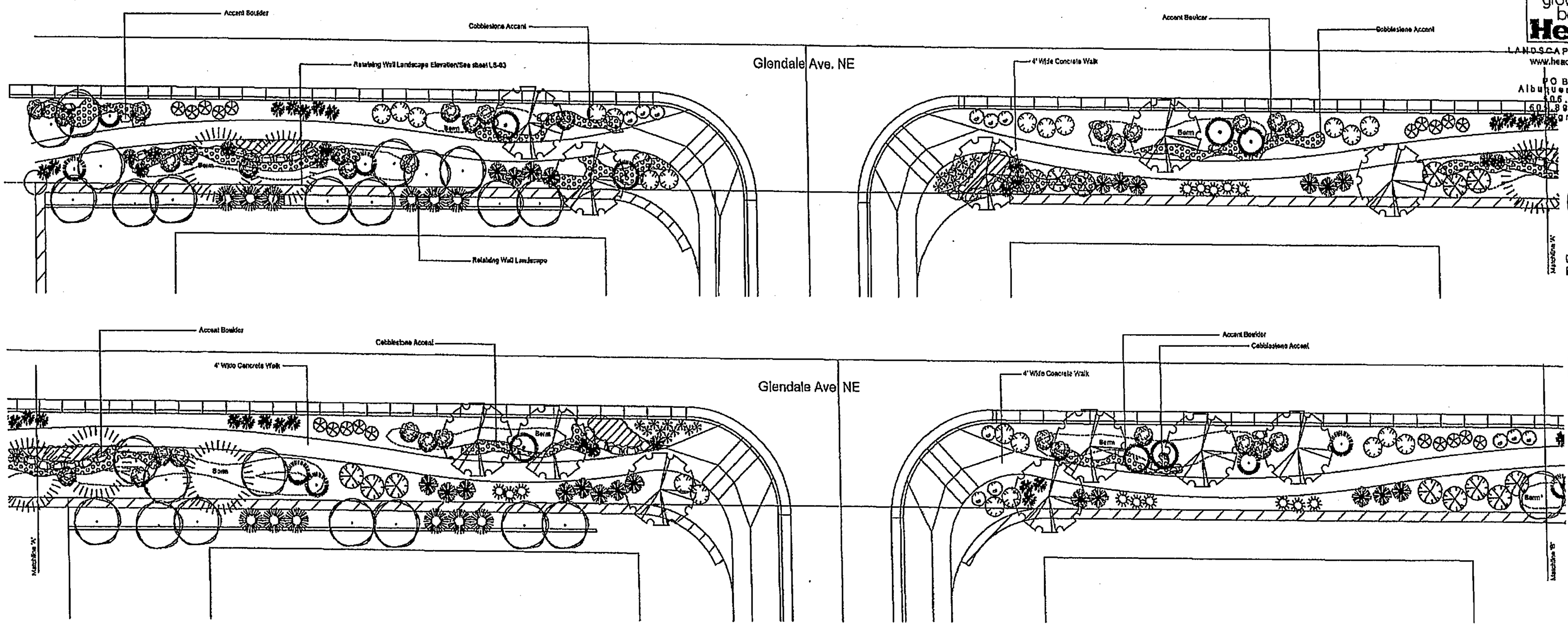
The Estates at Glendale
Albuquerque, New Mexico

NORTH

Scale: 1" = 30'
15 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LS-01



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
Trees				
16		Betula Birch	2" B&B	Medium
30		Populus Aspen	2" B&B	Medium
11		Picea, Picea Bosnian Pine, Dwarf Spruce	5'-6'	Medium
0		Pinus, Cedrus, Picea Ponderosa Pine, Blue Atlas Cedar, Blue Spruce	5'-6'	Medium

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
Shrubs/Groundcovers				
40		Achillea Moonshine Moonshine Yarrow	1-Gal	Medium
25		Caryopteris Jupiter's Beard	1-Gal	Medium
28		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
20		Nepeta mussinii Giant Catmint	1-Gal	Medium
22		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
10		Pinus mugo Mugo Pine	5-Gal	Medium
43		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
20		Rhus Gro Low Sumac	5-Gal	Low+
Ornamental Grasses				
25		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
26		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium
42		Liriope Monde Grass	1-Gal	Low+
12		Miscanthus Maiden Grass	5-Gal	Low+
Perennials				
TBD		California Poppy/ Colombine	Flats/Seed/4" pots	

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Albuquerque, NM 87184
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505.898.2105 (fax)
jon@hulc.com

STATE OF NEW MEXICO
JOHN OLLIES DRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 3/9/11
Revisions:
3/21/11

Drawn by: JC
Reviewed by: GM

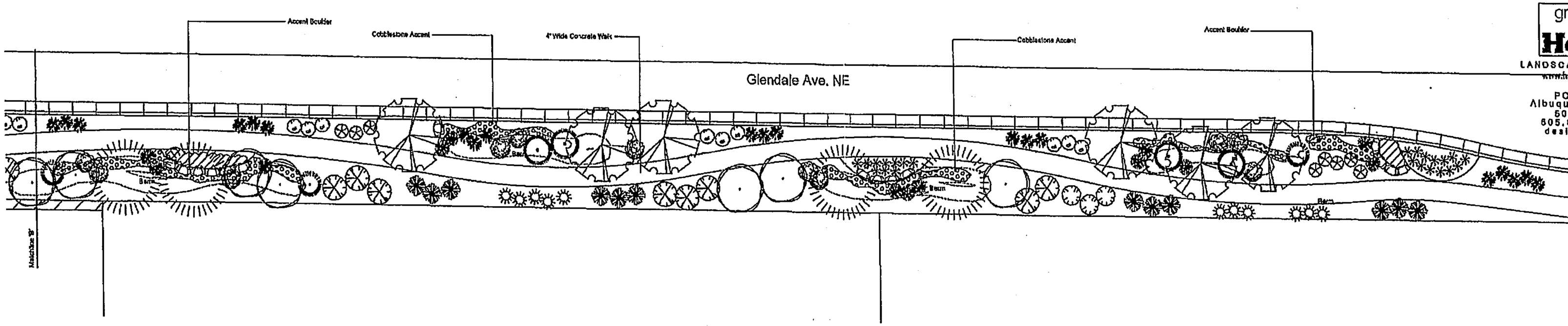
The Estates at Glendale
Albuquerque, New Mexico

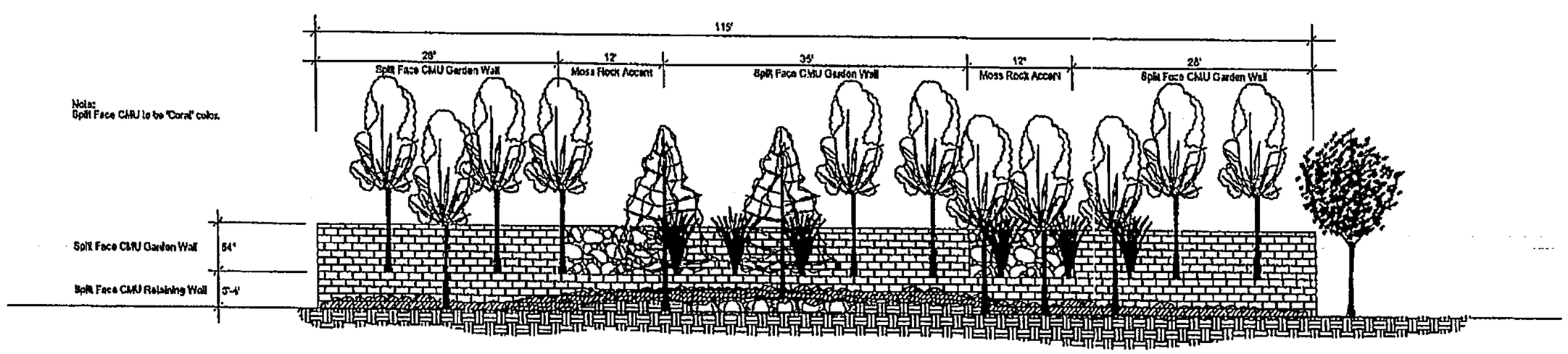
NORTH

Scale: 1" = 10'
5 0 10 20

Sheet Title:
Landscape Plan

Sheet Number:
LS-02





Elevation Detail
NTS

PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
Trees				
15		Betula Birch	2" B&B	Medium
30		Populus Aspen	2" B&B	Medium
11		Pinus,Picea Austrian Pine, Dwarf Spruce	6'-8'	Medium
9		Pinus, Cedrus, Picea Ponderosa Pine, Blue Atlas Cedar, Blue Spruce	5'-6'	Medium
Shrubs/Groundcovers				
40		Achillea filipendulina Moonshine Yarrow	1-Gal	Medium
25		Centranthus Jupiter's Beard	1-Gal	Medium
20		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
20		Nepeta mussini Giant Catmint	1-Gal	Medium
22		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
10		Pinus edulis Piñon Pine	5-Gal	Medium
41		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
26		Rhus Gro Low Sumac	5-Gal	Low+
Ornamental Grasses				
25		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
28		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium
43		Liriope Monkey Grass	1-Gal	Low+
12		Miscanthus Maiden Grass	5-Gal	Low+
Perennials				
TBD		California Poppy/ Columbine	Flats/Seed/4" pots	

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STATE OF NEW MEXICO
JOHN CLLITS BRALY
126
REGISTERED LANDSCAPE ARCHITECT

Date: 3/9/11
Revisions:
3/21/11

Drawn by: JC
Reviewed by: GM

The Estates at Glendale
Albuquerque, New Mexico

NORTH

Scale: 1" = 10'
6 0 10 20

Sheet Title:
Landscape Plan

Sheet Number:
LS-03

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 7/10/2012
Date Site Plan Approved: 7-19-12
Date Preliminary Plat Approved: 7-19-12
Date Preliminary Plat Expires:_____
DRB Project No:_____1008656_____
DRB Application No.:_____

ORIGINAL

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

Estates at Glendale
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 4-9, Blk 12, Tract 1, Unit 3, NAA
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
			PAVING						
		0'-12' F-E 4'	Perm Pvmt (South Side) C&G (South Side) Sidewalk (South Side)	Glendale Ave	East Property Line of Site	Unit II/Unit III Boundary	/	/	/
		8'-12' FF 4'	Res Pvmt C&G (South Side) Sidewalk (South Side)	Glendale Ave	Unit I/Unit II Boundary	Unit II/Unit III Boundary	/	/	/
		8' F-E 4'	Perm Pvmt (South Side) C&G (South Side) Sidewalk (South Side)	Glendale Ave	West Property Line of Site	Unit I/Unit II Boundary	/	/	/
		26' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		6' F-E	Perm Pvmt (South Side) Temp Asphalt Curb (South Side)	Glendale Ave.	West Property Line	120' West to Exist Inlet	/	/	/
			A Streetscape Agreement with the City of Albuquerque is required				/	/	/
			WATER						
		4" - 6"	Waterline	Twilight Lane NE	Glendale Ave.	South Terminus	/	/	/
		6"	Waterline	Future North Star Lane	Glendale Ave.	South R/W of Glendale	/	/	/
		6"	Waterline	Future Moondust Lane	Glendale Ave	South R/W of Glendale	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Lane NE	Glendale Ave.	South Terminus	/	/	/
		8"	Sanitary Sewer	Future North Star Lane	Glendale Ave.	South R/W of Glendale	/	/	/
		8"	Sanitary Sewer	Future Moondust Ave.	Glendale Ave.	South R/W of Glendale	/	/	/
			STORM DRAIN						
		18"-24"	Storm Drain	Twilight Lane NE	Glendale Ave Intersection		/	/	/
		24"	Storm Drain	Glendale Ave	At Future North Star Lane		/	/	/

	18"	Storm Drain	Glendale Ave	MH @ Twilight	Inlet No. 2	/	/ /
	18"	Storm Drain	Glendale Ave	MH @ Future North Star	Inlet No. 5	/	/ /
	24"	Storm Drain	Glendale Ave	At Future Moondust Lane		/	/ /
	24" - 40"	Concrete Channel	South Side of Lot 5	SE Corner Lot 5	Twilight Lane	/	/ /
		GRADING & DRAINAGE					
	0-4'	Retaining Wall	100' of N.Prop. Line Lot 8	including assoc. earthwork		/	/ /
	Two-2'	Sidewalk Culvert	Twilight Lane Turnaround			/	/ /

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /
					Approval of Creditable Items:		Approval of Creditable Items:		
					Impact Fee Administrator Signature	Date	City User Dept. Signature		Date

Project name: Estates at Glendale (DRB 1008656)

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes, inlets, channels and sidewalk culverts.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6
7
8

AGENT/OWNER

John M. MacKenzie, PE
NAME (print)
Mark Goodwin & Associates
FIRM
J MacKenzie
SIGNATURE - date
07-10-12

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

7-18-12
DRB CHAIR - date
07-18-12
TRANSPORTATION DEVELOPMENT - date
07/18/12
UTILITY DEVELOPMENT - date
7/18/12
CITY ENGINEER - date

Carol S. Dumont 7/18/12
PARKS & GENERAL RECREATION - date
AMAFCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 04/24/12
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 4-25-12
Date Preliminary Plat Expires: 4-25-13
DRB Project No: 1008656
DRB Application No.:_____
Δ 6-11-12

Estates at Glendale
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 4-9, Blk 12, Tract 1, Unit 3, NAA
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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		12'-16' F-E	Perm Pvmt (South Side)	Glendale Ave	East Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		8' F-E	Perm Pvmt (South Side)	Glendale Ave	West Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		26' FF	Res Pvmt	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)						
		6' F-E	Perm Pvmt (South Side)	Glendale Ave.	West Property Line	120' West to Exist Inlet	/	/	/
			Temp Asphalt Curb (South Side)						
			A Streetscape Agreement with the City of Albuquerque is required				/	/	/
			WATER						
		~~8"~~ 6"	Waterline	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
			6" to FH - 4" to Terminus Δ						
		~~8"~~ 6"	Waterline	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
			6" to FH - 4" to Terminus Δ						
		~~8"~~ 6"	Waterline	Future Moondust Lane	Glendale Ave	South R/W	/	/	/
			6" to FH - 4" to Terminus Δ						
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Sanitary Sewer	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Sanitary Sewer	Future Moondust Ave.	Glendale Ave.	South R/W	/	/	/
			STORM DRAIN						
		18"	Storm Drain	Twilight Lane NE	At Glendale Ave		/	/	/
		24"	Storm Drain	Glendale Ave	At Future North Star Lane		/	/	/

		18"	Storm Drain	Glendale Ave	MH @ Twilight	Inlet No. 2	/	/	/
		18"	Storm Drain	Glendale Ave	MH @ Future North Star	Inlet No. 5	/	/	/
		24"	Storm Drain	Glendale Ave	At Future Moondust Lane		/	/	/
		20"	Concrete Channel	4' PDE West Boundary	S. edge of Lot 4	N. edge of Lot 1	/	/	/
		40"	Concrete Channel	South Side of Lot 5			/	/	/
			GRADING & DRAINAGE						
		2.5'-6'	Retaining Wall	Along West Property Line			/	/	/
		3.25'-4.25'	Retaining Wall	Along South Property Line			/	/	/
		0-6'	Retaining Wall	Along North Property Line			/	/	/
		Two-2'	Sidewalk Culvert	Twilight Pl. Turnaround			/	/	/
		1'	Sidewalk Culvert	Glendale	NW Corner of Site		/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

Project name: Estates at Glendale (DRB 1008656)

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes, inlets, channels and sidewalk culverts.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6
7
8

AGENT/OWNER

John M. MacKenzie, PE
NAME (print)
Mark Goodwin & Associates
FIRM
John M MacKenzie
SIGNATURE - date
04-24-12

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4-25-12
DRC CHAIR - date
04/25/12
TRANSPORTATION DEVELOPMENT - date
04/25/12
UTILITY DEVELOPMENT - date
4-25-12
CITY ENGINEER - date

Carol S. Dumont 4-25-12
PARKS & GENERAL RECREATION - date
AMAFCA - date
_____ - date
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6-11-12	S Woodall	ABCWUA	JMMac

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 04/24/12
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 4-25-12
Date Preliminary Plat Expires: 4-25-13
DRB Project No: 1008656
DRB Application No.:_____

Estates at Glendale
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 4-9, Blk 12, Tract 1, Unit 3, NAA
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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		12'-16' F-E	Perm Pvmt (South Side)	Glendale Ave	East Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		8' F-E	Perm Pvmt (South Side)	Glendale Ave	West Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		26' FF	Res Pvmt	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)						
		6' F-E	Perm Pvmt (South Side)	Glendale Ave.	West Property Line	120' West to Exist Inlet	/	/	/
			Temp Asphalt Curb (South Side)						
			A Streetscape Agreement with the City of Albuquerque is required				/	/	/
			WATER						
		8"	Waterline	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Waterline	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Waterline	Future Moondust Lane	Glendale Ave	South R/W	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Sanitary Sewer	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Sanitary Sewer	Future Moondust Ave.	Glendale Ave.	South R/W	/	/	/
			STORM DRAIN						
		18"	Storm Drain	Twilight Lane NE	At Glendale Ave		/	/	/
		24"	Storm Drain	Glendale Ave	At Future North Star Lane		/	/	/

	18"	Storm Drain	Glendale Ave	MH @ Twilight	Inlet No. 2	/	/	/
	18"	Storm Drain	Glendale Ave	MH @ Future North Star	Inlet No. 5	/	/	/
	24"	Storm Drain	Glendale Ave	At Future Moondust Lane		/	/	/
	20"	Concrete Channel	4' PDE West Boundary	S. edge of Lot 4	N. edge of Lot 1	/	/	/
	40"	Concrete Channel	South Side of Lot 5			/	/	/
		GRADING & DRAINAGE						
	2.5'-6'	Retaining Wall	Along West Property Line			/	/	/
	3.25'-4.25'	Retaining Wall	Along South Property Line			/	/	/
	0-6'	Retaining Wall	Along North Property Line			/	/	/
	Two-2'	Sidewalk Culvert	Twilight Pl. Turnaround			/	/	/
	1'	Sidewalk Culvert	Glendale	NW Corner of Site		/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: Impact Fee Admistrator Signature Date

Approval of Creditable Items: City User Dept. Signature Date

Project name: Estates at Glendale (DRB 1008656)

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
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7
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AGENT/OWNER

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FIRM
John M MacKenzie
SIGNATURE - date
04-24-12

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4-25-12
DRB CHAIR - date
04/25/12
TRANSPORTATION DEVELOPMENT - date
04/25/12
UTILITY DEVELOPMENT - date
4-25-12
CITY ENGINEER - date

Carol S. Dumont 4-25-12
PARKS & ~~GENERAL~~ RECREATION - date
AMAFCA - date
_____ - date
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 242

08/06/2012 Issued By: PLNTES 157437

Application Number: **12DRB-70242**, Major - Final Plat Approval

Address:

Location Description: GLENDALE AVENUE BETWEEN WYOMING BLVD AND BARSTOW STREET

Project Number: 1008656

Applicant
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	
TOTAL:	**$20.00**

City of Albuquerque Treasury
Date:8/6/2012 Office:ANNEX
Stat ID:WS000006 Cashier:TRSFXG
Batch: 575 Trans #:24
Permit: 2012070242
Receipt Num 00040916
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
Check Tendered : $20.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/19/2012 Issued By: BLDAVM 139899

Category Code 910
2012 070 102

Application Number: **12DRB-70102**, Epc Approved Sdp For Subdivision

Address:

Location Description: GLENDALE BETWEEN WYOMING AND BARSTOW

Project Number: 1008656

Applicant
GLENDALE, LLC

3519 CAMPBELL FARM LN NW
ALBUQUERQUE NM 87104

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/20/2012 12:56PM LOC: ANNX
WS# 008 TRANS# 0011
RECEIPT# 00145461-00145461
PERMIT# 2012070102 TRSBLC
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/02/2012 Issued By: E08375 138183

Permit Number: **2012 060 011** **Category Code 970**

Application Number: **12REV-60011**, Review:Drain Plan-Lomr-Traffic Impact

Address:

Location Description: THE ESTATES AT GLENDALE UNIT 1; B-19

Project Number: 1008656

Applicant
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

441006/4958000	REV Actions	$250.00
	TOTAL:	**$250.00**

City Of Albuquerque
Treasury Division

3/2/2012 11:45AM LOC: ANNX
WS# 007 TRANS# 0027
RECEIPT# 00154933-00154933
PERMIT# 2012060011 TRSSVG
Trans Amt $250.00
REV Actions $250.00
CK $250.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 198

07/10/2012 Issued By: BLDAVM 153929

Application Number: **12DRB-70198**, Amendment To Preliminary Plat

Address:

Location Description: GLENDALE AVE BETWEEN WYOMING AND BARSTOW

Project Number: 1008656

Applicant
GLENDALE, LLC

3519 CAMPELL FARM LANE NW
ALBUQUERQUE NM 87104

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

Application Fees

APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$50.00**
	TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:7/10/2012 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCCS
Batch: 456 Trans #:23
Permit: 2012070198
Receipt Num 00033081
Payment Total:$70.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$50.00
	Check Tendered :	$50.00
	Check Tendered :	$20.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/02/2012 Issued By: E08375 138182

Category Code 910
2012 070 077

Application Number: **12DRB-70077**, Major - Preliminary Plat Approval

Address:

Location Description: GLENDALE AVENUE BETWEEN WYOMING BLVD & BARSTOW ST.

Project Number: 1008656

Applicant
GLENDALE, LLC

3519 CAMPBELL FARM LANE NW
ALBUQUERQUE NM 87104
315-0312
schmilleco@yahoo.com

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

KBRASHEARE@GOODWINENGINEERS.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	**$715.00**
	TOTAL:	**$715.00**

City Of Albuquerque
Treasury Division

3/2/2012 11:44AM LOC: ANNX
WS# 007 TRANS# 0026
RECEIPT# 00154931-00154932
PERMIT# 2012070077 TRSSVC
Trans Amt $855.00
DRB Actions $715.00
CK $855.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 073

03/02/2012 Issued By: E08375 138178

Application Number: **12DRB-70073**, Vacation Of Public Easement

Address:

Location Description: GLENDALE AVENUE BETWEEN WYOMING BLVD & BARSTOW ST.

Project Number: 1008656

Applicant
GLENDALE, LLC

3519 CAMPBELL FARM LANE NW
ALBUQUERQUE NM 87104
315-0312
schmilleco@yahoo.com

Agent / Contact
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE NM 87199

KBRASHEARE@GOODWINENGINEERS.COM

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$45.00**
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

3/2/2012 11:44AM LOC: ANNX
WS# 007 TRANS# 0026
RECEIPT# 00154931-00154931
PERMIT# 2012070073 TRSSVC
Trans Amt $855.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
___ Major Subdivision action
___ Minor Subdivision action
___ Vacation — V
___ Variance (Non-Zoning)
X Amended IL & G/D Plan

SITE DEVELOPMENT PLAN — P
_ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC) — L A

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): Mark Goodwin & Assoc PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: Glendale, LLC PHONE: 315-0312
ADDRESS: 3519 Campbell Farm Lane NW FAX:
CITY: Albuq STATE NM ZIP 87104 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Final site plan for Subdivision Sign-off

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

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

Lot or Tract No. Lots 4-9, Tract 1 Block: 12 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD-3DU Proposed zoning: SU-1/PRD/5 DU MRGCD Map No
Zone Atlas page(s): B-19 UPC Code: 101906532403

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project 1008656

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 6 No. of proposed lots: 23 Total area of site (acres): 6
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave.
Between: Wyoming and Barstow

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 10-11-11

SIGNATURE John MacKenzie DATE 07-10-12
(Print) John MacKenzie Applicant: ☐ Agent: ☒

Form revised 4/07

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	Action	S.F.	Fees
12 - DRB - 70198	CMF		$ 20.00
	APP		$ 50.00
			$
			$
			$
			Total $ 70.00

Hearing date July 18, 2012

Valerie Bolton 7-10-12
Planner signature / date

Project # 10086516

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
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__ 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.

Infrastructure List & Grading Plan

☑ **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.

X Proposed Amended ~~Preliminary Plat~~, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies** Grading Plan
X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X 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.

John MacKenzie
Applicant name (print)

John MacKenzie 07-10-12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70198
___ - ___ - ___
___ - ___ - ___

Valerie Bates 7-10-12
Planner signature / date

Project # 1008656

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Assoc PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: Glendale, LLC PHONE: 315-0312
ADDRESS: 3519 Campbell Farm Lane NW FAX:
CITY: Albuq STATE NM ZIP 87104 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Final site plan for Subdivision Sign-off

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

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

Lot or Tract No. Lots 4-9, Tract 1 Block: 12 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD-3DU Proposed zoning: SU-1/PRD/5 DU MRGCD Map No
Zone Atlas page(s): B-19 UPC Code: 101906532403

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project 1008656

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 6 No. of proposed lots: 23 Total area of site (acres): 6
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave.
Between: Wyoming and Barstow
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 10-11-11

SIGNATURE John MacKenzie DATE 07-10-12
(Print) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	12 - DRB - 70198	CMF		$ 20.00
☒ All fees have been collected		APP		$ 50.00
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date July 18, 2012			$ 70.00

Valerie Brown 7-10-12 Project # 1008656
Planner signature / date

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.

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__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
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__ 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"
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__ 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
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__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
__ 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~~ Infrastructure List & Grading Plan (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.

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

John MacKenzie
Applicant name (print)

John MacKenzie 07-10-12
Applicant signature / date

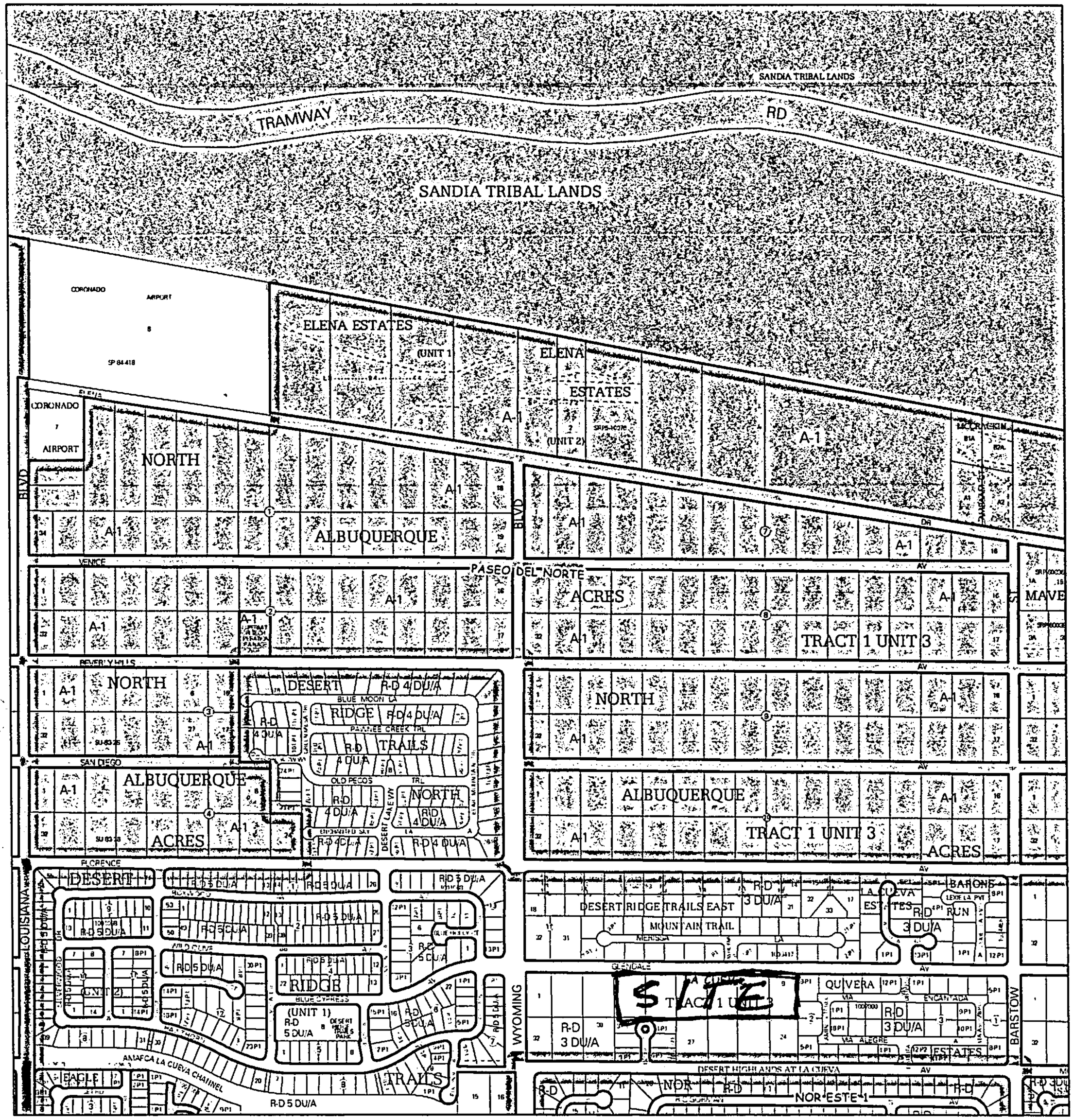
Form revised **October 2007**

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

Application case number(s)
12 - DRB - 70198
___ - ___ - ___
___ - ___ - ___

7-10-12
Planner signature / date

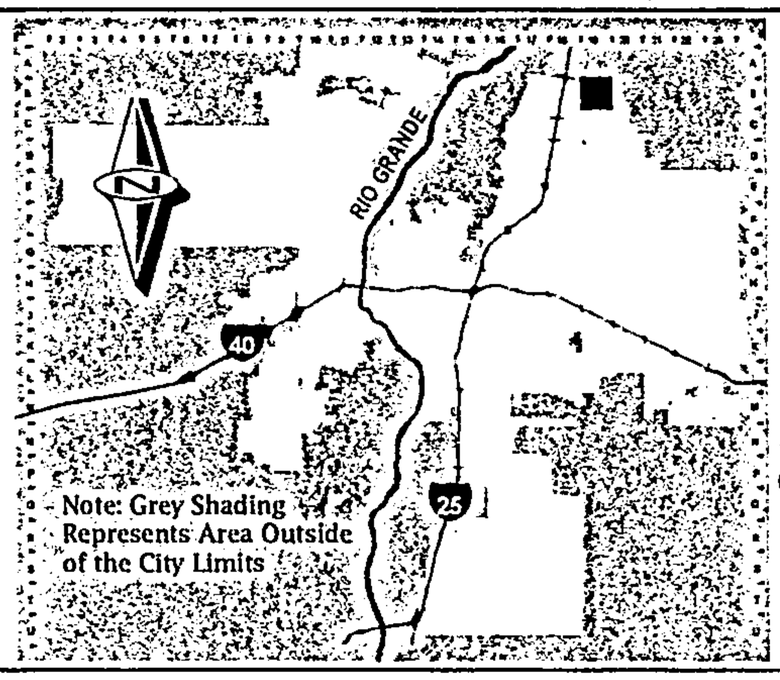
Project # 1008656



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-19-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

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

July 10, 2012

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque Planning
600 2nd Street, NW
Albuquerque, NM 87102

Re: Estates at Glendale (Project No. 1008656)

Dear Mr. Cloud:

On behalf of Glendale, LLC, I am requesting approval of an amended infrastructure list and an amended grading and drainage plan.

The reasons for these requests are due to comments received from the City's DRC and owner requested changes to the grading and drainage plan. City Hydrology has indicated a willingness to approve the changes to the IL and the grading and drainage plan as submitted, although I understand their review is still being conducted at this time. The proposed changes are as follows:

Infrastructure List and Grading and Drainage:

- *24" Storm Drain on Twilight Lane just south of Glendale has been changed from 18" diameter pipe to 24" diameter.*
- *The concrete channel along the west property line of the site has been removed.*
- *The sidewalk culvert at the NE corner of the site has been removed.*
- *The width of the concrete channel along the south side of Lot 5 now varies from 24" to 40".*

Infrastructure List:

- *All retaining walls have removed from the infrastructure list, except for 100' of 0'-4' high wall along the north side of Lot 8.*
- *Waterlines extending south in the site's proposed private streets have been reduced to 4" and 6" diameter.*
- *The new paving widths along Glendale from east to west have been redefined into three sections, based upon comment from DRC staff.*

If I can be of any further assistance, please feel free to contact me.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

John MacKenzie, PE
Senior Engineer

JMM/jmm

F:\1-Projects\2011\A11004 - Estates at Glendale\Amended IL.doc

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 04/24/12
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 4-25-12
Date Preliminary Plat Expires: 4-25-15
DRB Project No: 1008656
DRB Application No.:_____

Estates at Glendale
PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

Lots 4-9, Blk 12, Tract 1, Unit 3, NAA
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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		12'-16' F-E	Perm Pvmt (South Side)	Glendale Ave	East Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		8' F-E	Perm Pvmt (South Side)	Glendale Ave	West Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		26' FF	Res Pvmt	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)						
		6' F-E	Perm Pvmt (South Side)	Glendale Ave.	West Property Line	120' West to Exist Inlet	/	/	/
			Temp Asphalt Curb (South Side)						
			A Streetscape Agreement with the City of Albuquerque is required				/	/	/
			WATER						
		8"	Waterline	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Waterline	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Waterline	Future Moondust Lane	Glendale Ave	South R/W	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Sanitary Sewer	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Sanitary Sewer	Future Moondust Ave.	Glendale Ave.	South R/W	/	/	/
			STORM DRAIN						
		18"	Storm Drain	Twilight Lane NE	At Glendale Ave		/	/	/
		24"	Storm Drain	Glendale Ave	At Future North Star Lane		/	/	/

	18"	Storm Drain	Glendale Ave	MH @ Twilight	Inlet No. 2	/	/ /
	18"	Storm Drain	Glendale Ave	MH @ Future North Star	Inlet No. 5	/	/ /
	24"	Storm Drain	Glendale Ave	At Future Moondust Lane		/	/ /
	20"	Concrete Channel	4' PDE West Boundary	S. edge of Lot 4	N. edge of Lot 1	/	/ /
	40"	Concrete Channel	South Side of Lot 5			/	/ /
		GRADING & DRAINAGE					
	2.5'-6'	Retaining Wall	Along West Property Line			/	/ /
	3.25'-4.25'	Retaining Wall	Along South Property Line			/	/ /
	0-6'	Retaining Wall	Along North Property Line			/	/ /
	Two-2'	Sidewalk Culvert	Twilight Pl. Turnaround			/	/ /
	1'	Sidewalk Culvert	Glendale	NW Corner of Site		/	/ /

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /
					Approval of Creditable Items:		Approval of Creditable Items:		
					Impact Fee Admistrator Signature	Date	City User Dept. Signature		Date

Project name: Estates at Glendale (DRB 1008656)

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes, inlets, channels and sidewalk culverts.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6
7
8

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
John M. MacKenzie, PE NAME (print)	4-24-12 DRB CHAIR - date	Carol S. Dumont 4-25-12 PARKS & ~~GENERAL~~ RECREATION - date
Mark Goodwin & Associates FIRM	04/25/12 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
John M MacKenzie SIGNATURE - date 04-24-12	04/25/12 UTILITY DEVELOPMENT - date	_____ - date
	4-25-12 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 7/10/2012
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:_____1008656_____
DRB Application No.:_____

INFRASTRUCTURE LIST

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

Estates at Glendale
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4-9, Blk 12, Tract 1, Unit 3, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		0'-12' F-E 4'	Perm Pvmt (South Side) C&G (South Side) Sidewalk (South Side)	Glendale Ave	East Property Line of Site	Unit II/Unit III Boundary	/	/	/
		8'-12' FF 4'	Res Pvmt C&G (South Side) Sidewalk (South Side)	Glendale Ave	Unit I/Unit II Boundary	Unit II/Unit III Boundary	/	/	/
		8' F-E 4'	Perm Pvmt (South Side) C&G (South Side) Sidewalk (South Side)	Glendale Ave	West Property Line of Site	Unit I/Unit II Boundary	/	/	/
		26' FF 4'	Res Pvmt C&G (both sides) Sidewalk (both sides) (1)	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		6' F-E	Perm Pvmt (South Side) Temp Asphalt Curb (South Side)	Glendale Ave.	West Property Line	120' West to Exist Inlet	/	/	/
			A Streetscape Agreement with the City of Albuquerque is required				/	/	/
			WATER						
		4" - 6"	Waterline	Twilight Lane NE	Glendale Ave.	South Terminus	/	/	/
		6"	Waterline	Future North Star Lane	Glendale Ave.	South R/W of Glendale	/	/	/
		6"	Waterline	Future Moondust Lane	Glendale Ave	South R/W of Glendale	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Lane NE	Glendale Ave.	South Terminus	/	/	/
		8"	Sanitary Sewer	Future North Star Lane	Glendale Ave.	South R/W of Glendale	/	/	/
		8"	Sanitary Sewer	Future Moondust Ave.	Glendale Ave.	South R/W of Glendale	/	/	/
			STORM DRAIN						
		18"-24"	Storm Drain	Twilight Lane NE	Glendale Ave Intersection		/	/	/
		24"	Storm Drain	Glendale Ave	At Future North Star Lane		/	/	/

Amended

	18"	Storm Drain	Glendale Ave	MH @ Twilight	Inlet No. 2	/	/ /
	18"	Storm Drain	Glendale Ave	MH @ Future North Star	Inlet No. 5	/	/ /
	24"	Storm Drain	Glendale Ave	At Future Moondust Lane		/	/ /
	24" - 40"	Concrete Channel	South Side of Lot 5	SE Corner Lot 5	Twilight Lane	/	/ /
		GRADING & DRAINAGE					
	0-4'	Retaining Wall	100' of N.Prop. Line Lot 8	including assoc. earthwork		/	/ /
	Two-2'	Sidewalk Culvert	Twilight Lane Turnaround			/	/ /

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: Impact Fee Admistrator Signature Date

Approval of Creditable Items: City User Dept. Signature Date

Project name: Estates at Glendale (DRB 1008656)

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes, inlets, channels and sidewalk culverts.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6
7
8

AGENT/OWNER

John M. MacKenzie, PE
NAME (print)

Mark Goodwin & Associates
FIRM

J MacKenzie
SIGNATURE - date
07-10-12

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 10086656

Application No. _____

TO:

X ALL MEMBERS

X 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: 7-18-12

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 INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised G&D – Water blocks have been provided at North Star Lane and Moon Dust Lane at Glendale.

RECEIVED
JUL 13 2012

CONTACT NAME: John Mackenzie

TELEPHONE: 828-7200 EMAIL: john@goodwinengineers.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008656

Application No. 12 DRB-70073 to 70077 & 12 DRB-70102

TO:

X 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: 4.25.12

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 INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Site Plan for Subd
Prel. Plat
Infrastructure List

RECEIVED
APR 23 2012

CONTACT NAME: John MacKenzie

TELEPHONE: 828 2200 EMAIL:

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

P.O. Box 90606 Albuquerque, NM 87199
(505) 828-2200 (505) 797-9539 fax
e-mail: john@goodwinengineers.com

LETTER OF TRANSMITTAL

TO: Jack Cloud
DRB - One Stop

Date: April 23, 2012

RE: Glendale Estates Subdivision (Project No. ~~1008526~~)
1008656

We are sending:

Revised Site Development Plan
Revised Preliminary Plat
Revised Infrastructure List
Revised Grading and Drainage Plan

____ For your Approval ___X___ For Review

____ As you requested _____ For a Statement

____ Request for Bid _____ Pre-Design Meeting

NOTES:

Project Engineer MacKenzie

Copy to:
Kristal Metro, Transportation
Curtis Cherne, Hydrology
Allan Porter, Water Authority
Carol Dumont, Parks

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- X 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
- V ____ Zone Map Amendment (Establish or Change Zoning)
- P ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- D ____ Street Name Change (Local & Collector)

L A **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): Mark Goodwin & Assoc PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: Glendale, LLC PHONE: 315-0312
ADDRESS: 3519 Campbell Farm Lane NW FAX:
CITY: Albuq STATE NM ZIP 87104 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Final site plan for Subdivision Sign-off

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

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

Lot or Tract No. Lots 4-9, Tract 1 Block: 12 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD-3DU Proposed zoning: SU-1/PRD/5 DU MRGCD Map No
Zone Atlas page(s): B-19 UPC Code: 101906532403

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project 1008656

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 6 No. of proposed lots: 23 Total area of site (acres): 6
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave.
Between: Wyoming and Barstow

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 10-11-11

SIGNATURE John Mackenzie DATE 03-14-12
(Print) John Mackenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70102	SPS		$ 20.00
			$
			$
			$
			$
		Total	$ 20.00

Hearing date March 28, 2012

3-19-12
Planner signature / date

Project # 1008656

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

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

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

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

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

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

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

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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

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

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

John MacKenzie
Applicant name (print)

John MacKenzie 03-15-12
Applicant signature / date

Form revised October 2007

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

Application case number(s)
12 - DRB - 70102
- -
- -

3-19-12
Planner signature / date

Project # 1008656

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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APPLICANT: Glendale, LLC PHONE: 315-0312
ADDRESS: 3519 Campbell Farm Lane NW FAX:
CITY: Albuq STATE NM ZIP 87104 E-MAIL:
Proprietary interest in site: Owner List all owners:
DESCRIPTION OF REQUEST: Final site plan for Subdivision Sign-off

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

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Lot or Tract No. Lots 4-9, Tract 1 Block: 12 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD-3DU Proposed zoning: SU-1/PRD/5 DU MRGCD Map No
Zone Atlas page(s): B-19 UPC Code: 101906532403

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project 1008656

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 6 No. of proposed lots: 23 Total area of site (acres): 6
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave.
Between: Wyoming and Barstow
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 10-11-11

SIGNATURE John Mackenzie DATE 03-14-12
(Print) John Mackenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☒ INTERNAL ROUTING				
☒ All checklists are complete	12 - DRB - 70102	SPS		$ 20.00
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date March 28, 2012			$ 20.00

3-19-12 Project # 1008656
Planner signature / date

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

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

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

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

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

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

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

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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

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

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

John MacKenzie
Applicant name (print)

John MacKenzie 03-15-12
Applicant signature / date

Form revised October 2007

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

Application case numbers
12 - DRB - 70102
____ - ____ - ____
____ - ____ - ____

3-19-12
Planner signature / date

Project # 1008 0516

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2011 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

March 19, 2012

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

Re: Project #1008656 (Lots 4-9, Block 12, Tract 1, NAA, Unit 3)

Dear Mr. Cloud:

On behalf of Glendale, LLC, I am submitting this letter requesting final review of the Site Plan for Subdivision on the referenced project. On February 9, 2012, the EPC approved our request for a Sector Development Zone Map Amendment and a Site Development Plan for Subdivision covering Lots 4-9, Block 12, Tract 1 of North Albuquerque Acres, Unit 3. Attached is the Official Notice of Decision containing the Findings and Conditions.

The request is to create 23 new lots from the existing 6 NAA one-acre lots, which presently front on Glendale Ave., NE, just east of Wyoming Blvd. The new lots will front on 3 private cul-de-sacs extending south off Glendale, with each one to be gated for vehicles and pedestrians.

This request for final site plan sign off is being submitted now so that it can be heard at the same time as the preliminary plat, which is to be March 28th.

The EPC approved our request for Site Plan for Subdivision with seven conditions of approval. We have addressed these as follows:

1) *This letter fulfills Condition 1.*
2) *I had a meeting with case planner Carrie Barkhurst occurred on March 13, 2012.*
3) *Site Plan for Subdivision:*
   a. *Under "Pedestrian Access" on the right side of Sheet 1 of the site plan, it states that pedestrian access is gated.*
   b. *The sidewalk is shown to continue through each gated block.*
   c. *The requested landscape buffer note has been added to Section III.H. of the Design Standards.*

4) *Site Design Standards:*
   a. *Section I.C. of the Design Standards has been changed to address roof colors.*
   b. *Section II.A. of the Design Standards has been changed to include lighting regulations of the City Zoning Code.*
   c. *Section VIII. of the Design Standards has been added to address this condition.*
5) *City Engineer and Municipal Development's Conditions of Approval:*
   a. *Developer will financially guaranty proposed infrastructure improvements.*
   b. *A statement delegating approval of Site Planning for Building Permit to Building Permit has been added to the plan under "APPROVAL PROCESS."*
   c. *The new median islands have been reconfigured to accommodate solid waste trucks (Solid Waste sign-off on the site plan is attached).*
   d. *A preliminary plat application request for this site has already been submitted.*
   e. *The public sidewalk easement is no longer needed since the sidewalk will be within the R/W.*
   f. *It has been demonstrated through a separate application to Hydrology that there is sufficient capacity in the Glendale Ave. storm drain to accommodate developed runoff from the project.*
   g. *Required storm drain infrastructure will be determined at DRB.*
   h. *All required easements are shown on the plan.*
   i. *Compliance and Design accordance has been to the end of the introductory paragraph under "SITE SESIGN STANDARDS."*
6) *All of PNM's requirements will be checked and verified at the time of the Dry Utility Design Review and Approval Process, which is mandatory before service will be provided by PNM.*
7) *The Typical Lot Layout detail on Sheet 1 identifies the new 5-foot setback from the side yard wall.*

Site Development Plan for Building permit is to be delegated to the Building Permit desk.

Please contact me if I can be of further assistance.

Sincerely,
MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie
Senior Engineer

JMM/kb

Attachments

SANDIA TRIBAL LANDS

TRAMWAY RD

SANDIA TRIBAL LANDS

COROHADO AIRPORT

ELENA ESTATES (UNIT 1)

ELENA ESTATES (UNIT 2)

A-1

NORTH ALBUQUERQUE ACRES

PASEO DEL NORTE

TRACT 1 UNIT 3

DESERT RIDGE TRAILS

RD 4 DU/A

RD 5 DU/A

RD 3 DU/A

SITE

DESERT RIDGE TRAILS EAST

MOUNTAIN TRAIL

LA QUEVA ESTATES

BARONS RUN

QUIVERA ESTATES

LOUISIANA BLVD

WYOMING BLVD

BARSTOW

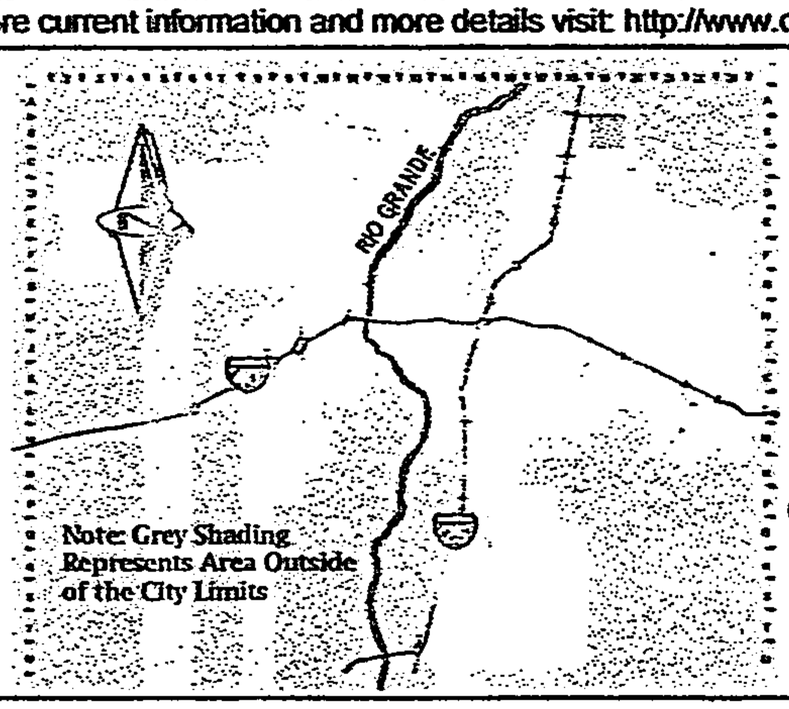
EAGLE

NORTH ALBUQUERQUE ACRES

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-19-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 9, 2012

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008656**
11EPC-40082 Sector Development Plan Zone Map Amendment
11EPC-40083 Site Development Plan for Subdivision

Glendale, LLC
3519 Campbell Farm Ln NW
Albuquerque, NM 87104

LEGAL DESCRIPTION:
Mark Goodwin and Associates, P.A., agent for Glendale, LLC, requests the above actions for all or a portion of Lots 4-9, Block 12, Tract 1, North Albuquerque Acres Unit 3, from R-D 3DU/A to SU-1 for R-D 5 DU/A, located on Glendale Ave between Wyoming and Barstow containing approximately 6 acres. (B-19) Carrie Barkhurst, Staff Planner

On February 9, 2012, the Environmental Planning Commission voted to APPROVE Project 1008656 / 11EPC-40082, a request for a Sector Development Plan Zone Map Amendment, and to APPROVE Project 11EPC-40083, a request for a Site Development Plan for Subdivision based on the following Finding and subject to the following Conditions:

Project #1008656, 11EPC-40082 – Sector Development Plan Map Amendment

FINDINGS:

1. This is a request for a Sector Development Plan Map Amendment for Lots 4 - 9, Block 12, Tract 1, Unit 3, North Albuquerque Acres, located on Glendale Ave. NE and containing approximately 5.99 acres.

2. The subject site is zoned RD-3 DU/A per the La Cueva Sector Development Plan. The applicant proposes to change the zoning to SU-1/RD-5 DU/A. The applicant is proposing to develop a 23-dwelling-unit, gated, residential subdivision.

3. This request for sector plan map amendment is accompanied by a request for a Site Development Plan for Subdivision with Site Design Standards (11EPC-40083). The applicant requests delegation of individual site plans for residential development to Building Permit, similar to other PRD development.

4. The Environmental Planning Commission (EPC) has decision-making authority for the zone change because the site is less than one block, pursuant to §14-16-4-1(C)(10) of the Zoning Code. Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. The Environmental Planning Commission (EPC) has decision-making authority for the site plan approval, per §14-16-2-22(A)(1) of the Zoning Code.

5. The site is located within the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva Sector Development Plan, the City of Albuquerque Zoning Code, and the adopted portions of the Planned Growth Strategy §14-13-3-2 and §14-13-4-1 are incorporated herein by reference and made part of the record for all purposes.

7. The applicant has provided adequate justification for the amendment to the sector development plan zone map pursuant to Resolution 270-1980.

   A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the city. The proposed SU-1 for RD-5 DU/A zoning is generally compatible with adjacent zoning and land uses. The site is already served by public services and infrastructure. Future residential development would have minimal impact on local schools given the small size of the site.

   B. The stability of land use and zoning will be maintained, because the request is for residential uses, which is consistent with existing uses and zoning in the vicinity. The applicant provided a sound justification for the change. The requested density is generally compatible with the mixed density character of the surrounding neighborhoods, as demonstrated by the following 6 different zoning categories present within ¼-mile of the subject site: R-D, RD-3, RD-4, RD-5, RD-7, and A-1.

   C. The proposed change is not in significant conflict with applicable elements of the Comprehensive Plan and the Planned Growth Strategy, which have been adopted by the City:

   <u>Policy II.B.5.a</u>: The request expands the range of housing options and development designs in the vicinity, which is in the Established Urban Area. The existing residential density for the city is 4.7 dwelling units per acre (DU/A); this request will help move the city towards the goal of 5 DU/A. Allowing slightly smaller lots may result in a pocket of

relatively more affordable housing in the neighborhood. The request is generally consistent with Policy II.B.5.a.

Policy II.B.5.d and PGS §14-13-3-2(A): The location and intensity of development under the proposed residential zoning will respect the values of the existing residential neighborhood, as demonstrated by the extensive letters of support provided by nearby residents. The requested zoning allows development that is generally consistent with the existing neighborhood mix of density and housing types, as defined by property within ¼-mile of the subject site. The requested zoning will provide 2,400 SF of open space per dwelling unit, which results in a total of 16,200 additional square feet of open space provided and is consistent with neighborhood values as documented in the LCSDP. The request allows higher-density residential infill development, which helps to protect environmental conditions and carrying capacities because it is in an area already served with infrastructure. The SU-1 zoning with site plan control is a mechanism for ensuring a high quality development with an improved streetscape, which benefits the public. Regarding natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern, the request will have no known adverse impacts. The request is generally consistent with Policy II.B.5.d.

Policy II.B.5.e and PGS §14-13-4-1(A): The request will allow more efficient infill development in the Established Urban Area and is served by existing roads, infrastructure, and services. The request is consistent with Policy II.B.5.e and the Planned Growth Strategy Growth and Infrastructure Plan, as adopted in §14-13-4-1.

Policy II.B.5.h: The subject site has excellent access to the road network. The area in the near vicinity (as defined by a ¼-mile radius) is established with a mix of lower density residential development (7 to 3 DU/A net, or "gross acreage" as defined by LCSDP). The request is consistent with these densities. The request is consistent with the criteria of Policy II.B.5.h, higher density housing.

Policy II.B.5.l: The applicant proposes above and beyond what is required for improvements to the public right-of-way, which facilitates quality and innovation in design that is appropriate to the plan area. This design is assured by the site plan for subdivision, which is inextricably linked to the zone requested. The request furthers Policy II.B.5.l, quality and innovation in design.

Policy II.B.5.p: The higher density development requested will provide additional housing units that are served by existing City infrastructure. This provides an economy of scale regarding public infrastructure costs. The request furthers Policy II.B.5.p, cost-effective development strategies.

PGS §14-13-4-1(D): There is a disproportionate number of jobs on the east side of the river, relative to the high number of houses on the west side of the river. The request seeks to provide additional residential density on the east side of the river, where more jobs and services exist. The request furthers Infrastructure and Growth Plan, as adopted in §14-13-4-1(D).

LCSDP Goal: The request is consistent with the intent of the LCSDP, which was to overcome challenges to development in the North Albuquerque Acres area and to promote urban development.

1.3 Guiding Principles, 4th Bullet: The requested use, residential, is compatible with existing residential uses in the area. The density requested is generally consistent and compatible with existing development in the near vicinity, as defined by a ¼-mile radius.

LCSDP Guiding Principles, 8th Bullet, Open Space: The map amendment will not affect requirements for open space, which help achieve and maintain this goal. The increased density requested will result in additional detached open space (16,800 SF) for the public benefit. This is consistent with this guiding principle and further develops an asset identified by the community as valuable.

5.1 Guiding Principles, 9th Bullet: The proposed development is compatible in design to adjacent developments. The increased density will not be readily apparent from the public realm. The improved streetscape condition proposed in the site development plan for subdivision, however, will improve the aesthetics of the neighborhood and further develop a sense of identity and place for this block of Glendale. The request is consistent with this guiding principle and helps creates an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape.

5.1 Guiding Principles, 15th Bullet: The requested special use zone further allows design control which will positively benefit the street, neighborhood, and overall community design. The request furthers this guiding principle by providing design controls that ensure the project will contribute to the identity of this part of Albuquerque reinforce its relationship to the natural environment.

D. The existing zoning is inappropriate because the proposed SU-1 for RD-5 DU/A zone is more advantageous to the community, as articulated in elements of adopted city plans and policies listed in Finding 7.C above. The requested zoning, which is inextricably linked to the site plan for subdivision, provides multiple benefits to the public that are not provided with the current zoning - including site plan control, additional open space, improved streetscape aesthetics, and traffic calming. These benefits are consistent with neighborhood values as demonstrated in the LCSDP and through the numerous letters of support from adjacent property owners and associations. Benefits to the larger community generally associated with increased density are reducing green-field development, potentially reducing vehicle miles driven, and improving the utility of existing infrastructure and public investments.

E. The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The permissive uses requested are the same as allowed with the current zoning.

F. Development of the site under the proposed zoning will not require major or unprogrammed capital expenditures by the city.

G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for a change of zone. The determining factor is to provide more options in housing type and development design in the area, which contributes to a more robust neighborhood.

H. The subject site's location is not cited as the determining factor for the zone change request.

I. The request will not create a small zone of land that is different from surrounding zoning within the context of nearby development within ¼-mile radius. However, within the context of adjacent properties, this is a spot zone. The applicant has adequately justified that the request clearly facilitates the realization of adopted city plans and policies.

J. The request does not create strip zoning.

8. The SU-1 zone is one that allows site specific development that is controlled by a site development plan. If approved by the EPC, the development densities are closely linked to the site design and open space amenities provided, as shown in the site development plan for subdivision, which is determined to be in the public's benefit.

9. Any residential units developed in this area will impact North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, North Star Elementary is exceeding capacity; Desert Ridge Middle and La Cueva High School currently have excess capacity.

10. Representatives from the Nor Este NA, Quivera Estates NA, District 4 Coalition of NA's, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was held on December 15, 2011. There was general support of the zone change request and the site plan for subdivision indicated at the facilitated meeting. The Nor Este NA association submitted a letter in opposition to the request; the Mountain Trails Homeowner's Association (directly north of the subject site on Glendale) and the Desert Highlands at La Cueva Homeowner's Association (adjacent to and south of the subject site) submitted letters in support of the request. A total of 15 individual letters were submitted in support of the request. The applicant had a second meeting with area residents with general support for the project, with the exception of the Nor Este NA President.

CONDITIONS OF APPROVAL:

1. The zone map amendment does not become effective until the accompanying site development plan (11EPC-40083) is signed-off by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Project #1008656, 11EPC-40083 – Site Development Plan for Subdivision

FINDINGS:

1. This is a request for approval of a Site Development Plan for Subdivision for Lots 4 - 9, Block 12, Tract 1, Unit 3, North Albuquerque Acres, located on Glendale Ave. NE and containing approximately 5.33 acres. This request is accompanied by a request for a sector plan zone map amendment (11EPC-40082).

2. The subject request accompanies a map amendment to the La Cueva Sector Development Plan to change the zoning to SU-1/RD-5 DU/A (11EPC-40082). The applicant is proposing to develop a 23-dwelling-unit, gated, residential subdivision.

3. Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. The Environmental Planning Commission (EPC) has decision-making authority for the site plan approval, per §14-16-2-22(A)(1) of the Zoning Code.

4. The Site Development Plan for Subdivision provides site design regulations, which adequately controls future residential development within the subdivision, and warrants delegation of approval authority for individual residential properties to Building Permit.

5. The site is located within the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva Sector Development Plan, the City of Albuquerque Zoning Code, and the adopted portions of the Planned Growth Strategy §14-13-3-2 and §14-13-4-1 are incorporated herein by reference and made part of the record for all purposes.

7. This request furthers applicable Comprehensive Plan and La Cueva Sector Development Plan Goals, Policies, and principles as follows:

   a. Policy II.B.5.a: The site plan shows approximately 4.5 dwelling units per net acre (defined as gross acre in the LCSDP). The gross density, including internal access roads and up to the centerline of Glendale, is 3.9 dwelling units per acre, which moves the city as a whole closer to the goal of 5 dwelling units per acre. The request furthers Policy II.B.5.a.

   b. Policy II.B.5.d: The site plan shows a single-family residential development that is slightly more dense development than the adjacent parcels. However, the requested

zoning allows development that is generally consistent with the existing neighborhood mix of density and housing types, as defined by property within ¼-mile of the subject site. The requested density is substantially lower than what is allowed in the R-D or R-1 zones. Further, with the increased density that is requested, the applicant is required to provide 55,200 SF of detached open space, which will further a key neighborhood value of maintaining open space. The development connects to existing utilities and infrastructure and will not burden natural and cultural resources. The request proposes narrower streets, which is consistent with neighborhood values for traffic calming on the major local streets. The site plan for subdivision has design standards that are generally compatible with surrounding uses in terms of scale, intensity, and design and are further compatible with the LCSDP Design Regulations. The request is consistent with Policy II.B.5.d.

c. Policy II.B.5.e: The subject site is infill development that has access to existing urban facilities and services. The integrity of the existing neighborhoods will be protected by the increased amount of open space, landscaping, and streetscape improvements proposed in the site plan and required through the increase in residential dwellings. The request is consistent with Policy II.B.5.e.

d. Policy II.D.4.g: The Site Development Plan for Subdivision provides enhanced pedestrian amenities along Glendale through the narrowed street section, which is a traffic calming strategy to reduce vehicular speeds; through the increased size of the landscape buffer between the road and private property; and through the enhanced streetscape design, which is not required for single-family residential development. The request furthers Policy II.B.5.e, pedestrian opportunities.

8. The Site Development Plan for Subdivision is consistent with the La Cueva Sector Development Plan design regulations, it adequately controls future residential development within the subdivision, and warrants delegation to Building Permit approval for individual residential properties.

9. The EPC supports the request for a narrowed pavement section of 32-feet because a narrower road will 1) serve as a traffic calming strategy by narrowing the roadway, which is consistent with the Transportation goals of the LCSDP; 2) allow a wider landscape buffer and improved streetscape; and 3) reduce the amount of impervious surface and allow more on-site infiltration of the landscaped areas, which is consistent with the intent of the North Albuquerque Acres Master Drainage Plan.

10. Any residential units developed in this area will impact North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, North Star Elementary is exceeding capacity; Desert Ridge Middle and La Cueva High School currently have excess capacity.

11. Representatives from the Nor Este NA, Quivera Estates NA, District 4 Coalition of NA's, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was held on December 15, 2011. There was general support of the zone change request and the site plan for subdivision indicated at the facilitated meeting. The Nor Este NA association submitted a letter in opposition to the request; the Mountain Trails Homeowner's Association (directly north of the subject site on Glendale) and the Desert Highlands at La Cueva Homeowner's Association (adjacent to and south of the subject site) submitted letters in support of the request. A total of 15 individual letters were submitted in support of the request. The applicant had a second meeting with area residents with general support for the project, with the exception of the Nor Este NA President.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Site Development Plan for Subdivision:
   a. The submittal shall specify if the pedestrian access is gated. ✓
   b. The sidewalk shall be made continuous throughout each gated block. Outstanding
   c. A note shall be added that states: "The Glendale Ave. landscape buffer shall be a minimum of 14-feet in width, which would change on a foot by foot basis depending on the road width." ✓

4. Site Design Standards:
   a. A note shall be added to the Architectural Design Standards I.C that roof colors must be "of low reflecting, subtle, neutral or earth tone colors" pg. 35 9R-3 La Cueva SDP. ✓
   b. A note shall be added to the Architectural Design Standards II.A that references §14-16-3-9, Area Lighting Regulations of the Zoning Code, in addition to consistency with the City's DPM. ✓
   c. A note shall be added to the Design Standards that states: "Any signage proposed to identify the subdivision shall be provided in accordance with the Zoning Code General ✓

Sign Regulations, §14-16-3-5, and the La Cueva Sector Development Plan Design Guidelines, Sign Regulations pg. 37 13R-1 through 13R-9. The maximum individual letter size of all building mounted signs shall be two feet. No wall mounted signs are allowed on facades that face abutting residential zones."

5. Conditions of approval from the City Engineer and Municipal Development:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
   b. Site Development Plan for Building Permit needs to be delegated to Building Permit. Please rephrase the statement for delegation on the Site Plan under the heading of Approval Process.
   c. The proposed new median islands will need to be relocated into private property.
   d. Concurrent Platting Action required at Development Review Board (DRB)
   e. A Public Sidewalk Easement is required for the meandering sidewalk along Glendale.
   f. This site is in Basin 204 of the North Albuquerque Acres Master Drainage Plan which stipulates developed amount of imperviousness at 26%. Please demonstrate how this will be achieved with the proposed higher density. The site plan shall identify the maximum amount of pervious surface that is allowed per lot, in order for the request to be consistent with the intent of the NAA Master Drainage Plan.
   g. Appropriate storm drain infrastructure will be determined at DRB and see above comment on the proposed higher density (note 7).
   h. All easements need to be shown and labeled on Site Plan.
   i. Site plan shall comply and be designed per DPM Standards.

6. Conditions of approval from PNM:
   a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
   b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service equipment regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
   c. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

7. A 5-foot set back from the side yard wall is required, rather than 10-foot setback between buildings.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 24, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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

Sincerely,

CM Arrone

for Deborah Stover
Planning Director

DS/CB/mc

cc: Mark Goodwin and Associates, PO Box 90606, Albuquerque, NM 87199
Jeff Peterson, 7800 Eagle Rock Ave. NE, Albuquerque, NM 87122
Joe Yardumian, 7801 RC Gorman Ave. NE, Albuquerque, NM 87122
Paul Harrison, 8305 Via Alegre NE, Albuquerque, NM 87122
Karen Levy, 8201 Via Encantada NE, Albuquerque, NM 87122
Peter Nicholls, 8519 Palomar Ave. NE, Albuquerque, NM 87109
Erica Vasquez, PO Box 92315, Albuquerque, NM 87199
JoAnn Milam, 8005 Merissa Lane NE, Albuquerque, NM 87122
Michael Harris, CPA, 9108 Desert Ct., Albuquerque, NM 87122
Nedra Farley, 8001 Merisa Lane NE, Albuquerque, NM 87122

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Richard J. Berry, Mayor

Deborah L. Stover, Director

Interoffice Memorandum

March 22, 2011

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):

Agent: Mark Goodwin & Associates PA/Doug Hughes PE

Applicant: Glendale LLC/Randall Schmille, Managing Partner

Legal Description: LOTS 4 THRU 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

Acreage: 5.99 acres

Zone Atlas Page: B-19-Z

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
NMCRIS NIAF, Activity #120145, D. Boggess, Lone Mountain Arch. Services, Inc.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 03/02/12
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:_____1008656_____
DRB Application No.:_____

INFRASTRUCTURE LIST

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

Estates at Glendale

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4-9, Blk 12, Tract 1, Unit 3, NAA

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
			PAVING						
		12'-16' F-E	Perm Pvmt (South Side)	Glendale Ave	East Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		8' F-E	Perm Pvmt (South Side)	Glendale Ave	West Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		26' FF	Res Pvmt (Tribute)	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)						
			WATER						
		8"	Waterline	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Waterline	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Waterline	Future Moondust Lane	Glendale Ave	South R/W	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Sanitary Sewer	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Sanitary Sewer	Future Moondust Ave.	Glendale Ave.	South R/W			
			STORM DRAIN						
		18"	Storm Drain	Twilight Lane NE	At Glendale Ave		/	/	/
		18"	Storm Drain	Glendale Ave	At East Place		/	/	/
		3'	Concrete Channel	South Side of Lot 8					
		2'-8'	Concrete Channel	West Side of Lots 1-4					
		6' F-E	Perm Pvmt Curb (South Side)	Glendale Ave.	West Place	120' West to Exist Inlet			

***

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

Project name: Estates at Glendale (DRB 1008656)

9/24/08

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6
7
8

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

Mark Goodwin & Associates
FIRM

3-2-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

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 Plan boundaries)
P		___ Sector Plan **(Phase I, II, III)**
		___ Amendment to Sector, Area, Facility or Comprehensive Plan
		___ Text Amendment (Zoning Code/Sub Regs)
D		___ Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**
		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): Mark Goodwin & Associates, P.A. PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Glendale, LLC PHONE: 315-0312
ADDRESS: 3519 Campbell Farm Lane NW FAX:
CITY: Albuquerque STATE nm ZIP 87104 E-MAIL: schmillec@yahoo.com
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Vacation of Easements, Subdivision Design Variance from minimum DPM standards, Preliminary Plat Approval, and Sidewalk Variance for Estates at Glendale, as well as Temporary Deferral of Sidewalk Construction.
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

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

Lot or Tract No. Lot 4-9, Tract 1 Block: 12 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: R-D 3DU/A Proposed zoning: MRGCD Map No
Zone Atlas page(s): B-19 UPC Code: See attached

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project # 1008656

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? no
No. of **existing** lots: 6 No. of **proposed** lots: 8, 2 Tracts Total site area (acres): 5.9930
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Avenue
Between: Wyoming Blvd and Barstow Street
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE Kay Brash DATE 2-28-12
(Print Name) Kay Brashear Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12 DRB - 70073	VPE		$ 45.00
12 DRB - 70074	SV		$ 0
12 DRB - 70075	SDV		$ 0
12 DRB - 70076	TDS		$ 0
12 DRB - 70077	PP		$
	CMF		
	ADV		Total 20.00 75.00
			$

Hearing date March 28, 2012

3/2/12
Staff signature & Date

Project # 1008656

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

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

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

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Kay Brashear
Applicant name (print)

Kay Brashear 3-1-12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
DRB - ____ - 70077
____ - ____ - ____
____ - ____ - ____

3-2-12
Planner signature / date

Project # 1008656

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☑ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- n/a Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance or waiver
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kay Brashear
Applicant name (print)

Kay Brashear 3-1-12
Applicant signature / date

Form revised 4/07

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

Application case numbers
12DRB- - 70073
DRB - - 70074
DRB - - 70075
DRB 70076

3-2-12
Planner signature / date

Project # 1008656

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 March 13, 2012 To March 28, 2012

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) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Nathie Goodwin (Applicant or Agent) 03/02/12 (Date)

I issued 2 signs for this application, 3-2-12 (Date) (Staff Member)

DRB PROJECT NUMBER: 10086656

Rev. 1/11/05

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 # 1008656

Wednesday, March 28, 2012

Comments must be received by:

Wednesday, March 21, 2012

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 28, 2012,** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **MARCH 27, 2012,** beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1008656
12DRB-70073 VACATION OF EASEMENT
12DRB-70074 SIDEWALK VARIANCE
12DRB-70075 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
12DRB-70076 MINOR - TEMP DEFERRAL SIDEWALK CONSRUCTION
12DRB-70077 PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned R-D, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE. containing approximately 5.993 acre(s). (B19)

Project# 1009082
12DRB-70082 VACATION OF PUBLIC UTILITY EASEMENT
12DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON & COMPANY agent(s) for MX LLC request(s) the referenced/ above action(s) for VALIENTE ROAD NW as well as a portion of KIMMICK DRIVE NW and CALLE NORTENA NW plus Utility Easements in Blocks 2, 3 & 6 **VOLCANO CLIFFS Unit 26,** zoned SU-2/ VCMX, located on the south side of PASEO DEL NORTE NW between CALLE NORTENA NW and CALLE PLATA NW containing approximately 30.7 acre(s). (C-11)

Project# 1009083
12DRB-70078 VACATION OF PUBLIC UTILITY & DRAINAGE EASEMENT
12DRB-70081 VACATION OF PUBLIC ROADWAY EASEMENT

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE et.al. request(s) the referenced/ above action(s) for all or a portion of Lots 10-11 and 19-22, Block 2, **VOLCANO CLIFFS Unit 14** and Lots 1-3, Block 2 **UNIT 25,** zoned SU-2/ VCUR & VCMX, located on ATRISCO DR NW and COMPASS DR NW south of PEREZOSO TRL NW containing approximately 12.5 acre(s). (D-9 & 10)

Project# 1009084
12DRB-70079 VACATION OF PUBLIC UTILITY EASEMENT
12DRB-70080 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE et.al. request(s) the referenced/ above action(s) for all or a portion of COMPASS DRIVE NW plus Utility Easements in Block(s) 2, **VOLCANO CLIFFS Unit 19,** zoned SU-2/ VCLL, located on COMPASS DR NW bewteen CAMINO DEL OSTE NW and COMPASS CT NW containing approximately 4.5 acre(s). (D-10)

Project# 1009164
12DRB-70070 ELECTRICAL LINE LOCATION VARIANCE

PNM request(s) the referenced/above action(s) for an OVERHEAD DISTRIBUTION LINE between **Innovation Substation 13 Feeder and Four Hill Substation 12**, located at JUAN TABO BLVD SE and MONACHOS RD SE south of the TIJERA ARROYO. (M-21 & 22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair, Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 12, 2012.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ✓ Major subdivision action
- ___ Minor subdivision action
- ✓ Vacation — V
- ✓ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- ___ 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) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): Mark Goodwin & Associates, P.A. PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Glendale, LLC PHONE: 315-0312
ADDRESS: 3519 Campbell Farm Lane NW FAX:
CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: schmille.co@yahoo.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Vacation of Easements, Subdivision Design Variance from minimum DPM standards, Preliminary Plat Approval, and Sidewalk Variance for Estates at Glendale, as well as Temporary Deferral of Sidewalk Construction.
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

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

Lot or Tract No. Lot 4-9, Tract 1 Block: 12 Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: R-D 3DU/A Proposed zoning: MRGCD Map No
Zone Atlas page(s): B-19 UPC Code: See attached

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project # 1008656

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? no
No. of existing lots: 4 No. of proposed lots: 8, 2 Tracts Total site area (acres): 5.9930
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Avenue
Between: Wyoming Blvd and Barstow Street
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE Kay Brash DATE 2-28-12
(Print Name) Kay Brashear Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12 DRB - 70073	VPE		$ 45.00
12 DRB - 70074	SV		$ 0
12 DRB - 70075	SDV		$ 0
12 DRB - 70076	IDS		$ 0
12 DRB - 70077	PP		$
	CMF		Total 20.00
	ADV		75.00
			$

Hearing date March 28, 2012

3/2/12
Staff signature & Date

Project # 1008656

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

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

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

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Kay Brashear
Applicant name (print)

Kay Brashear 3-1-12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
DRB - ____ - 70077
____ - ____ - ____
____ - ____ - ____

3-2-12
Planner signature / date

Project # 1008656

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☑ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- n/a Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance or waiver
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the variance
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kay Brashear
Applicant name (print)

Kay Brashear 3-1-12
Applicant signature / date

Form revised 4/07

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

Application case numbers
12DRB - - 70073
DRB - - 70074
DRB - - 70075
DRB 70076

3-2-12
Planner signature / date

Project # 1008656

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 1, 2012

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

Re: The Estates at Glendale; 1008656

Dear Mr. Cloud:

On behalf of our client, Glendale, LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting approval of Preliminary Plat, Vacation of a Temporary Drainage Easements, Grading Plan, Deferral of Sidewalk/construction in front yards, Waiver of the Sidewalk Requirement around the cul-de-sacs, a Design Variance to allow meandering sidewalks on Glendale Avenue and a variance for 32' F-F and 36' F-F street width along Glendale Ave.

The Temporary Public Drainage Easement to the City of Albuquerque which was for the purpose of creating a temporary pond that was needed before the storm sewer was constructed in Glendale Ave. The pond was removed after the storm sewer was constructed, so this easement is no longer needed. Copies of the documents that created these easements are attached.

***Explanation / Justification of Sidewalk Waiver and Subdivision Design Variance** – Sidewalk around the outside of the cul-de-sac does not provide a logical path for pedestrians and therefore is to be waived and not constructed (as shown on the Sidewalk Exhibit).*

A subdivision design variance is being requested to allow the sidewalk along Glendale Ave. to be 4' and meander as shown on the Sidewalk Exhibit.

The deferral of sidewalk construction in all front yards is until after houses are constructed to avoid damage to the sidewalks that might otherwise occur during house construction.

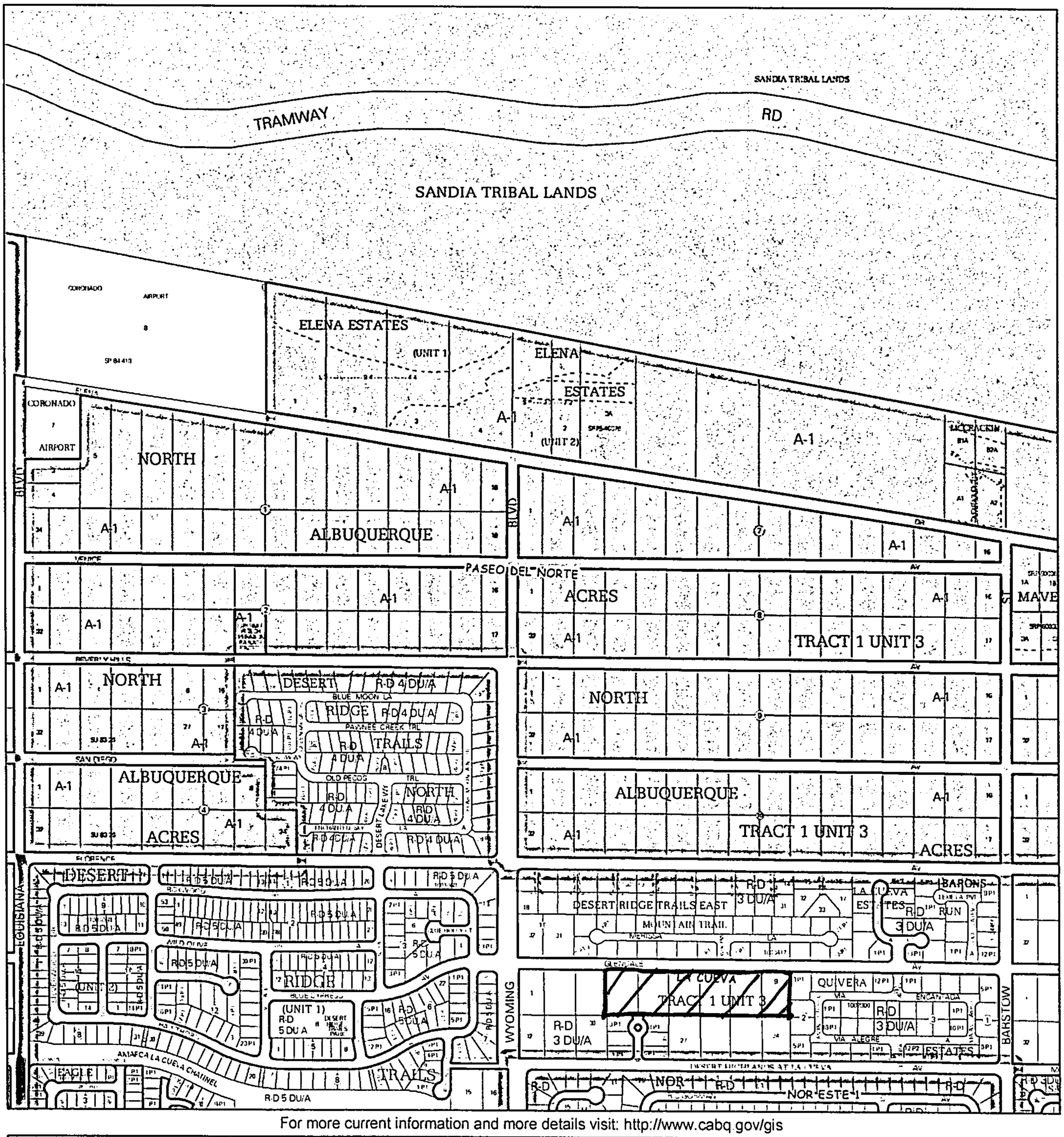
Also, a Design Variance for Glendale Ave. to vary in width from 40' F-F at our existing east end to 36' F-F for our east half, then to 32' F-F for our west half of Glendale Frontage.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer
GJK/kb
Attachments

F:\1-Projects\2011\A11004 - Estates at Glendale\DRB Letter, PP.doc

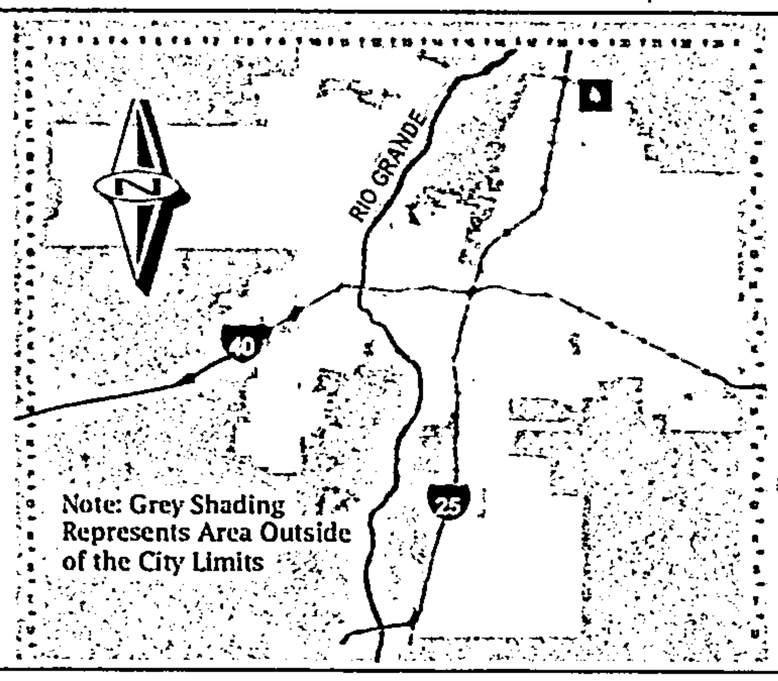
Estates at Glendale UPC Codes	
Lot 4	1019065324038400 00
Lot 5	1019065340038400 00
Lot 6	1019065356039400 00
Lot 7	1019065373039400 00
Lot 8	1019065389039400 00
Lot 9	1019065407039400 00



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-19-Z

Selected Symbols

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

0 750 1,500 Feet

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

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

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

Private Development [ ] EPC [X] DRB [ ] LUCC [ ] Liquor Submittal

[ ] Administrative Amendments (AA's)

City Project [ ] **Special Exception Application (ZHE) [ ]**

CONTACT NAME: Kay Brashear

COMPANY NAME: Mark Goodwin & Associates, PA

ADDRESS/ZIP: P.O. Box 90606, Albuquerque, NM 87199

PHONE: (505) 828-2200 FAX: (505) 797-9539

LEGAL DESCRIPTION INFORMATION

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

LEGAL DESCRIPTION

Estates at Glendale

LOCATED ON Glendale Avenue
Street Name or Other Identifying Landmark

BETWEEN Wyoming Blvd.
AND Street Name or Other Identifying Landmark

Barstow Street
Street Name or Other Identifying Landmark

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

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)

DRB

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: February 24, 2012

TO CONTACT NAME: Kay Brashear
COMPANY/AGENCY: Mark Goodwin & Assoc
ADDRESS/ZIP: PO Box 90686 87199
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 2/24/12 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Estates at Glendale located on Glendale Ave and Wyoming Blvd
zone map page(s) B-19.

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

Nor Este
Neighborhood ~~or Homeowner~~ Association
Contacts: Jeff Peterson
7800 Eagle Rock Ave NE
797-3477 (h) 87122-2723
Joe Yardumian
7801 R.C. Gorman Ave NE
797-1851 (h) 87122-2748

Quivera Estates
~~Neighborhood or~~ Homeowner Association
Contacts: Paul Harrison
8305 Via Alegre NE
828-0132 (h) 87122
Karen Levy
8201 Via Encantada NE
857-0025 (h) 87122

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Galaina Ramona

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (02/09/11)

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 amendments describe 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.
5. 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 and/or homeowner 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.

[X] 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.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations).* A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner 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.**

* *

(Below this line for ONC use only)

Date of Inquiry: 2/24/12 Time Entered: 3:40pm ONC Rep. Initials: DC

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

February 28, 2012

Mr. Jeff Peterson
Nor Este Neighborhood Association
7800 Eagle Rock Ave NE
Albuquerque, NM 87122-2723

Mr. Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman Ave NE
Albuquerque, NM 87122-2748

Re: The Estates at Glendale

Dear Mr. Peterson and Mr. Yardumian:

Enclosed please find a copy of the DRB Application requesting Vacation of Easements, Subdivision Design Variance from Minimum DPM Standards to allow for 4'sidewalks, and Preliminary Plat Approval for the referenced project. The anticipated date to be heard is March 28, 2012. Please contact Greg Krenik of our office if you have any questions or concerns.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear

Kay Brashear
Office Administrator

Enclosure

F:\1-Projects\2011\A11004 - Estates at Glendale\Neighborhood Assoc Letter 022812.doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

February 28, 2012

Mr. Paul Harrison
Quivera Estates
8305 Via Alegre NE
Albuquerque, NM 87122

Ms. Karen Levy
Quivera Estates
8201 Via Encantada NE
Albuquerque, NM 87122

Re: The Estates at Glendale

Dear Mr. Harrison and Ms. Levy:

Enclosed please find a copy of the DRB Application requesting Vacation of Easements, Subdivision Design Variance from Minimum DPM Standards to allow for 4'sidewalks, and Preliminary Plat Approval for the referenced project. The anticipated date to be heard is March 28, 2012. Please contact Greg Krenik of our office if you have any questions or concerns.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear

Kay Brashear
Office Administrator

Enclosure

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

February 28, 2012

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Nor Este Neighborhood Association
7800 Eagle Rock Ave NE
Albuquerque, NM 87122-2723

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Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear

Kay Brashear
Office Administrator

Enclosure

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

February 28, 2012

Mr. Paul Harrison
Quivera Estates
8305 Via Alegre NE
Albuquerque, NM 87122

Ms. Karen Levy
Quivera Estates
8201 Via Encantada NE
Albuquerque, NM 87122

Re: The Estates at Glendale

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Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear

Kay Brashear
Office Administrator

Enclosure

7006 0810 0004 6708 5987

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

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.45	0109
Certified Fee	$2.95	07
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/29/2012

ACADAMY STA ALBUQUERQUE NM 87108 FEB 29 2012 USPS

Sent To
Mr. Joe Yardumian
Street, Apt. No.; or PO Box No. 7801 R.C. Gorman Ave NE
City, State, ZIP+4
Albuquerque nm 87122

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 5970

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Certified Fee	$2.95	07
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/29/2012

ACADAMY STA ALBUQUERQUE NM 87108 FEB 29 2012 USPS

Sent To
Mr. Paul Harrison
Street, Apt. No.; or PO Box No. 8305 Via Alegre NE
City, State, ZIP+4
Albuquerque, nm 87122

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 7455

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ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.45	0109
Certified Fee	$2.95	07
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/29/2012

ACADAMY STA ALBUQUERQUE NM 87108 FEB 29 2012 USPS

Sent To
Ms. Karen Levy
Street, Apt. No.; or PO Box No. 8201 Via Encantada NE
City, State, ZIP+4
Albuquerque, nm 87122

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 5994

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ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.45	0109
Certified Fee	$2.95	07
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.75	02/29/2012

ACADAMY STA ALBUQUERQUE NM 87108 FEB 29 2012 USPS

Sent To
Mr. Jeff Peterson
Street, Apt. No.; or PO Box No. 7800 Eagle Rock Ave. NE
City, State, ZIP+4
Albuquerque, nm 87122

PS Form 3800, June 2002 See Reverse for Instructions

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Richard J. Berry, Mayor

Deborah L. Stover, Director

Interoffice Memorandum

March 22, 2011

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):

Agent: Mark Goodwin & Associates PA/Doug Hughes PE

Applicant: Glendale LLC/Randall Schmille, Managing Partner

Legal Description: LOTS 4 THRU 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

Acreage: 5.99 acres

Zone Atlas Page: B-19-Z

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
NMCRIS NIAF, Activity #120145, D. Boggess, Lone Mountain Arch. Services, Inc.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

702781

TEMPORARY PUBLIC DRAINAGE EASEMENT

THIS GRANT OF TEMPORARY EASEMENT, by and between Randall Homes, LLC, PO Box 90848 Albuquerque, NM 87199, and the City of Albuquerque, a New Mexico Municipal Corporation ("City"), whose address is P.O. Box 1293, Albuquerque New Mexico 87103.

1. **Grant of Temporary Public Drainage Easement**. The grantor grants to the City an exclusive, temporary public drainage easement ("Easement'), for a Temporary Detention Pond ("Public Improvement"), on , over, across, and through the property described below("Property"), together the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use fo the Easement. The property is described as follows:

Lot 4, Block 12, Unit 3, Tract 1, NAA, filed in Bernalillo County clerk's office
9/10/31, Vol D1, Folio 121

2. **Warranties**. Grantor covenants and warrants that it is the owner is fee simple of the Property and that is has a good lawful right to convey the Property of any part thereof and the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

3. **Binding on Grantor's Property**. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

4. **Temporary**. This easement will be released by the City when the city Engineers determines taht the Easement is no longer required.

WITNESS MY HAND AND SEAL THIS March 14 DAY OF _____, 2003.

APPROVED: 4/18/03
CITY ENGINEER 4/15/03

GRANTOR: _____
BY: _____
ITS: Managing Member

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This Instrument was acknowledge before me this 14 day of March, 2003 by Randall Schmille, its Managing Member, on behalf of Randall Homes, LLC,

NOTARY PUBLIC
MARIETTE MARES
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission Expires: 12/14/05

My commission expires: 3/12/14/05

f:\\2047 - desert highlands\esmt - temp public drainage.wpd

2003065672
5848681
Page: 1 of 2
04/22/2003 01:58P
Bk-A54 Pg-5539

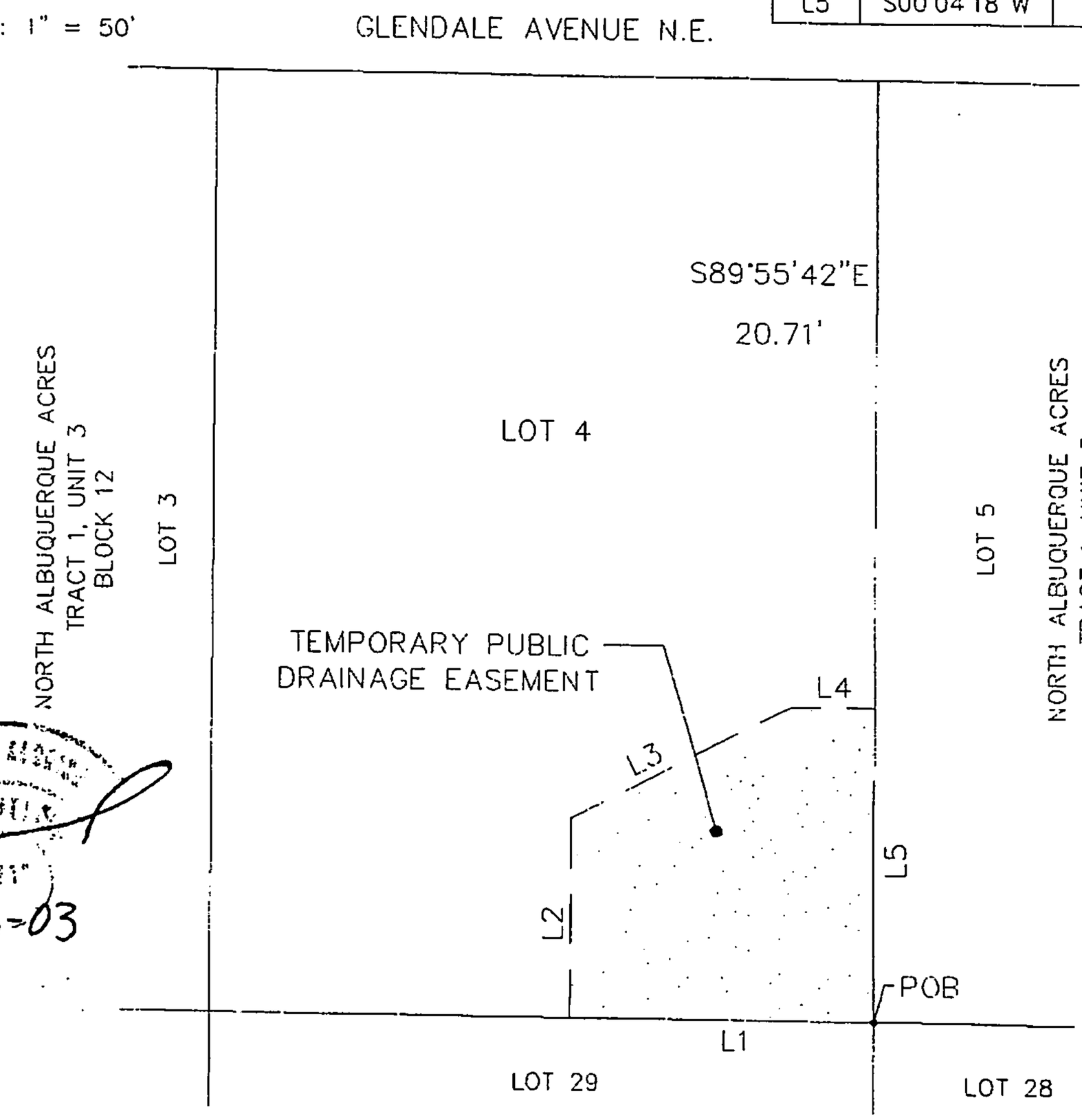
Maru Herrera Bern. Co. EASE R 11.00

"EXHIBIT A"

TEMPORARY PUBLIC DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
L1	N89°42'28"W	76.00'
L2	N00°04'18"E	49.83'
L3	N63°15'04"E	61.96'
L4	S89°55'42"E	20.71'
L5	S00°04'18"W	78.08'

SCALE: 1" = 50'



03-28-03

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5848681
Page: 2 of 2
04/22/2003 01:58P
Bk-A54 Pg-5539
R 11.00
Bern. Co. EASE
Maru Herrera

NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
BLOCK 12

DESCRIPTION

A Temporary Public Drainage Easement within LOT 4, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described easement said point being common with the southeast corner of said LOT 4;

THENCE N 89°42'28" W, 76.00 feet to the southwest corner;

THENCE N 00°04'18" E, 49.83 feet to a point;

THENCE N 63°15'04" E, 61.96 feet to a point;

THENCE S 89°55'42" E, 20.71 feet to the northeast corner;

THENCE S 00°04'18" W, 78.08 feet to the point of beginning and containing 0.1182 acres more or less.

10086050
#786

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC)_____

Please check one:

☒ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name THE ESTATES AT GLENDALE
Location of Project (address or major cross streets) Glendale NE, between Wyoming and Barstow
Proposed Number of Units: XSingle-Family _Multi-Family
Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information
Property Owner_____ Legal Description_____ Zoning_____
Reason for Waiver/Deferral_____

Contact Information
Name Susan Rasinski
Company Mark Goodwin & Associates, PA
Phone (505) 828-2200
E-mail susan@goodwinengineers.com

Please include with your submittal:

☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents
☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster La Cueva Date Submitted 3/22/2011 Date Completed 3/23/2011

#1008650
La Cueva

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Glendale, LLC ("Developer") effective as of this 21 day of March, 2011, and pertains to the subdivision commonly known as THE ESTATES AT GLENDALE, and more particularly described as Lots 4-9, Block 12, Tract 1, Unit 3, North Albuquerque Acres, recorded in the office of the County Clerk of Bernalillo County, 9/10/1931, Volume D, Folio 121 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

3/21/11

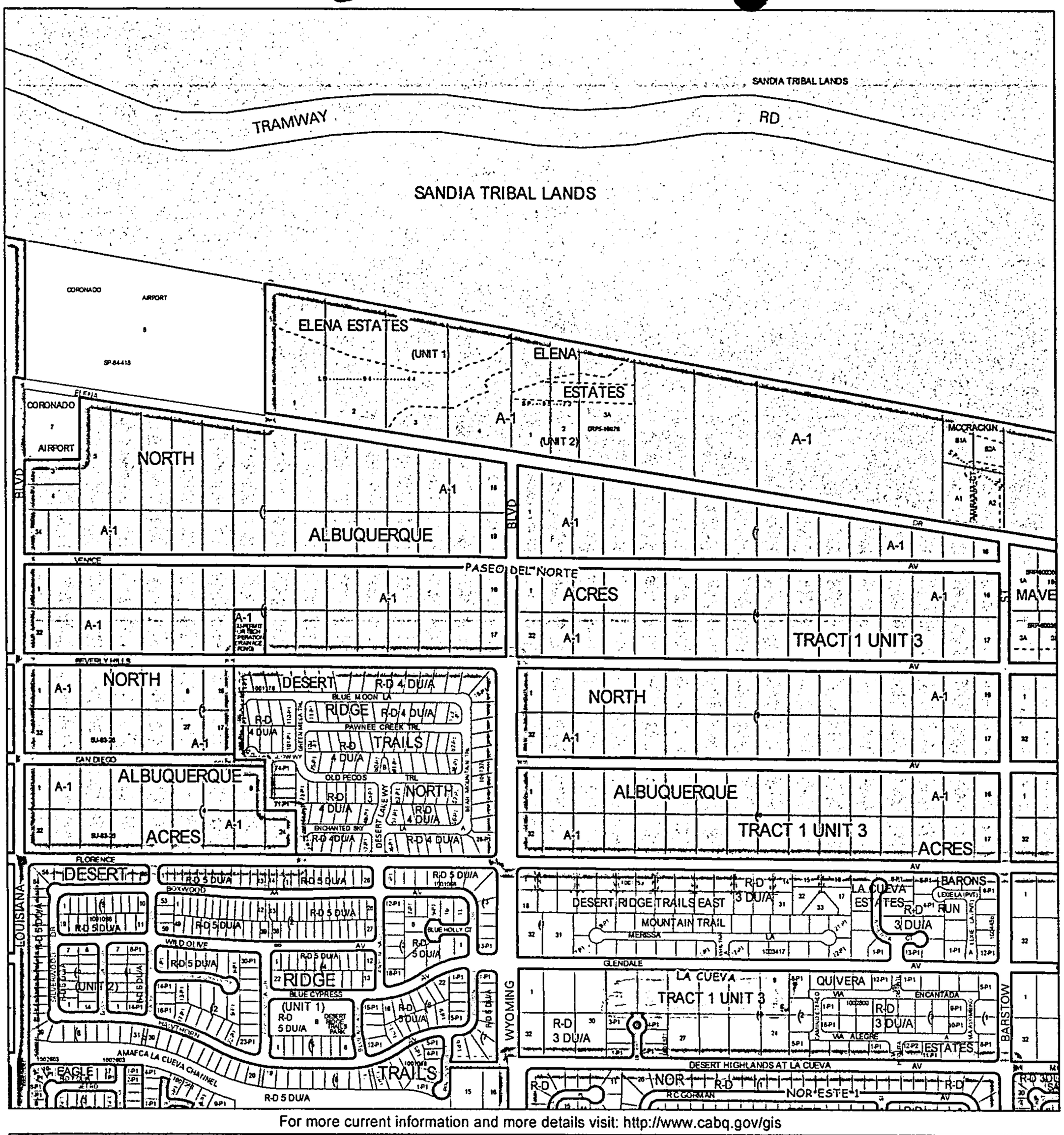
Signature Date

Randall Schmille

Name (typed or printed) and title

Glendale, LLC

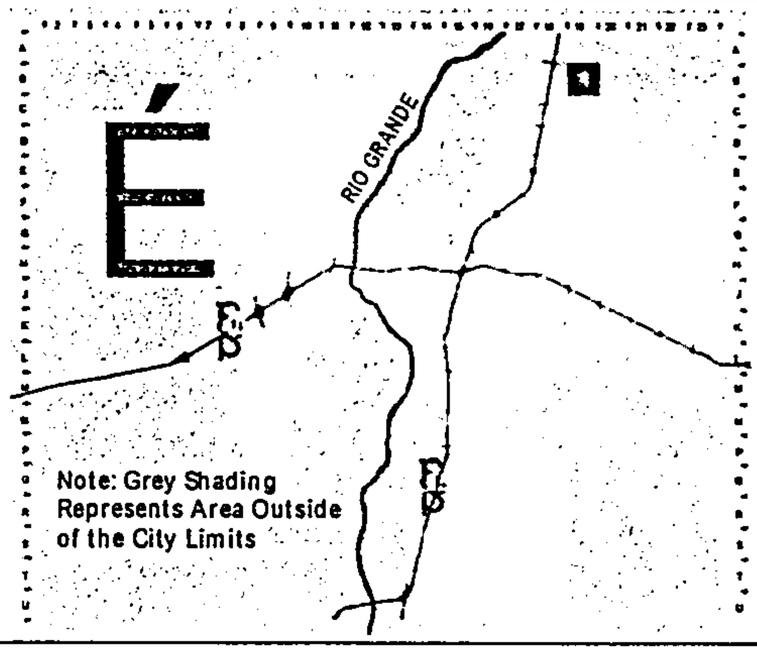
Developer



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-19-Z

Selected Symbols

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

0 750 1,500 Feet

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on the 21st day of March, 2011, by Randall Schmille as Managing Member of Glendale, LLC, a New Mexico Limited Liability Company.

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9.10.2012

(Seal)

Susan Rasinski
Notary Public

My commission expires: 9.10.2012

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 23, 2011, by April L. Winters _____ as Facilities Fee Planner _____ of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

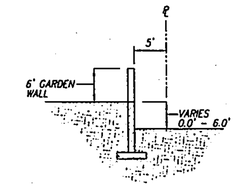
Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

GENERAL SITE CONSTRUCTION NOTES

1. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY AND DO NOT NECESSARILY SHOW ALL THE UTILITIES ON THE SITE.
2. ALL STORM DRAIN, PAVING, CURB, AND VALLEY GUTTER WORK ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
6. IN THE EVENT OF PHASED CONSTRUCTION STORM WATER RUNOFF IS TO BE PREVENTED FROM UNDEVELOPED PORTIONS OF THE SITE BY CONSTRUCTING TEMPORARY RETENTION PONDS IN THE UNDEVELOPED PORTION OF THE SITE CAPABLE OF RETAINING THE 100 YR, 10 DAY STORMWATER RUNOFF VOLUME FROM ALL ONSITE AND OFFSITE AREAS DRAINING TO IT.
7. NOTE ALL STREET SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
8. STRUCTURAL STANDARDS AND SPECIFICATIONS OF WALLS AND SLOPE PAVING ARE NOT PROVIDED ON THIS GRADING AND DRAINAGE PLAN AND ARE TO BE SUPPLIED SEPARATELY BY CONTRACTOR PRIOR TO CONSTRUCTION.



DETAIL SECTION A-A
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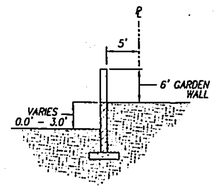

DETAIL SECTION B-B
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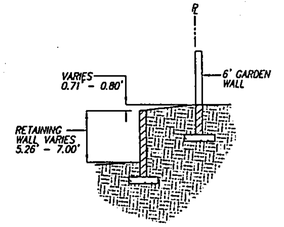

DETAIL SECTION E-E
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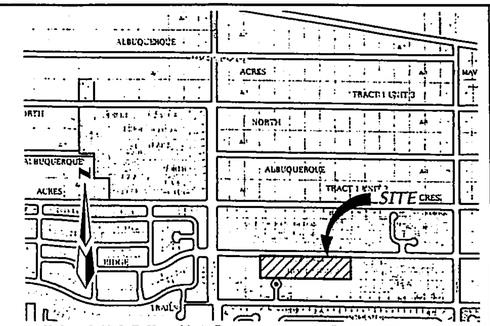
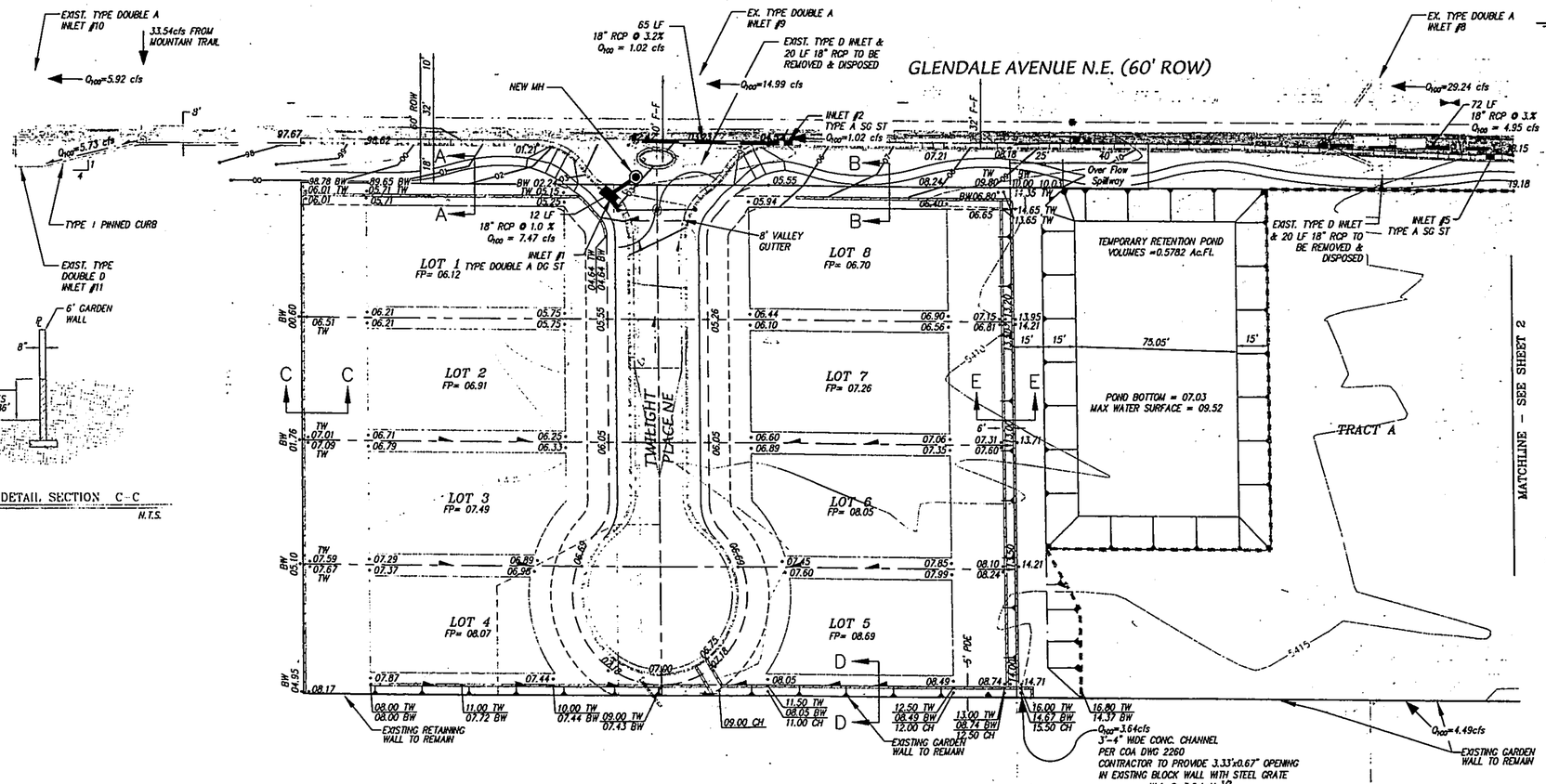


VICINITY MAP — ZONE MAP: B-19-Z

LEGEND

LOTS 4 THRU 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES
September 10, 1931 in Volume D, Folio 121.



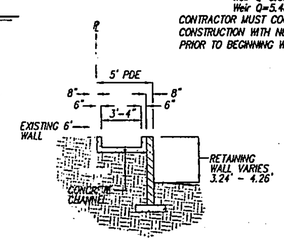
DETAIL SECTION C-C
N.T.S.

LEGEND

- EXISTING CONCRETE CURB
- EXISTING FENCE
- EXISTING WALL OF HEAD WALL
- EXISTING TOP CURB/FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING DROP INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- 5415 EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- NEW LOT LINES
- NEW SIDEWALK
- NEW STANDARD CURB & GUTTER
- NEW ROLL CURB & GUTTER
- NEW RETAINING WALL - TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING
- NEW PERIMETER WALL
- NEW SWALES
- 1:1 SLOPE
- ROADWAY GRADES
- NEW STORM DRAIN
- NEW STORM DRAIN INLET
- 19.50 TW 13.97 BW FINISHED GRADE ELEVATIONS AT TOP AND BOTTOM OF RETAINING WALLS.
- GARDEN WALL DEFERRED TO HOME BUILDER
- TYPE 1 PINNED CURB
- PDE PRIVATE DRAINAGE EASEMENTS.
- MAJOR LOCAL PAVEMENT THIS PROJECT - 4" TYPE B RESIDENTIAL
- RESIDENTIAL PAVEMENT THIS PROJECT - 3" TYPE C RESIDENTIAL
- LIMITS OF LAND DISTURBING ACTIVITIES

EROSION CONTROL / ENVIRONMENTAL PROTECTION NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMIT FROM REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY INSTALLING SILT FENCES OR PERMANENT BLOCK WALLS AT THE PROPERTY LINES.
4. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT FOR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES, HOWEVER, WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS STABILIZATION MEASURES MUST BE INITIATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
5. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE GRUBBING, EXCESS CUT MATERIAL, VEGETATION DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICAL PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-822-1558 OR 1-(800)-219-6157.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
10. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER PREVENTION PLAN ONSITE AT ALL TIMES.



DETAIL SECTION D-D
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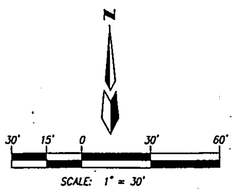


A11004 GLENDALE RES\GRADE & DRAIN\A11004 GRADE & DRAIN\06-02-11\ACH SPS

AS BUILT INFORMATION

CONTRACTOR		DATE
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
VERIFICATION BY SURVEY		DATE
CORRECTED BY		
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

AGRS Brass Cap in concrete post stamped "1-B20". From the intersection of Louisiana Boulevard and Paseo Del Norte NE go east on Paseo Del Norte 1 mile to Barstow Street; then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northeast quadrant of the intersection.
Geographic Position (NAD83), in feet
N.M. State Plane Coordinates (Central Zone)
N=1524154.945, E=1550483.349
Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	GJK	11/11
DRAWN BY	ACH	11/11
CHECKED BY	DMG	11/11

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

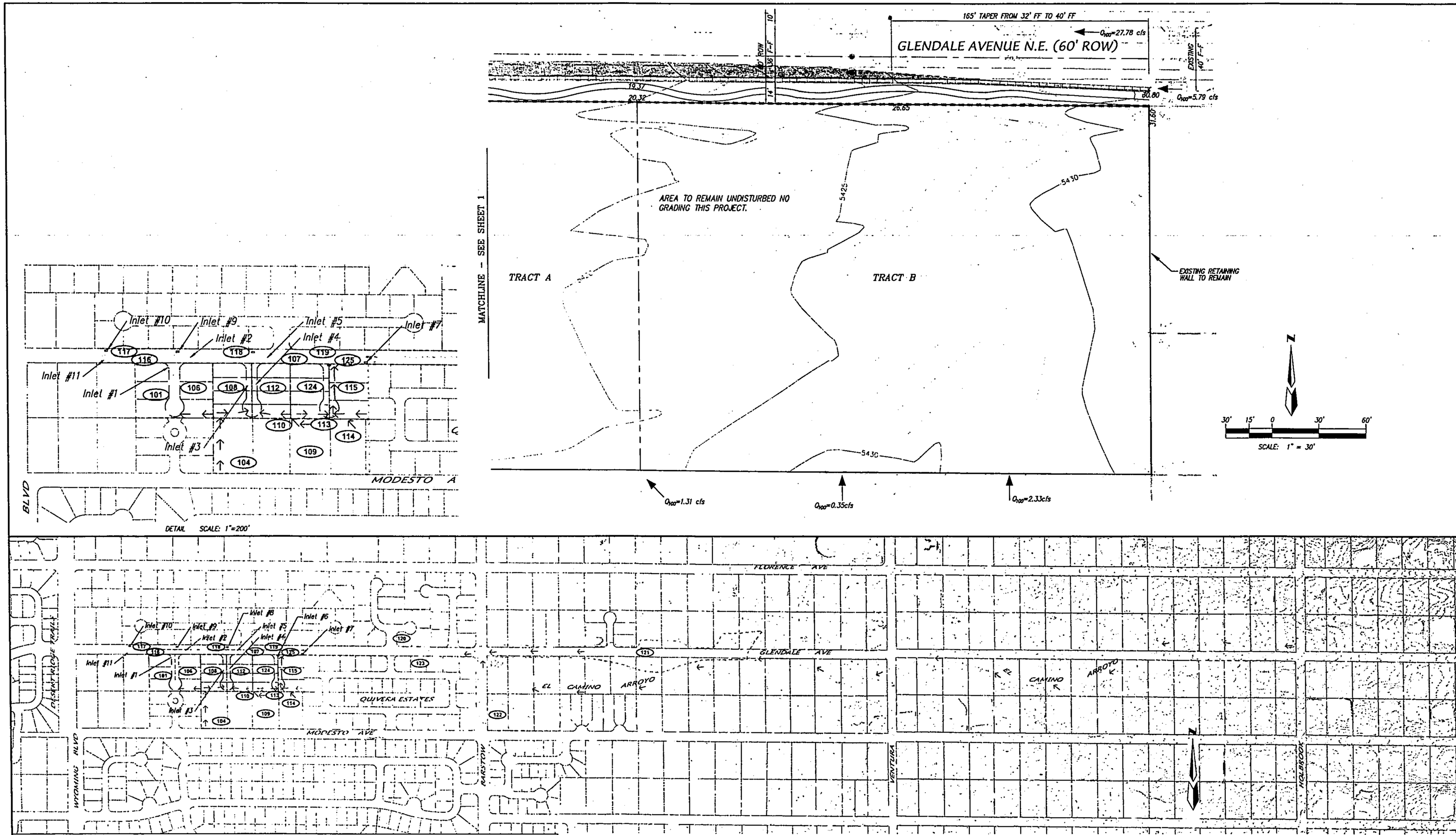
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: THE ESTATES AT GLENDALE - UNIT 1
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19-Z	1	4

A11005\A11004 Glendale Res\GRADE & DRAIN\A11004 GRADE & DRAIN\INIT1.dwg, 3/13/2012 9:54:31 AM, stephen



DRAINAGE BASIN MAP

SCALE: 1"=300'

HYDROLOGY SUMMARY TABLE

BASIN ID	AREA (Ac)	AREA (Sq mi)	Ground Cover (%) A	B	C	D	Peak 100-YR Flow Q_{100} (cfs) Incrumental	Cumulative	Street flows Location	Slope (%)	Depth (ft)	Velocity (fps)	Energy (ft)	Inlet Calcs Inlet ID #	Intercepted (cfs)	By-pass (cfs)
122	2.1	0.00328	13	13	26	48	8.16	8.16	Barlsow St	0.61	0.46	2.3	0.54			
123	0.8	0.00125			15	85	3.83	11.99	Glendale Ave S 1/2	3.18	0.40	4.5	0.71	7	6.20	5.79
114	0.7	0.00108	20	20	34	26	2.33	2.33	PDE for lot 24	n/a						
113	0.1	0.00016	20	20	34	26	0.35	2.68	PDE for lot 25	n/a						
115	0.9	0.00144	0	21	21	58	3.84	7.12	Moondust E 1/2	Sump	0.38			6	7.12	Sump
124	0.9	0.00144	0	21	21	58	3.84	9.63	Moondust W 1/2	Sump	0.38			5	9.63	Sump
110	0.4	0.00061	20	20	34	26	1.31	1.31	PDE for lot 26	n/a						
112	0.9	0.00144		21	21	58	3.84	5.15	North Star Ct E 1/2	Sump	0.43			4	5.15	Sump
109	1.3	0.00208	20	20	34	26	4.49	4.49	PDE for lot 27	n/a						
108	0.9	0.00144		21	21	58	3.84	9.35	North Star Ct W 1/2	Sump	0.43			3	9.35	Sump
125	0.1	0.00020		0	33	67	0.59	0.59	Glendale Ave S 1/2	n/a						
107	0.2	0.00036		0	33	67	1.02	1.02	Glendale Ave S 1/2	3.15	0.09	1.9	0.15	2	1.02	0.00
104	1.1	0.00169	20	20	34	26	3.64	3.64	PDE for lot 27	n/a						
106	0.9	0.00144		21	21	58	3.84	7.48	Twilight Ct E 1/2	0.86	0.33	2.4	0.42			
101	0.9	0.00144		21	21	58	3.84	11.33	Twilight Ct W 1/2	2.15	0.38	3.7	0.59	1	7.47	3.86
116	0.4	0.00065		0	33	67	1.88	5.73	Glendale Ave S 1/2	3.15	0.28	3.3	0.45	11	5.73	Sump
121	4.2	0.00656	9	9	42	40	16.21	16.21	Glendale Ave N 1/2	3.18	0.44	4.9	0.81			
120	2.9	0.00453		25	27	48	11.57	27.78	Glendale Ave N 1/2	3.18	0.51	5.9	1.05			
119	0.3	0.00047			10	90	1.46	29.24	Glendale Ave N 1/2	3.15	0.52	6.0	1.08	8	15.22	14.02
118	0.2	0.00031			10	90	0.97	14.99	Glendale Ave N 1/2	3.15	0.38	3.7	0.59	9	10.05	4.94
117	0.2	0.00031			10	90	0.97	5.92	Glendale Ave N 1/2	3.15	0.32	3.8	0.54	10	5.08	0.84

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR
ACCEPTANCE BY
VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

BENCH MARKS
AGRS Brass Cap in concrete post stamped "1-B20". From the intersection of Louisiana Boulevard and Paseo Del Norte NE go west on Paseo Del Norte 1 mile to Barstow Street; then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northwest quadrant of the intersection. Geographic Position (NAD83), in feet
N.M. State Plane Coordinates (Central Zone)
N=1524154.945, E=1550483.349
Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY GJK DATE 11/11
DRAWN BY ACH DATE 11/11
CHECKED BY DMG DATE 11/11

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

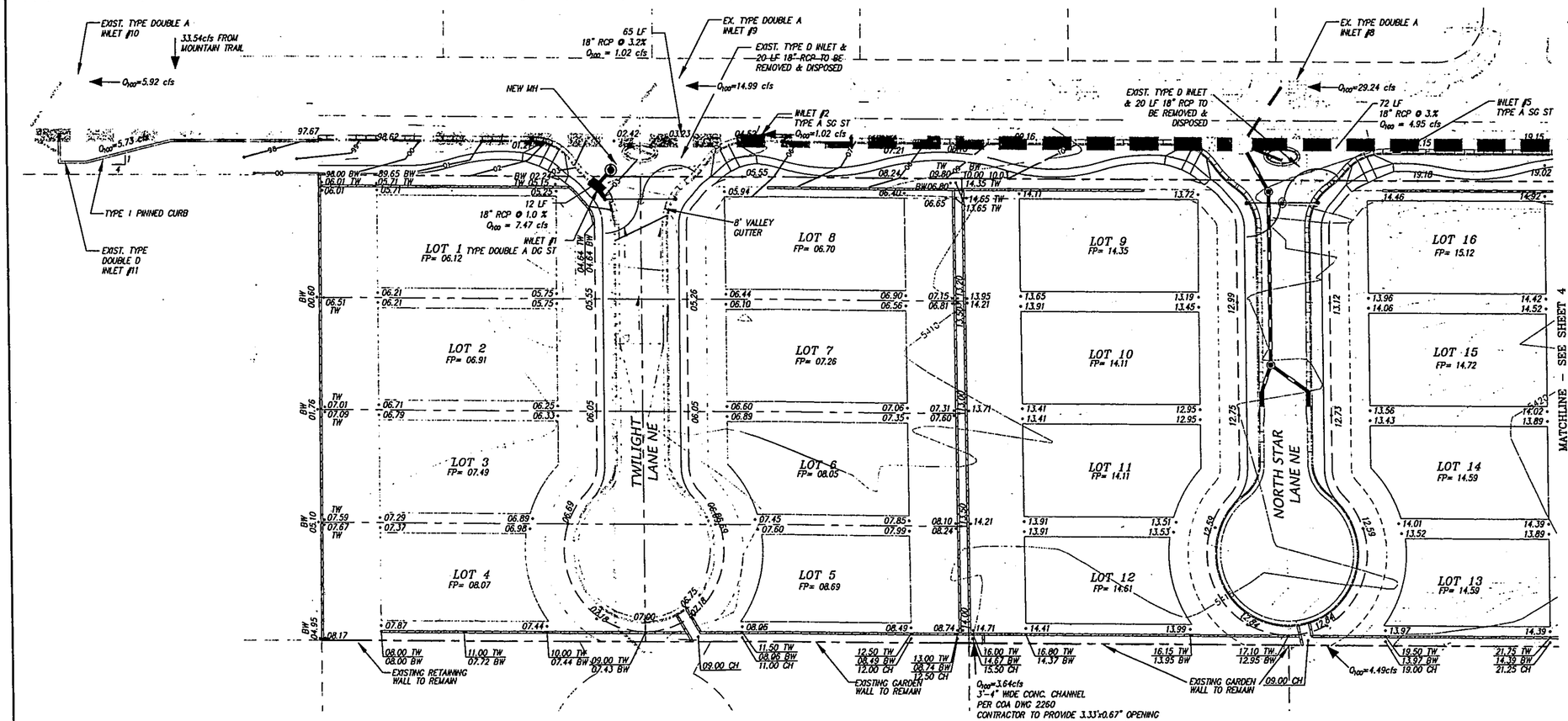
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

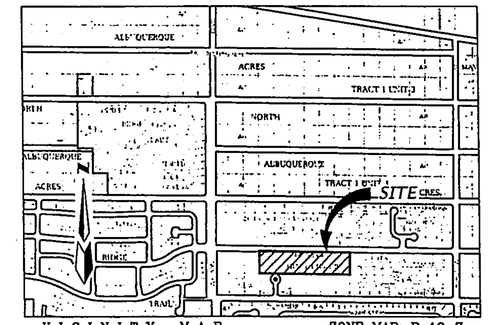
TITLE: THE ESTATES AT GLENDALE - UNIT 1
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. B-19-Z | SHEET 2 OF 4

A:\1005\SVA\1004 Glendale Rd\GRADE & DRAIN\A1100A GRADE & DRAIN UNIT1.dwg, 3/13/2012 9:11:42 AM, sfeldman





VICINITY MAP ZONE MAP: B-19-Z

LEGEND

- EXISTING CONCRETE CURB
- EXISTING FENCE
- EXISTING WALL OF HEAD WALL
- EXISTING TOP CURB/FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING DROP INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- 5415 EXISTING CONTOUR – MAJOR
- EXISTING CONTOUR – MINOR
- NEW LOT LINES
- NEW SIDEWALK
- NEW STANDARD CURB & GUTTER
- NEW ROLL CURB & GUTTER
- NEW RETAINING WALL – TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING
- NEW PERIMETER WALL
- NEW SWALES
- 3:1 SLOPE
- 0.5% ROADWAY GRADES
- NEW STORM DRAIN
- NEW STORM DRAIN INLET
- 21.75 TW / 14.39 BW FINISHED GRADE ELEVATIONS AT TOP AND BOTTOM OF RETAINING WALLS.
- GARDEN WALL DEFERRED TO HOME BUILDER

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACRS Brass Cap in concrete post stamped "1-B20". From the intersection of Louisiana Boulevard and Paseo Del Norte NE go east on Paseo Del Norte 1 mile to Barstow Street. then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northeast quadrant of the intersection. Geographic Position (NAD83), in feet N.M. State Plane Coordinates (Central Zone) N=1524154.945, E=1550483.349 Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	GJK	DATE 11/21
DRAWN BY	ACH	DATE 11/21
CHECKED BY	DMG	DATE 11/21

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

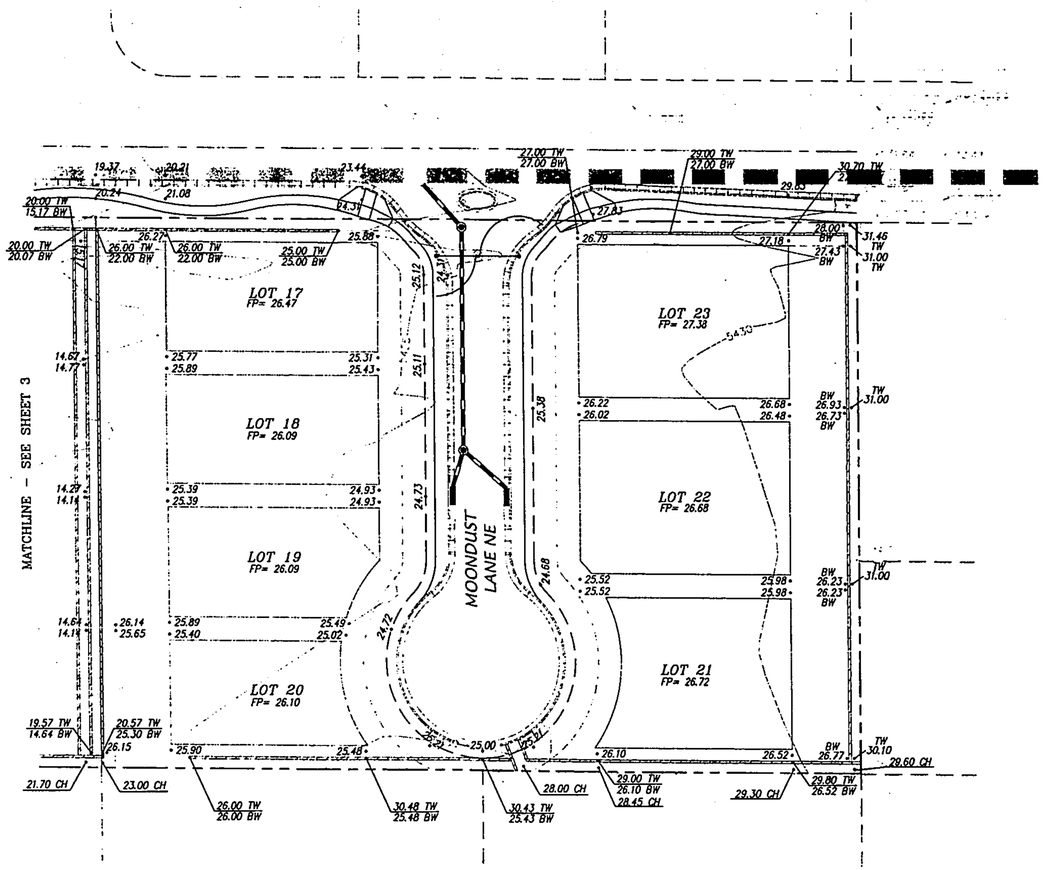
THE ESTATES AT GLENDALE
CONCEPTUAL GRADING & DRAINAGE PLAN

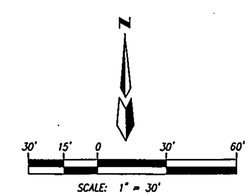
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19-Z	3	4

A11004 GLENDALE RES\GRADE & DRAIN\A11004 GRADE & DRAIN-R1\11-15-11\ACH SPS

A11004 GLENDALE RES\GRADE & DRAIN\A11004 GRADE & DRAIN-R2a.dwg, 3/12/2012 9:02:37 AM, stephen





F:\A"1JOBS\A"1004 Glendale Res\GRADE & DRAIN\GRADE & DRAIN\A11004 GRADE & DRAIN-R2a.dwg\02-23-12\ACH SPS

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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Geographic Position (NAD83), in feet

N.M. State Plane Coordinates (Central Zone)

N=1524154.945, E=1550483.349

Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	GJK	DATE 11/11
DRAWN BY	ACH	DATE 11/11
CHECKED BY	DMG	DATE 11/11

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

THE ESTATES AT GLENDALE GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19-Z	4	4

A11JOBS\A11004 Glendale Res\GRADE & DRAIN\GRADE & DRAIN\A11004 GRADE & DRAIN-R2a.dwg, 3/13/2012 9:11:05 AM, stephen

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008656

TO: **Application No.** _____

___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: 3/28/12

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 INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: _____

CONTACT NAME: Greg Krenik @ Mark Goodwin & Assoc.

TELEPHONE: 828 [redacted] EMAIL: _____

43985

LETTER OF TRANSMITTAL

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

DATE 3-15-12
JOB NO.
ATTENTION
RE: ESTATES AT GLENDALE
1008656

TO JACK CLOUD
DRB CHAIR
ONE STOP

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☒ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			REVISED IL
1			REVISED G+D plan
1			REVISED PRELIM PLAT

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS
TO BE HEARD 3-28-12

- THE CHANNEL ALONG THE WEST PL WAS REMOVED
- THE RETAINING WALL ALONG GLENDALE WAS MOVED 5' TO THE SOUTH
- STORM DRAIN CHANGES TO THE IL.

COPY TO

SIGNED: GREGORY J. KRENIK

If enclosures are not as noted, kindly notify us at once.

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 03/12/12
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No:_____1008656_____
DRB Application No.:_____

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

Estates at Glendale
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4-9, Blk 12, Tract 1, Unit 3, NAA
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
			PAVING						
		12'-16' F-E	Perm Pvmt (South Side)	Glendale Ave	East Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		8' F-E	Perm Pvmt (South Side)	Glendale Ave	West Pl.	Mid Point	/	/	/
			C&G (South Side)						
		4'	Sidewalk (South Side)						
		26' FF	Res Pvmt (Tribute)	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
			C&G (both sides)						
		4'	Sidewalk (both sides) (1)						
			WATER						
		8"	Waterline	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Waterline	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Waterline	Future Moondust Lane	Glendale Ave	South R/W	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Lane NE	Glendale Ave.	Terminus	/	/	/
		8"	Sanitary Sewer	Future North Star Lane	Glendale Ave.	South R/W	/	/	/
		8"	Sanitary Sewer	Future Moondust Ave.	Glendale Ave.	South R/W	/	/	/
			STORM DRAIN						
		18"	Storm Drain	Twilight Lane NE	At Glendale Ave		/	/	/
		24"	Storm Drain	Glendale Ave	Mid-Point		/	/	/
		24"	Storm Drain	Glendale Ave	180' West of E. Property Line		/	/	/
		3'	Concrete Channel	South Side of Lot 5			/	/	/
		6' F-E	Perm Pvmt Curb (South Side)	Glendale Ave.	West Place	120' West to Exist Inlet	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector /	City Inspector /	City Cnst Engineer /

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

Project name: Estates at Glendale (DRB 1008656)

1 Sidewalks to be deferred.
2 Water Infrastructure to include valves, fittings, and firehydrants.
3 SAS Infrastructure to include manholes and service connections.
4 Storm Drain Infrastructure includes manholes and inlets.
5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
6
7
8

AGENT / OWNER

Gregory J. Krenik, PE
NAME (print)

Mark Goodwin & Associates
FIRM

3-12-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

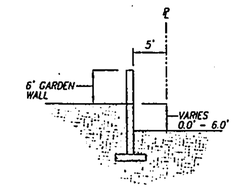
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

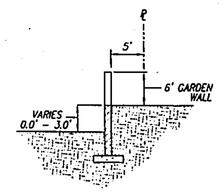
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

GENERAL SITE CONSTRUCTION NOTES

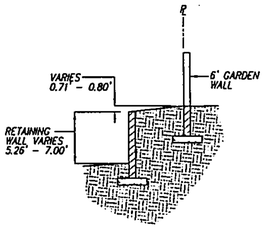
1. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY AND DO NOT NECESSARILY SHOW ALL THE UTILITIES ON THE SITE.
2. ALL STORM DRAIN, PAVING, CURB, AND VALLEY GUTTER WORK ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
6. IN THE EVENT OF PHASED CONSTRUCTION STORM WATER RUNOFF IS TO BE PREVENTED FROM UNDEVELOPED PORTIONS OF THE SITE BY CONSTRUCTING TEMPORARY RETENTION PONDS IN THE UNDEVELOPED PORTION OF THE SITE CAPABLE OF RETAINING THE 100 YR, 10 DAY STORMWATER RUNOFF VOLUME FROM ALL ONSITE AND OFFSITE AREAS DRAINING TO IT.
7. NOTE ALL STREET SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
8. STRUCTURAL STANDARDS AND SPECIFICATIONS OF WALLS AND SLOPE PAVING ARE NOT PROVIDED ON THIS GRADING AND DRAINAGE PLAN AND ARE TO BE SUPPLIED SEPARATELY BY CONTRACTOR PRIOR TO CONSTRUCTION.



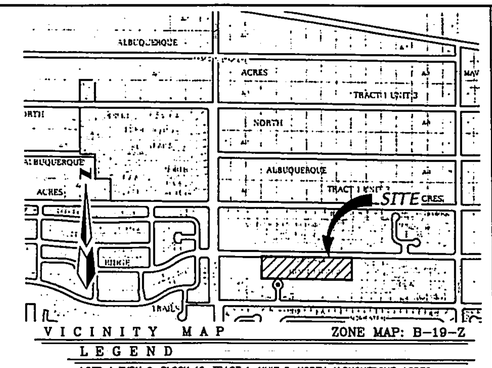
DETAIL SECTION A-A
N.T.S.



DETAIL SECTION B-B
N.T.S.



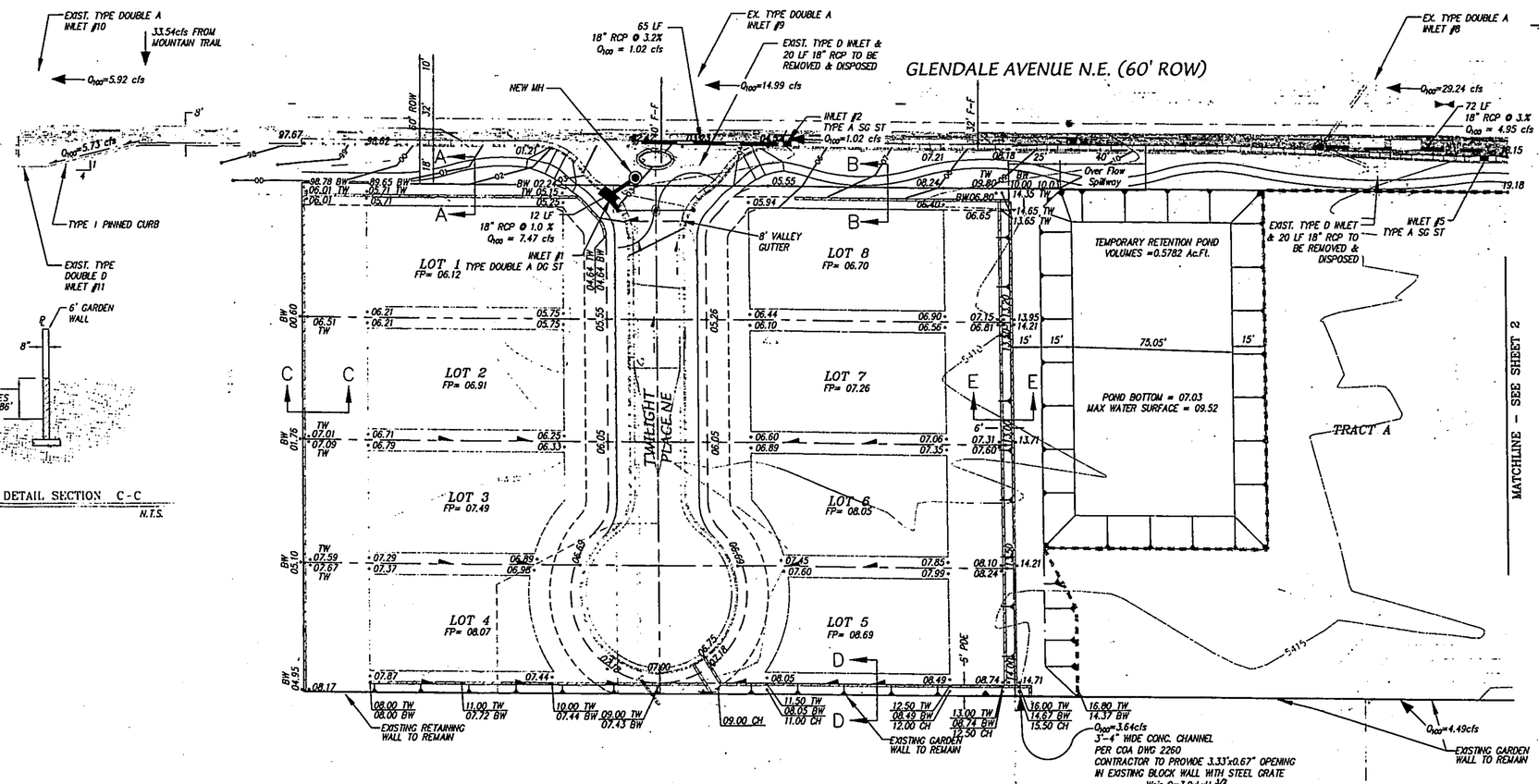
DETAIL SECTION E-E
N.T.S.



VICINITY MAP ZONE MAP: B-19-Z

LEGEND

LOTS 4 THRU 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES
September 10, 1931 in Volume D, Folio 121.



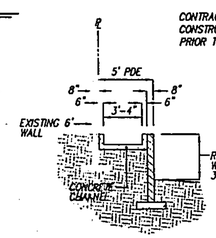
DETAIL SECTION C-C
N.T.S.

LEGEND

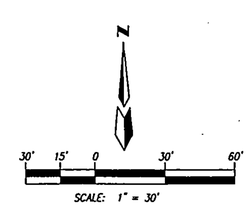
- EXISTING CONCRETE CURB
- EXISTING FENCE
- EXISTING WALL OF HEAD WALL
- EXISTING TOP CURB/FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING DROP INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- --5415-- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- NEW LOT LINES
- NEW SIDEWALK
- NEW STANDARD CURB & GUTTER
- NEW ROLL CURB & GUTTER
- NEW RETAINING WALL - TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING
- NEW PERIMETER WALL
- NEW SWALES
- 1:1 SLOPE
- ROADWAY GRADES
- NEW STORM DRAIN
- NEW STORM DRAIN INLET
- 19.50 TW 13.97 BW FINISHED GRADE ELEVATIONS AT TOP AND BOTTOM OF RETAINING WALLS.
- GARDEN WALL DEFERRED TO HOME BUILDER
- TYPE I PINNED CURB
- PDE PRIVATE DRAINAGE EASEMENTS.
- MAJOR LOCAL PAVEMENT THIS PROJECT - 4" TYPE B RESIDENTIAL
- RESIDENTIAL PAVEMENT THIS PROJECT - 3" TYPE C RESIDENTIAL
- LIMITS OF LAND DISTURBING ACTIVITIES

EROSION CONTROL / ENVIRONMENTAL PROTECTION NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMIT FROM REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY INSTALLING SILT FENCES OR PERMANENT BLOCK WALLS AT THE PROPERTY LINES.
4. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT FOR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES, HOWEVER, WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS STABILIZATION MEASURES MUST BE INITIATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
5. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL GAS, TIRES, ETC.) GARBAGE GRUBBING, EXCESS CUT MATERIAL, VEGETATION DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICAL PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-822-1558 OR 1-(800)-219-6157.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
10. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER PREVENTION PLAN ONSITE AT ALL TIMES.



DETAIL SECTION D-D
N.T.S.



SCALE: 1" = 30'

A11004 GLENDALE RES\GRADE & DRAIN\A11004 GRADE & DRAIN\06-02-11\ACH SPS

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

AGRS Brass Cap in concrete post stamped "1-B20". From the intersection of Louisiana Boulevard and Paseo Del Norte NE go east on Paseo Del Norte 1 mile to Barstow Street, then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northeast quadrant of the intersection.
Geographic Position (NAD83), in feet
N.M. State Plane Coordinates (Central Zone)
N=1524154.945, E=1550483.349
Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	GJK	11/11
DRAWN BY	ACH	11/11
CHECKED BY	DMG	11/11

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

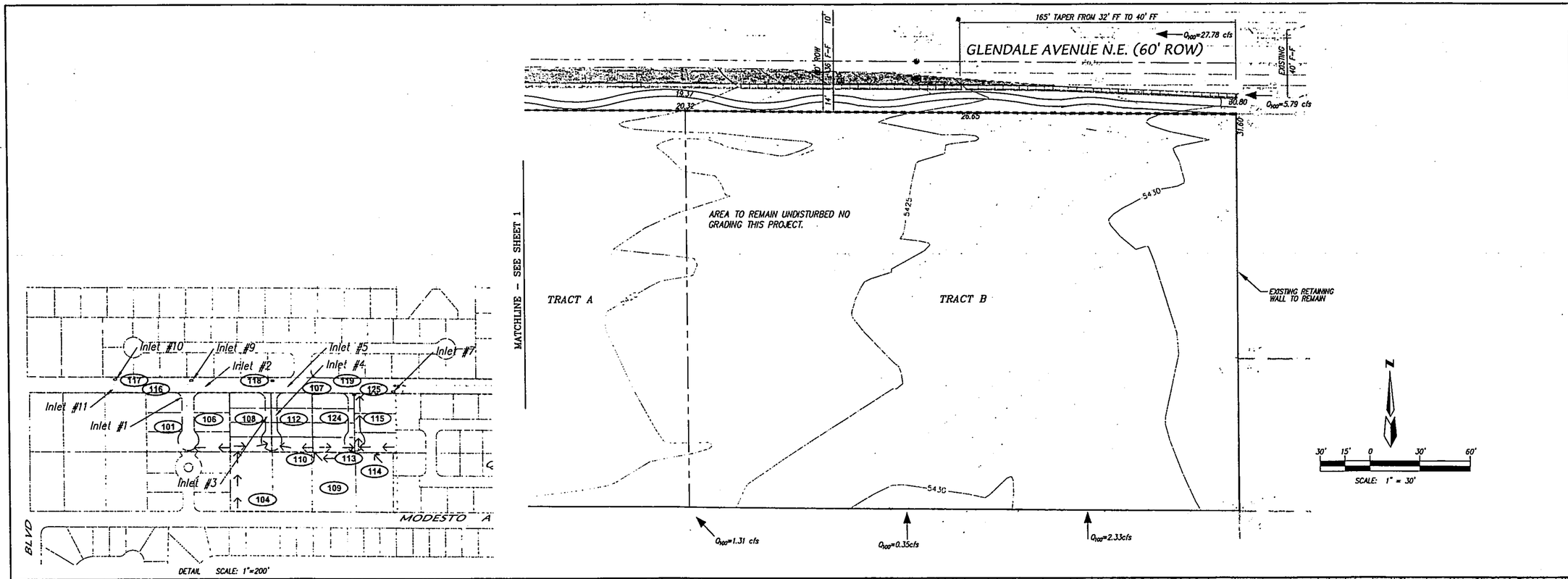
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: THE ESTATES AT GLENDALE - UNIT 1
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19-Z	1	4

A11008GA11004 Glendale Res\GRADE & DRAIN\A11004 GRADE & DRAIN\UNIT1.dwg, 3/13/2012 9:04:31 AM, stephen



DRAINAGE BASIN MAP

SCALE: 1"=300'

HYDROLOGY SUMMARY TABLE

BASIN ID	AREA (Ac)	AREA (Sq.m)	Ground Cover (%) A	B	C	D	Peak 100-YR Flow Q-100 (cfs) Incremental	Cumulative	Street flows Location	Slope (%)	Depth (ft)	Velocity (fps)	Energy (ft)	Inlet Calcs Inlet ID #	Intercepted (cfs)	By-pass (cfs)
122	2.1	0.00328	13	13	26	48	8.16	8.16	Barstow St	0.61	0.46	2.3	0.54			
123	0.8	0.00125			15	85	3.83	11.99	Glendale Ave S 1/2	3.18	0.40	4.5	0.71	7	6.20	5.79
114	0.7	0.00108	20	20	34	26	2.33	2.33	PDE for lot 24	n/a						
113	0.1	0.00016	20	20	34	26	0.35	2.68	PDE for lot 25	n/a						
115	0.9	0.00144	0	21	21	58	3.84	7.12	Moondust E 1/2	Sump	0.38			6	7.12	Sump
124	0.9	0.00144	0	21	21	58	3.84	9.63	Moondust W 1/2	Sump	0.38			5	9.63	Sump
110	0.4	0.00061	20	20	34	26	1.31	1.31	PDE for lot 26	n/a						
112	0.9	0.00144		21	21	58	3.84	5.15	North Star Ct E 1/2	Sump	0.43			4	5.15	Sump
109	1.3	0.00208	20	20	34	26	4.49	4.49	PDE for lot 27	n/a						
108	0.9	0.00144		21	21	58	3.84	9.35	North Star Ct W 1/2	Sump	0.43			3	9.35	Sump
125	0.1	0.00020		0	33	67	0.59	0.59	Glendale Ave S 1/2	n/a						
107	0.2	0.00036		0	33	67	1.02	1.02	Glendale Ave S 1/2	3.15	0.09	1.9	0.15	2	1.02	0.00
104	1.1	0.00169	20	20	34	26	3.64	3.64	PDE for lot 27	n/a						
105	0.9	0.00144		21	21	58	3.84	7.48	Twilight Ct E 1/2	0.86	0.33	2.4	0.42			
101	0.9	0.00144		21	21	58	3.84	11.33	Twilight Ct W 1/2	2.15	0.38	3.7	0.59	1	7.47	3.86
116	0.4	0.00065		0	33	67	1.88	5.73	Glendale Ave S 1/2	3.15	0.28	3.3	0.45	11	5.73	Sump
121	4.2	0.00656	9	9	42	40	16.21	16.21	Glendale Ave N 1/2	3.18	0.44	4.9	0.81			
120	2.9	0.00453		25	27	48	11.57	27.78	Glendale Ave N 1/2	3.18	0.51	5.9	1.05			
119	0.3	0.00047			10	90	1.46	29.24	Glendale Ave N 1/2	3.15	0.52	6.0	1.08	8	15.22	14.02
118	0.2	0.00031			10	90	0.97	14.99	Glendale Ave N 1/2	3.15	0.38	3.7	0.59	9	10.05	4.94
117	0.2	0.00031			10	90	0.97	5.92	Glendale Ave N 1/2	3.15	0.32	3.8	0.54	10	5.08	0.84

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AGRS Brass Cap in concrete post stamped "1-B20".
From the intersection of Louisiana Boulevard and Paseo Del Norte NE go east on Paseo Del Norte 1 mile to Barstow Street; then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northeast quadrant of the intersection.
Geographic Position (NAD83), in feet
N.M. State Plane Coordinates (Central Zone)
N=1521154.945, E=1550483.349
Elevation=5477.179 (NAVD88), in feet

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	GK	DATE 11/11
DRAWN BY	ACH	DATE 11/11
CHECKED BY	DMG	DATE 11/11

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: THE ESTATES AT GLENDALE - UNIT 1
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19-Z	2	4

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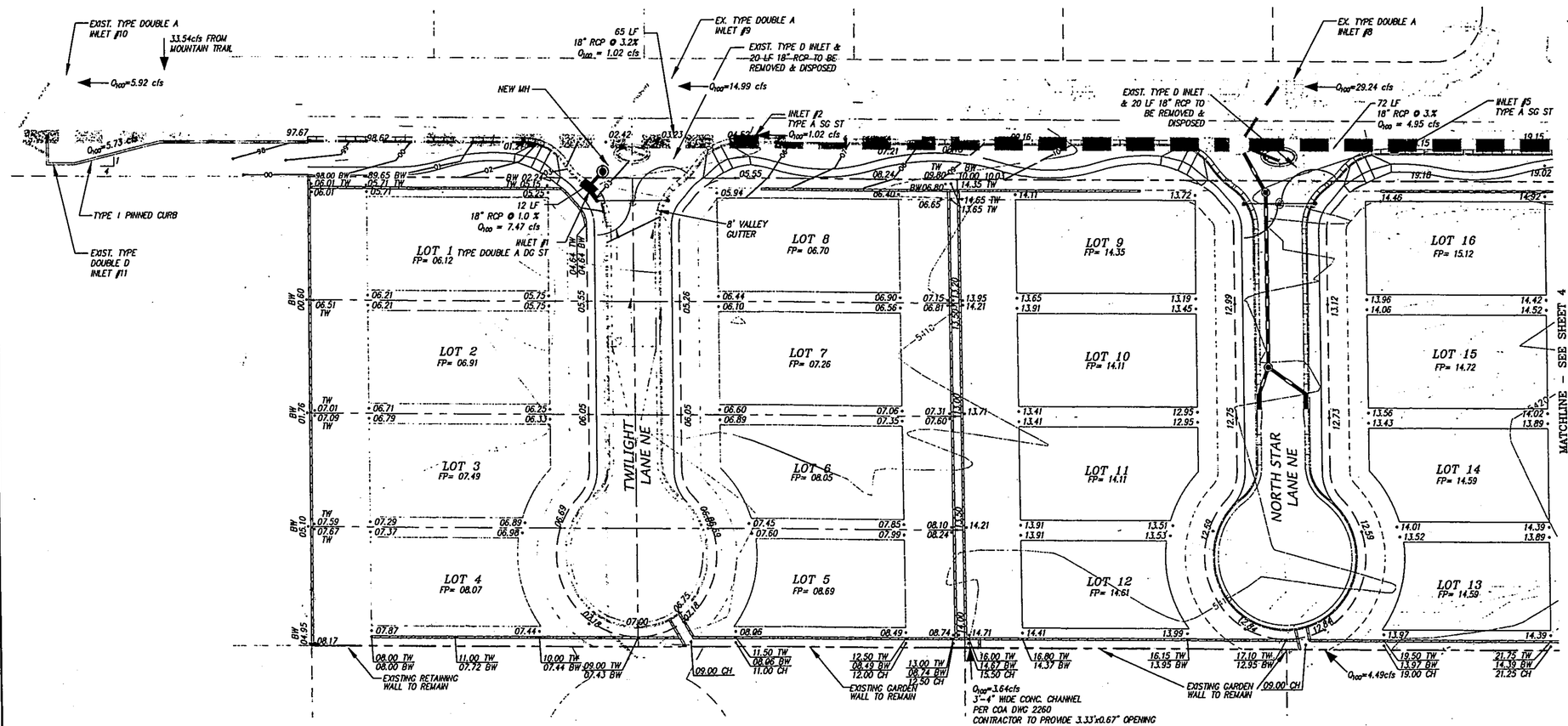

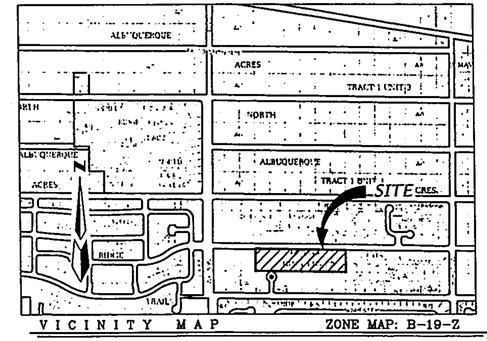

VICINITY MAP ZONE MAP: B-19-Z

LEGEND

- EXISTING CONCRETE CURB
- EXISTING FENCE
- EXISTING WALL OF HEAD WALL
- EXISTING TOP CURB/FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING DROP INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- —5415— EXISTING CONTOUR – MAJOR
- EXISTING CONTOUR – MINOR
- NEW LOT LINES
- NEW SIDEWALK
- NEW STANDARD CURB & GUTTER
- NEW ROLL CURB & GUTTER
- NEW RETAINING WALL – TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING
- NEW PERIMETER WALL
- NEW SWALES
- 3:1 SLOPE
- 0.5% ROADWAY GRADES
- NEW STORM DRAIN
- NEW STORM DRAIN INLET
- 21.75 TW / 14.39 BW FINISHED GRADE ELEVATIONS AT TOP AND BOTTOM OF RETAINING WALLS.
- GARDEN WALL DEFERRED TO HOME BUILDER

AS BUILT INFORMATION

CONTRACTOR		DATE
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY		DATE
NO.		

BENCH MARKS

ABCS Brass Cap in concrete post stamped "1-B20". From the intersection of Louisiana Boulevard and Paseo Del Norte NE, go east on Paseo Del Norte 1 mile to Barstow Street; then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northwest quadrant of the intersection.

Geographic Position (NAD83), in feet
N.M. State Plane Coordinates (Central Zone)
N=1524154.945, E=1550463.149
Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	GJK	DATE 11/21
DRAWN BY	ACH	DATE 11/21
CHECKED BY	DMG	DATE 11/21

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

THE ESTATES AT GLENDALE
CONCEPTUAL GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. B-19-Z | SHEET 3 OF 4

A11004 GLENDALE RES\GRADE & DRAIN\A11004 GRADE & DRAIN-R1\11-15-11\ACH SPS

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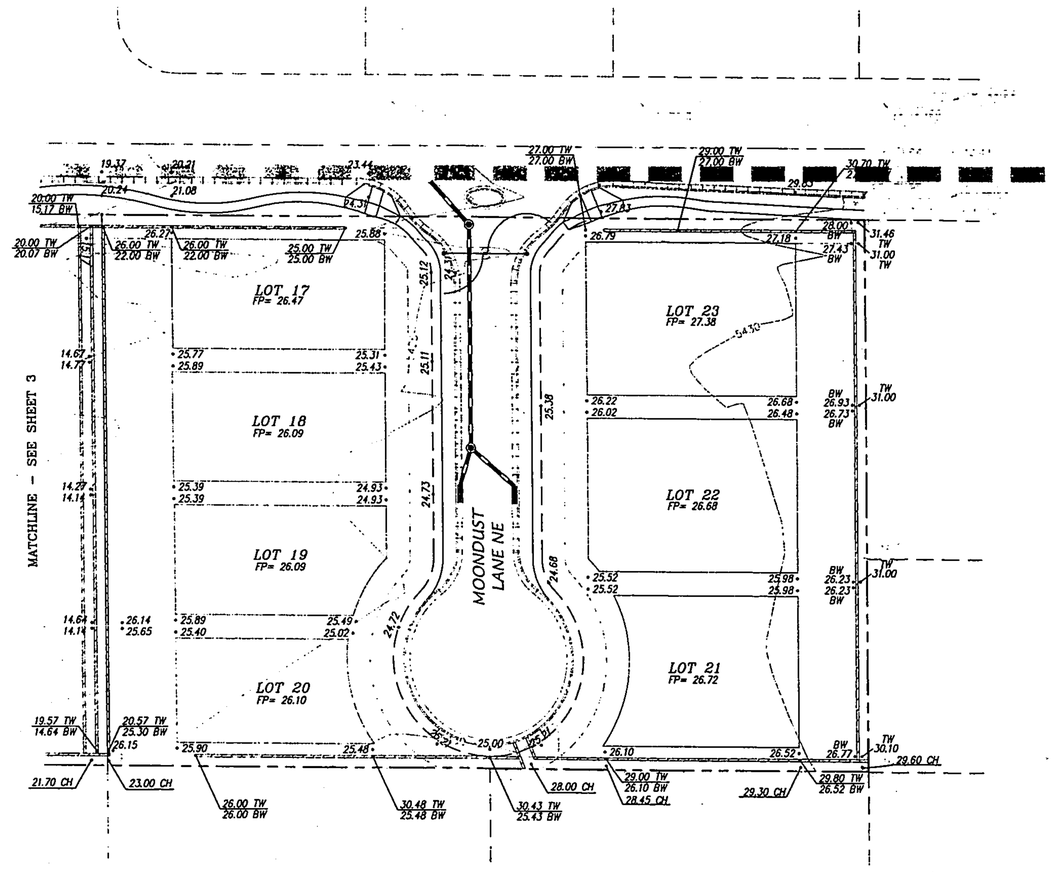

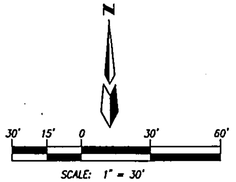

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AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
AS-BUILTS BY	
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

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N=1524154.945, E=1550483.349
Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	GJK	DATE 11/11
DRAWN BY	ACH	DATE 11/11
CHECKED BY	DMG	DATE 11/11

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
THE ESTATES AT GLENDALE
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19-Z	4	4

F:\A1JOBS\A11004 Glendale Res\GRADE & DRAIN\GRADE & DRAIN\A11004 GRADE & DRAIN-R2a.dwg, 3/13/2012 9:11:05 AM, stephen

LETTER OF TRANSMITTAL

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

DATE 3-21-12	JOB NO.
ATTENTION	
RE: ESTATES AT GLENDALE	
1008655	

TO ANGELA GOMEZ
DRB

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☒ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			DRB SUPPLEMENTAL SUBMITTAL FORM
1			COVER LETTER TO JACK CLOUD
1			WALL DETAIL
1			SIDEWALK & VARIANCE EXHIBIT

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS YOUR NAME WAS NOT ON THE DRB SUPPLEMENTAL SUBMITTAL FORM SO I COPIED YOU WITH ALL OF THE MATERIAL THAT IS GOING TO THE DRB MEMBERS.

RECEIVED
MAR 21 2012
HYDROLOGY SECTION

COPY TO _____

SIGNED: GREGORY J. KRENK

If enclosures are not as noted, kindly notify us at once.

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008656

Application No. 12DRB-70074

TO:

X 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: 3-28-12

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 INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REQUEST FOR WITHDRAWAL OF SIDEWALK REQUIREMENT VARIANCE & SUBMITTAL OF A REVISED SIDEWALK/VARIANCE EXHIBIT AND WALL DETAIL.

CONTACT NAME: GREG KRENIK

TELEPHONE: 828-2200 EMAIL: greg@goodwinengineers.com

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 21, 2012

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

Re: The Estates at Glendale; 1008656

Dear Mr. Cloud:

On behalf of our client, Glendale, LLC, we are requesting the withdrawal of our request to waive the sidewalk requirement around the cul-de-sacs. We will be installing the sidewalk around the entire cul-de-sac.

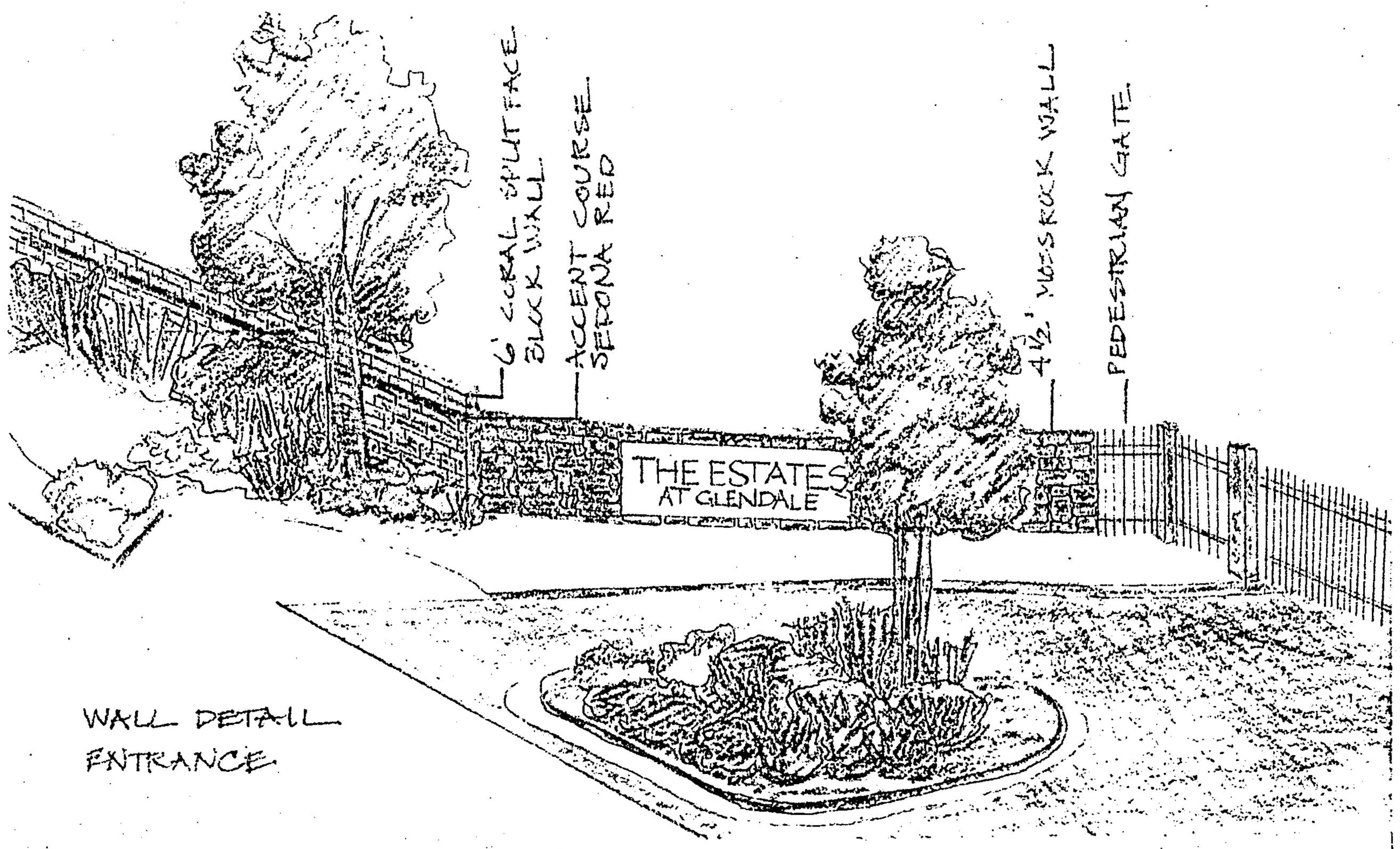
I've attached a revised sidewalk/variance exhibit showing this change. Also, there were some depiction errors on the previous exhibit which I also fixed.

Also attached is a Wall Detail that supersedes any previously submitted Wall Details.

This is to be heard March 28, 2012.

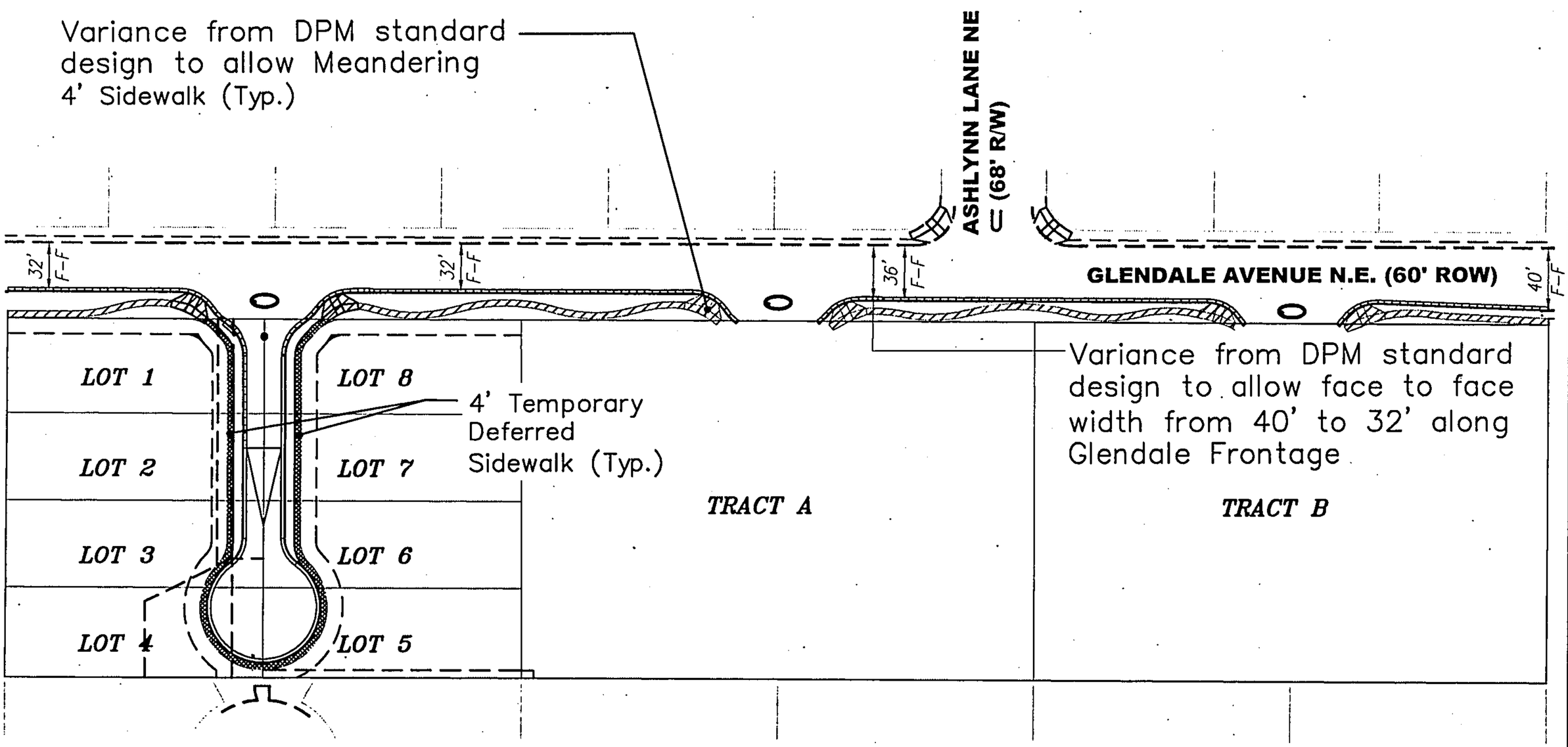
Sincerely,
MARK GOODWIN & ASSOCIATES, PA

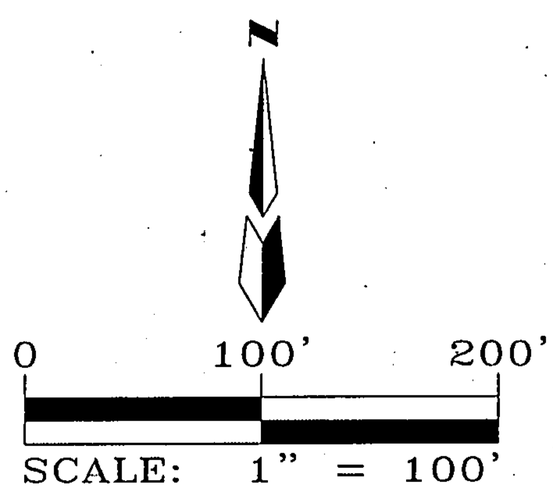
Gregory J. Krenik, PE
Senior Engineer
GJK/kb
Attachments



WALL DETAIL
ENTRANCE

3-21-12

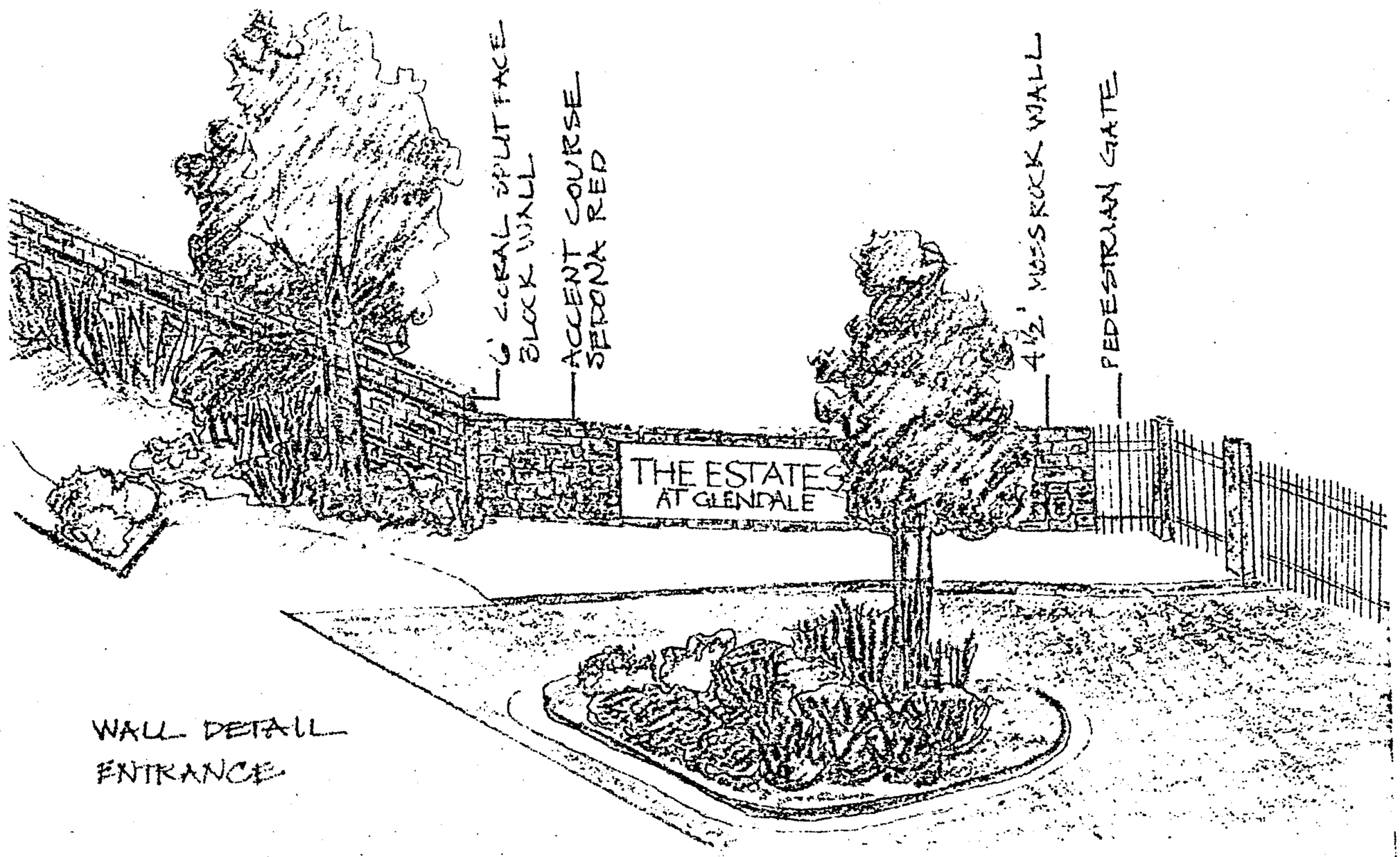




SIDEWALK AND VARIANCE EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

:\A11JOBS\A11004 Glendale Res\EXHIBITS\SW_r4.dwg, 3/21/2012 8:52:16 AM, stephen



WALL DETAIL
ENTRANCE

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008656

Application No. 12DRB-70074

TO:

X 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: 3-28-12

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 INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REQUEST FOR WITHDRAWAL OF SIDEWALK REQUIREMENT VARIANCE & SUBMITTAL OF A REVISED SIDEWALK/VARIANCE EXHIBIT AND WALL DETAIL.

RECEIVED
MAR 21 2012
HYDROLOGY SECTION

CONTACT NAME: GREG KRENIK

TELEPHONE: 828-2200 EMAIL: greg@goodwinengineers.com

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 21, 2012

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

Re: The Estates at Glendale; 1008656

Dear Mr. Cloud:

On behalf of our client, Glendale, LLC, we are requesting the withdrawal of our request to waive the sidewalk requirement around the cul-de-sacs. We will be installing the sidewalk around the entire cul-de-sac.

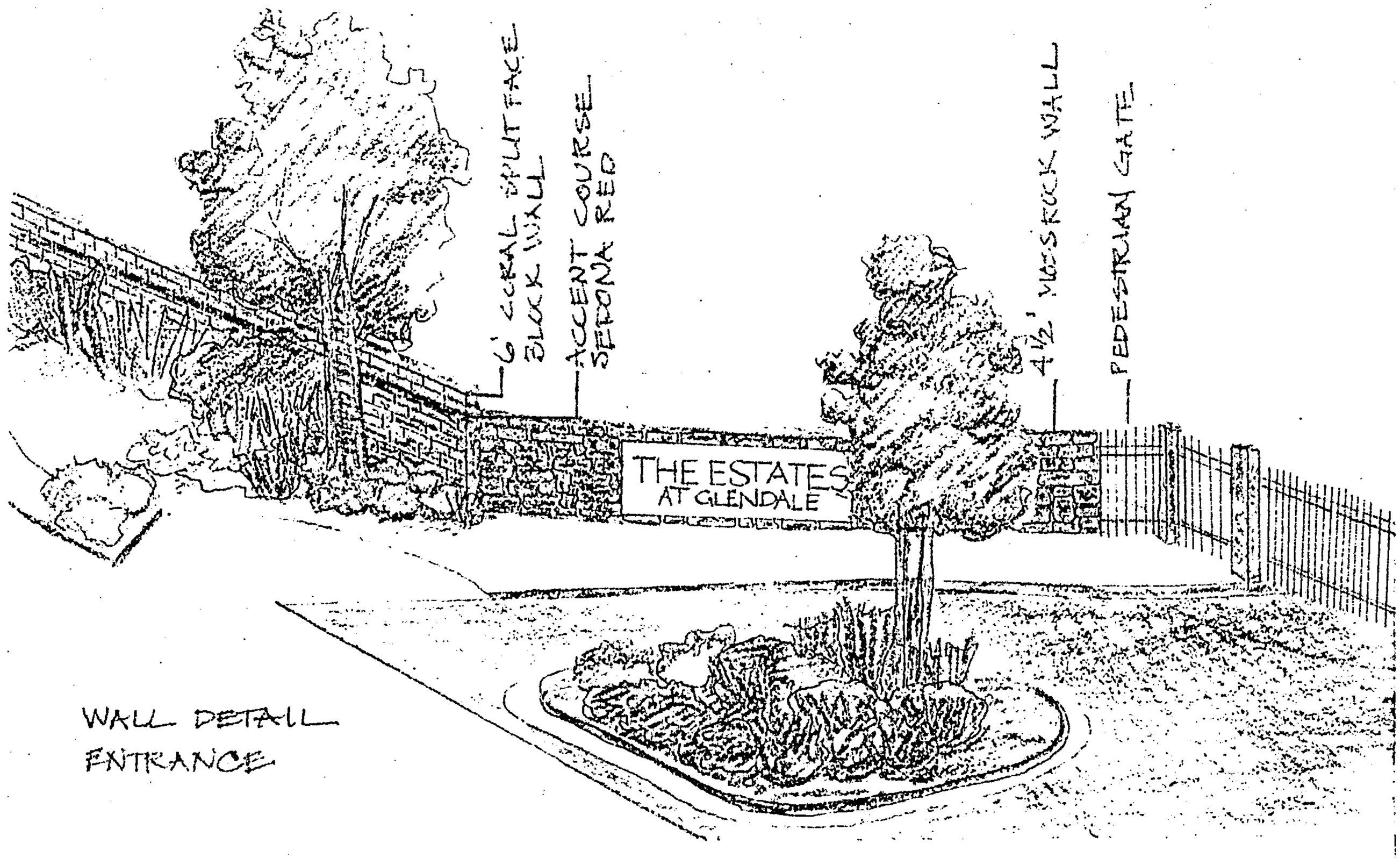
I've attached a revised sidewalk/variance exhibit showing this change. Also, there were some depiction errors on the previous exhibit which I also fixed.

Also attached is a Wall Detail that supersedes any previously submitted Wall Details.

This is to be heard March 28, 2012.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Gregory J. Krenik, PE
Senior Engineer
GJK/kb
Attachments

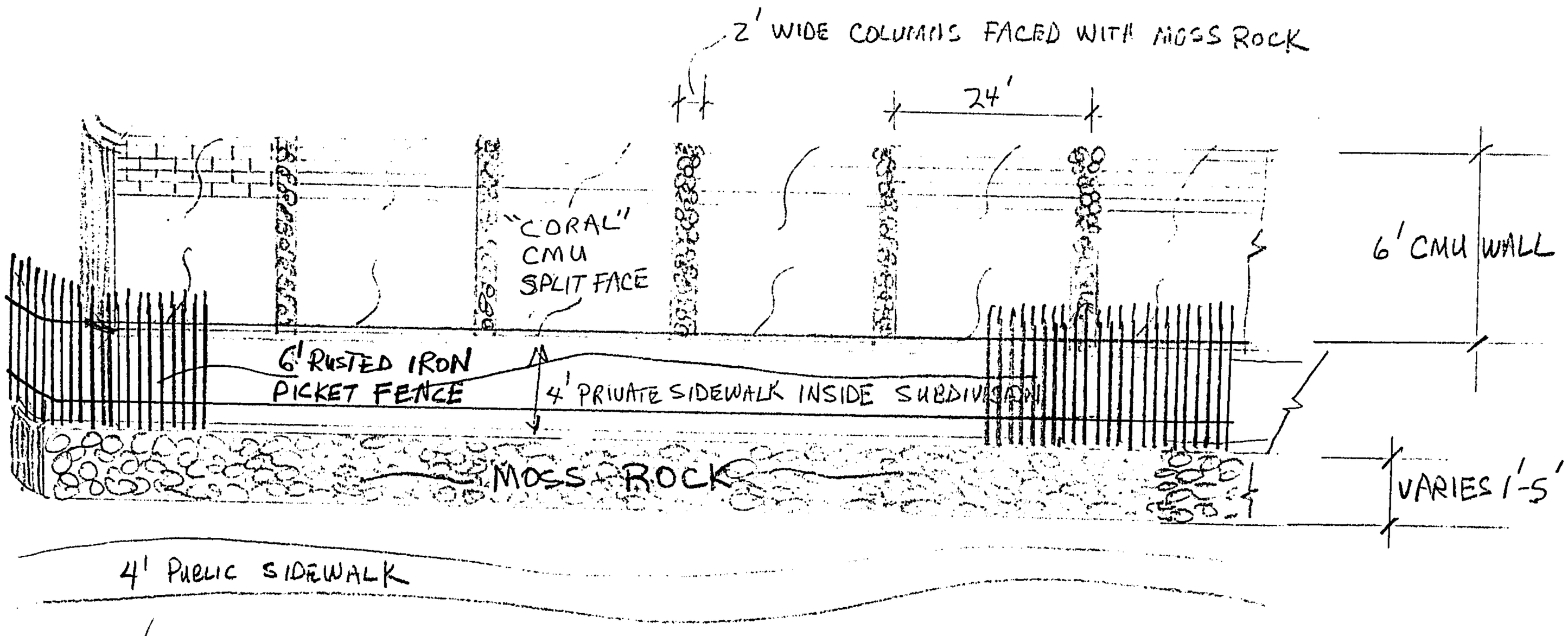


WALL DETAIL
ENTRANCE

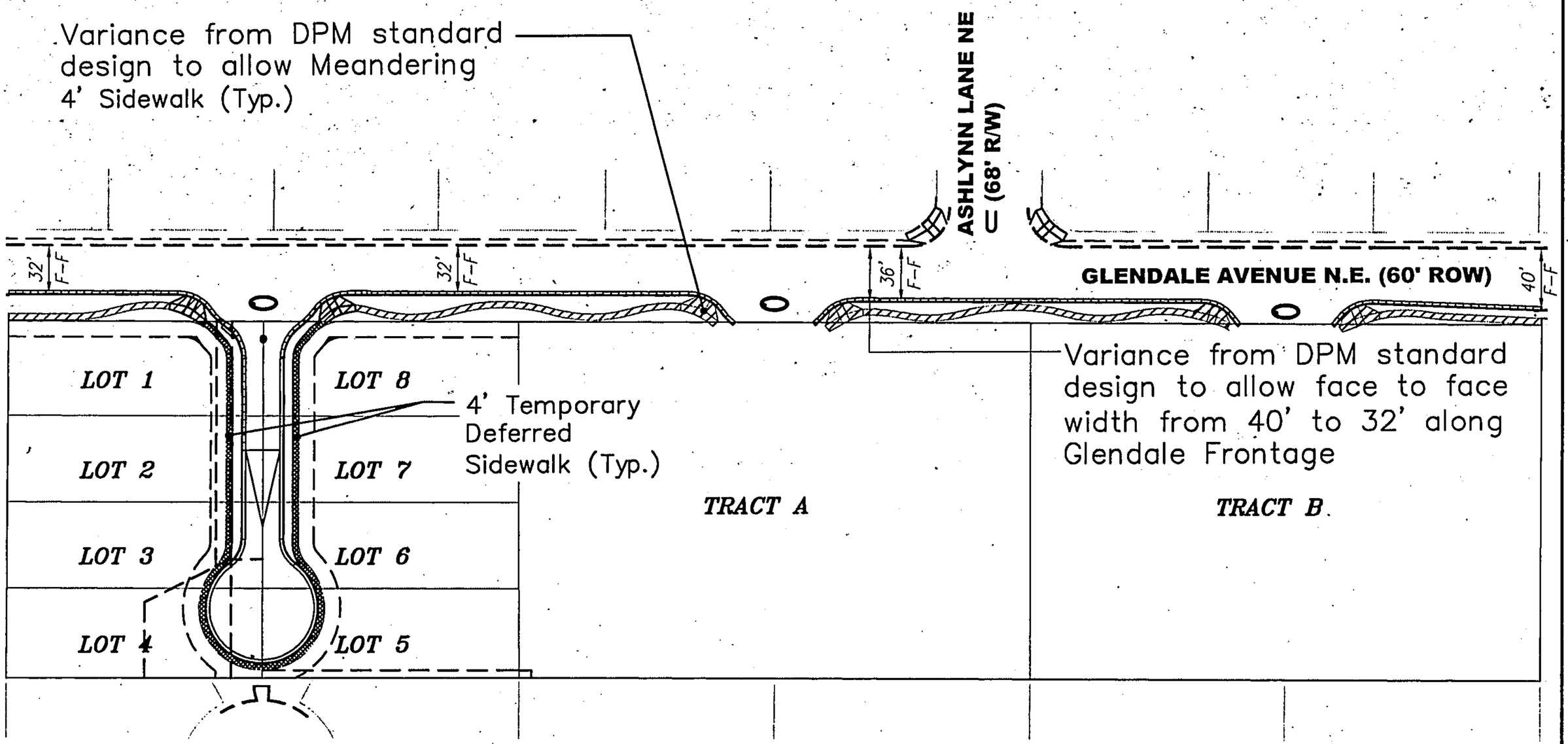
3-21-12

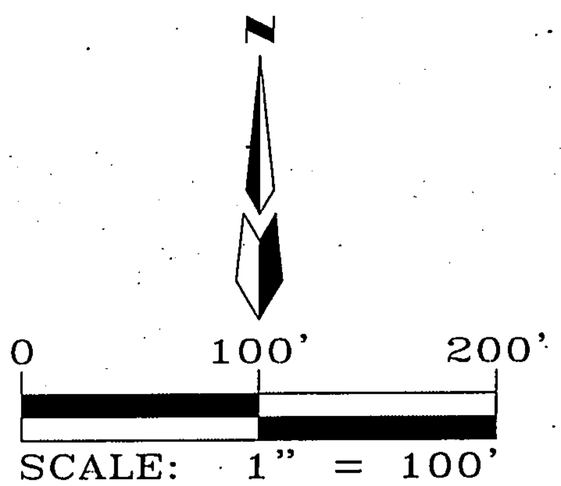
PROJECT # 1008656 "THE ESTATES AT GLENDALE"

* TYPICAL WALL/FENCE DETAIL ALONG GLENDALE AVE.



* RUSTED FENCE IS OMITTED AT LOT #23 AND LOT #1, THESE WILL TURN INTO PLANTER SECTIONS THAT WILL BE LANDSCAPED AND HAVE NO SIDEWALK



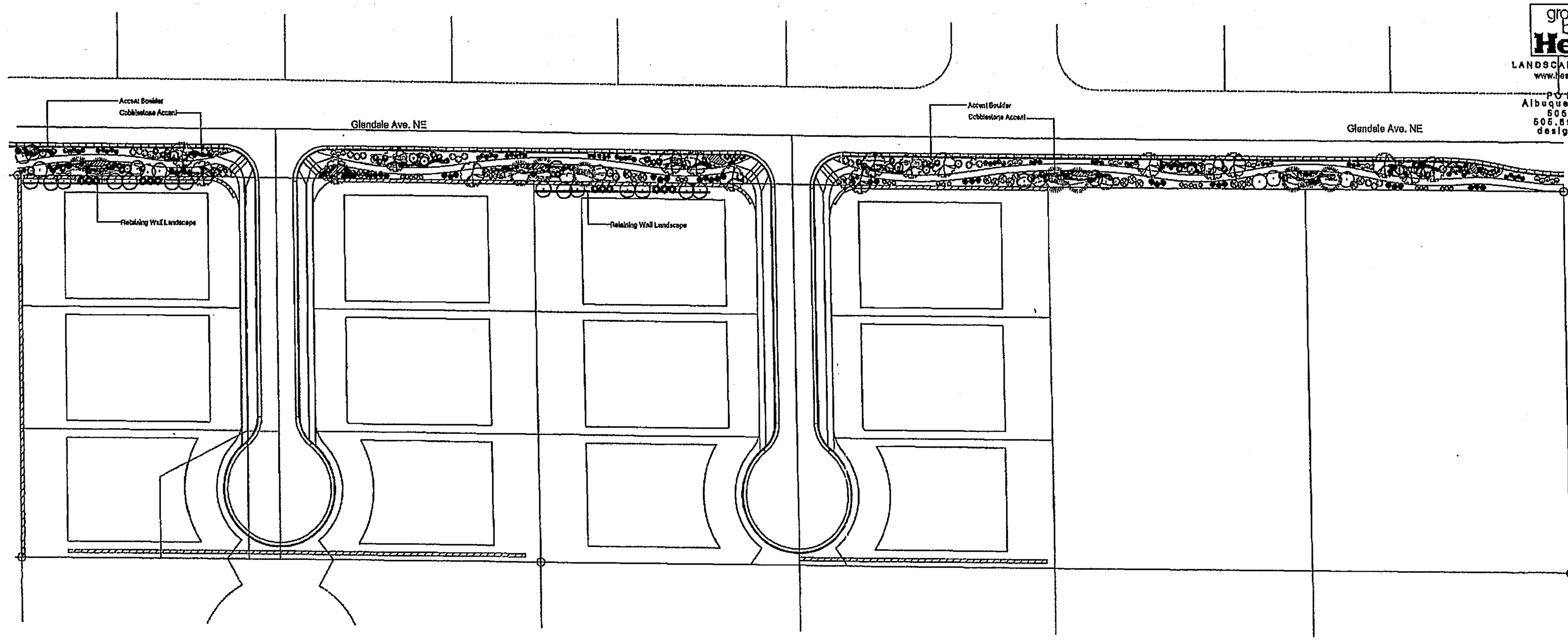


SIDEWALK AND VARIANCE EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

=:\A11JOBS\A11004 Glendale Res\EXHIBITS\SW_r4.dwg, 3/21/2012 8:52:16 AM, stephen

891
04
892 - 5141



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
Trees				
16		Betula Birch	2" B&B	Medium
30		Populus Aspen	2" B&B	Medium
11		Pinus,Picea Bosnian Pine, Dwarf Spruce	6'-8'	Modera
9		Pinus, Cedrus, Picea Ponderosa Pine, Blue Atlas Cedar, Blue Spruce	5'-8'	Medium
Shrubs/Groundcovers				
40		Achillea filipendulina Moonshine Yarrow	1-Gal	Medium
25		Centranthus Jupiter's Beard	1-Gal	Medium
28		Ericameria laricifolia 'Aguire' Turpentine Bush	5-Gal	Low+
26		Nepeta nuarii Giant Catmint	1-Gal	Medium
22		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
10		Pinus mugo Mugo Pine	5-Gal	Medium
43		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
20		Rhus Gro Low Sumac	5-Gal	Low+
Ornamental Grasses				
26		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
28		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium
43		Liriope Monda Grass	1-Gal	Low+
12		Miscanthus Maiden Grass	5-Gal	Low+
Perennials				
TBD		California Poppy/ Columbine	Flats/Seed/4" pots	

growing better Up Heads

LANDSCAPE CONTRACTORS
www.headsuplandscaps.com

P.O. Box 10597
Albuquerque, NM 87184
505.898.9616
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN GILLES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 3/9/11
Revisions:
3/21/11

Drawn by: JC
Reviewed by: GM

The Estates at Glendale

Albuquerque, New Mexico

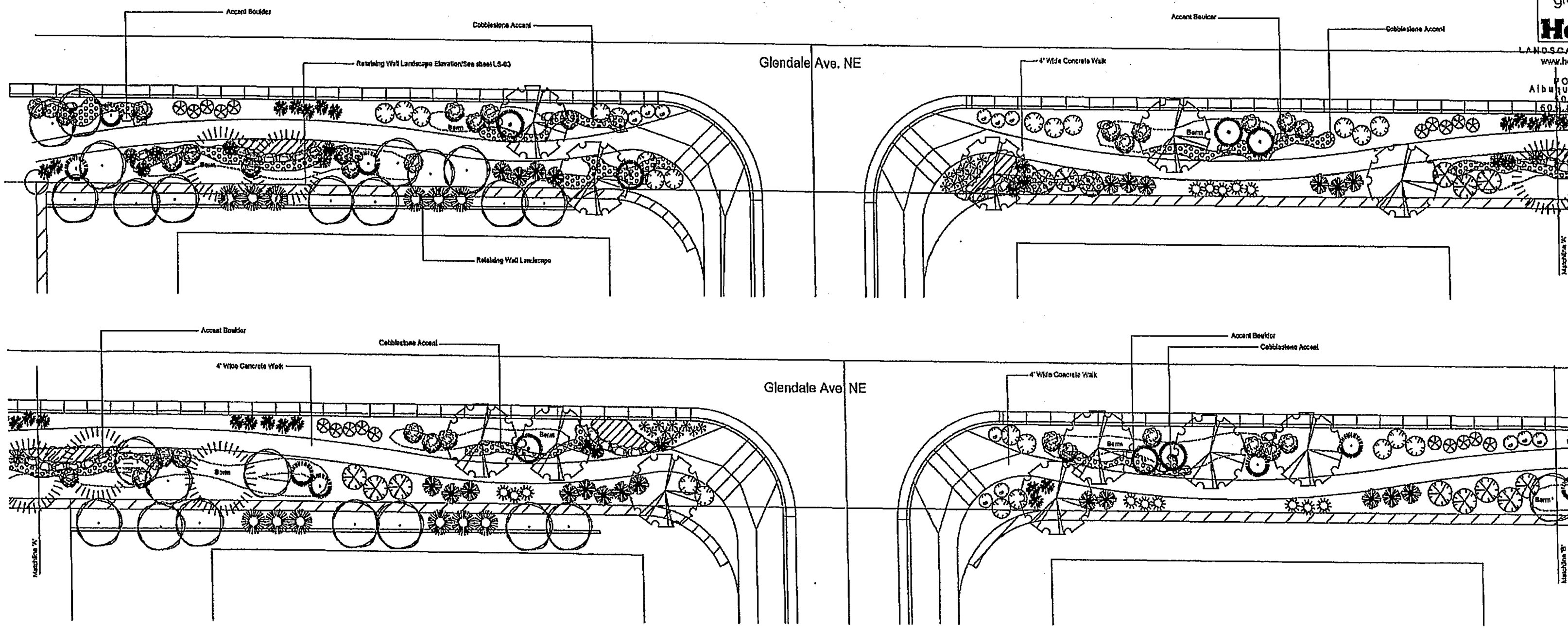
NORTH

Scale: 1" = 30'

15 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LS-01



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
		Trees		
16		Betula Birch	2" B&B	Medium
30		Populus Aspen	2" B&B	Medium
11		Pinus, Picea Bosnian Pine, Dwarf Spruce	5'-6'	Medium
0		Pinus, Cedrus, Picea Ponderosa Pine, Blue Atlas Cedar, Blue Spruce	5'-6'	Medium

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
		Shrubs/Groundcovers		
19		Achillea ilipondulina Moonshine Yarrow	1-Gal	Medium
25		Centranthus Jupiter's Beard	1-Gal	Medium
28		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
20		Nepeta mussini Giant Catmint	1-Gal	Medium
22		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
10		Pinus mugo Mugo Pine	5-Gal	Medium
13		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
26		Rhus Gro Low Sumac	5-Gal	Low+
		Ornamental Grasses		
25		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
26		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium
42		Liriope Monda Grass	1-Gal	Low+
12		Miscanthus Maiden Grass	5-Gal	Low+
		Perennials		
TBD		California Poppy Colombina	Flats/Seed/4" pots	

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jon@hulc.com

STATE OF NEW MEXICO
JOHN OLLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 3/9/11
Revisions:
3/21/11

Drawn by: JC
Reviewed by: GM

The Estates at Glendale
Albuquerque, New Mexico

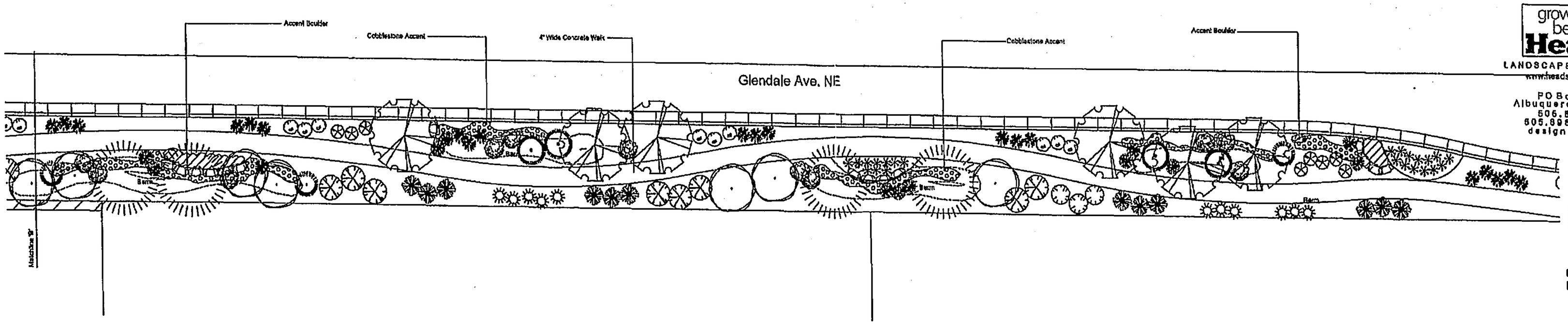
NORTH

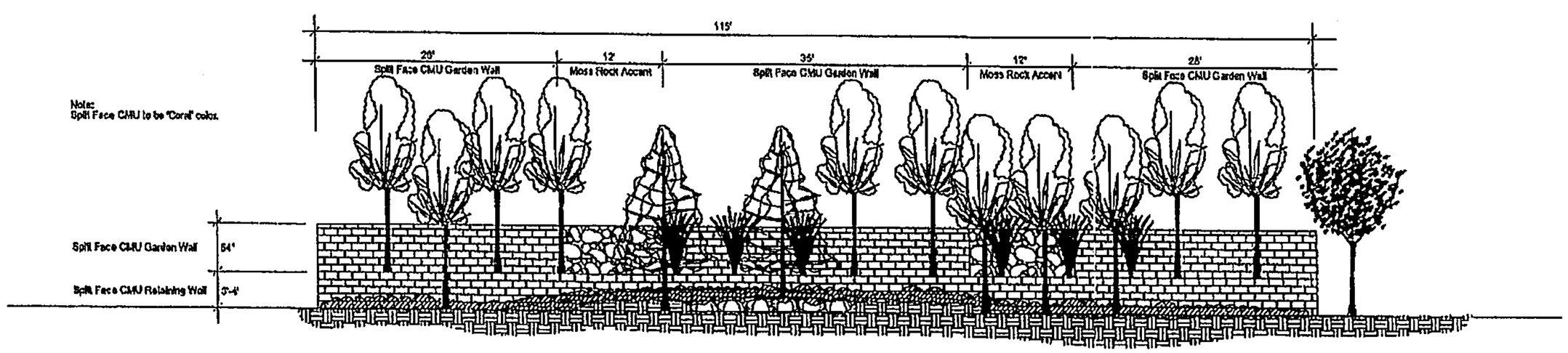
Scale: 1" = 10'

5 0 10 20

Sheet Title:
Landscape Plan

Sheet Number:
LS-02





Elevation Detail
NTS

PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
Trees				
16		Betula Birch	2" B&B	Medium
30		Populus Aspen	2" B&B	Medium
11		Pinus,Picea Bosnian Pine, Dwarf Spruce	6'-8'	Medium
9		Pines, Cedrus, Picea Ponderosa Pine, Blue Atlas Cedar, Blue Spruce	6'-8'	Medium
Shrubs/Groundcovers				
40		Achillea tinctoria/ilina Moonshine Yarrow	1-Gal	Medium
25		Centranthus Jupiter's Beard	1-Gal	Medium
20		Chrysothamnus nauseosus 'Aguilar' Turpentine Bush	5-Gal	Low
20		Nepeta mussinii Giant Catmint	1-Gal	Medium
22		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
10		Pinus mugo Mugo Pine	5-Gal	Medium
43		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium
26		Rhus Gro Low Sumac	5-Gal	Low
Ornamental Grasses				
25		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
28		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium
43		Liriope Monkey Grass	1-Gal	Low
12		Miscanthus Maiden Grass	5-Gal	Low
Perennials				
TBD		California Poppy/ Columbine	Flats/Seed/4" pots	

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STATE OF NEW MEXICO
JOHN GILLES BRALY
126
REGISTERED LANDSCAPE ARCHITECT

Date: 3/9/11
Revisions:
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Drawn by: JC
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The Estates at Glendale
Albuquerque, New Mexico

NORTH

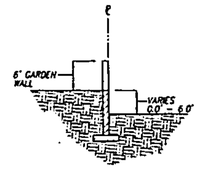
Scale: 1" = 10'
0 10 20

Sheet Title:
Landscape Plan

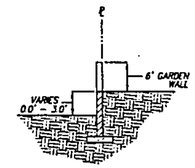
Sheet Number:
LS-03

GENERAL SITE CONSTRUCTION NOTES

1. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY AND DO NOT NECESSARILY SHOW ALL THE UTILITIES ON THE SITE.
2. ALL STORM DRAIN, PAVING, CURB, AND VALLEY GUTTER WORK ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
6. IN THE EVENT OF PHASED CONSTRUCTION STORM WATER RUNOFF IS TO BE PREVENTED FROM UNDEVELOPED PORTIONS OF THE SITE BY CONSTRUCTING TEMPORARY RETENTION PONDS IN THE UNDEVELOPED PORTION OF THE SITE CAPABLE OF RETAINING THE 100 YR, 10 DAY STORMWATER RUNOFF VOLUME FROM ALL ONSITE AND OFFSITE AREAS DRAINING TO IT.
7. NOTE ALL STREET SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
8. STRUCTURAL STANDARDS AND SPECIFICATIONS OF WALLS AND SLOPE PAVING ARE NOT PROVIDED ON THIS GRADING AND DRAINAGE PLAN AND ARE TO BE SUPPLIED SEPARATELY BY CONTRACTOR PRIOR TO CONSTRUCTION.



DETAIL SECTION A-A
N.T.S.



DETAIL SECTION B-B
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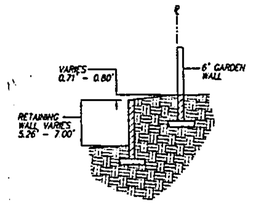
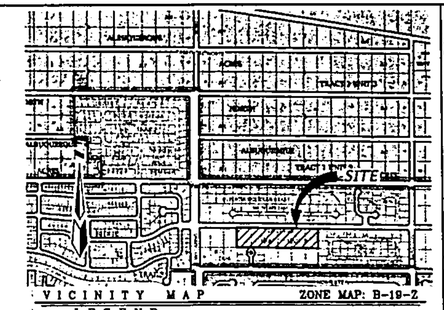
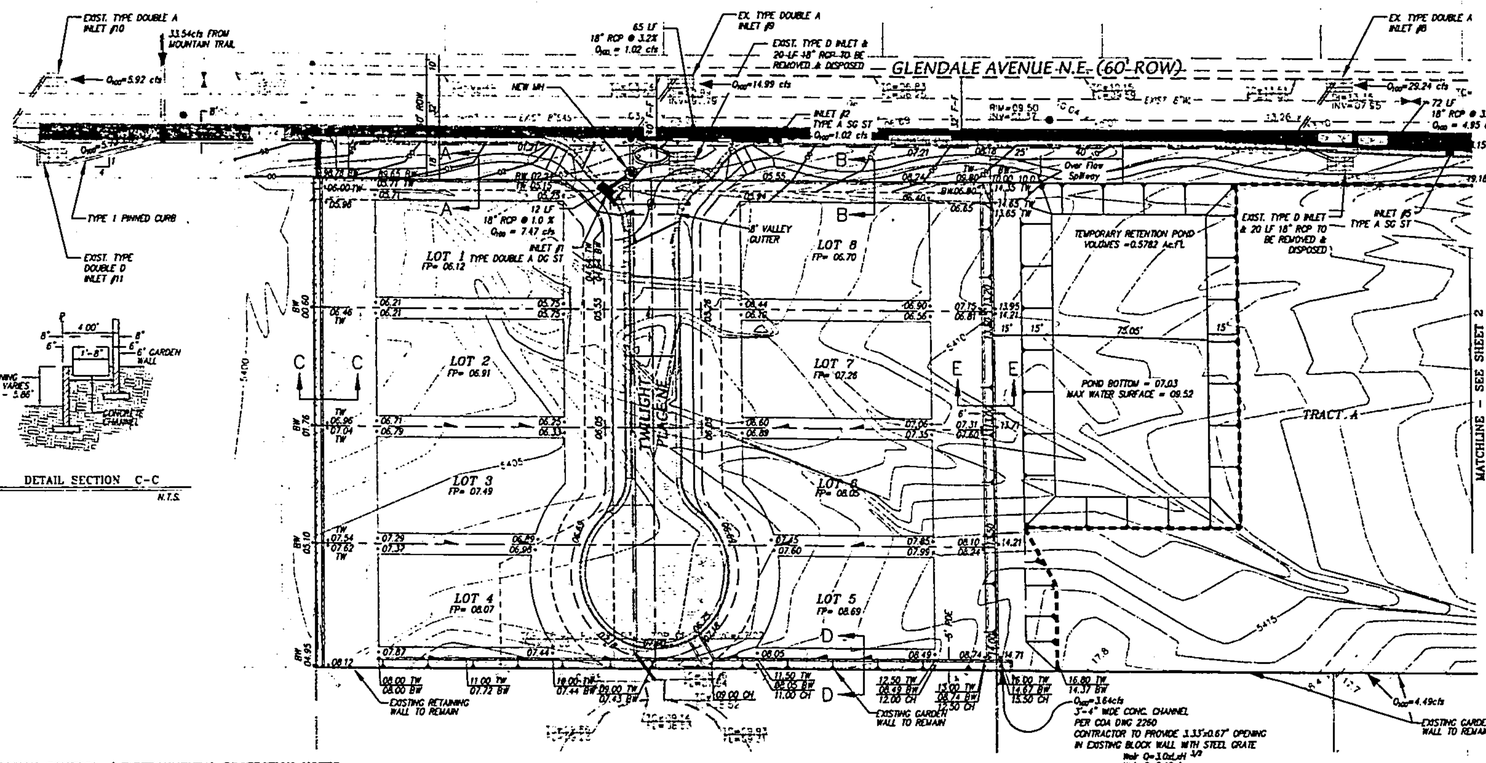


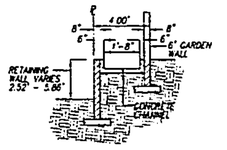
DETAIL SECTION E-E
N.T.S.



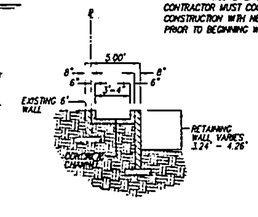
LEGEND

LOTS 4 THRU 9, BLOCK 12, TRACT 1, UNIT 1, NORTH ALBUQUERQUE ACRES
September 10, 1931 In Volume D, Folio 121.





DETAIL SECTION C-C
N.T.S.



DETAIL SECTION D-D
N.T.S.

LEGEND

- EXISTING CONCRETE CURB
- EXISTING FENCE
- EXISTING WALL OF HEAD WALL
- EXISTING TOP CURB/FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING DROP INLET
- EXIST. 8"SAS — EXISTING SANITARY SEWER LINE
- EXIST. 8"W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- 5415 — EXISTING CONTOUR - MAJOR
- 5414 — EXISTING CONTOUR - MINOR
- NEW LOT LINES
- NEW SIDEWALK
- NEW STANDARD CURB & GUTTER
- NEW ROLL CURB & GUTTER
- NEW RETAINING WALL - TO BE CONSTRUCTED AT THE TIME OF ROUGH GRADING
- NEW PERIMETER WALL
- NEW SWALES
- 1:1 SLOPE
- ROADWAY GRADES
- NEW STORM DRAIN
- NEW STORM DRAIN INLET
- 19.50 TW / 13.97 BW — FINISHED GRADE ELEVATIONS AT TOP AND BOTTOM OF RETAINING WALLS.
- GARDEN WALL DEFERRED TO HOME BUILDER
- TEMPORARY AC CURB TYPE "C" RESIDENTIAL
- TYPE I PINNED CURB
- PDE — PRIVATE DRAINAGE EASEMENTS.
- MAJOR LOCAL PAVEMENT THIS PROJECT = 4" TYPE B RESIDENTIAL
- RESIDENTIAL PAVEMENT THIS PROJECT = 3" TYPE C RESIDENTIAL
- LIMITS OF LAND DISTURBING ACTIVITIES

EROSION CONTROL / ENVIRONMENTAL PROTECTION NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMIT FROM REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY INSTALLING SILT FENCES OR PERMANENT BLOCK WALLS AT THE PROPERTY LINES.
4. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT FOR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. HOWEVER, WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS STABILIZATION MEASURES MUST BE INITIATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
5. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL GAS, TIRES, ETC.) GARBAGE GRUBBING, EXCESS CUT MATERIAL, VEGETATION DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICAL PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-(505)-822-1558 OR 1-(800)-219-6157.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
10. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER PREVENTION PLAN ONSITE AT ALL TIMES.

SCALE: 1" = 30'

A11004 GLENDALE RES\GRADE & DRAIN\A11004 GRADE & DRAIN\06-02-11\ACH SPS

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
FIELD VERIFICATION BY — DATE
RECORDS REVIEWED BY — DATE
BENCH MARKS
ABC Brass Cap in concrete post stamped "1-B20". From the intersection of Louisiana Boulevard and Paseo Del Norte NE go east on Paseo Del Norte 1 mile to Barstow Street. then north on Barstow Street 1 mile to Modesta Avenue. The station is located in the northeast quadrant of the intersection.
N.M. State Plane Coordinates (Central Zone)
Geographic Position (NAD83), in feet
N=1529154.845, E=1550483.349
Elevation=5477.179 (NAVD88), in feet
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. — BY — DATE

ENGINEER'S SEAL

REMARKS — BY
NO. — DATE
REVISIONS
DESIGN — DATE 11/11/11
DESIGNED BY GJK
DRAWN BY ACH — DATE 11/11/11
CHECKED BY ZWHG — DATE 11/11/11

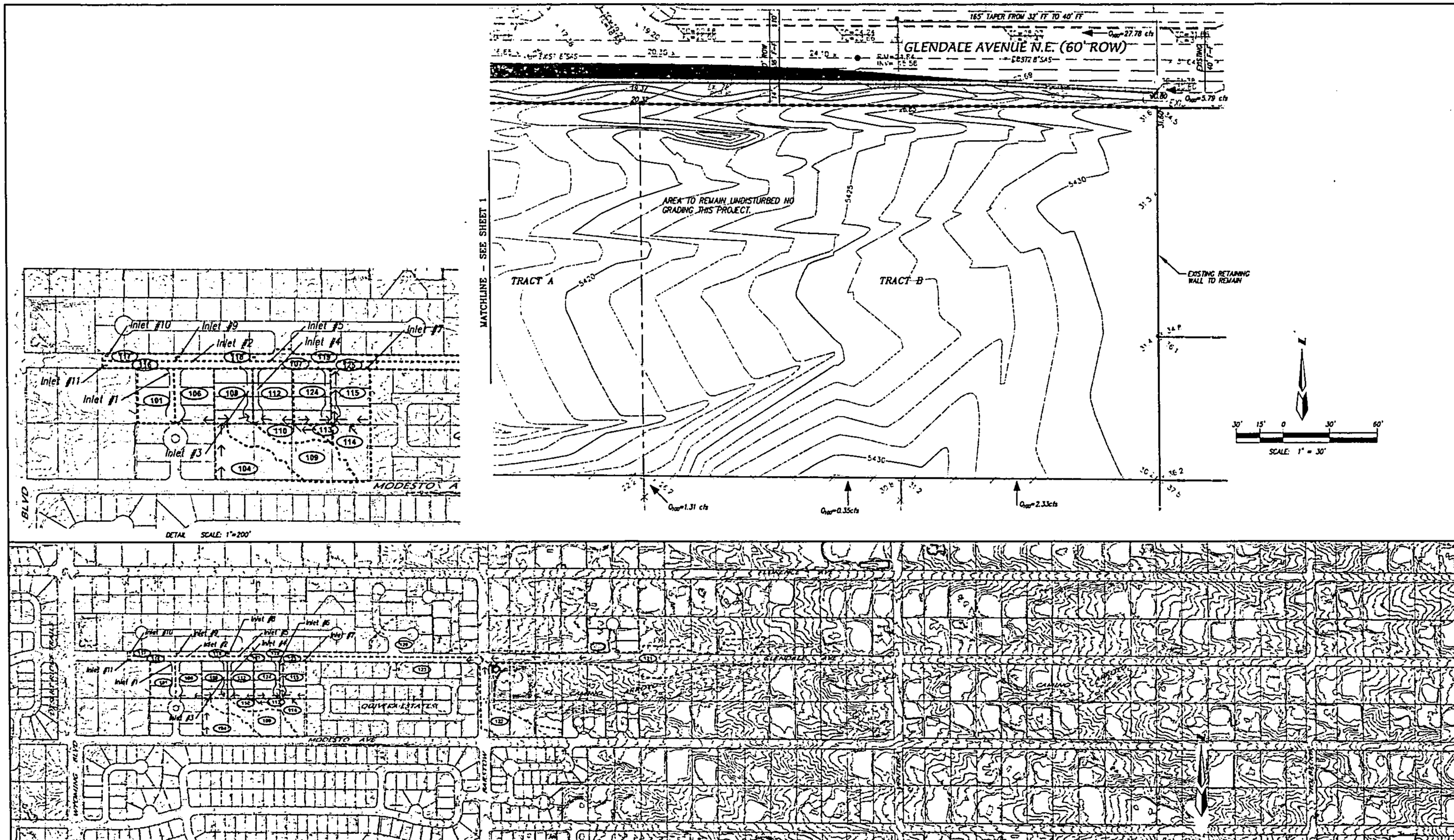
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: THE ESTATES AT GLENDALE - UNIT 1
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO	ZONE MAP NO.	SHEET	OF
	B-19-Z	1	4



DRAINAGE BASIN MAP

SCALE: 1"=300'

HYDROLOGY SUMMARY TABLE

BASIN ID	AREA (Ac)	AREA (Sq mi)	Ground Cover (%) A	B	C	D	Peak 100-YR Flow Q100 (cfs) Incrumental	Cumulative	Street flows Location	Slope (%)	Depth (ft)	Velocity (fps)	Energy (ft)	Inlet Calcs Inlet ID #	Intercepted (cfs)	By-pass (cfs)
122	2.1	0.00328	13	13	26	48	8.16	8.16	Barlow St.	0.61	0.48	2.3	0.54			
123	0.8	0.00125			15	85	3.83	11.99	Glendale Ave S. 1/2	3.18	0.40	4.5	0.71	7	6.20	5.79
114	0.7	0.00108	20	20	34	26	2.33	2.33	PDE for lot 24	n/a						
113	0.1	0.00016	20	20	34	26	0.35	2.68	PDE for lot 25	n/a						
115	0.9	0.00144	0	21	21	58	3.84	7.12	Moondust E. 1/2	Sump	0.38			6	7.12	Sump
124	0.9	0.00144	0	21	21	58	3.84	9.63	Moondust W. 1/2	Sump	0.38			5	9.63	Sump
110	0.4	0.00061	20	20	34	26	1.31	1.31	PDE for lot 26	n/a						
112	0.9	0.00144		21	21	58	3.84	5.15	North Star Ct E. 1/2	Sump	0.43			4	5.15	Sump
109	1.3	0.00208	20	20	34	26	4.49	4.49	PDE for lot 27	n/a						
106	0.9	0.00144		21	21	58	3.84	9.35	North Star Ct W. 1/2	Sump	0.43			3	9.35	Sump
125	0.1	0.00209		0	33	67	0.58	0.59	Glendale Ave S. 1/2	n/a						
107	0.2	0.00036		0	33	67	1.02	1.02	Glendale Ave S. 1/2	3.15	0.09	1.9	0.15	2	1.02	0.00
104	1.1	0.00169	20	20	34	26	3.64	3.64	PDE for lot 27	n/a						
105	0.9	0.00144		21	21	58	3.84	7.48	Twilight Ct E. 1/2	0.86	0.33	2.4	0.42			
101	0.9	0.00144		21	21	58	3.84	11.33	Twilight Ct W. 1/2	2.15	0.38	3.7	0.58	1	7.47	3.86
116	0.4	0.00055		0	33	67	1.88	5.73	Glendale Ave S. 1/2	3.15	0.28	3.3	0.45	11	5.73	Sump
121	4.2	0.00656	9	9	42	40	16.21	16.21	Glendale Ave N. 1/2	3.18	0.44	4.9	0.81			
120	2.9	0.00453		25	27	48	11.57	27.78	Glendale Ave N. 1/2	3.18	0.51	5.9	1.05			
119	0.3	0.00047			10	90	1.46	29.24	Glendale Ave N. 1/2	3.15	0.52	6.0	1.08	8	15.22	14.02
118	0.2	0.00031			10	90	0.97	14.99	Glendale Ave N. 1/2	3.15	0.38	3.7	0.59	9	10.05	4.94
117	0.2	0.00031			10	90	0.97	5.92	Glendale Ave N. 1/2	3.15	0.32	3.6	0.54	10	5.06	0.84

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

AGRS Brass Cap in concrete post stamped "1-B20".
From the intersection of Louisiana Boulevard and Paseo Del Norte, NE on east on Paseo Del Norte 1 mile to Barstow Street, then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northwest quadrant of the intersection.
Geographic Position (NAD83), Feet
N.M. State Plane Coordinate (Central Zone)
N=1524154.943, E=1550483.349
Elevation=5477.179 (NAVD88), In feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	GJK	11/11
DRAWN BY	ACH	11/11
CHECKED BY	DMG	11/11

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

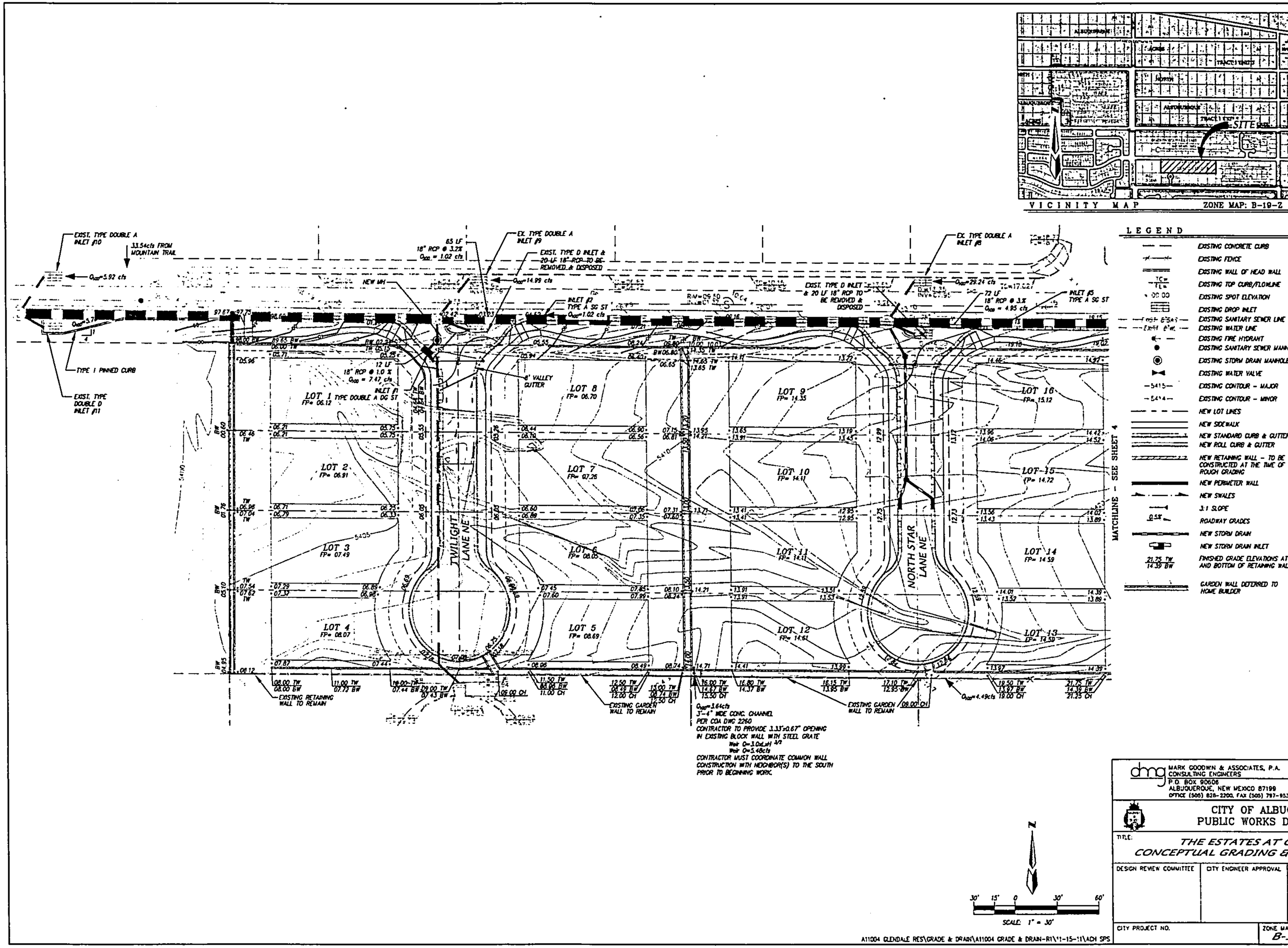
TITLE: *THE ESTATES AT GLENDALE - UNIT 1*
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ASI DESIGN UPDATE	MO/DAY/YR	MO/DAY/YR

CITY PROJECT NO.

ZONE MAP NO. B-19-Z

SHEET 2 OF 4



AS BUILT INFORMATION

CONTRACTOR — DATE
STAKED BY — DATE
INSPECTED BY — DATE
FIELD CHECKED BY — DATE
DRAWINGS CHECKED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

ADPS Brass Cap, in concrete post stamped "1-B20", from the intersection of Louisiana Boulevard and Paseo Del Norte NE go east on Paseo Del Norte 1 mile to Barstow Street, then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northeast quadrant of the intersection. Geographic Position (NAD83), in feet
N.M. State Plane Coordinates (Central Zone)
N=1521154.943, E=1530463.149
Elevation=5477.179 (NAVD88), in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	GJK	11/11
DRAWN BY	ACH	11/11
CHECKED BY	DMG	11/11

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

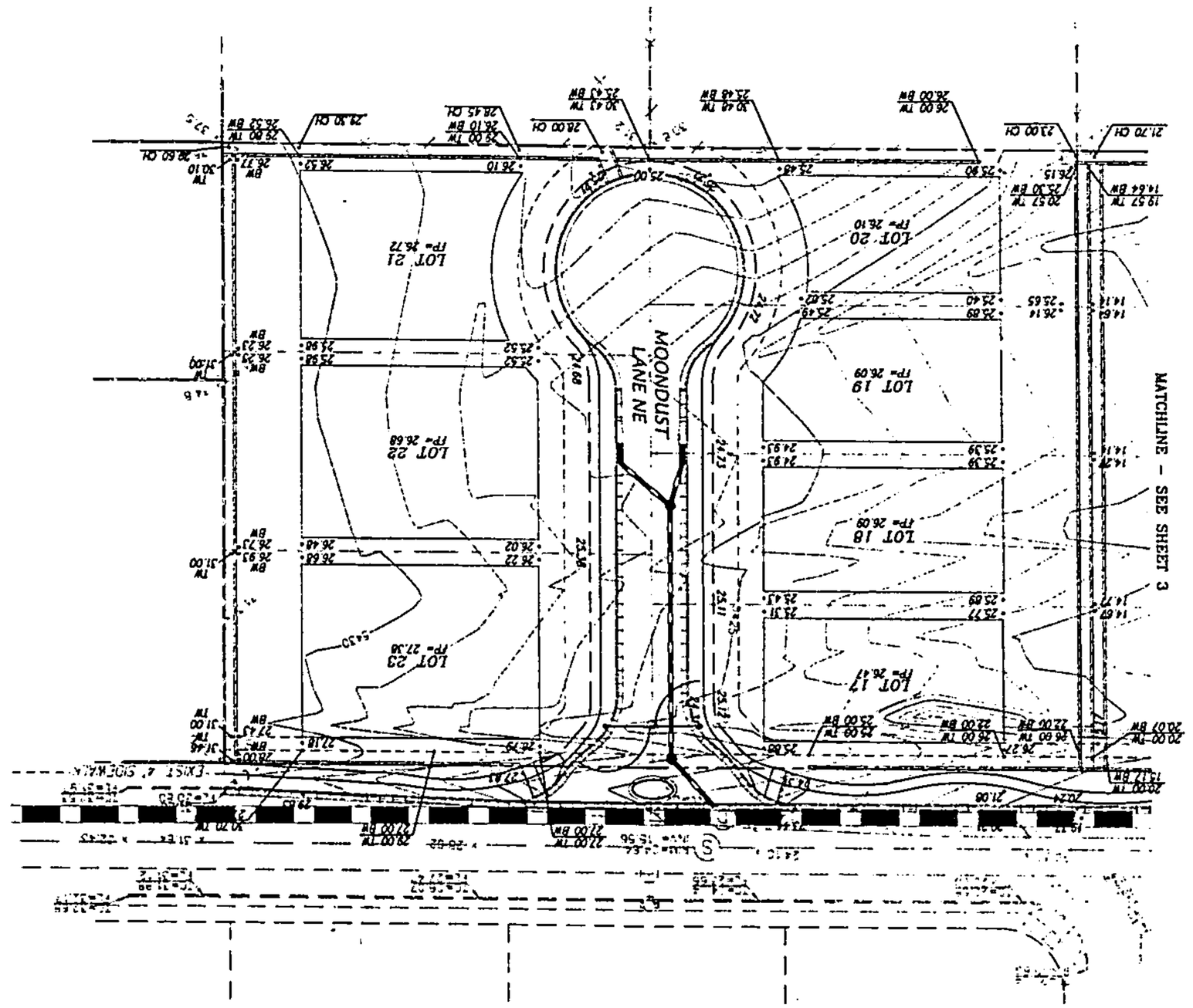
TITLE: *THE ESTATES AT GLENDALE*
CONCEPTUAL GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. B-19-Z | SHEET 3 OF 4

A11004 GLENDALE RES\GRADE & DRAIN\A11004 GRADE & DRAIN-R1\11-15-11\ACH SPS

F:\A11200\A11004 Glendale Res\GRADE & DRAIN\GRADE & DRAIN\A11004 GRADE & DRAIN-R2.dwg, 3/12/2013 5:47:53 PM, ghughes



SCALE: 1" = 30'

N

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
UD /DAY/YR	UD /DAY/YR

ZONE MAP NO B-19-Z

SHEET 4 OF 4

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

THE ESTATES AT GLENDALE
GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9329

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	GJK	DATE
DRAWN BY	ACH	DATE
CHECKED BY	DMG	DATE

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES		
BY	DATE	NO.

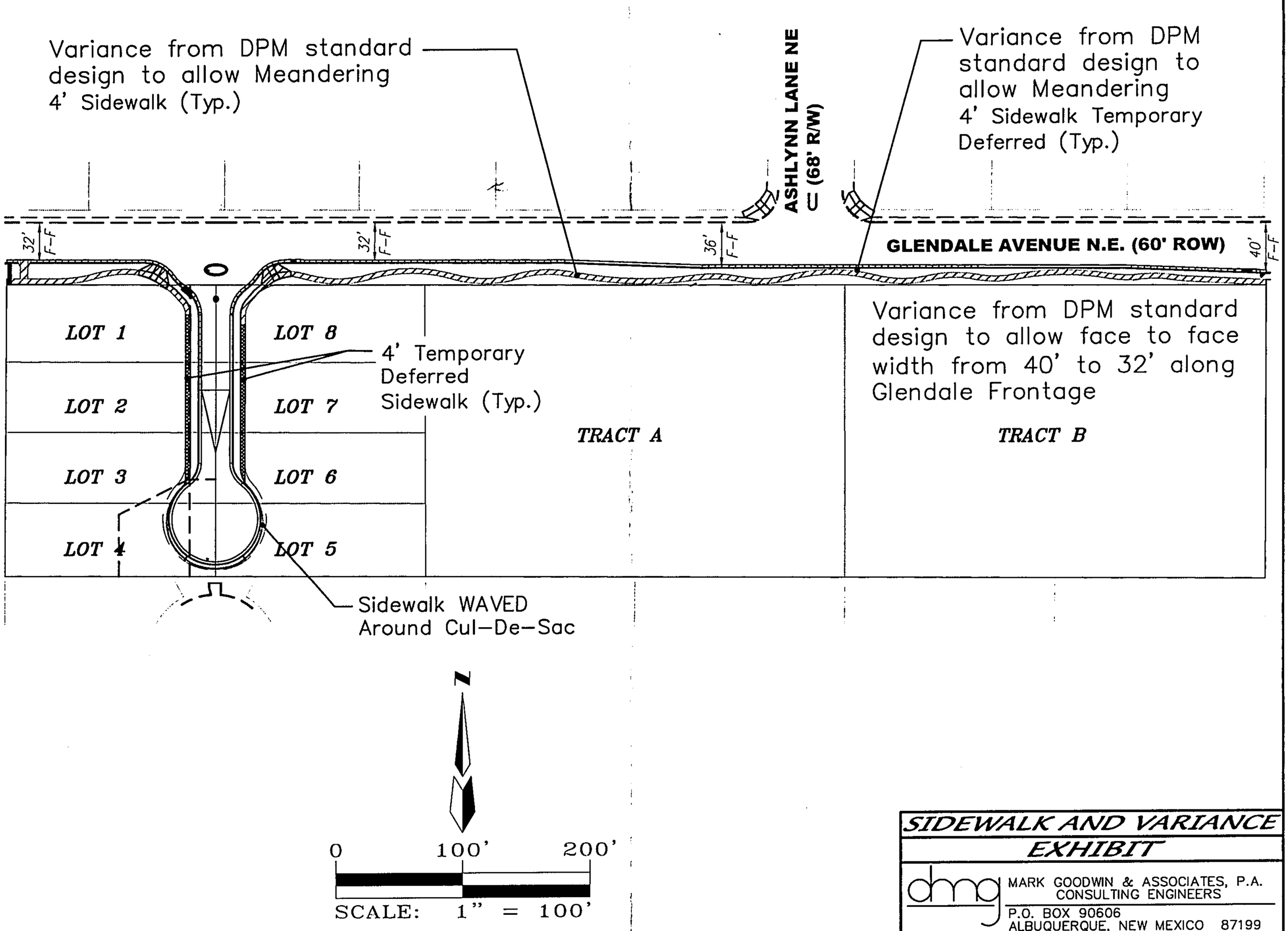
BENCH MARKS

ADPS Brass Cap in concrete post stamped "1-B20".
From the intersection of Louisiana Boulevard and Paseo Del Norte NE, go east on Paseo Del Norte 1 mile to Barstow Street, then north on Barstow Street 1 mile to Modesto Avenue. The station is located in the northwest quadrant of the intersection.
Grid Coordinates (NAD83), Y-feet
N.M. State Plane Coordinates (Central Zone)
N=1521154.943, E=1550463.349
Elevation=5477.179 (NAVD88), in feet

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
AS-BUILTS BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

F:\ALBDATA\Glendale Estates\GRADE & DRAIN\GRADE & DRAIN-PDF Files\102-21-1\MCH SPC



SIDEWALK AND VARIANCE EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

full block length

June 2, 2011

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

Re: Estates at Glendale - Project # 1008656

Dear Mr. Cloud:

Attached please find the revised Infrastructure List, Preliminary Plat, Grading Plan and Sidewalk Exhibit. Changes include:

1) adding two notes requiring conformance to the Zoning Code 14-16-3-19 Wall Height limitations, one on section AA and the other in the legend next to the slope paving symbol both on the Grading and Drainage Plan sheet 1,
2) revising sections AA, BB, CC, and DD changing offset of stepped walls from 5' to 4' horizontal distance, moving all walls completely out of Right Of Way(s), and replacing retaining wall in section DD with slope paving,
3) made Lot #4 two(2) feet wider and lots 5 and 6 one (1) foot narrower to provide extra room for the new slope paving and concrete vee channel in section DD,
4) changing the 'Meandering 4' Sidewalk' on Glendale to a 'Meandering 8' AC Trail' and add permanent C&G the entire length of the Glendale frontage on the Infrastructure list, the G&D Plan, and on the Sidewalk Exhibit, deleting 'Deferred Sidewalk' along Glendale,
5) changing Glendale pavement from 'residential' to 'major local' on the infrastructure List and showed the differing pavement types for information only on the G&D plan,
6) adding a note to the G&D Plan directing the "contractor to coordinate common wall construction with the neighbor(s) to the south prior to beginning work",
7) adding an 8' x 8' PDE to the southwest corner of Parcel # 2,
8) adding two additional inlets on the south side of Glendale, one at the east edge of the development at the transition from 40' FF to 32' FF, and the other future inlet between the two east one acre lots, both to prevent a portion of the 100-YR peak flow in the south side of the roadway from spilling over the unusual crown into the north side of the roadway. The supporting drainage calculations are summarized in a table on sheet 2 of the G&D Plan and the offsite basins were added to the map there.

Please note that the existing inlets adjacent to this development will have to be relocated whether Glendale Ave is 40'FF or 32'FF because they are located in the middle of the two proposed intersections to be constructed this project.

Also please note that the existing sidewalk on the south side of Glendale east of this subdivision is 4' wide.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/dlm

Attachments

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

May 6, 2011

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

Re: Estates at Glendale - Project # 1008656

Dear Mr. Cloud:

Attached please find the revised Infrastructure List, Preliminary Plat, Grading Plan and Sidewalk Exhibit. Changes include:

1) *"Unit 1" added to the name of this subdivision on all three exhibits.*
2) *Lots that were being proposed as Unit 2 are deleted and replaced by Parcel 2 on both the Sidewalk Exhibit and Preliminary Plat*
3) *Unit 2 improvements were deleted from the Sidewalk Exhibit and the Infrastructure List*
4) *Residential Pavement with Temporary AC curb was added to the Infrastructure List on Glendale at Parcel 2*
5) *Residential Pavement with Type 1 Pinned Curb was added to the Infrastructure List on Glendale 120' west of Lot 1-P1 for drainage purposes.*
6) *Notes #10 and #11 were added on the Preliminary Plat describing the purpose of Parcels 1 and 2*
7) *Line types were clarified on the Sidewalk Exhibit*
8) *Retaining Walls and 1:1 Slope Paving were added to the Infrastructure List*

Similar revisions were made to the Grading and Drainage Plan.

Owner and City Surveyor's signatures will be acquired on the Preliminary Plat when they return on Monday then full sized copies will be delivered to each individual DRB member. Please review these documents and provide any preliminary feedback as soon as possible so that those additional revisions can be made and distributed with time for everyone to review before the Hearing Wednesday, May 11.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/dlm

Attachments

F:\1-Projects\2011\A11004 - Estates at Glendale\DRB Revisons letter 5-6-11.doc

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- X Vacation
- X 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
- V ___ Zone Map Amendment (Establish or Change Zoning)
- P ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- D ___ Street Name Change (Local & Collector)

L A 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): Mark Goodwin & Assoc. - Doug Hughes PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: doug@goodwinengineers.com

APPLICANT: Glendale LLC, Randy Schmille Managing Partner PHONE: 315-0312
ADDRESS: 7101 Natalie Janae Ln NE FAX: 594-9766
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: schmilleco@yahoo.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Preliminary Plat for 14 lots on 5.3 acres including vacation of two public drainage easements, Grading Plan, Deferred Sidewalk in front yards and Waived sidewalk around cul-de-sacs, and design Variance to allow meandering sidewalk on Glendale

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

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

Lot or Tract No. Lot 4 through 9, Block: 12, Tract 1, Unit: 3
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: RD/3DU/AC Proposed zoning: — (Same) MRGCD Map No —
Zone Atlas page(s): B-19 UPC Code: See Attached

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj # 1008656
11DRB-70011

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of existing lots: ___ No. of proposed lots: ___ Total area of site (acres): 6
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave
Between: Wyoming NE and Barstow NE

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

SIGNATURE Doug Hughes DATE 3.25.11
(Print) Doug Hughes, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - - 70068	VPE		$ 90.00
11DRB - - 70069	SW		$ Ø
11DRB - - 70070	SDV		$ Ø
11DRB - - 70071	TDS		$ Ø
11DRB - - 70072	PP		$ 965.00
27	ADV		75.00
	CMF		Total 20.00
Hearing date April 26, 2011			$ 1,150.00

3-25-11
Planner signature / date

Project # 1008656

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)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☒ **SIDEWALK WAIVER (DRB21)**

✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Dacey Hughes
Applicant name (print)

3-25-11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB - - 70068
11DRB - - 70069
11DRB - - 70070
11DRB 70071

3-25-11
Planner signature / date

Project # 1008656

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

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

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

✓ 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Proposed Infrastructure List 6 Copies
✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Doug Hughes
Applicant name (print)

3-25-11
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB - - 70072
- -
- -

3-25-11
Planner signature / date

Project # 10086056

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 April ~~5~~ 12, 2011 To April ~~25~~ 27, 2011

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.

Doug Hughes — 3-25-11
(Applicant or Agent) (Date)

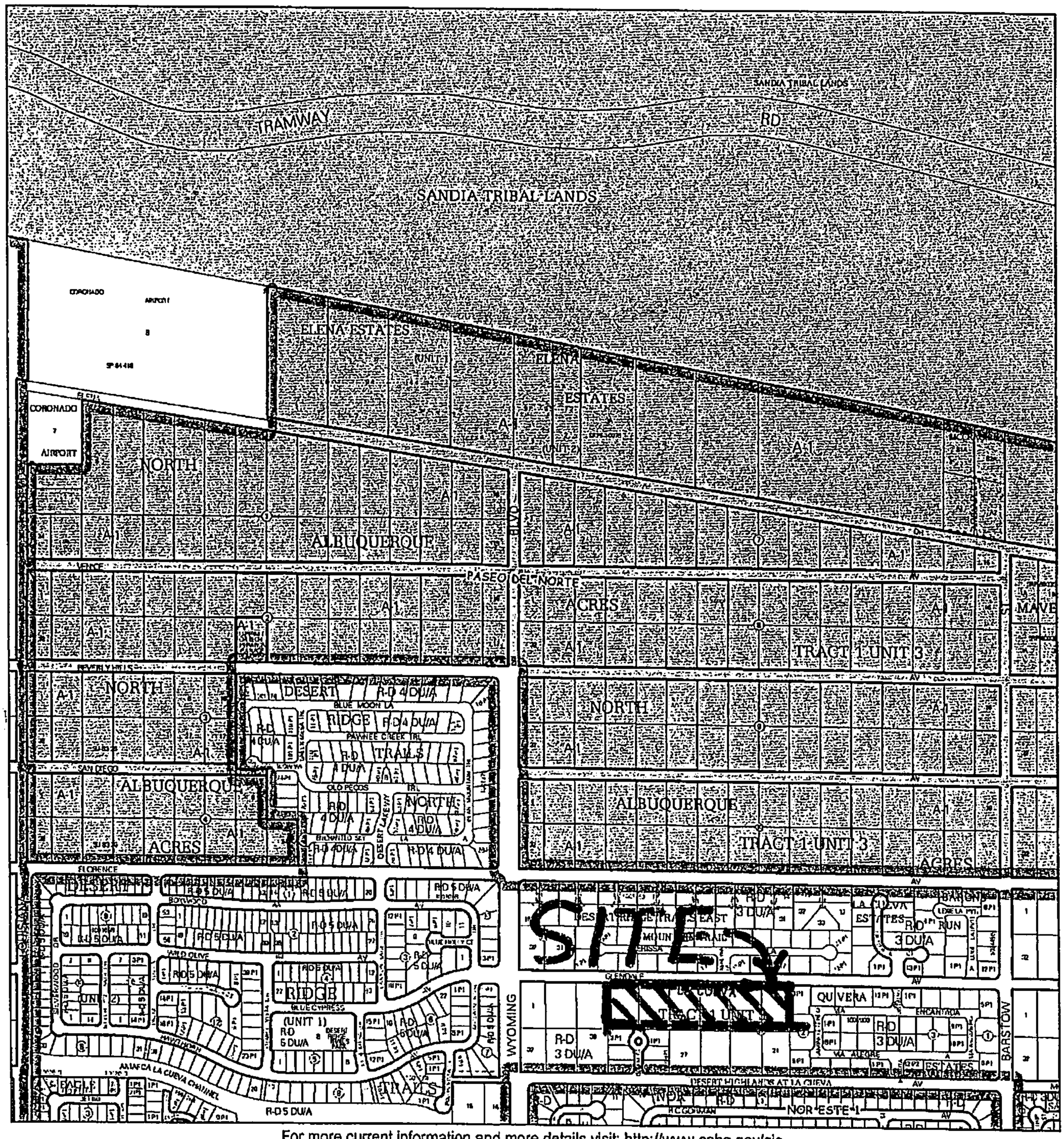
I issued 1 signs for this application, 3/25/11 (Date) — (Staff Member)

DRB PROJECT NUMBER: 10086656

Rev. 1/11/05

UPC CODES FOR LOTS 4-9

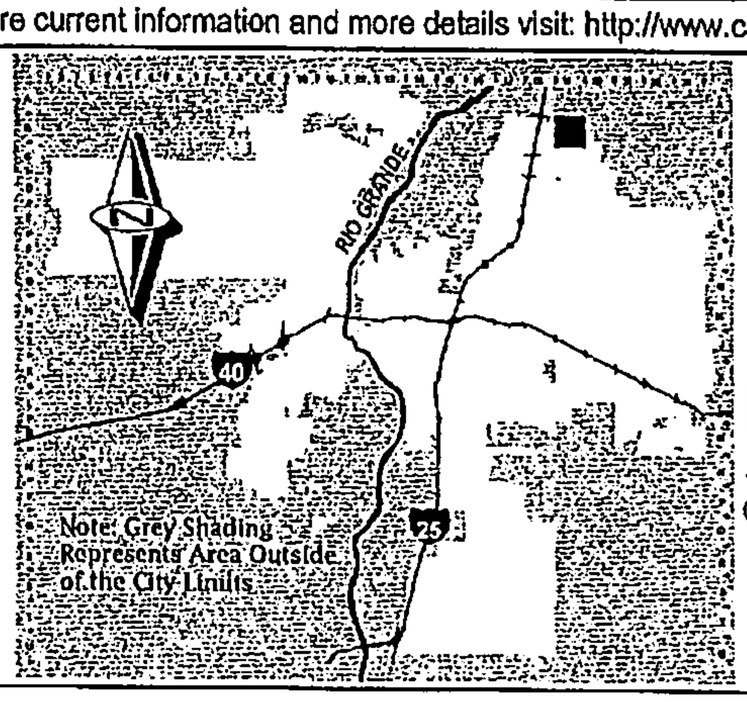
4 *– 1019065324038401 29*
5 *– 1019065340038401 28*
6 *– 1019065356039401 27*
7 *– 1019065373039401 26*
8 *– 1019065389039401 25*
9 *– 1019065407039401 24*



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-19-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 25, 2011

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

Re: The Estates at Glendale; 1008656

Dear Mr. Cloud:

On behalf of our client, Glendale, LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting approval of Preliminary Plat, Vacation of 2 Public Drainage Easements, Grading Plan, Deferral of Sidewalks in front yards, Waiver of the Sidewalk Requirement around the cul-de-sacs and a Design Variance to allow meandering sidewalks on Glendale Avenue.

Attached please find 1) 24 copies of the Preliminary Plat and Grading Plan 2) 6 copies of the Infrastructure List, 3) Zone Atlas Map, 4) Form DWRS, 5) Water and Sewer Availability Statement, 6) Pre-Development Facilities Fees Agreement, 7) Office of Neighborhood Coordination response and proof of notification, 8) Sidewalk Exhibit and 9) Perimeter Wall elevation. Perimeter wall locations and cross sections are shown on the Grading Plan.

***Explanation / Justification of Easement Vacation** – Easement #1 is a 20' Public Drainage Easement to the City of Albuquerque which contains an existing storm sewer that conveys runoff from Desert Ct. NE to Glendale Ave. The easement will be replaced with the Twilight Ct. dedicated public right-of-way. The vacation will be recorded at the same time that the public right-of-way will be dedicated and will simplify the City's title to the property.*

Easement #2 is a Temporary Public Drainage Easement to the City of Albuquerque which was for the purpose of creating a temporary pond that was needed before the storm sewer was constructed in Glendale Ave. The pond was removed after the storm sewer was constructed, so Easement #2 is no longer needed. Copies of the documents that created these easements are attached.

***Explanation / Justification of Sidewalk Waiver and Subdivision Design Variance** – Sidewalk around the outside of the two cul-de-sacs does not provide a logical path for pedestrians and therefore is to be waived and not constructed (as shown on the Sidewalk Exhibit).*

A subdivision design variance is being requested to allow the sidewalk along Glendale Ave. to meander as shown on the Sidewalk Exhibit.

Also being requested is the deferral of sidewalk construction in all front yards until after houses are constructed to avoid damage to the sidewalks that might otherwise occur during house construction.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer
JDH/sr
Attachments

F:\1-Projects\2011\A11004 - Estates at Glendale\DRB Letter, PP.doc

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 17, 2011

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 17, 2011** 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) – LOTS 4-9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON GLENDALE BOULEVARD NE BETWEEN WYOMING BOULEVARD NE AND BARSTOW STREET NE** zone map **B-19.**

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

NOR ESTE N.A. (NRE) "R"
***Jeff Peterson**
7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

*** Denotes president of association**

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@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(11/23/07)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

March 25, 2011

Mr. Jeff Peterson
Nor Este Neighborhood Association
7800 Eagle Rock Ave NE
Albuquerque, NM 87122-2723

Mr. Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman Ave NE
Albuquerque, NM 87122-2748

Re: The Estates at Glendale

Dear Mr. Peterson and Mr. Yardumian:

Enclosed please find a copy of the DRB Application requesting Preliminary Plat for the referenced project. The anticipated date to be heard is April 27, 2011. Please contact **Doug Hughes** *of our office if you have any questions or concerns.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Office Manager

/sr

Enclosure

7006 0810 0004 6708 7110

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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ALBUQUERQUE NM 87122

OFFICIAL USE

Postage	$ $0.44	0109
Certified Fee	$2.80	10
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.54	03/25/2011

ALBUQUERQUE NM 87109 MAR 25 2011 USPS

Sent To: Joe Yuhlumanic
Street, Apt. No.; or PO Box No.: 7801 RC Colman
City, State, ZIP+4: 87122

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0004 6708 7103

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

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ALBUQUERQUE NM 87122

OFFICIAL USE

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.54	03/25/2011

ALBUQUERQUE NM 87109 MAR 25 2011 USPS

Sent To: Jeff Peterson
Street, Apt. No.; or PO Box No.: 7500 Eagle Rock
City, State, ZIP+4: 87122

PS Form 3800, June 2002 — See Reverse for Instructions

#1008636
#786

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC)_____

Please check one:

☒ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name THE ESTATES AT GLENDALE
Location of Project (address or major cross streets) Glendale NE, between Wyoming and Barstow
Proposed Number of Units: XSingle-Family _Multi-Family
Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information
Property Owner_____ Legal Description_____ Zoning_____
Reason for Waiver/Deferral_____

Contact Information
Name Susan Rasinski
Company Mark Goodwin & Associates, PA
Phone (505) 828-2200
E-mail susan@goodwinengineers.com

Please include with your submittal:
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents
☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster La Cueva Date Submitted 3/22/2011 Date Completed 3/23/2011

#1008620
La Cueva

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Glendale. LLC ("Developer") effective as of this 21 day of March, 2011, and pertains to the subdivision commonly known as THE ESTATES AT GLENDALE, and more particularly described as Lots 4-9, Block 12, Tract 1, Unit 3, North Albuquerque Acres, recorded in the office of the County Clerk of Bernalillo County, 9/10/1931, Volume D, Folio 121 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

3/21/11

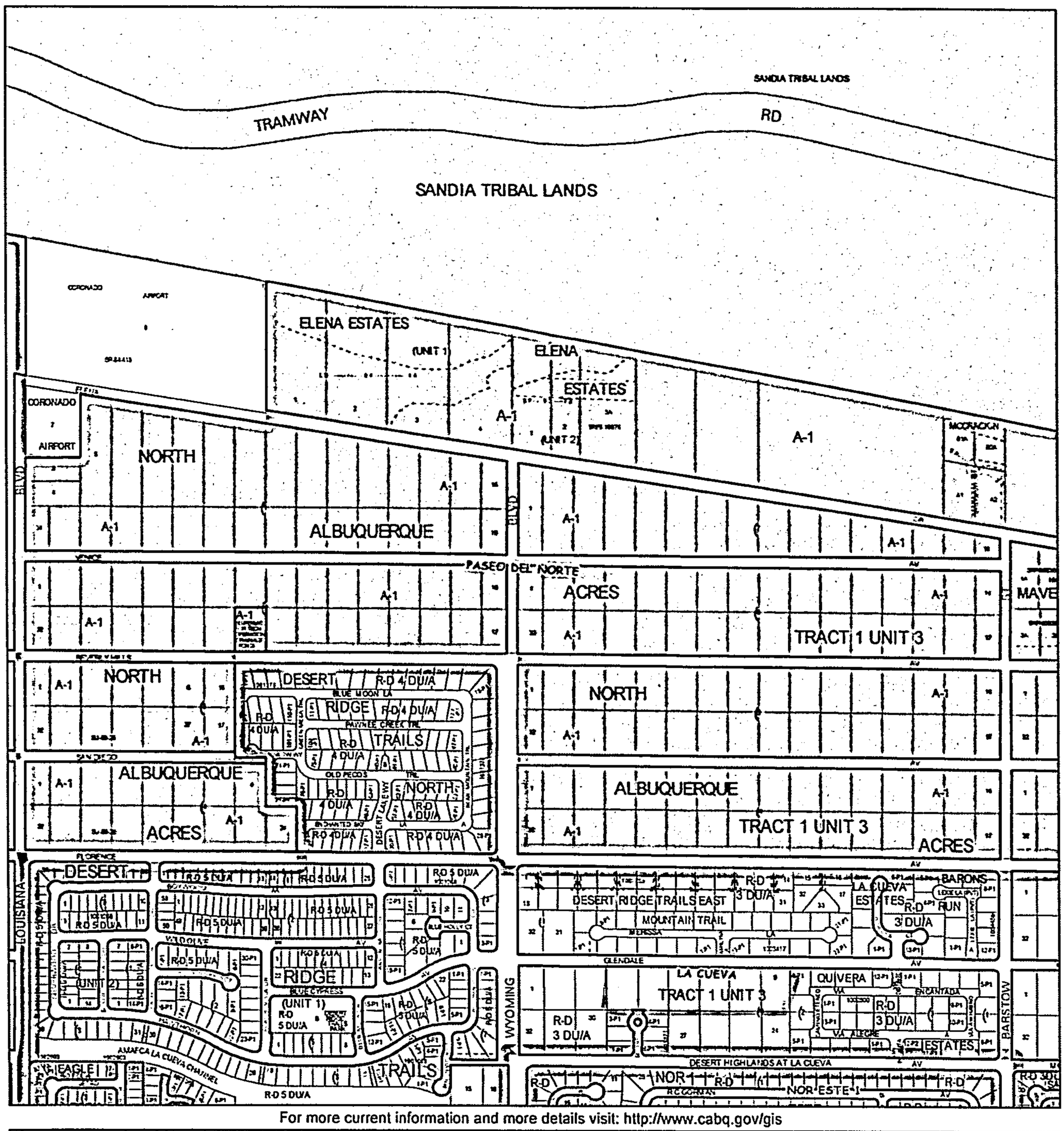
Signature Date

Randall Schmille

Name (typed or printed) and title

Glendale. LLC

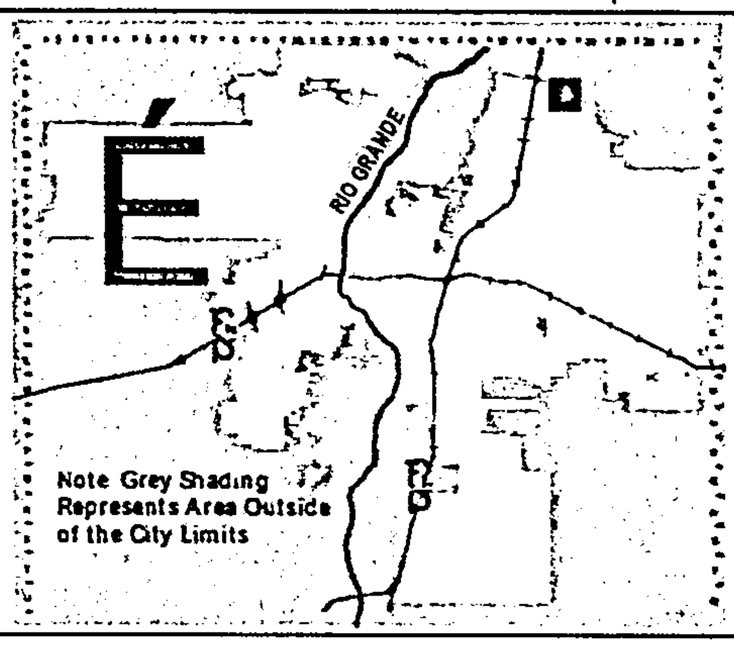
Developer



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-19-Z

Selected Symbols

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

0 750 1,500 Feet

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on the 21st day of March, 2011, by Randall Schmille as Managing Member of Glendale, LLC, a New Mexico Limited Liability Company.

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9.10.2012

(Seal)

Susan Rasinski
Notary Public

My commission expires: 9.10.2012

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 23, 2011, by April L. Winters _____ as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

702781

TEMPORARY PUBLIC DRAINAGE EASEMENT

THIS GRANT OF TEMPORARY EASEMENT, by and between Randall Homes, LLC, PO Box 90848 Albuquerque, NM 87199, and the City of Albuquerque, a New Mexico Municipal Corporation ("City"), whose address is P.O. Box 1293, Albuquerque New Mexico 87103.

1. **Grant of Temporary Public Drainage Easement**. The grantor grants to the City an exclusive, temporary public drainage easement ("Easement'), for a Temporary Detention Pond ("Public Improvement"), on , over, across, and through the property described below("Property"), together the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use fo the Easement. The property is described as follows:

Lot 4, Block 12, Unit 3, Tract 1, NAA, filed in Bernalillo County clerk's office
9/10/31, Vol D1, Folio 121

2. **Warranties**. Grantor covenants and warrants that it is the owner is fee simple of the Property and that is has a good lawful right to convey the Property of any part thereof and the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

3. **Binding on Grantor's Property**. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

4. **Temporary**. This easement will be released by the City when the city Engineers determines taht the Easement is no longer required.

WITNESS MY HAND AND SEAL THIS March 14 DAY OF _____, 2003.

APPROVED: 4/18/03
CITY ENGINEER

GRANTOR:
BY:
ITS: Managing Member

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This Instrument was acknowledge before me this 14 day of March, 2003 by Randall Schmille, its Managing Member, on behalf of Randall Homes, LLC.

NOTARY PUBLIC
MARIETTE MARES
NOTARY PUBLIC STATE OF NEW MEXICO

My Commission Expires: 12/14/05

My commission expires: 3/12/14/05

f:\\2047 - desert highlands\esmt - temp public drainage.wpd

Maru Herrera Bern. Co. EASE R 11.00

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Page: 1 of 2
04/22/2003 01:58P
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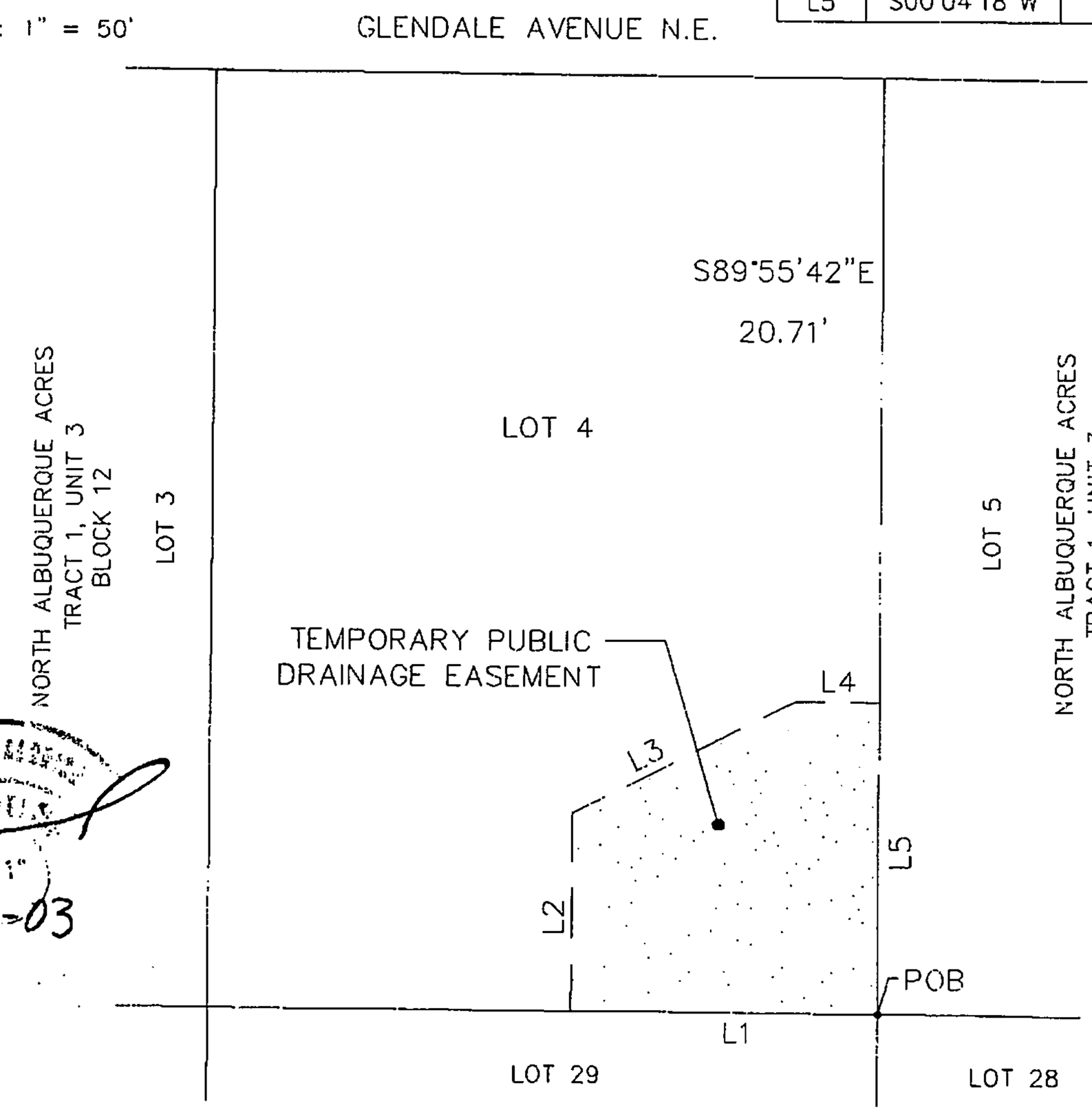
"EXHIBIT A"

TEMPORARY PUBLIC DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
L1	N89°42'28"W	76.00'
L2	N00°04'18"E	49.83'
L3	N63°15'04"E	61.96'
L4	S89°55'42"E	20.71'
L5	S00°04'18"W	78.08'

SCALE: 1" = 50'



NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
BLOCK 12

DESCRIPTION

A Temporary Public Drainage Easement within LOT 4, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described easement said point being common with the southeast corner of said LOT 4;

THENCE N 89°42'28" W, 76.00 feet to the southwest corner;

THENCE N 00°04'18" E, 49.83 feet to a point;

THENCE N 63°15'04" E, 61.96 feet to a point;

THENCE S 89°55'42" E, 20.71 feet to the northeast corner;

THENCE S 00°04'18" W, 78.08 feet to the point of beginning and containing 0.1182 acres more or less.

03-28-03

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Page: 2 of 2
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R 11.00
Bern. Co. EASE
Manu Herrera

1300

702781

PERMANENT EASEMENT

Grant of Permanent Easement, between Randall Homes, LLC ("Grantor"), whose address is PO Box 90848, Albuquerque, NM 87199 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103.

Grantor grants to City an exclusive permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public drainage easement together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not financially or otherwise responsible for rebuilding or repairing of Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of City and its successors and assigns until terminated.

WITNESS my hand and seal this 24 day of Sept., 2002.

APPROVED:

City Engineer

4-18-03

Dated

GRANTOR:

(Individual)

GRANTOR: Randall Homes, LLC

By: Randall Schmitt, MM

Its: Managing Member

(Corporation or Partnership)

Maru Herrera Bern. Co. EASE R 13.00

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Page: 1 of 3
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f:\\2047-desert highlands @ la cuevalesmt - permanent 2

INDIVIDUAL

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ____ day of _____, 20___,
by _____, _____ of _____.

_____
Notary Public

My Commission Expires:

_____

CORPORATION

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ____ day of _____, 20___,
by _____ of _____,
on behalf of the Corporation.

_____
Notary Public

My Commission Expires:

_____

LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 24 day of Sep, 20 02,
by Randy Schmille, managing member, on behalf of Randall Homes, LLC, a New Mexico limited liability company.

Bernadette Mares
Notary Public

OFFICIAL SEAL
BERNADETTE MARES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 12/14/05

My Commission Expires:
12/14/05

(EXHIBIT "A" ATTACHED)

f:\12047-desert highlands @ la cuevalesmt

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Page: 2 of 3
04/22/2003 01:58P
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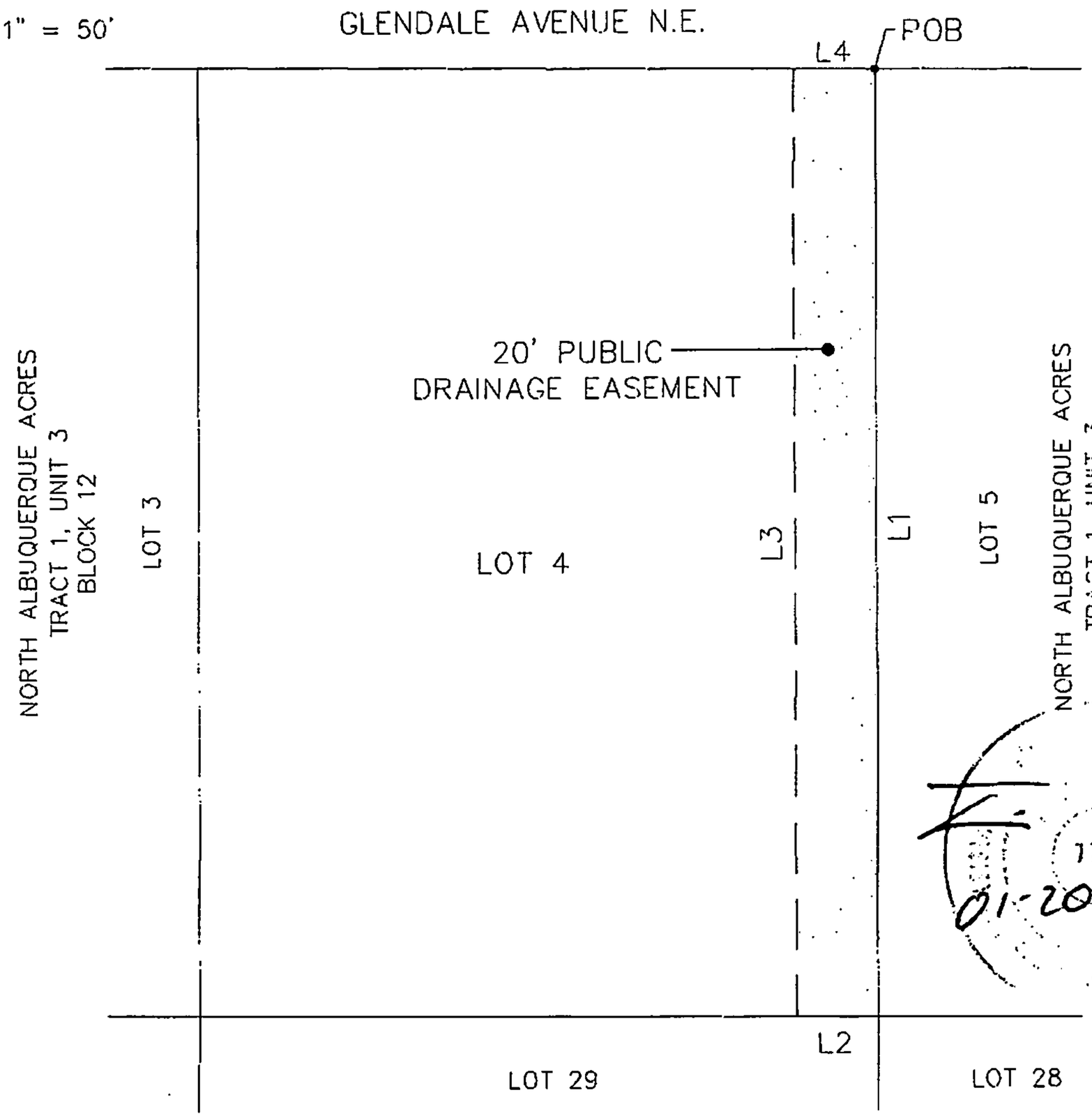
Maru Herrera Bern. Co. EASE R 13.00

"EXHIBIT A"

20' PUBLIC DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
L1	S00°04'18"W	233.58'
L2	N89°42'28"W	20.00'
L3	N00°04'18"E	233.69'
L4	S89°36'37"E	20.00'

SCALE: 1" = 50'



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Page: 3 of 3
04/22/2003 01:58P
Bk-A54 Pg-5540
R 13.00
Bern. Co. EASE
Maru Herrera

01-20-03

NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
BLOCK 12

DESCRIPTION

A 20' Public Drainage Easement within LOT 4, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121 and being more particularly described as follows:

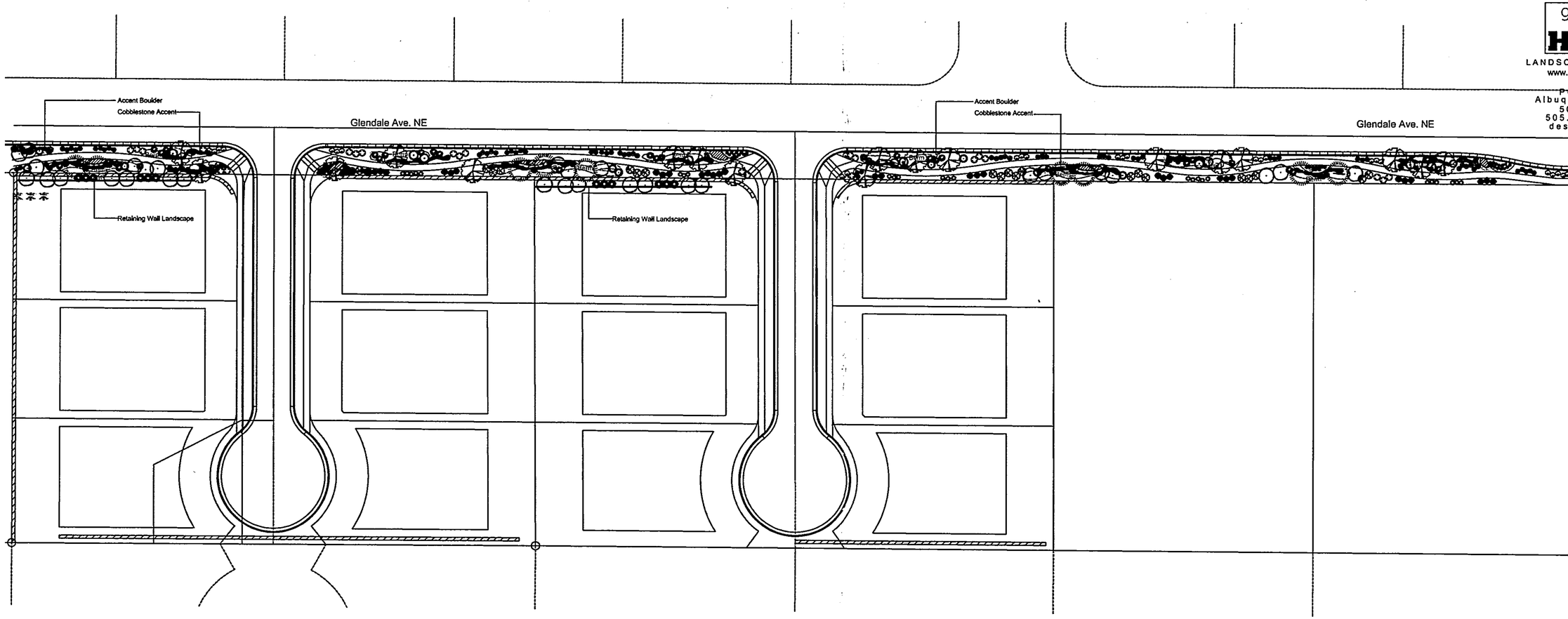
BEGINNING at the northeast corner of the herein described easement said point being common with the northeast corner of said LOT 4;

THENCE S 00°04'18" W, 233.58 feet to the southeast corner;

THENCE N 89°42'28" W, 20.00 feet to the southwest corner;

THENCE N 00°04'18" E, 233.69 feet to the northwest corner;

THENCE S 89°36'37" E, 20.00 feet to the point of beginning and containing 0.1073 acres more or less.



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use
		Trees		
18		Betula Birch	2" B&B	Medium
30		Populus Aspen	2" B&B	Medium
11		Pinus,Picea Bosnian Pine, Dwarf Spruce	5'-6'	Medium
9		Pinus, Cedrus, Picea Ponderosa Pine, Blue Atlas Cedar, Blue Spruce	5'-6'	Medium
		Shrubs/Groundcovers		
40		Achillea filipendulina Moonshine Yarrow	1-Gal	Medium
25		Centranthus Jupiter's Beard	1-Gal	Medium
28		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	Low+
26		Nepeta mussini Giant Catmint	1-Gal	Medium
22		Perovskia atriplicifolia Russian Sage	1-Gal	Medium
10		Pinus mugo Mugo Pine	5-Gal	Medium
43		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+
26		Rhus Gro Low Sumac	5-Gal	Low+
		Ornamental Grasses		
25		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium
28		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium
43		Liriope Mondo Grass	1-Gal	Low +
12		Miscanthus Malden Grass	5-Gal	Low +
		Perennials		
TBD		California Poppy/ Columbine	Flats/Seed/4" pots	

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STATE OF NEW MEXICO
JOHN GILLIES BRALY
128
REGISTERED LANDSCAPE ARCHITECT

Date: 3/9/11
Revisions:
3/21/11

Drawn by: JC
Reviewed by: GM

The Estates at Glendale
Albuquerque, New Mexico

NORTH

Scale: 1" = 30'
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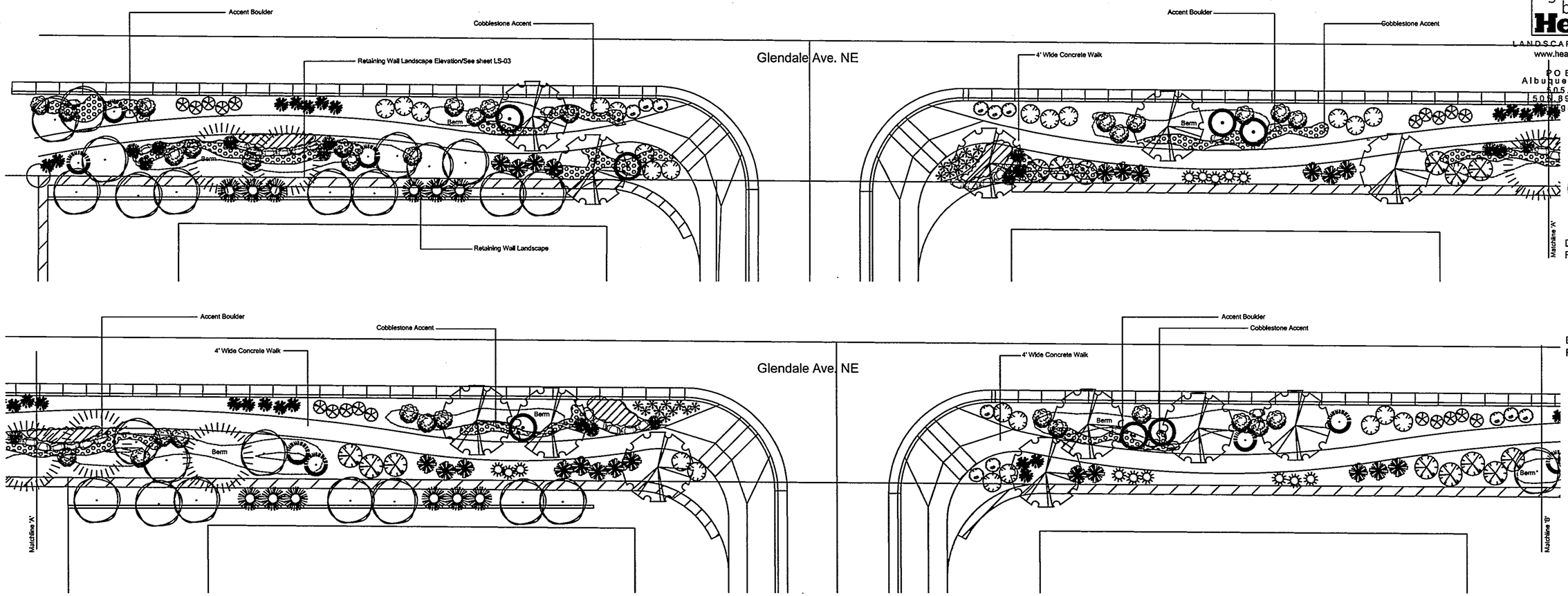
Sheet Title:
Landscape Plan

Sheet Number:
LS-01



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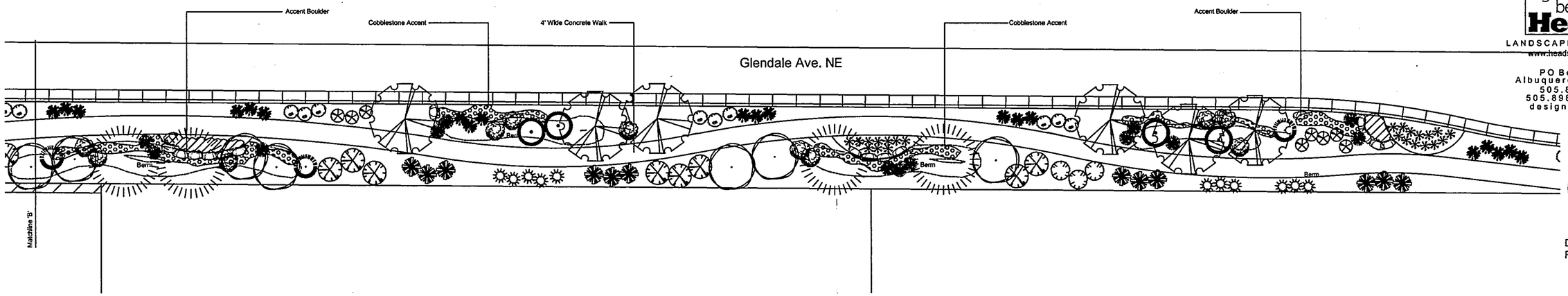

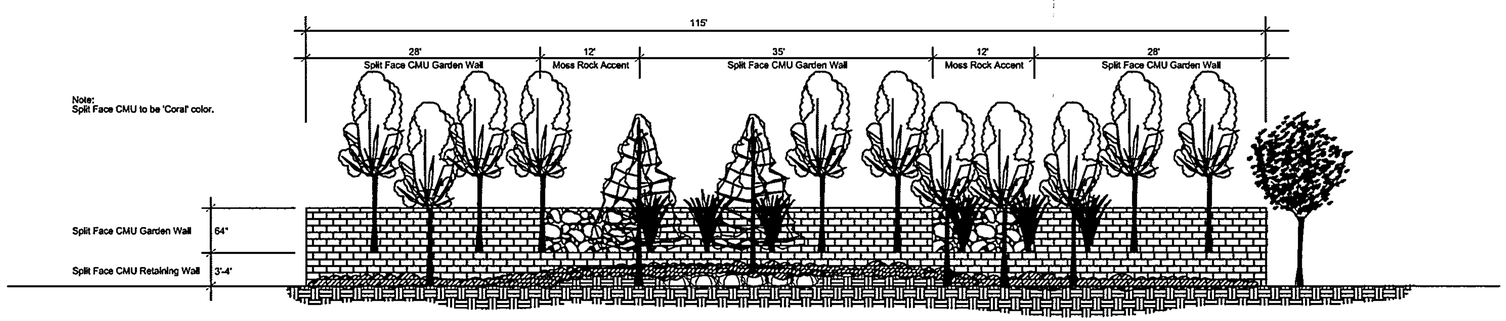

Elevation Detail
NTS

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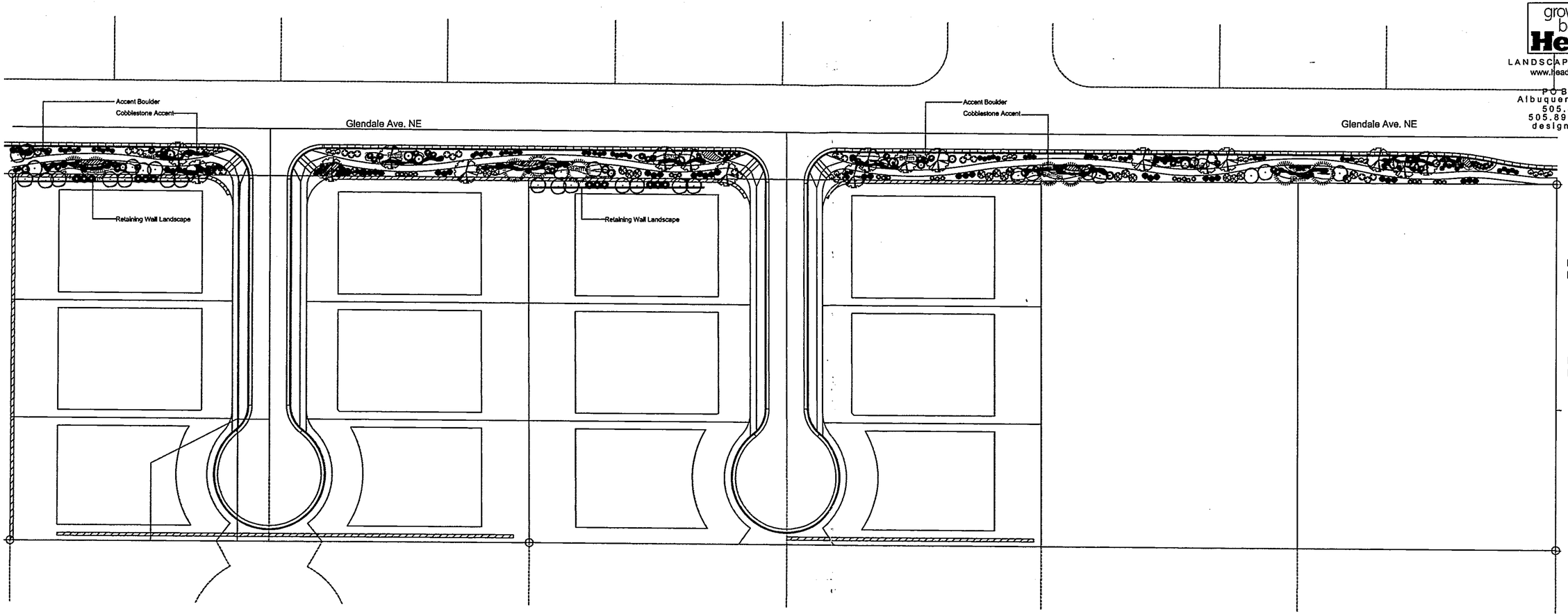

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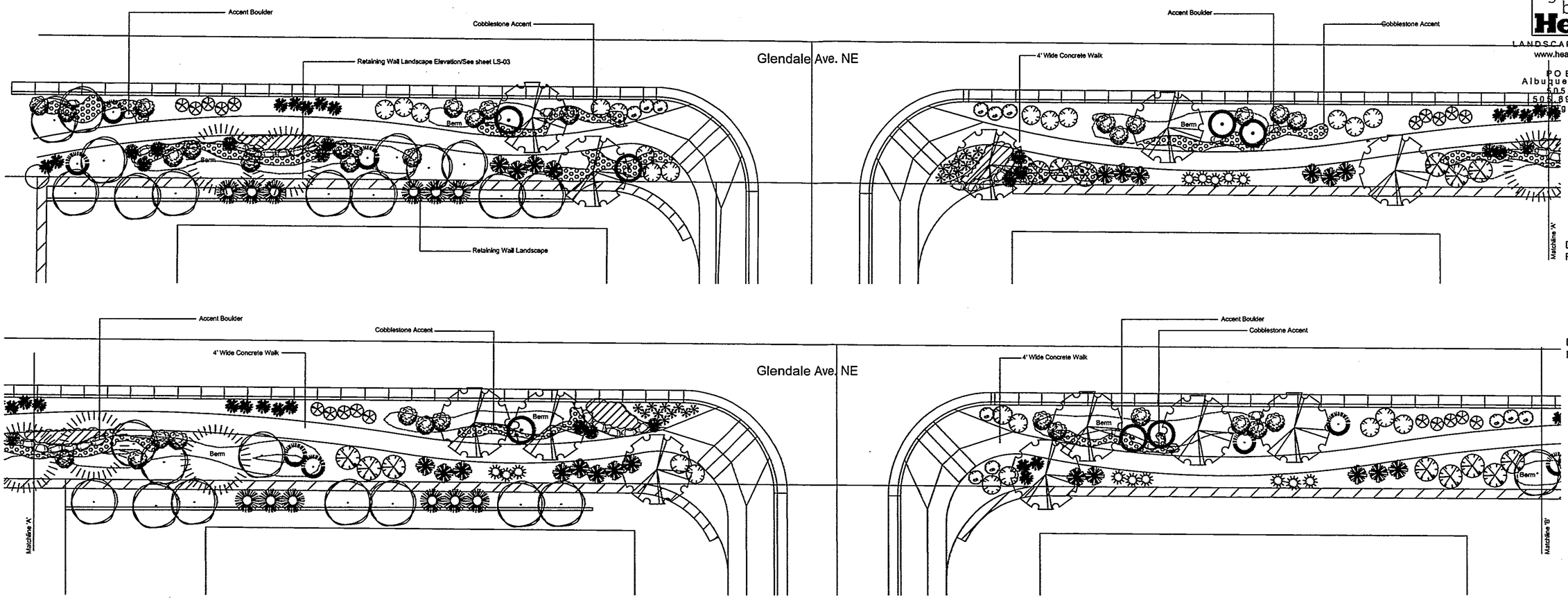

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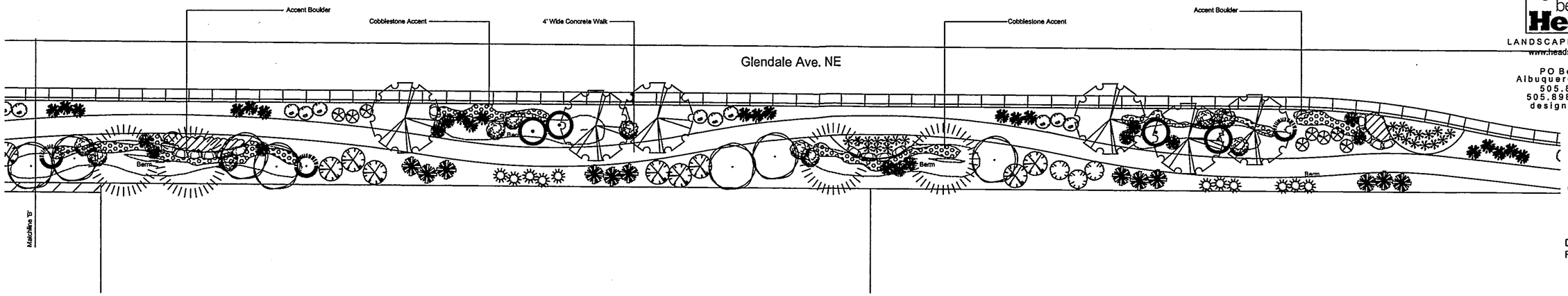

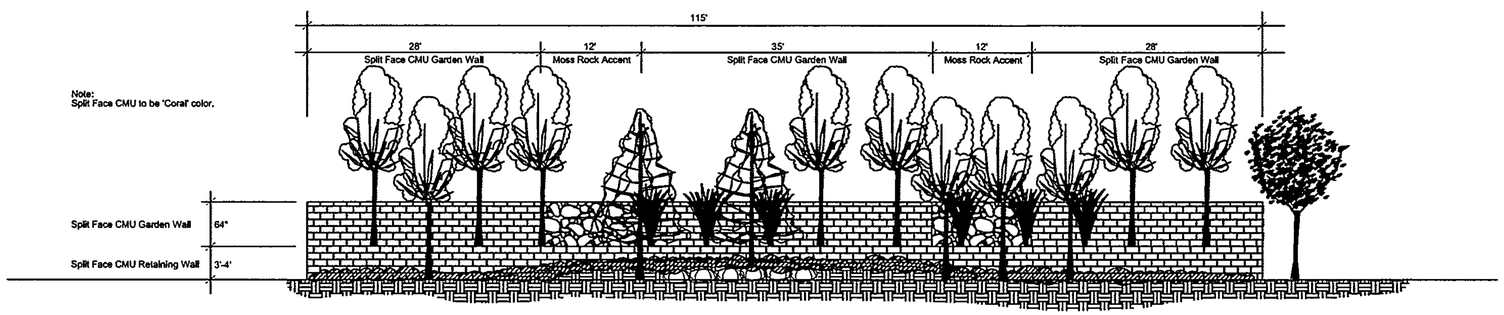

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NTS

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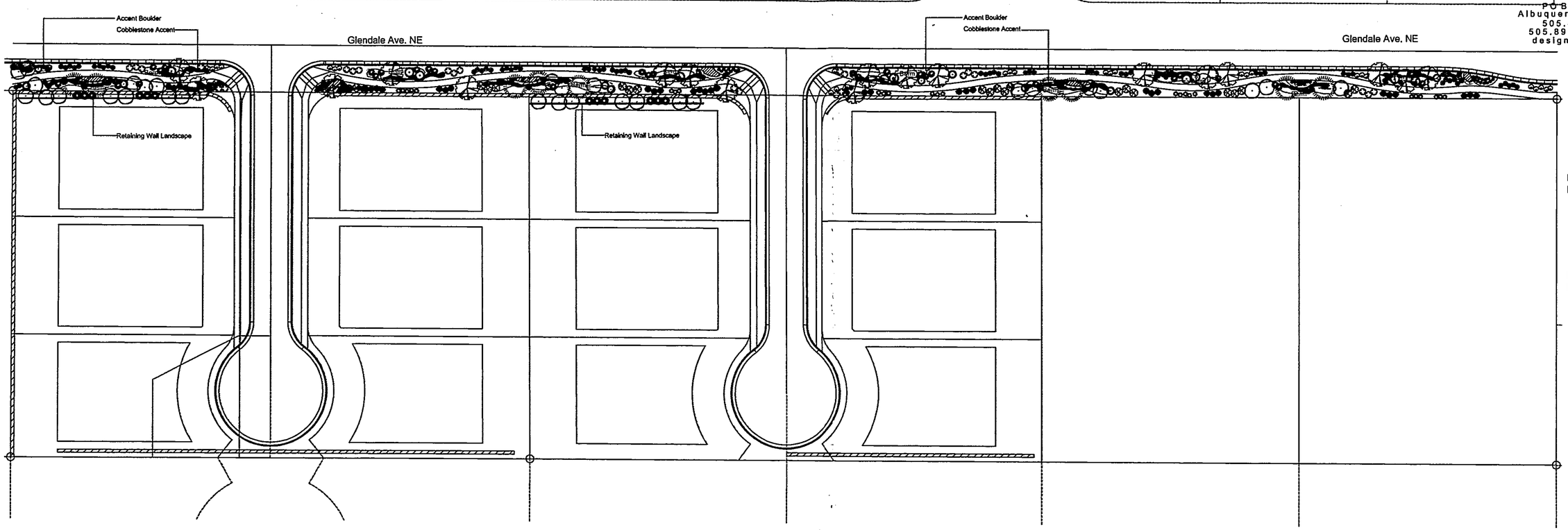

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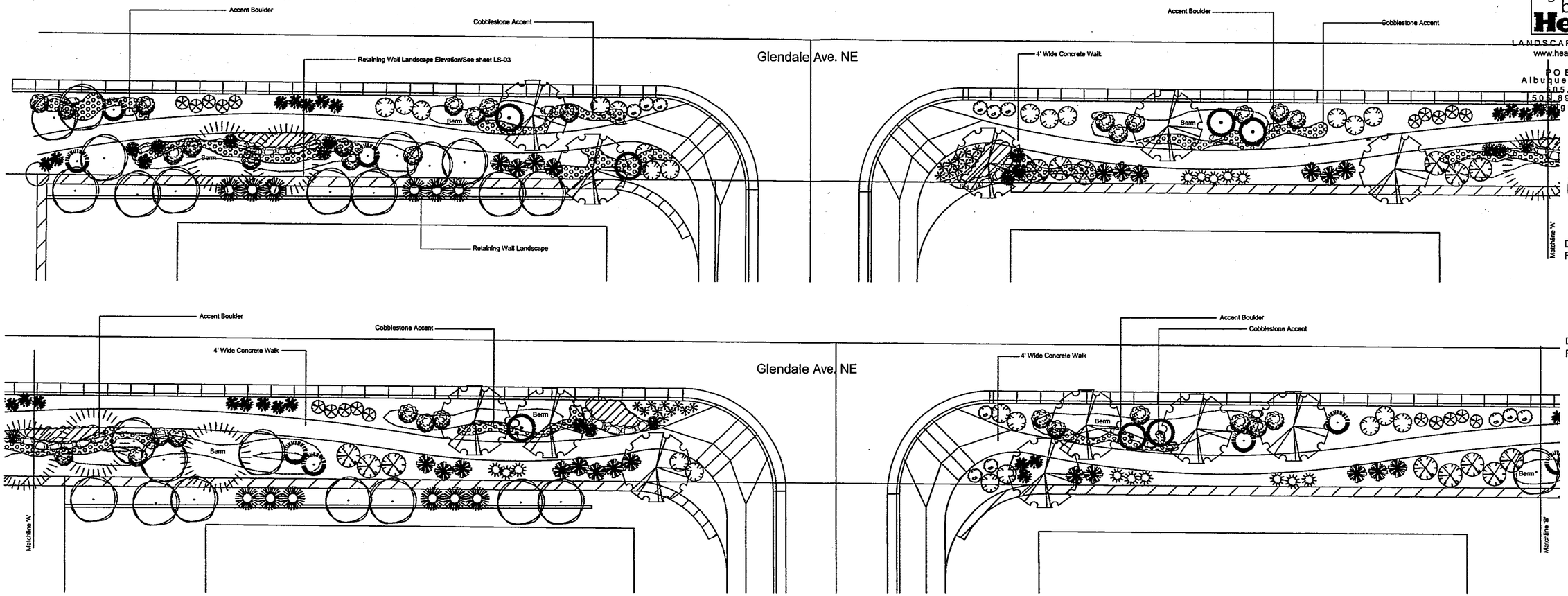

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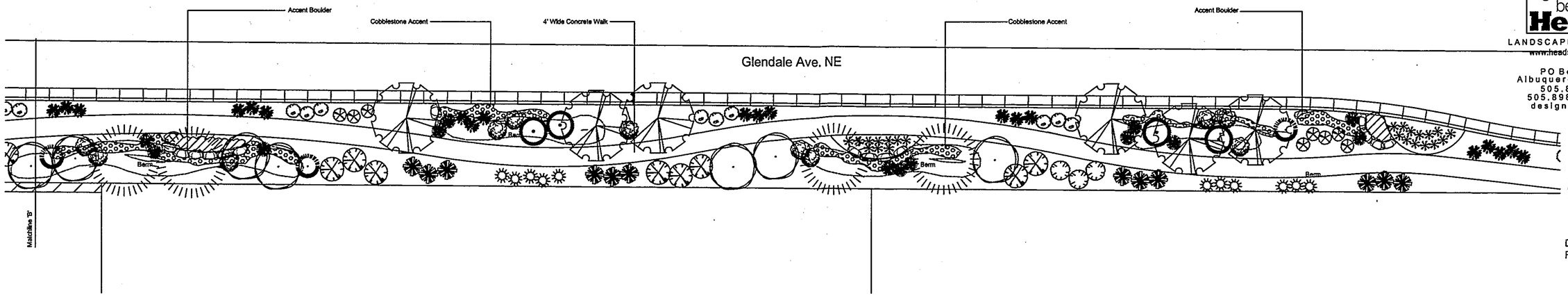

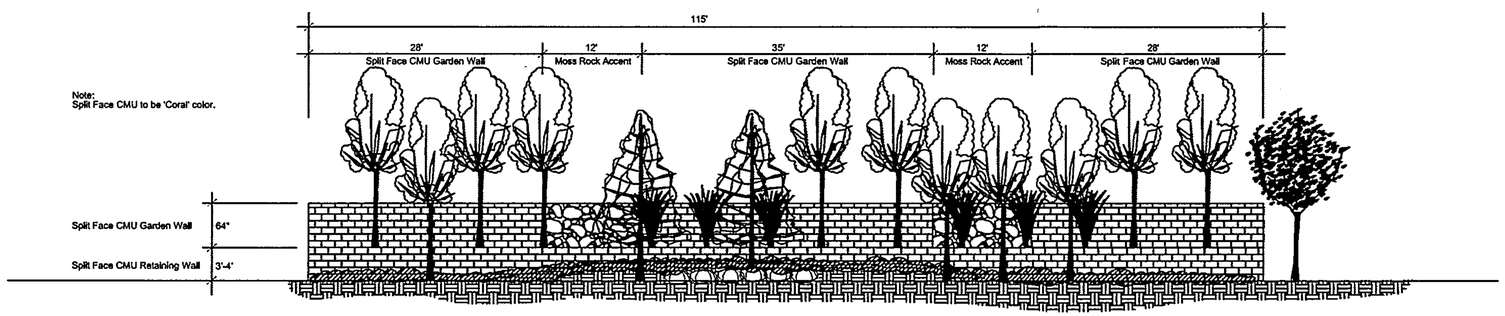

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City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Richard J. Berry, Mayor

Deborah L. Stover, Director

Interoffice Memorandum

March 22, 2011

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):

Agent: **Mark Goodwin & Associates PA/Doug Hughes PE**

Applicant: **Glendale LLC/Randall Schmille, Managing Partner**

Legal Description: **LOTS 4 THRU 9, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES**

Acreage: **5.99 acres**

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

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
NMCRIS NIAF, Activity #120145, D. Boggess, Lone Mountain Arch. Services, Inc.

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: June 8, 2011
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No: 1008656
DRB Application No:_____

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

Estates at Glendale, Unit 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4, 5, 6, 7, 8, and 9, of Block 12, Tract 1, Unit 3 North Albuquerque Acres

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.

Project Name: Estates at Glendale, Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		8' FE	Major Local Pvmt (to complete 32' FF) Std C&G (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Parcel 1	/	/	/
		8'	AC Trail (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Parcel 1	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	Twilight Ln.	Glendale Ave.	Cul-de-sac			
		4' *	Sidewalk (both sides)	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
			WATER						
		6"	Waterline	Twilight Ln.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of Twilight Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/
		18"	Storm Drain (Per Design)	Glendale @ Parcel 2	One new inlet	Existing MH	/	/	/
		18"	Storm Drain (Per Design)	Glendal Ave east side of Parcel 1	One new inlet	New MH	/	/	/
		3'	Concrete Channel	Lot 4	Lot 27, Blk 12, NAA	Lot 4	/	/	/
		Per design	Private Retaining walls and 1:1 Slope Paving	Lots 1-P1 through 6-P1			/	/	/
		6' FE	Major Local Pvmt (to complete 32' FF) Type 1 Pinned Curb (south side only)	Glendale Ave.	West edge of Lot 1-P1	Existing Inlet 120' west of lot 1	/	/	/

Project Name: Estates at Glendale (DRB1008656)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

- * Deferred sidewalk.
- 1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans
- 2 SAS Infrastructure to include manholes and service connections as per DRC plans.
- 3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.
- 4 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- 5 Street Lights Per DPM
- 6

AGENT / OWNER

James D. Hughes PE
NAME (print)

Mark Goodwin & Associates
FIRM

James D Hughes 6-6-11
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: June 2, 2011
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No: 1008656
DRB Application No:_____

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

Estates at Glendale, Unit 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4, 5, 6, 7, 8, and 9, of Block 12, Tract 1, Unit 3 North Albuquerque Acres

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
			Project Name: Estates at Glendale, Unit 1						
			PAVING						
		8' FE	Major Local Pvmt (to complete 32' FF) Std C&G (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Lot 6-P1	/	/	/
		8'	AC Trail (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Parcel 1	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	Twilight Ln.	Glendale Ave.	Cul-de-sac			
		4' *	Sidewalk (both sides)	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
			WATER						
		6"	Waterline	Twilight Ln.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of Twilight Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/
		18"	Storm Drain (Per Design)	Glendale @ Parcel 2	One new inlet	Existing MH	/	/	/
		18"	Storm Drain (Per Design)	Glendal Ave east side of Parcel 1	One new inlet	New MH	/	/	/
		Per design	Private Retaining walls and 1:1 Slope Paving	Lots 1-P1 through 6-P1			/	/	/
		6' FE	Major Local Pvmt (to complete 32' FF) Type 1 Pinned Curb (south side only)	Glendale Ave.	West edge of Lot 1-P1	Existing Inlet 120' west of lot 1	/	/	/

Project Name: Estates at Glendale (DRB1008656)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)

5 Street Lights Per DPM

6

AGENT / OWNER

James D. Hughes PE
NAME (print)

Mark Goodwin & Associates
FIRM

James D. Hughes 6-2-11
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 4/26/2011
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No: 1008656
DRB Application No:_____

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

Estates at Glendale
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4, 5, 6, 7, 8, and 9, of Block 12, Tract 1, Unit 3 North Albuquerque Acres
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.

Project Name: Estates at Glendale

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		32' FF	Res Pvmt (south 1/2 only) Std C&G (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Lot 14	/	/	/
		4'	Sidewalk (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Lot 14	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	North Star Ln.	Glendale Ave.	End of cul-de-sac	/	/	/
		4' *	Sidewalk (both sides)	North Star Ln.	Glendale Ave.	Cul-de-sac	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	Twilight Ln.	Glendale Ave.	End of cul-de-sac	/	/	/
		4' *	Sidewalk (both sides)	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of North Star Ln. & Glendale Ave	Two new inlets	Existing MH	/	/	/
		18"	Storm Drain (Per Design)	Intersection of Twilight Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/

Project Name: Estates at Glendale

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			WATER						
		6"	Waterline	North Star Ln.	Glendale Ave.	End of cul-de-sac	/	/	/
		6"	Waterline	Twilight Ln.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	North Star Ln.	Glendale Ave.	Cul-de-sac	/	/	/
		8"	Sanitary Sewer	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
							/	/	/

Project Name: Estates at Glendale (DRB1008656)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)

5 Street Lights Per DPM

6

AGENT / OWNER

James D. Hughes PE
NAME (print)

Mark Goodwin & Associates
FIRM

James D Hughes 4-26-11
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

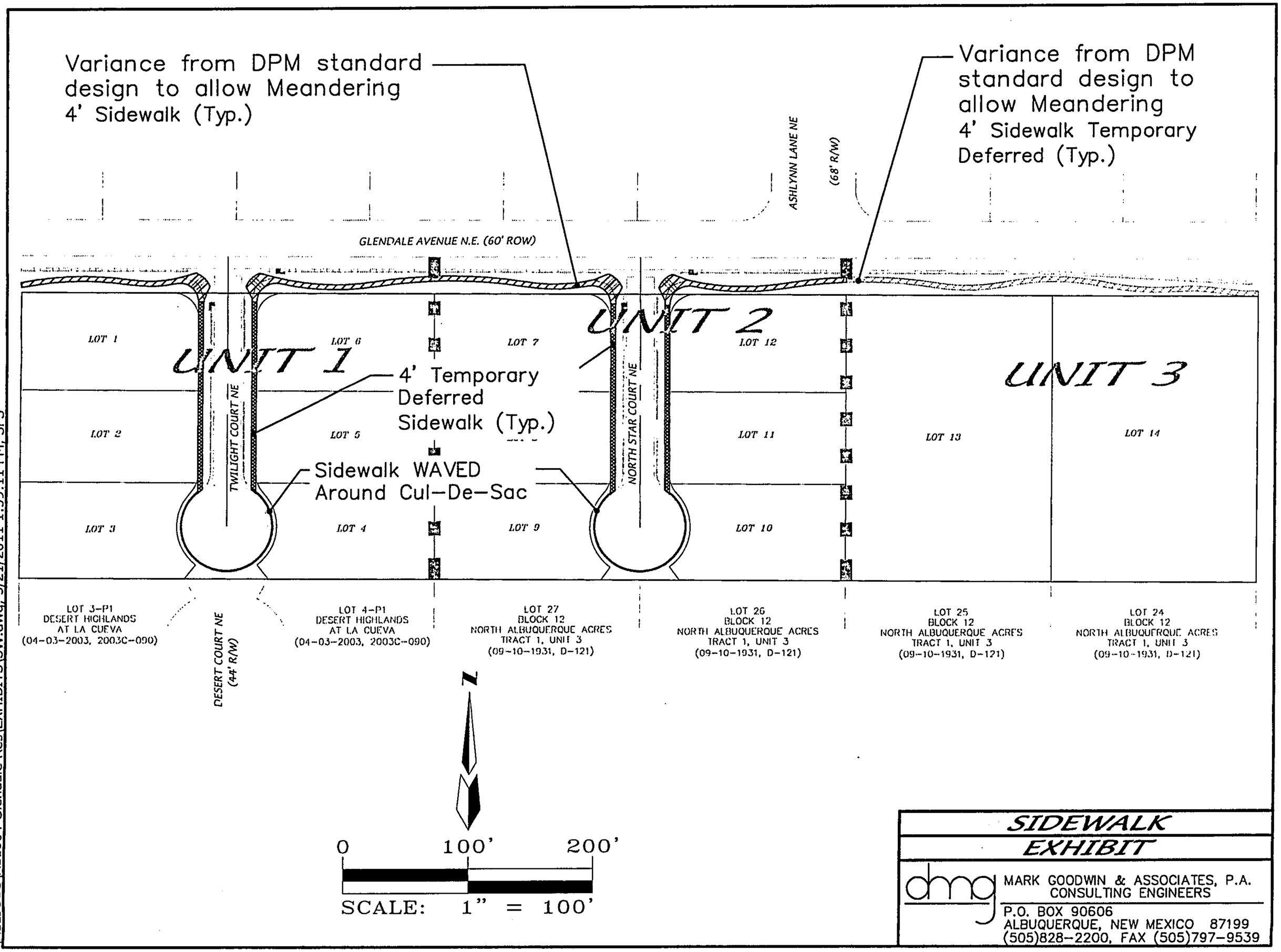
_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



SIDEWALK EXHIBIT

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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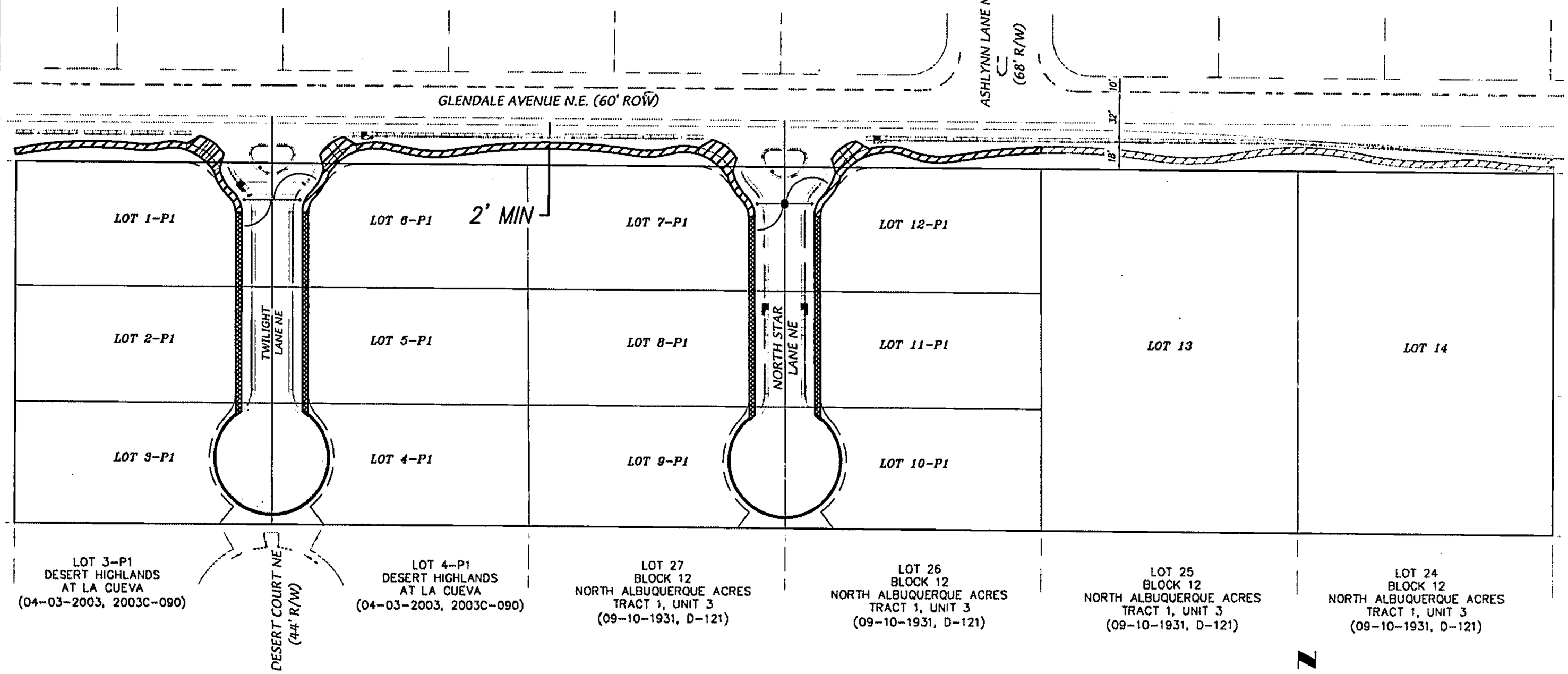

LEGEND

4' Temporary Deferred Sidewalk.

Sidewalk WAVED Around Cul-De-Sac.

Variance from DPM standard design to allow Meandering 4' Sidewalk.

Variance from DPM standard design to allow Meandering 4' Sidewalk Temporary Deferred.

N

0 100' 200'

SCALE: 1" = 100'

SIDEWALK EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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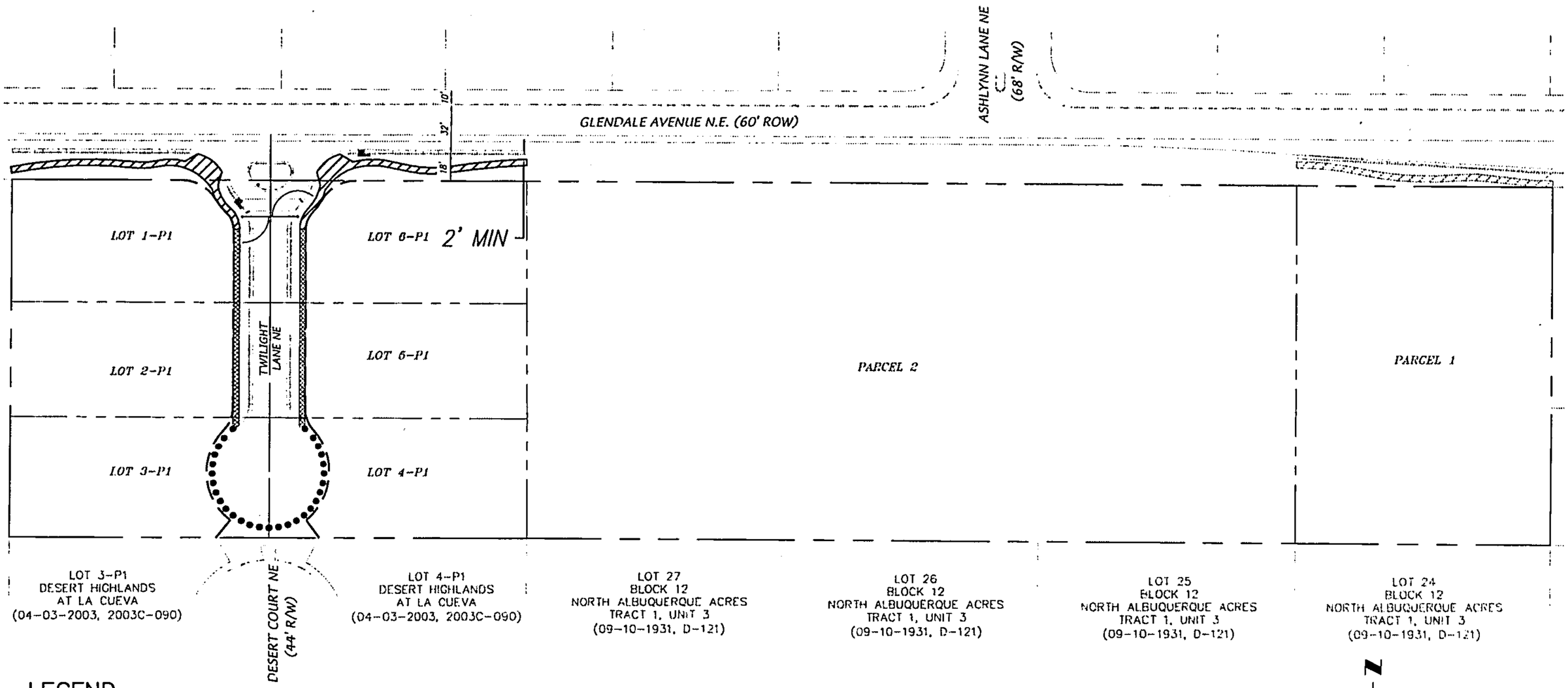

LEGEND

4' Temporary Deferred Sidewalk. (11 DRB–70071 Minor–temporary deferral of sidewalk const.)

Sidewalk WAVED Around Cul–De–Sac. (11 DRB–70069 sidewalk wavier.)

Variance from DPM standard design to allow Meandering 4' Sidewalk. (11 DRB–70070 Subdivision design variance.)

Variance from DPM standard design to allow Meandering 4' Sidewalk Temporary Deferred (11 DRB–70070 Subdivision design variance, and 11 DRB–70071 Minor–temporary deferral of sidewalk const.)

N

0 100' 200'

SCALE: 1" = 100'

Project No. 1008656

ESTATES AT GLENDALE
SIDEWALK - EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828–2200, FAX (505)797–9539

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Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 5/05//2011
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No: 1008656
DRB Application No:_____

INFRASTRUCTURE LIST

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

Estates at Glendale, Unit 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4, 5, 6, 7, 8, and 9, of Block 12, Tract 1, Unit 3 North Albuquerque Acres

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
			Project Name: Estates at Glendale, Unit 1						
			PAVING						
		8' FE	Res Pvmt (as needed to complete 32' FF) Std C&G (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Lot 6-P1	/	/	/
		4'	Sidewalk (south side only)	Glendale Ave.	West edge of Lot 1-P1	East edge of Lot 6-P1	/	/	/
		6' FE	Res Pvmt (as needed to complete 30' FF) Temporary AC Curb (south side only)	Glendale Ave.	West edge of Parcel 2	East edge of Parcel 2	/	/	/
		8"	Std C&G (south side only)	Glendale Ave.	West edge of Parcel 1	East edge of Parcel 1	/	/	/
		4' *	Sidewalk (south side only)	Glendale Ave.	West edge of Parcel 1	East edge of Parcel 1	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	Twilight Ln.	Glendale Ave.	Cul-de-sac			
		4' *	Sidewalk (both sides)	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
			WATER						
		6"	Waterline	Twilight Ln.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Ln.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of Twilight Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/
		Per design	Private Retaining walls and 1:1 Slope Paving	Lots 1-P1 through 6-P1			/	/	/
		6' FE	Res Pvmt (as needed to complete 30' FF) Type 1 Pinned Curb (south side only)	Glendale Ave.	West edge of Lot 1-P1	Existing Inlet 120' west of lot 1	/	/	/

Project Name: Estates at Glendale (DRB1008656)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)

5 Street Lights Per DPM

6

AGENT / OWNER

James D. Hughes PE
NAME (print)

Mark Goodwin & Associates
FIRM

James D. Hughes 5-5-11
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

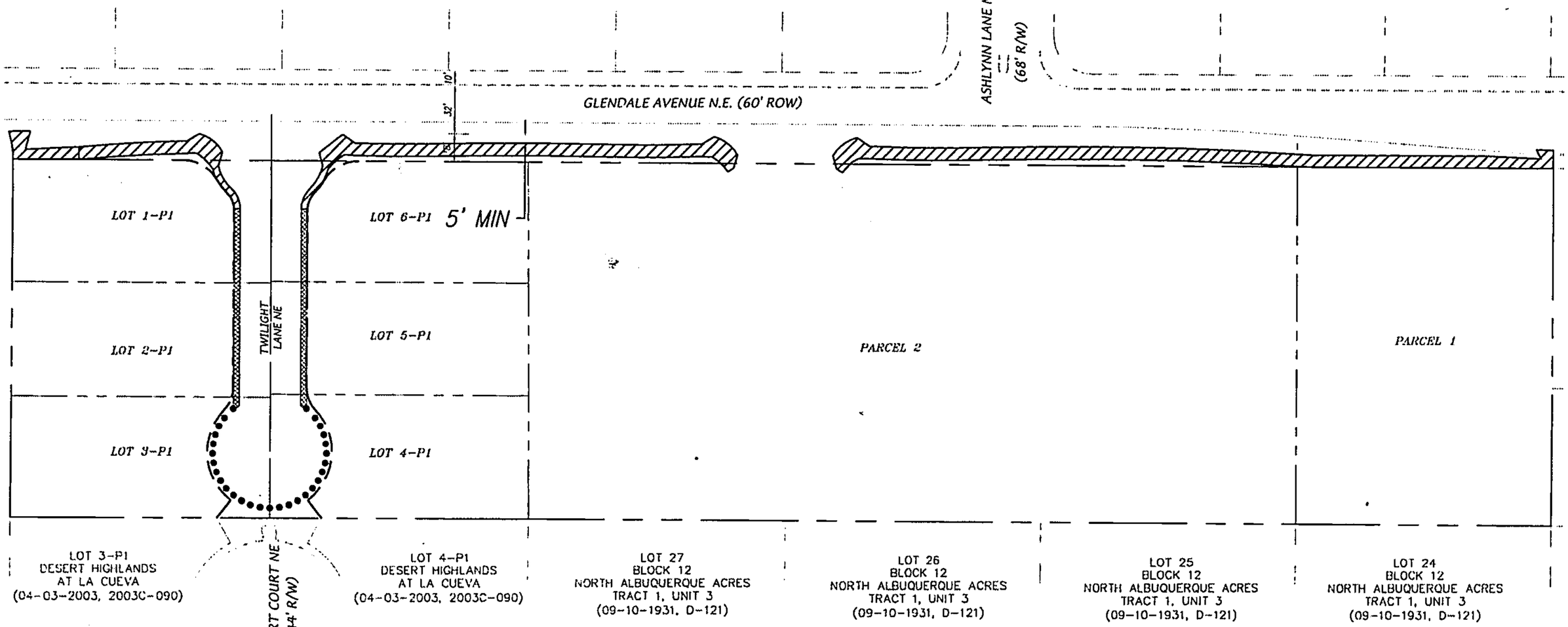
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)



LEGEND

4' Temporary Deferred Sidewalk. (11 DRB-70071 Minor-temporary deferral of sidewalk const.)

Sidewalk WAVED Around Cul-De-Sac. (11 DRB-70069 sidewalk wavier.)

Variance from DPM standard design to allow Meandering 8' AC Trail. (11 DRB-70070 Subdivision design variance.)

N

0 100' 200'

SCALE: 1" = 100'

Project No. 1008656

ESTATES AT GLENDALE
SIDEWALK - EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 3/24/2011
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No: 1008656
DRB Application No:_____

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

Estates at Glendale

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4, 5, 6, 7, 8, and 9, of Block 12, Tract 1, Unit 3 North Albuquerque Acres

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
			Project Name: Estates at Glendale UNIT 1						
			PAVING						
		32' FF	Res Pvmt (south 1/2 only) Std C&G (south side only)	Glendale Ave.	West edge of Unit 1	East edge of Unit 1	/	/	/
		4'	Sidewalk (south side only)	Glendale Ave.	West edge of Unit 1	East edge of Unit 1	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	Twilight Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
		4' *	Sidewalk (both sides)	Twilight Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			WATER						
		6"	Waterline	Twilight Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of Twilight Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/

Project Name: Estates at Glendale (DRB 1008656)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 2						
		32' FF	Res Pvmt (south 1/2 only) Std C&G (south side only)	Glendale Ave.	West edge of Unit 2	East edge of Unit 2	/	/	/
		4'	Sidewalk (south side only)	Glendale Ave.	West edge of Unit 2	East edge of Unit 2	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	North Star Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
		4' *	Sidewalk (both sides)	North Star Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			WATER						
		6"	Waterline	North Star Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	North Star Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of North Star Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/
			UNIT 3						
		32' FF	Res Pvmt (south 1/2 only) Std C&G (south side only)	Glendale Ave.	West edge of Unit 3	East edge of Unit 3	/	/	/
		4' *	Sidewalk (south side only)	Glendale Ave.	West edge of Unit 3	East edge of Unit 3	/	/	/
							/	/	/

Project Name: Estates at Glendale (DRB1008656)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

* Deferred sidewalk.

1 Water Infrastructure to include valves, fittings, and firehydrants as per approved DRC plans

2 SAS Infrastructure to include manholes and service connections as per DRC plans.

3 Storm Drain Infrastructure includes manholes and inlets as per DRC plans.

4 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)

5 Street Lights Per DPM

6

AGENT / OWNER

James D. Hughes PE
NAME (print)

Mark Goodwin & Associates
FIRM

James D Hughes 3-24-11
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 3/24/2011
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No: 1008656
DRB Application No:_____

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

Estates at Glendale

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4, 5, 6, 7, 8, and 9, of Block 12, Tract 1, Unit 3 North Albuquerque Acres

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
			Project Name: Estates at Glendale UNIT 1						
			PAVING						
		32' FF	Res Pvmt (south 1/2 only) Std C&G (south side only)	Glendale Ave.	West edge of Unit 1	East edge of Unit 1	/	/	/
		4'	Sidewalk (south side only)	Glendale Ave.	West edge of Unit 1	East edge of Unit 1	/	/	/
		26' FF	Res Pvmt Role C&G (both sides)	Twilight Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
		4' *	Sidewalk (both sides)	Twilight Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			WATER						
		6"	Waterline	Twilight Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Twilight Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of Twilight Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/

Project Name: Estates at Glendale (DRB 1008656)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			UNIT 2						
		32' FF	Res Pvmt (south 1/2 only)	Glendale Ave.	West edge of Unit 2	East edge of Unit 2	/	/	/
			Std C&G (south side only)						
		4'	Sidewalk (south side only)	Glendale Ave.	West edge of Unit 2	East edge of Unit 2	/	/	/
		26' FF	Res Pvmt	North Star Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
			Role C&G (both sides)						
		4' *	Sidewalk (both sides)	North Star Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			WATER						
		6"	Waterline	North Star Ct.	Glendale Ave.	End of cul-de-sac	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	North Star Ct.	Glendale Ave.	Cul-de-sac	/	/	/
			STORM DRAIN						
		18"	Storm Drain (Per Design)	Intersection of North Star Ct. & Glendale Ave	Two new inlets	Existing MH	/	/	/
			UNIT 3						
		32' FF	Res Pvmt (south 1/2 only)	Glendale Ave.	West edge of Unit 3	East edge of Unit 3	/	/	/
			Std C&G (south side only)						
		4' *	Sidewalk (south side only)	Glendale Ave.	West edge of Unit 3	East edge of Unit 3	/	/	/
							/	/	/

Project Name: Estates at Glendale (DRB1008656)

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

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* Deferred sidewalk.

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5 Street Lights Per DPM

6

AGENT / OWNER

James D. Hughes PE
NAME (print)

Mark Goodwin & Associates
FIRM

James D Hughes 3-24-11
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 12-05-08)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X 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
- V ___ Zone Map Amendment (Establish or Change Zoning)
- P ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- D ___ Street Name Change (Local & Collector)

L A 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): Mark Goodwin & Associates, P.A. PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX:
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

APPLICANT: Desert West Development Ltd, LLC PHONE: 316.0312
ADDRESS: 7101 Natalie Jane Lane NE FAX:
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Sketch plat review (The Estates at Glendale)

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. Lots 4-9, Tract 1 Block: 12 Unit: 3
Subdiv/Addn/TBKA: North Albuq. Acres
Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No
Zone Atlas page(s): B-19 UPC Code: 101906532403840129

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

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of existing lots: 6 No. of proposed lots: 15 Total area of site (acres): 5.9927
LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave, NE
Between: Wyoming Blvd. NE and Barstow St. NE

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

SIGNATURE [signature] DATE Jan. 18, 2011
(Print) Mark Goodwin, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - - 70011	SK		$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date January 26, 2011

[signature] 1-18-11
Planner signature / date

Project # 10086656

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.

Mark Goodwin, PE
Applicant name (print)

Mark Goodwin 1/18/11
Applicant signature / date

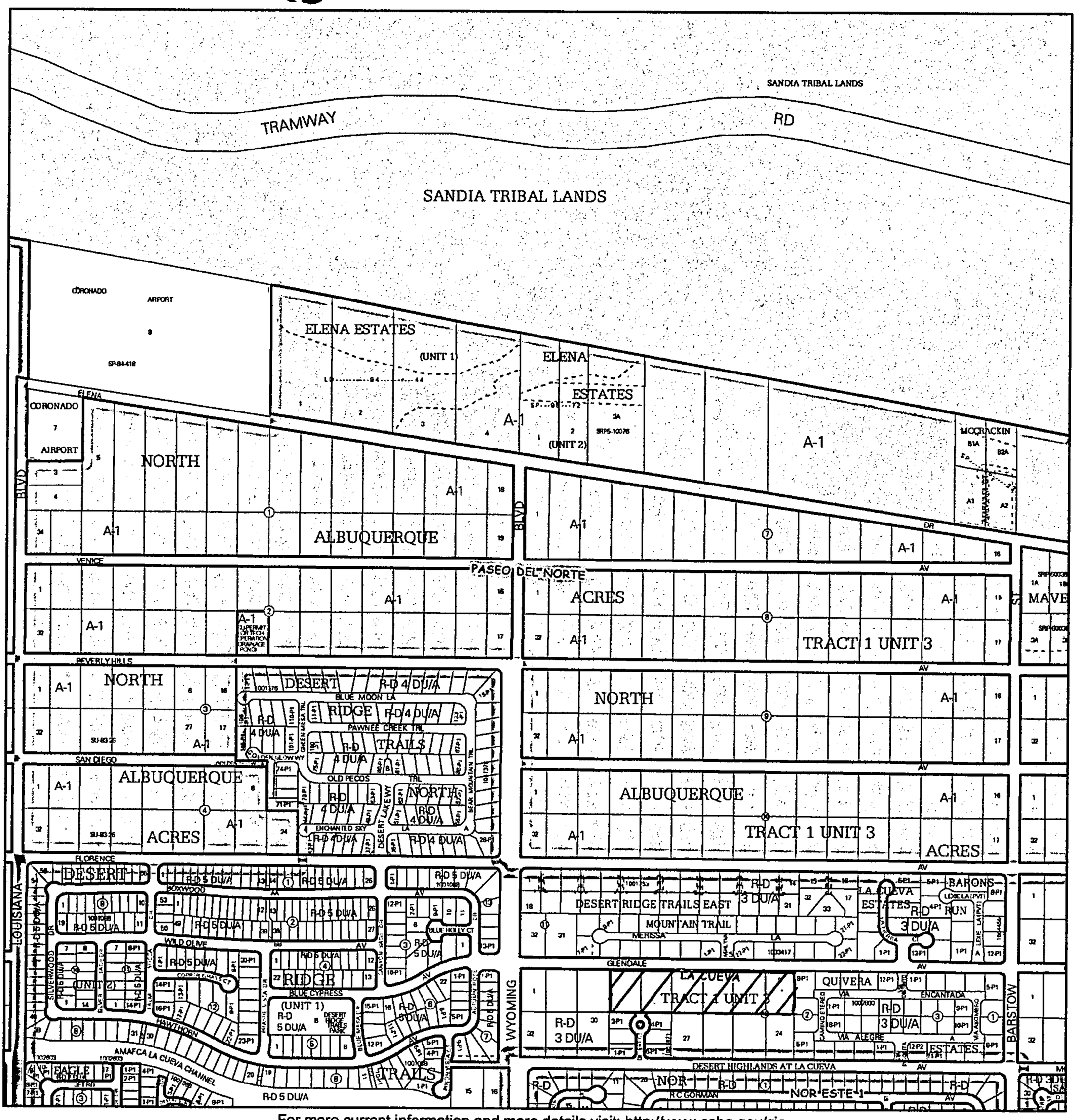
Form revised **October 2007**

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

Application case number
11DRB-_____-70011
_____-_____-_____
_____-_____-_____

1-18-11
Planner signature / date

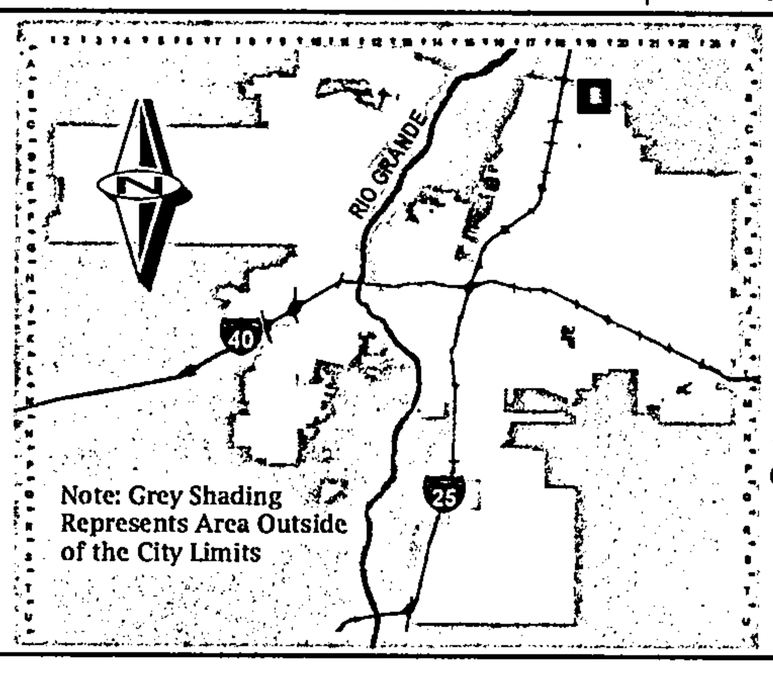
Project # 1008656



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

B-19-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

January 18, 2011

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

Re: The Estates at Glendale

Dear Mr. Cloud:

On behalf of our client, Desert West Development Ltd., LLC, and the requirements of the DPM we are submitting the following DRB application. We are requesting sketch plat approval.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE
President

DMG/sr

Attachments

F:\1-Projects\2011\DRB Letter, sketch plat.doc