DEVELOPMENT REVIEW BOARD
Action Sheet
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
November 7, 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# 1006006**
12DRB-70318 VACATION OF PUBLIC EASEMENT
12DRB-70319 VACATION OF PRIVATE EASEMENT
12DRB-70320 PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1 thru 16, 19A thru 25-A, and Tract A, Block 1, **MONTAGE UNIT 1,** zoned PC, located on the west side of UNIVERSITY BLVD SW between STIEGLITZ DR SE and BORUKE-WHITE DR SE containing approximately 1.5270 acre(s). (R-16) *[Deferred from 10/31/12]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR REVISED SIDEWALK EXHIBIT AND TO PLANNING TO RECORD AND FOR 15 DAY APPEAL PERIOD.**

2. **Project# 1009083**
12DRB-70312 MAJOR - PRELIMINARY PLAT APPROVAL

WILSON AND COMPANY INC 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 17.3336 acre(s). (D-9 & D-10) *[Deferred from 10/24/12, 10/31/12]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/7/12 THE PRELIMINARY PLAT WAS APPROVED BASED ON THE GRADING PLAN APPROVED FOR S.A.D 228. CONDITION OF FINAL PLAT: SIGN OFF BY AMAFCA AND UTLITY COMPANIES AND FURTHER ANALYSIS OF ACCESS TO DETERMINE IF ADDITIONAL EASEMENTS ARE REQUIRED.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2012

Project# 1009083
12DRB-70312 MAJOR - PRELIMINARY PLAT APPROVAL

WILSON AND COMPANY INC 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 17.3336 acre(s). (D-9 & D-10)

AMAFCA AMAFCA approves the Preliminary Plat submittal. AMAFCA has previously reviewed the plat with respect to the adjacent property line at Boca Negra Dam. AMAFCA will sign the F Plat.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION
APS This request will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments provided.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & NMGAS Co. No comments provided.
COMCAST No comments provided.
CENTURYLINK No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D 1. Previously reviewed 03/21/2012. 2. No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Hydrology has no objection and can sign the Infrastructure List.

TRANSPORTATION DEVELOPMENT Shared access between lots may be required. Further analysis regarding access is needed.
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding Infrastructure requirements.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2012

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) *[Deferred from 3/28/12, 4/4/12, 5/9/12, 5/30/12, 6/27/12]*

At the July 11, 2012 Development Review Board meeting, the vacations were 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)(1) The July 11, 2012 public easement vacation requests were filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the proposed replat the public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. 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 you wish to appeal this decision, you must do so by July 26, 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 determi n in question is issued is not include 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: Wilson and Company
Marilyn Maldonado
file

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1009083 **AGENDA ITEM NO: 4**

SUBJECT:	**ENGINEERING COMMENTS:**
Vacation of Public Utility and Drainage Easement	Hydrology has no objection.
Vacation of Public Roadway Easement	Hydrology has no objection. AMAFCA will sign the plat.

RESOLUTION/COMMENTS:

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

DATE: 5-9-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009083 AGENDA ITEM NO: 4

SUBJECT:

VACATION OF PUBLIC EASEMENTS
VACATION OF PUBLIC RIGHT-OF-WAY

ENGINEERING COMMENTS:

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.
Clarify the proposed alignments. Are these alignments proposed within the sector plan? The SAD? Infrastructure will be required.
Provide cross sections for the proposed roadway sections.

Condition of Final Plat:
A 15-foot wide public roadway easement is required along Compass Drive / Rainbow Frontage Road. This easement should be adjacent to lots 2-6, block 5.

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

RESOLUTION:

05-30-12

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

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MAY 9, 2012

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2012

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)

AMAFCA No objection to requested vacation actions. AMAFCA will sign the Final Plat.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT Northwest Area Command - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement or the Vacation of Public Right-of-Way requests at this time.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & NMGAS No comments provided.
COMCAST No comments provided.
CenturyLink No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No Adverse Comments.

OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION No comments
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation. An authorization letter is needed from a majority of the owners of the property abutting the proposed vacation. In order to approve of the proposed vacation, the DRB must find that the public welfare is in no way served by retaining the right of way, or that the development made possible is more beneficial than any detriment resulting from the vacation. The required Preliminary Plat will need to demonstrate how vehicular access will be provided – this appears limited due to major street designations and proximity to intersections. The required Preliminary Plat will need an Infrstructure List; the infrastructure will need to be financially guaranteed for Final Plat.

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

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
PLANNING DEPARTMENT
December 21, 2011
DRB Comments

ITEM # 10

PROJECT # 1009082 APPLICATION # 11-70350

RE: Volcano Cliffs, Units 14 & 25

Proposed Drainage Easement is not appropriate on City right of way for Rainbow Blvd (SE corner) – this should be dedicated as Drainage Right of Way to AMAFCA.

Access needs to be demonstrated for proposed lots – limited access due to major street designations and proximity to intersections appears to call for shared access easements. Refer to comments from Transportation Development.

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

7. **Project# 1009027**
11DRB-70354 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DOUG SMITH agent(s) for DIANA TORRES request(s) the above action(s) for all or a portion of Lot(s) 6, 7, & 8, Block(s) 5, **PARKLAND HILLS ADDITION** zoned R-1, located on ON CARLISLE BLDV SE BETWEEN BURTON AVE SE & PERSHING AVE SE containing approximately .4649 acre(s). (L-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

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

8. **Project# 1009081**
11DRB-70349 SKETCH PLAT REVIEW AND COMMENT

INTEGRATED DESIGN & ARCHITECTURE agent(s) for DE ANZA DEVELOPER LLC / CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-17, Block(s) 004, **MESA GRAND ADDITION,** zoned CCR-2, located on CENTRAL AVE BETWEEN WASHINGTON AND GRACELAND containing approximately 2.08 acre(s). (K-17)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

9. **Project# 1009082**
11DRB-70350 SKETCH PLAT REVIEW AND COMMENT

WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of Lot(s) VARIOUS, **VOLCANO CLIFFS UNIT 26** located on ON PASEO DEL CALLE NORTENA BETWEEN CALLE PLATA AND RIDGEWAY containing approximately 32 acre(s). (C-11) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. **Project# 1009083**
11DRB-70351 SKETCH PLAT REVIEW AND COMMENT

WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS UNITS 14 & 15** zoned R-1, located on ON ATRISCO BETWEEN ROSA PARKS AND COMPASS containing approximately 12 acre(s). (D-09, D-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. **Project# 1009084**
11DRB-70352 SKETCH PLAT REVIEW AND COMMENT

WILSON AND COMPANY INC request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS UNIT 19** located on ON CAMINO DEL OESTE BETWEEN URRACA AND RIO AGUILAR containing approximately 4 acre(s). (D-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Approval of the Development Review Board Minutes for June 2011.

Other Matters: None.

ADJOURNED: 10:30

HEARING DATE: 12-21-11 (SK)

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009083 AGENDA ITEM NO: 5

SUBJECT:

VACATION OF PUBLIC UTILITY & DRAINAGE EASEMENTS
VACATION OF PUBLIC ROADWAY EASEMENT

ENGINEERING COMMENTS:

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.
Clarify the proposed alignments. Are these alignments proposed within the sector plan? The SAD? Infrastructure will be required.
Provide cross sections for the proposed roadway sections.

Condition of Final Plat:
A 15-foot wide public roadway easement is required along Compass Drive / Rainbow Frontage Road. This easement should be adjacent to lots 2-6, block 5.

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

RESOLUTION:

06-27-12

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

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MAY 30, 2012

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number _693391_

FIGURE 12

Date Submitted _____
Date Site Plan Approved _____
Date Preliminary Plat Approved._____
Date Preliminary Plat Expires _____
DRB Project No ._1009083_
DRB Application No _____

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SAD 228 - PLAT OF TRACT 2, BOCA NEGRA DETENTION DAM AND LOTS 10-A, 11-A, 19-A THROUGH 22-A, BLOCK 2, UNIT 14, VOLCANO CLIFFS SUBDIVISION AND LOTS 1-A THROUGH 3-, BLOCK 2, UNIT 25, VOLCANO CLIFFS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 10, 11, 19-22, Block 2, Unit 14 and Lots 1-3, Block 2, Unit 25 - Volcano Cliffs Subdivision
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							
		34' F-F	Collector Paving W/C&G (sidewalk deferred)	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		34' F-F	Collector Paving W/C&G (sidewalk deferred)	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/
		88' F-F	Arterial Paving W/ C&G, Median, 10' Trail / SW	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
		WATER							
		8" Dia	3W Waterline W/ appurtenances	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		8" Dia	3W Waterline W/ appurtenances	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/
		8" Dia	3W Waterline W/ appurtenances	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
		SANITARY SEWER							
		8" Dia	Sanitary Sewer W/ MHs and appurtenances	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		8" Dia	Sanitary Sewer W/ MHs and appurtenances	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/

revised 07/01/01

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		SANITARY SEWER							
		8"-10"Dia	Sanitary Sewer W/ MHs and appurtenances	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
		DRAINAGE							
		72" Dia	Storm Drain W/ MHs, Inlets and appurtenances	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		72" Dia	Storm Drain W/ MHs, Inlets and appurtenances	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/
		24"	Storm Drain W/ MHs, Inlets and appurtenances	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
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VOLCANO CLIFFS SUBDIVISION

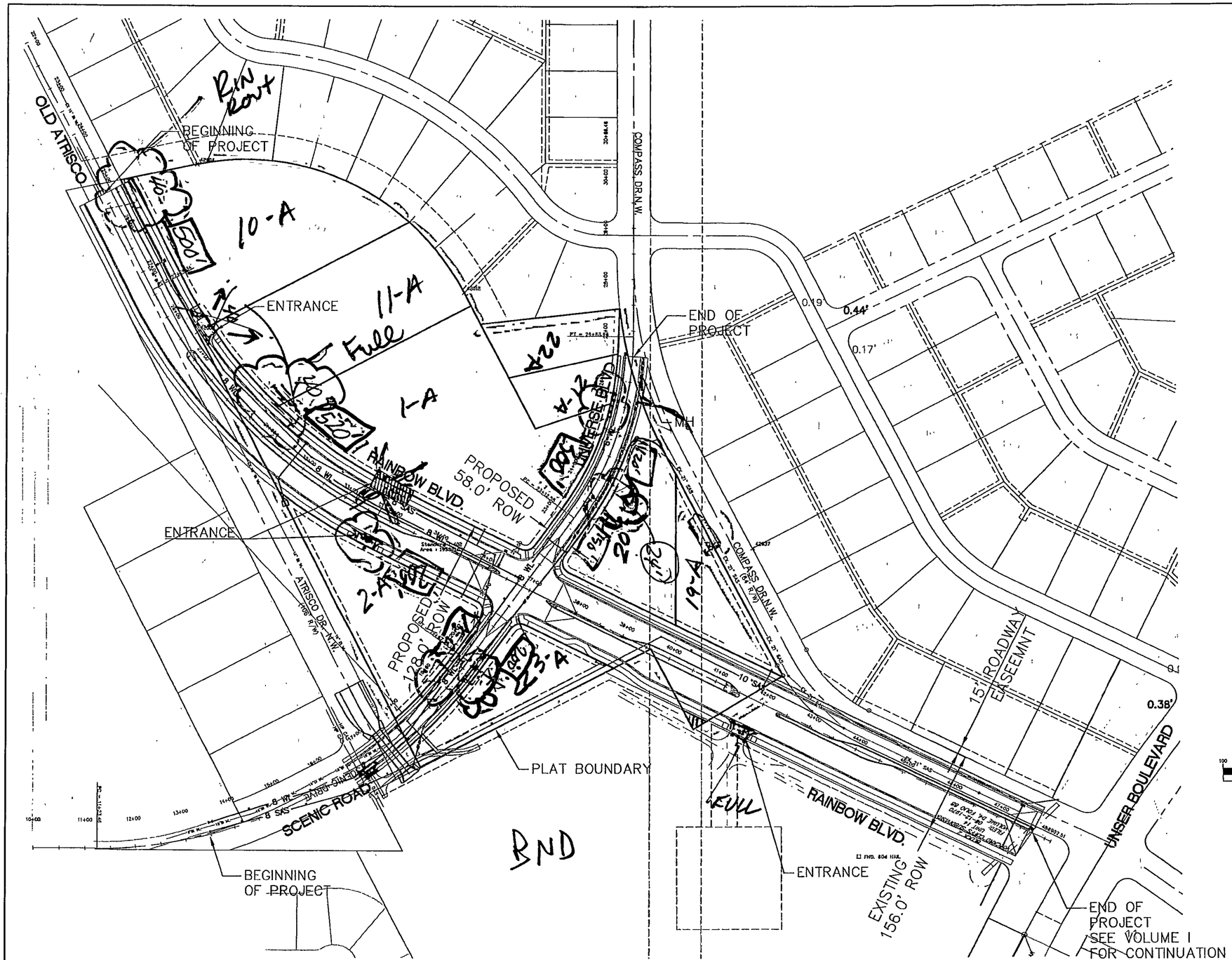
NOTES

The improvements identified above will be the responsibility of the City of Albuquerque, Dept of Municipal Development. By signing below, I __ED ADAMS__ understand that my division is financially responsible for the above listed items . This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are $1,351,300.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
STEVEN METRO NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
WILSON & COMPANY FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

11"x17" SCALE: HORIZ: 1"=200'
22"x34" SCALE: HORIZ: 1"=100'

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348-4000
FAX (505) 348-4072
www.wilsonco.com

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

ACS BRASS CAP, STAMPED "5-E10" SET IN TOP OF CONCRETE POST PROJECTING 0.30 FT. ABOVE GROUND, LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW (NAD 1983), X 1499059.808, Y 1512627.946

ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS		
DESIGNED BY	TGO/ELO	DATE 2011
DRAWN BY	ELO	DATE 2011
CHECKED BY	SJM	DATE 2011

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SPECIAL ASSESSMENT DISTRICT 228-VOL 2
OVERALL PAVING AND STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

WCEA #0840010400 DECEMBER 2011	City Project No. 693391	Zone Map No. D-9, D-10	Sheet 5	Of 29

M:\RR\08-400-104-00\CADD\EXHIBITS\15 Paving U 14-25.dwg 8/26/2012 9:06:05 AM MDT

9083

DXF Electronic Approval Form

DRB Project Case #: 1009083

Subdivision Name: BOCA NEGRA DETENTION DAM - TRACT 2 / VOLCANO CLIFFS UNIT 14 BLK 2 - LOTS 10A, 11A, 19A THROUGH 22A / VOLCANO

Surveyor: CHRISTOPHER S CROSHAW

Contact Person: CHRISTOPHER S CROSHAW

Contact Information: 5053505435

DXF Received: 12/13/2012 Hard Copy Received: 12/13/2012

Coordinate System: NMSP Grid (NAD 83)

Approved 12/14/12 Date

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

AGIS Use Only

Copied fc **9083** to agiscov on **12/14/2012** Contact person notified on **12/14/2012**

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009083

Application No. 12DRB-70078
12DRB-70081

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: 7/11/12

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: Additional information to address comments, including: Authorization Letters, typical Section, Plan & Profiles, Overall Paving Plan, and Easement document for 15' wide public roadway easement along Rainbow Blvd.

RECEIVED
JUN 26 2012
HYDROLOGY SECTION

CONTACT NAME: Donnie Duneman
TELEPHONE: 948-5125 EMAIL: dmduneman@wilsonco.com

April 6, 2012

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

Re: LETTER OF AUTHORIZATION for the proposed ***Special Assessment District 228***

Dear Mr. Cloud:

Please accept Wilson and Company as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the proposed Special Assessment District 228.

I am the property owner of record for Lot 10, Block 2, Unit 14, Volcano Cliffs Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please contact me via Steven Metro at Wilson & Company, 348-4000.

Sincerely,

Becky Krebs

Becky Krebs

April 6, 2012

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

Re: LETTER OF AUTHORIZATION for the proposed ***Special Assessment District 228***

Dear Mr. Cloud:

Please accept Wilson and Company as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the proposed Special Assessment District 228.

I am the property owner of record for Lot 11, Block 2, Unit 14, Volcano Cliffs Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please contact me via Steven Metro at Wilson & Company, 348-4000.

Sincerely,

Laura Speer

Laura Speer

April 6, 2012

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

Re: LETTER OF AUTHORIZATION for the proposed ***Special Assessment District 228***

Dear Mr. Cloud:

Please accept Wilson and Company as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the proposed Special Assessment District 228.

I am the property owner of record for Lots 1/2/3, Block 2, Unit 25, Volcano Cliffs Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please contact me via Steven Metro at Wilson & Company, 348-4000.

Sincerely,

Michelle Collins

Michelle Collins
VC Unit 25, LLC

April 6, 2012

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

Re: LETTER OF AUTHORIZATION for the proposed ***Special Assessment District 228***

Dear Mr. Cloud:

Please accept Wilson and Company as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the proposed Special Assessment District 228.

I am the property owner of record for Lot 20, Block 2, Unit 14, Volcano Cliffs Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please contact me via Steven Metro at Wilson & Company, 348-4000.

Sincerely,

Steven Metro

April 6, 2012

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

Re: LETTER OF AUTHORIZATION for the proposed ***Special Assessment District 228***

Dear Mr. Cloud:

Please accept Wilson and Company as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the proposed Special Assessment District 228.

I am the property owner of record for Lot 21, Block 2, Unit 14, Volcano Cliffs Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please contact me via Steven Metro at Wilson & Company, 348-4000.

Sincerely,

John Washburn

April 6, 2012

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

Re: LETTER OF AUTHORIZATION for the proposed ***Special Assessment District 228***

Dear Mr. Cloud:

Please accept Wilson and Company as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the proposed Special Assessment District 228.

I am the property owner of record for Lot 22, Block 2, Unit 14, Volcano Cliffs Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please contact me via Steven Metro at Wilson & Company, 348-4000.

Sincerely,

John Stroud

781181

April 18-2

PERMANENT ROADWAY EASEMENT

Grant of Permanent Easement, between Victoria A. Gonzales and Michael Allen Gonzales ("Grantor"), whose address is 3501 Kemble, Long Beach, CA, 90808 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the 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 Permanent Roadway Easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the 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 Grantor's 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 be financially or otherwise responsible for rebuilding or repairing the 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 the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 21 day of January, 2012.

CITY OF ALBUQUERQUE:

By: [signature]
for Richard Dourte
City Engineer
Date: April 18, 2012

4-17-12 4-13-2012

GRANTOR: Victoria A. Gonzales

By [signature]: Victoria A. Gonzales

Date: Jan. 21, 2012

GRANTOR: Michael Allen Gonzales

By[signature]: Michael Gonzales

Date: Jan 21. 2012

* A single woman

** A single man

Doc# 2012039098
04/18/2012 02:27 PM Page: 1 of 5
EASE R:$25.00 M. Toulouse Oliver, Bernalillo County

INDIVIDUAL'S NOTARY

STATE OF CA)
)ss
COUNTY OF Orange)

This instrument was acknowledged before me on 21 day of January, 2012, by Michael Allen Gonzales (name of individual).

(SEAL)

My Commission Expires:
12/10/2013

Notary Public

KEVIN R. DUNSTAN
COMM. #1872826
Notary Public-California
ORANGE COUNTY
My Comm. Exp. DEC 10, 2013

(EXHIBIT "A" ATTACHED)

INDIVIDUAL'S NOTARY

STATE OF CA)
)ss
COUNTY OF Orange)

This instrument was acknowledged before me on 21 day of January, 2012, by Victoria A. Gonzalez (name of individual).

(SEAL)

My Commission Expires:
12/10/2013

Notary Public

KEVIN R. DUNSTAN
COMM. #1872826
Notary Public-California
ORANGE COUNTY
My Comm. Exp. DEC 10, 2013

(EXHIBIT "A" ATTACHED)

Legal Description
Permanent Roadway Easement
January 19, 2012

A tract of land situate within Lots 2 thru 6, Block 5, VOLCANO CLIFFS SUBDIVISION Unit 14, Section Twenty-Two, Township 11 North, Range 2 East, of the New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, a plat of the same filed in the Office of the Bernalillo County Clerk on August 12, 1970 at Book D04, Page 88, said easement tract being more particularly described by as follows:

The Southerly 15 feet of Lots 2, 3, 4 and 5; and

Within Lot 6 an area described as: Beginning at the Southeast Corner of Lot 6; thence

N32°36'57"E, a distance of 15.00 feet along the Easterly property line of Lot 6 to a point; thence

N55°50'01"W, a distance of 96.78 feet to a point on the Southerly property line of Lot 6; thence

Southerly on a curve to the left with a radius of 273.01 feet and a chord bearing of S47°63'47"E a distance of 98.88 feet to the Point of Beginning.

Said tract contains 7283 Square Feet or 0.1672 Acres, more or less.

Surveyor's Certificate

I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description was prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.

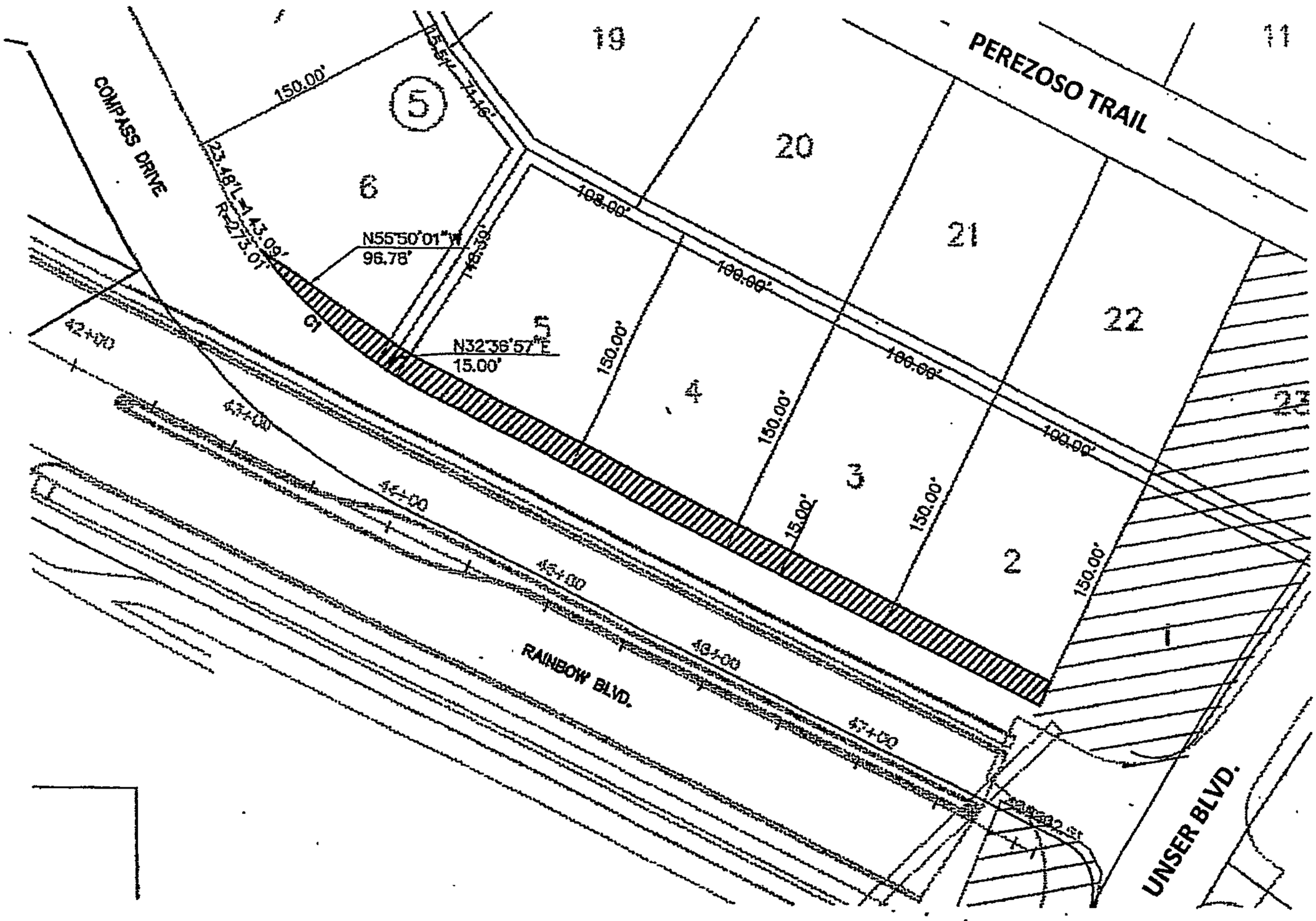
1-20-12

Steven J. Metro, New Mexico PS No. 10025
Wilson & Company, Inc.
4900 Lang Avenue NE
Albuquerque, NM 87109
(505)348-4000

Date

STEVEN J. METRO
10025
REGISTERED PROFESSIONAL LAND SURVEYOR

LOTS 2,3,4,5 AND 6, BLOCK 5, UNIT 14 OF VOLCANO CLIFFS SUBDIVISION



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LEN
C1	98.88	273.01	S47°03'47"E	98.34

NOTE:
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND.

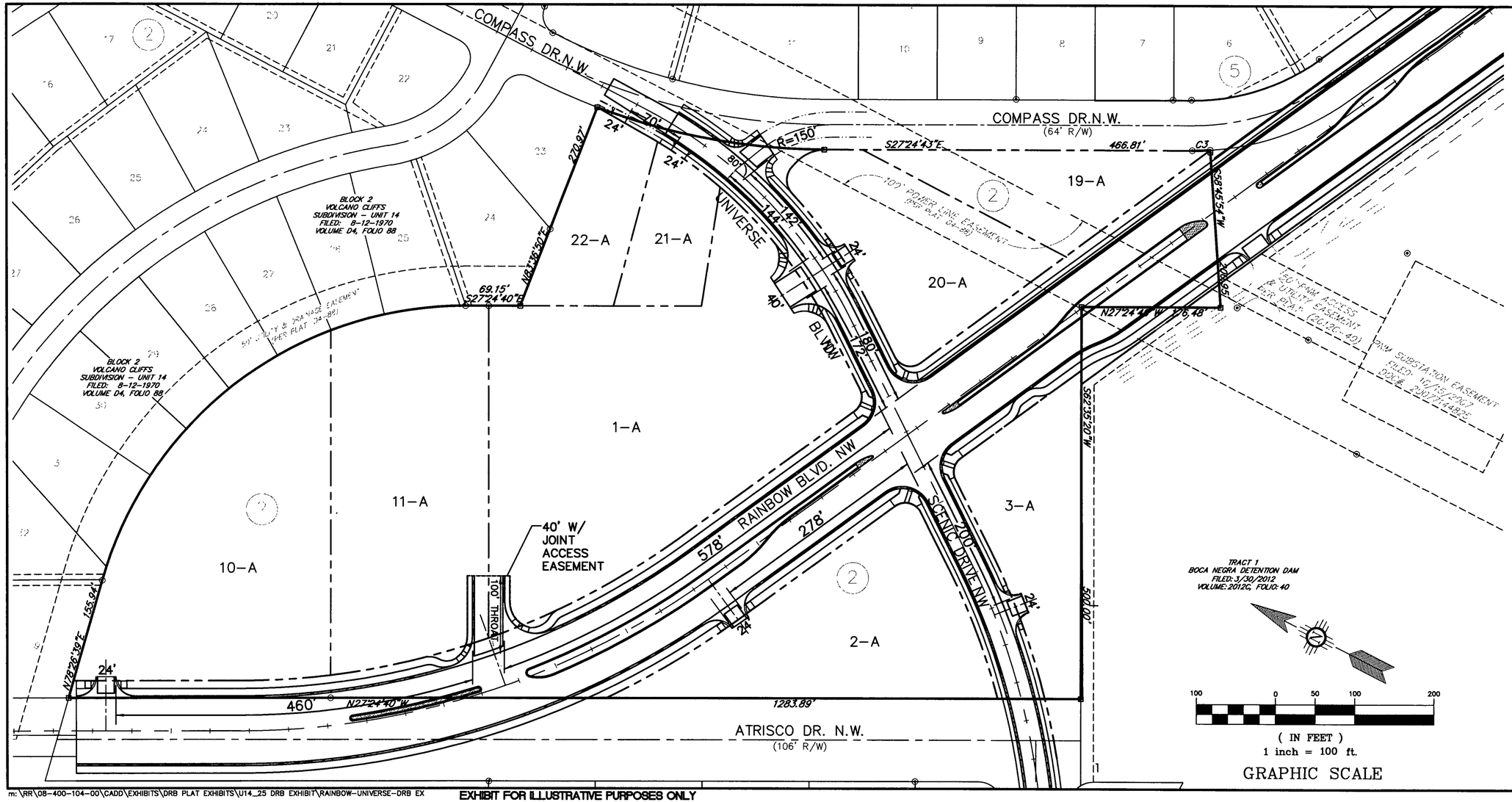
W&C

SCALE:
1"=100'

D-10

EXHIBIT "A"

WILSON &COMPANY
ENGINEERS & ARCHITECTS



ILLUSTRATIVE
LOT ACCESS EXHIBIT

NOVEMBER 2012

SAD 228 - PROJECT #1009083
12DRB-70312

LOTS 19-A through 22-A,
BLOCK 2, UNIT 14,
AND
LOTS 1-A through 3-A,
BLOCK 2, UNIT 25,
VOLCANO CLIFFS SUBDIVISION

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

m:\RR\08-400-104-00\CADD\EXHIBITS\DRB PLAT EXHIBITS\U14_25 DRB EXHIBIT\RAINBOW-UNIVERSE-DRB EX

EXHIBIT FOR ILLUSTRATIVE PURPOSES ONLY

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number_693391_

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 11-7-12
Date Preliminary Plat Expires: 11-7-13
DRB Project No: 1009083
DRB Application No.:_____

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

SAD 228 - PLAT OF TRACT 2, BOCA NEGRA DETENTION DAM AND LOTS 10-A, 11-A, 19-A THROUGH 22-A, BLOCK 2, UNIT 14, VOLCANO CLIFFS SUBDIVISION AND LOTS 1-A THROUGH 3-, BLOCK 2, UNIT 25, VOLCANO CLIFFS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 10, 11, 19-22, Block 2, Unit 14 and Lots 1-3, Block 2, Unit 25 - Volcano Cliffs Subdivision
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							
		34' F-F	Collector Paving W/C&G (sidewalk deferred)	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		34' F-F	Collector Paving W/C&G (sidewalk deferred)	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/
		88' F-F	Arterial Paving W/ C&G, Median, 10' Trail / SW	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
		WATER							
		8" Dia	3W Waterline W/ appurtenances	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		8" Dia	3W Waterline W/ appurtenances	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/
		8" Dia	3W Waterline W/ appurtenances	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
		SANITARY SEWER							
		8" Dia	Sanitary Sewer W/ MHs and appurtenances	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		8" Dia	Sanitary Sewer W/ MHs and appurtenances	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/

revised 07/01/01

PLAT OF TRACT 2, BOCA NEGRA DETENTION DAM AND LOTS 10-A, 11-A, 19-A THROUGH 22-A, BLOCK 2, UNIT 14, VOLCANO CLIFFS SUBDIVISION AND LOTS 1-A THROUGH 3-, BLOCK 2, UNIT 25, VOLCANO CLIFFS SUBDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		SANITARY SEWER							
		8"-10"Dia	Sanitary Sewer W/ MHs and appurtenances	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
		DRAINAGE							
		72" Dia	Storm Drain W/ MHs, Inlets and appurtenances	Scenic Blvd NW	Atrisco Road NW	Rainbow Blvd NW	/	/	/
		72" Dia	Storm Drain W/ MHs, Inlets and appurtenances	Universe Blvd NW	Rainbow Blvd NW	500' N Rainbow Blvd NW	/	/	/
		24"	Storm Drain W/ MHs, Inlets and appurtenances	Rainbow Blvd NW	Unser Blvd NW	2300' W Unser Blvd NW	/	/	/
							/	/	/
							/	/	/
							/	/	/

PLAT OF TRACT 2, BOCA NEGRA DETENTION DAM AND LOTS 10-A, 11-A, 19-A THROUGH 22-A, BLOCK 2, UNIT 14, VOLCANO CLIFFS SUBDIVISION AND LOTS 1-A THROUGH 3-, BLOCK 2, UNIT 25, VOLCANO CLIFFS SUBDIVISION

NOTES

1
2
3
4
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6
7

The City of Albuquerque, Department of Municipal Development will take the responsibility of overseeing the installation of the infrrastructre on this list as part of the SAD project. This agreement will constitute as a Subdivision Improvement Agreement (SIA).

ED ADAMS — 10/31/12 date

AGENT / OWNER

STEVEN METRO
NAME (print)

WILSON & COMPANY
FIRM

SIGNATURE - date 11-5-12

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 11-7-12

TRANSPORTATION DEVELOPMENT - date 11-07-12

UTILITY DEVELOPMENT - date 11/07/12

CITY ENGINEER - date 11-7-12

PARKS & GENERAL SERVICES - date 11/7/12

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009083 AGENDA ITEM NO: 2

SUBJECT:

VACATION OF PUBLIC UTILITY & DRAINAGE EASEMENTS
VACATION OF PUBLIC ROADWAY EASEMENT

ENGINEERING COMMENTS:

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.
Clarify the proposed alignments. Are these alignments proposed within the sector plan? The SAD? Infrastructure will be required.
Provide cross sections for the proposed roadway sections.

Condition of Final Plat:
A 15-foot wide public roadway easement is required along Compass Drive / Rainbow Frontage Road. This easement should be adjacent to lots 2-6, block 5.

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

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: JUNE 27, 2012

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009083 AGENDA ITEM NO: 6

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

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.
Clarify the proposed alignments. Are these alignments proposed within the sector plan? The SAD? Infrastructure will be required.
Provide cross sections for the proposed roadway sections.

Condition of Final Plat:
A 15-foot wide public roadway easement is required along Compass Drive / Rainbow Frontage Road. This easement should be adjacent to lots 2-6, block 5.

RESOLUTION:

05-09-12

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

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: APRIL 4, 2012

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1009083 **AGENDA ITEM NO: 6**

SUBJECT:	**ENGINEERING COMMENTS:**
Vacation of Public Utility and Drainage Easement	Hydrology has no objection.
Vacation of Public Roadway Easement	Hydrology has no objection. AMAFCA will sign the plat.

RESOLUTION/COMMENTS:

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

DATE: 4-04-12

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1009083 **AGENDA ITEM NO: 6**

SUBJECT:	**ENGINEERING COMMENTS:**
Vacation of Public Utility and Drainage Easement	Hydrology has no objection.
Vacation of Public Roadway Easement	Hydrology has no objection. AMAFCA will sign the plat.

RESOLUTION/COMMENTS:

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

DATE: 7-11-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009083 AGENDA ITEM NO: 6

SUBJECT:

VACATION OF PUBLIC UTILITY & DRAINAGE EASEMENTS
VACATION OF PUBLIC ROADWAY EASEMENT

ENGINEERING COMMENTS:

No objection to vacation requests.

Condition of replat:
Right of way complying with the roadway sections and alignments provided must be dedicated for Universe Boulevard and Rainbow Boulevard.
Shared access between lots may be required. Further analysis regarding access will be required prior to platting action.

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

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: JULY 11, 2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 354

11/08/2012 Issued By: E08375 170204

Application Number: **12DRB-70354**, Major - Final Plat Approval

Address:

Location Description: ATRISCO BETWEEN ROSA PARKS AND COMPASS

Project Number: 1009083

Applicant
CITY OF ALBUQUERQUE

NM

Agent / Contact
WILSON AND COMPANY INC

4900 LANG AVE NE
ALBUQUERQUE NM 87109

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	
TOTAL:	$20.00

City of Albuquerque Treasury
Date:11/8/2012 Office:DRBX
Stat ID:WS000006 Cashier:TRESVG
Batch: 995 Trans #:8
Permit: 2012070354
Receipt Num 00069554
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
MastCard Tendered: $20.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/28/2012 Issued By: BLDAVM 164781

Category Code 910
2012 070 312

Application Number: **12DRB-70312**, Major - Preliminary Plat Approval

Address:

Location Description: ATRISCO BETWEEN ROSA PARKS AND COMPASS

Project Number: 1009083

Applicant
CITY OF ALBUQUERQUE

NM

Agent / Contact
WILSON AND COMPANY INC

4900 LANG AVE NE
ALBUQUERQUE NM 87109

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$810.00**
TOTAL:	**$905.00**

```
        City of Albuquerque Treasury
    Date:9/28/2012  Office:ANNEX
Stat ID:WS000008  Cashier:TRSSIV
Batch:     812     Trans #:25
Permit: 2012070312
Receipt Num 00057109
    Payment Total:$905.00
0900  APN Fee                    $75.00
0901  Conflict Manag. Fee        $20.00
0903  DRB Actions                $810.00
        Check  Tendered :       $905.00
```

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 078

03/02/2012 Issued By: E08375 138203

Application Number: **12DRB-70078**, Vacation Of Public Easement

Address:

Location Description: RAINBOW AND UNIVERS

Project Number: 1009083

Applicant
COYOTE SPARROW/WILSON & COMPANY
COYOTE SPARROW
4900 LANG AVE NE
ALBUQUERQUE NM 87109
5053484062

Agent / Contact
COYOTE SPARROW/WILSON & COMPANY
COYOTE SPARROW
4900 LANG AVE NE
ALBUQUERQUE NM 87109
5053484062

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$825.00**
	TOTAL:	**$920.00**

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

3/2/2012 2:55PM LOC: ANNX
WS# 006 TRANS# 0025
RECEIPT# 00144958-00144958
PERMIT# 2012070078 TRSCCS
Trans Amt $920.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $825.00
CK $920.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

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

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

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D
- ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): KRISTINE SUSCO/WILSON & Company PHONE: 348-4000
ADDRESS: 4900 LANG AVE NE FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.com

APPLICANT: CITY OF ALBUQUERQUE ETAL PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: ___ **List all owners:** ___

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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 1,2,3 BLK 2, UNIT 25 LOTS 10,11,19,20 21,22 BLK 2, UNIT 14 Block: ___ Unit: ___
Subdiv/Addn/TBKA: VOLCANO CLIFFS SUBD.
Existing Zoning: SU2 VCMX Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): D9 - D10 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
PROJ 1009083, 12DRB 70312

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 9 No. of **proposed** lots: 10 Total site area (acres): 17.3
LOCATION OF PROPERTY BY STREETS: On or Near: ATRISCO
Between: SCENIC and COMPASS

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

SIGNATURE [signature] DATE 9-28-12
(Print Name) KRISTINE SUSCO Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
12DRB-70354	FP		$
-			$
-			$
-			$
-			$
			Total $

Hearing date Nov. 14, 2012

[signature] 11-8-12
Staff signature & Date

Project # 1009083

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**
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A Copy of recorded SIA - IL FOR SAD
N/A 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.

KRISTINE SUSCO
Applicant name (print)

11-8-12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70354
__ - __ - __
__ - __ - __

11-8-12
Planner signature / date

Project # 1009083

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- X 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 Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by. DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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ADDRESS: 4900 LANG AVE NE FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KISUSCO@WILSONCO.com

APPLICANT: CITY OF ALBUQUERQUE ET AL PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL ___
Proprietary interest in site: ___ List all owners. ___

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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 1,2,3 BLK 2, UNIT 25 LOTS 10,11,19,20 21,22 BLK 2, UNIT 14 Block: ___ Unit: ___
Subdiv/Addn/TBKA. VOLCANO CLIFFS SUBD.
Existing Zoning: SU2 VCMX Proposed zoning. ___ MRGCD Map No ___
Zone Atlas page(s): D9 - D10 UPC Code: ___

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
PROJ 1009083, 12DRB 70312

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 9 No. of **proposed** lots: 10 Total site area (acres). 17.3
LOCATION OF PROPERTY BY STREETS: On or Near: ATRISCO
Between: SCENIC and COMPASS

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

SIGNATURE [signature] DATE 9-28-12
(Print Name) KRISTINE SUSCO Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☑ **INTERNAL ROUTING**
- ☑ All checklists are complete
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- ☑ 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
12DRB-70354	FP		$
-			$
-			$
-			$
-			$
			Total $

Hearing date Nov. 14, 2012

[signature] 11-8-12
Staff signature & Date

Project # 1009083

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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__ List any original and/or related file numbers on the cover application

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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**
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A Copy of recorded SIA - IL FOR SAD
N/A 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**
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__ Fee (see schedule)
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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.

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__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

KRISTINE SUSCO
Applicant name (print)

11-8-12
Applicant signature / date

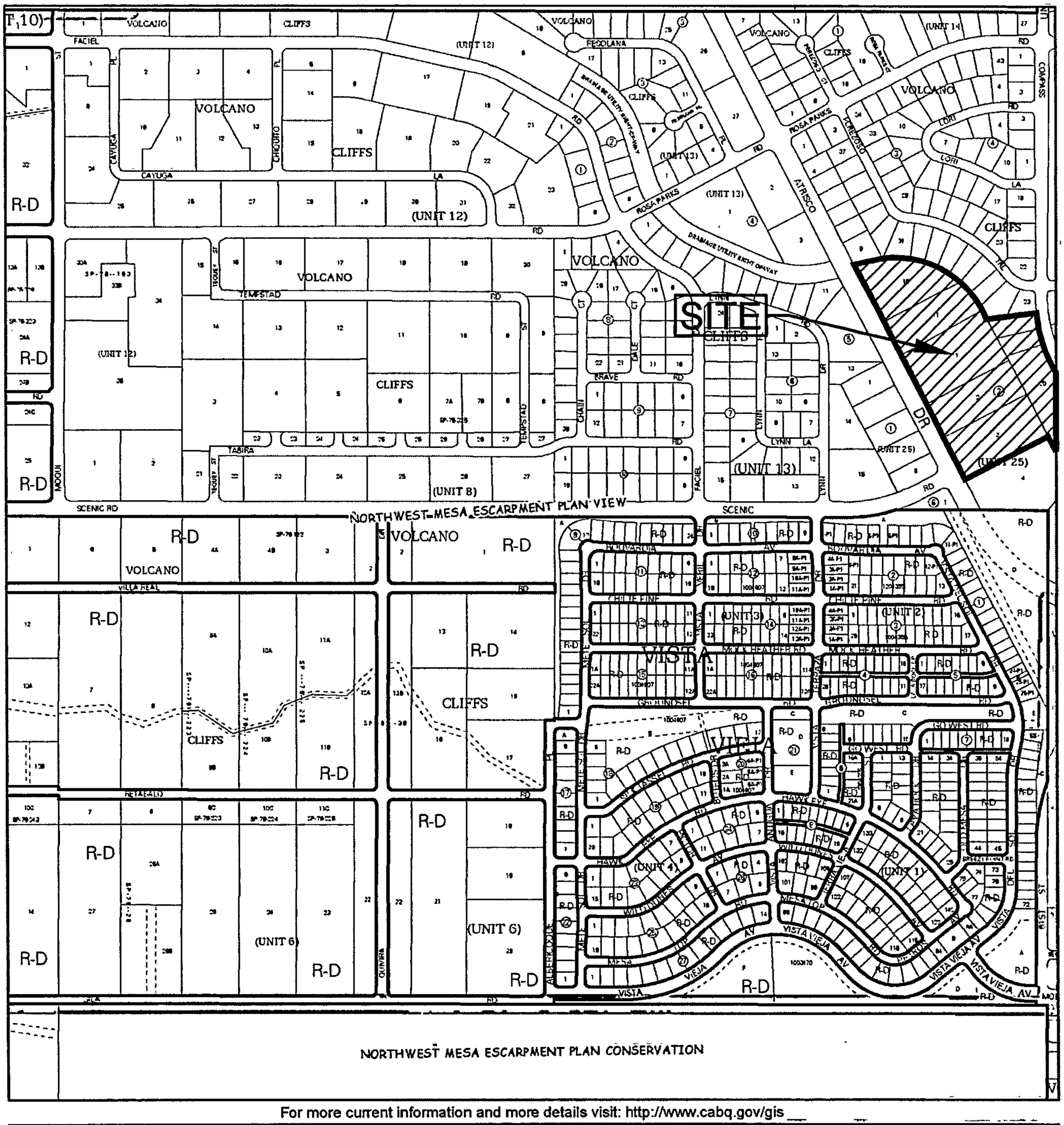
Form revised **October 2007**

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

Application case numbers
12 - DRB - 70354
__ - __ - __
__ - __ - __

11-8-12
Planner signature / date

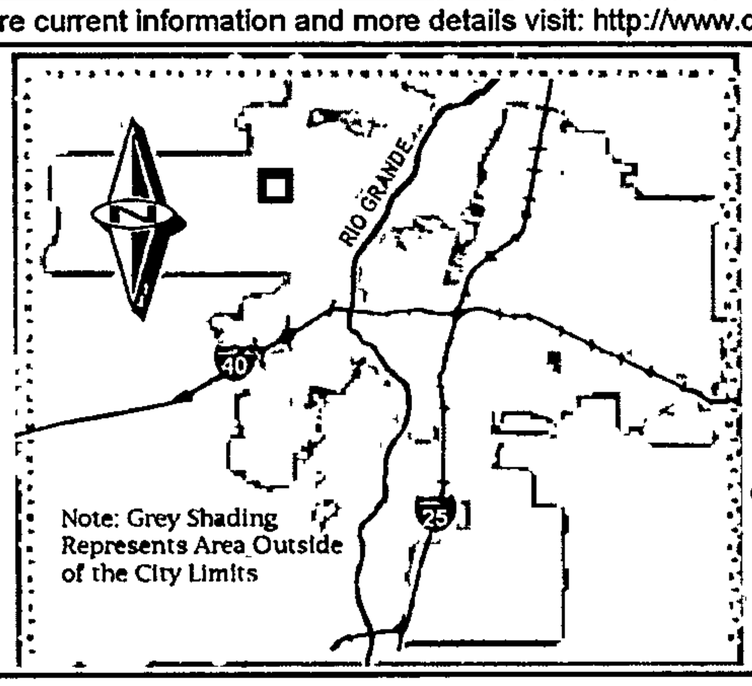
Project # 1009083



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



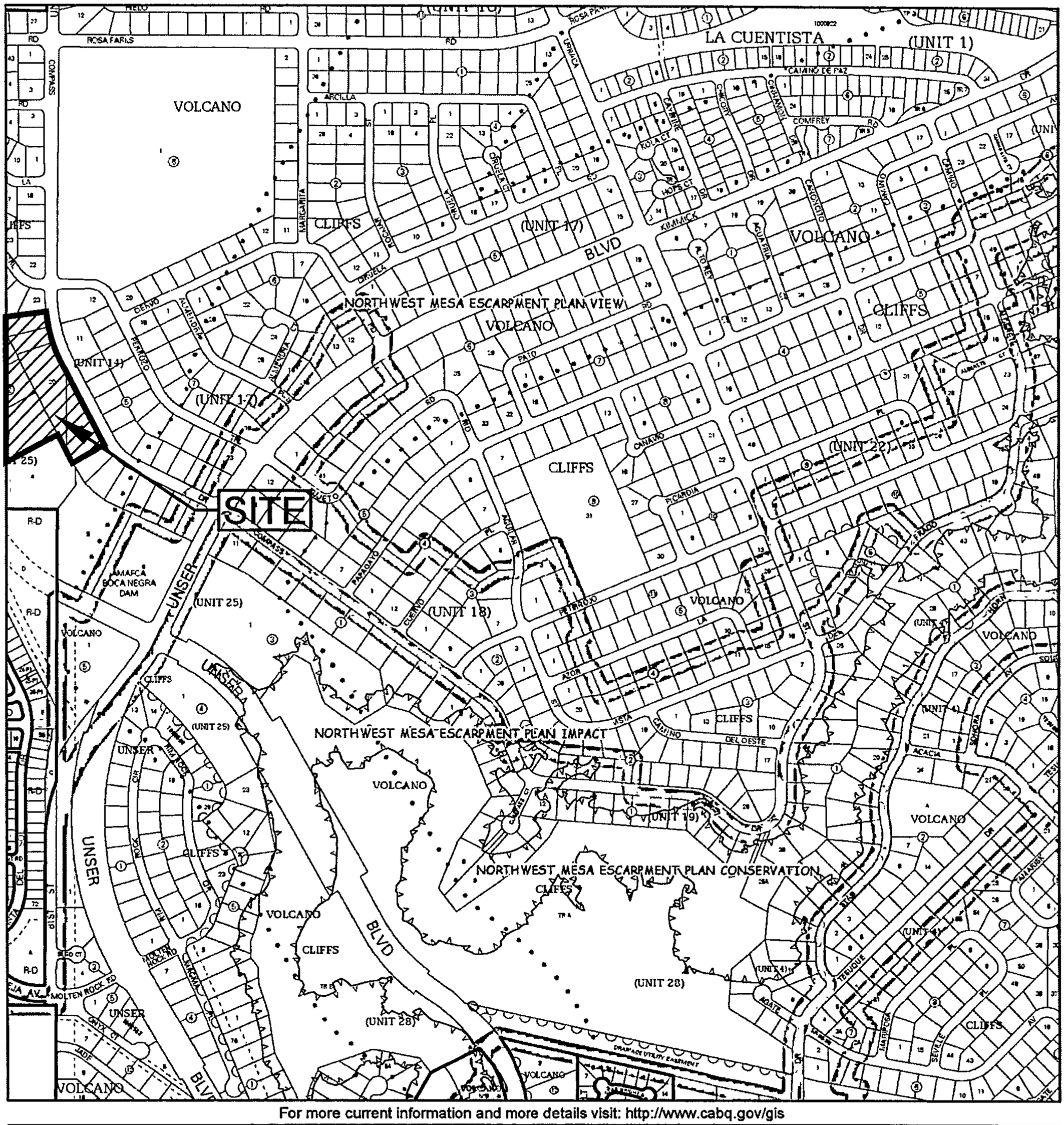
Zone Atlas Page:

D-09-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



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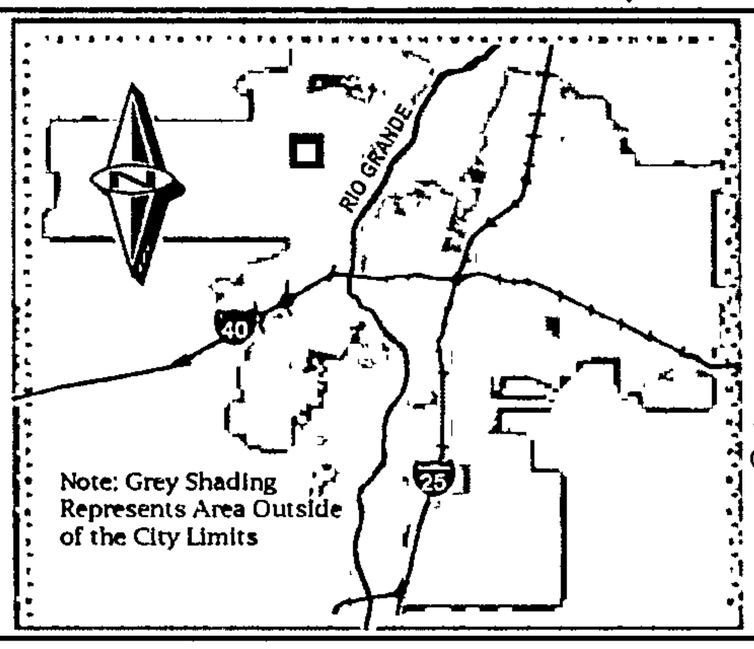


Zone Atlas Page:

D-10-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

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

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

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

S Z ZONING & PLANNING
- ___ Annexation
- **V** ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- **P** ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- **D** ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): COYOTE SPARROW / WILSON & COMPANY PHONE: 348-4062
ADDRESS: 4900 LANG AVE NE FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CMSPARROW@WILSONCO.COM

APPLICANT: CITY OF ALBUQUERQUE PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: ___ **List all owners:** ___

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. LOTS 1,2,3 BLOCK 2, UNIT 25 AND LOTS 10,11,19,20,21,22 BLOCK 2, UNIT 14. Block: ___ Unit: ___
Subdiv/Addn/TBKA: VOLCANO CLIFFS
Existing Zoning: SU-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): 09-010 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB 1009083

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 9 No. of **proposed** lots: 10 Total site area (acres): 17.3
LOCATION OF PROPERTY BY STREETS: On or Near: ATRISCO
Between: ROSA PARKS and COMPASS

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

SIGNATURE [signature] DATE 9-28-12
(Print Name) COYOTE SPARROW Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
12DRB - 70312	PP	___	$810.00
___ - ___	ADV	___	$75.00
___ - ___	CMF	___	$20.00
___ - ___	___	___	$___
___ - ___	___	___	$___
			Total $905.00

Hearing date October 24, 2012

[signature] 9-28-12
Staff signature & Date

Project # 1009083

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
NA 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
NA **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.

COYOTE SPARROW (AGENT)
Applicant name (print)

9-28-12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12DRB-_____-70312
_____-_____-_____
_____-_____-_____

9-28-12
Planner signature / date

Project # 1009083

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 9, 2012 To October 24, 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) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature] 9-28-12
(Applicant or Agent) (Date)

I issued 2 signs for this application, 9-28-12 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1009083

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 # 1009083

Wednesday, October 24, 2012

Comments must be received by:

Friday, October 19, 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

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	**ZONING & PLANNING**	
X Major subdivision action			___ Annexation	
___ Minor subdivision action				
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)	
___ Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar	
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations	
___ for Building Permit				
___ Administrative Amendment/Approval (AA)				
___ 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, ZEO, ZHE, Board of Appeals, other	
___ 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): COYOTE SPARROW / WILSON & COMPANY PHONE: 348-4062
ADDRESS 4900 LANG AVE NE FAX: 348-4055
CITY. ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CMSPARROW@WILSONCO.COM

APPLICANT: CITY OF ALBUQUERQUE PHONE ___
ADDRESS. ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: ___ **List all owners:** ___

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL

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

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

Lot or Tract No. LOTS 1,2,3 BLOCK 2, UNIT 25 AND LOTS 10,11,19,20,21,22 BLOCK 2, UNIT 14. Block: ___ Unit: ___
Subdiv/Addn/TBKA: VOLCANO CLIFFS
Existing Zoning: SU-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): 09-010 UPC Code: ___

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB 1009083

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 9 No. of **proposed** lots: 10 Total site area (acres): 17.3
LOCATION OF PROPERTY BY STREETS: On or Near. ATRISCO
Between: ROSA PARKS and COMPASS

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

SIGNATURE [signature] DATE 9-28-12
(Print Name) COYOTE SPARROW Applicant. ☐ Agent ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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

Application case numbers	Action	S.F.	Fees
12DRB - 70312	PP	___	$810.00
___ - ___	ADV	___	$75.00
___ - ___	CMF	___	$20.00
___ - ___	___	___	$___
___ - ___	___	___	$___
			Total
			$905.00

Hearing date October 24, 2012

[signature] 9-28-12
Staff signature & Date

Project # 1009083

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
NA 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
NA **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.

COYOTE SPARROW (AGENT)
Applicant name (print)

9-28-12
Applicant signature / date

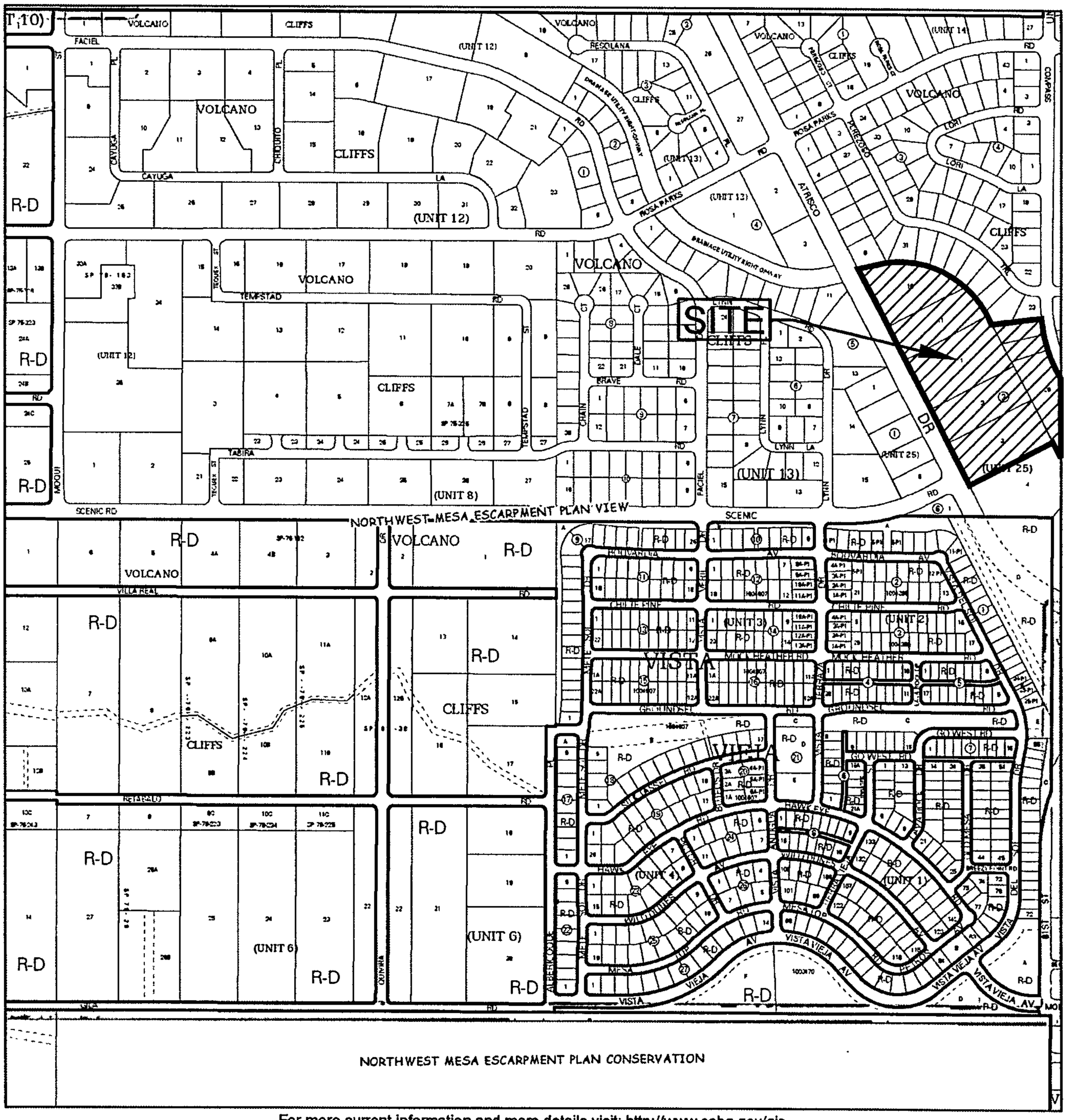
Form revised **October 2007**

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

Application case numbers
12DRB-_____-70312
_____-_____-_____
_____-_____-_____

9-28-12
Planner signature / date

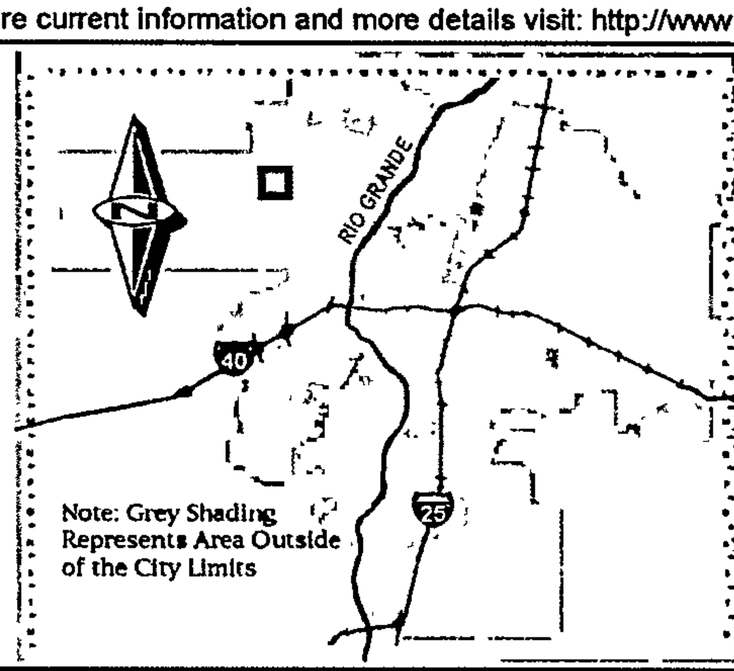
Project # 1009083



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



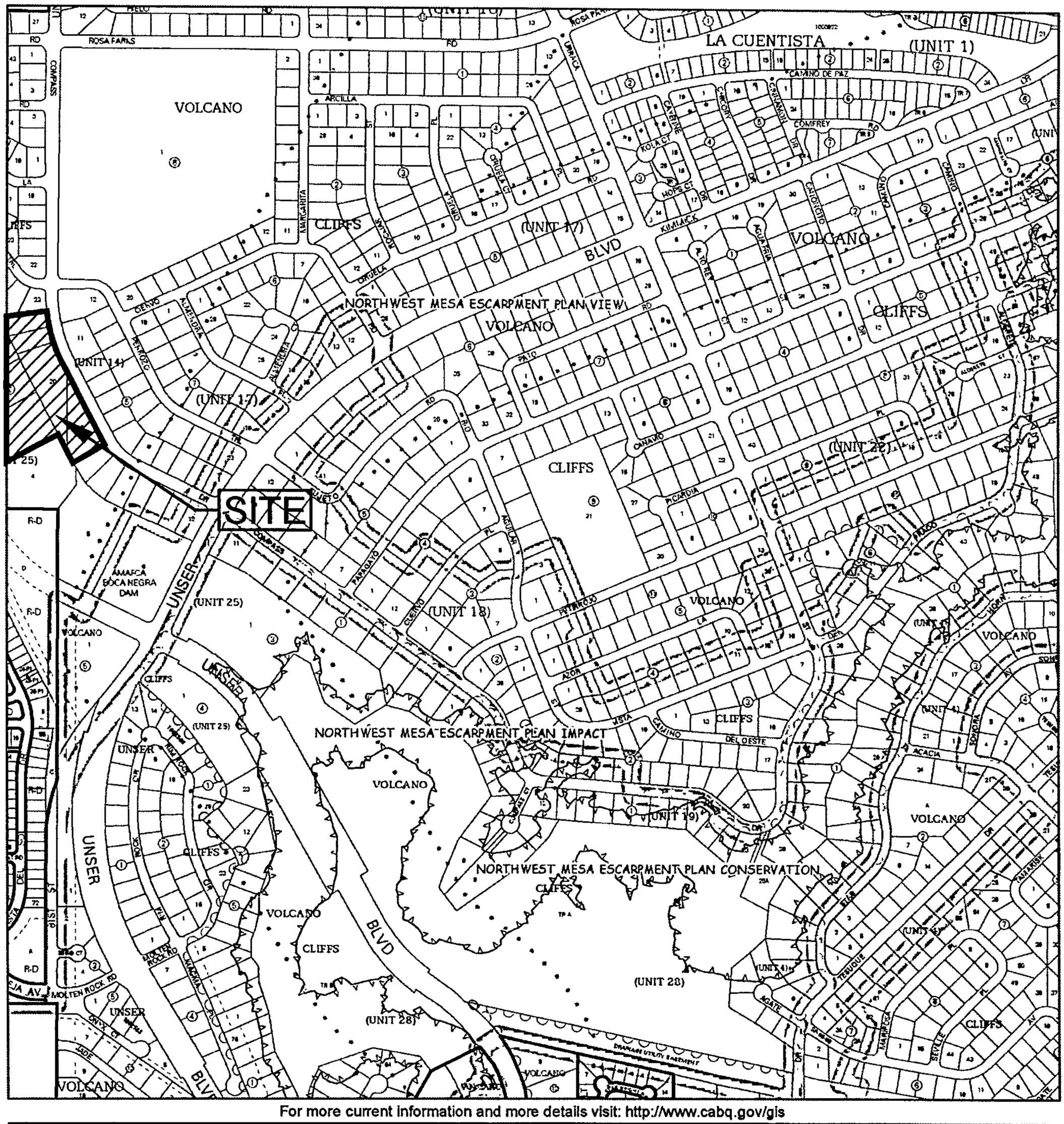
Zone Atlas Page:

D-09-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



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

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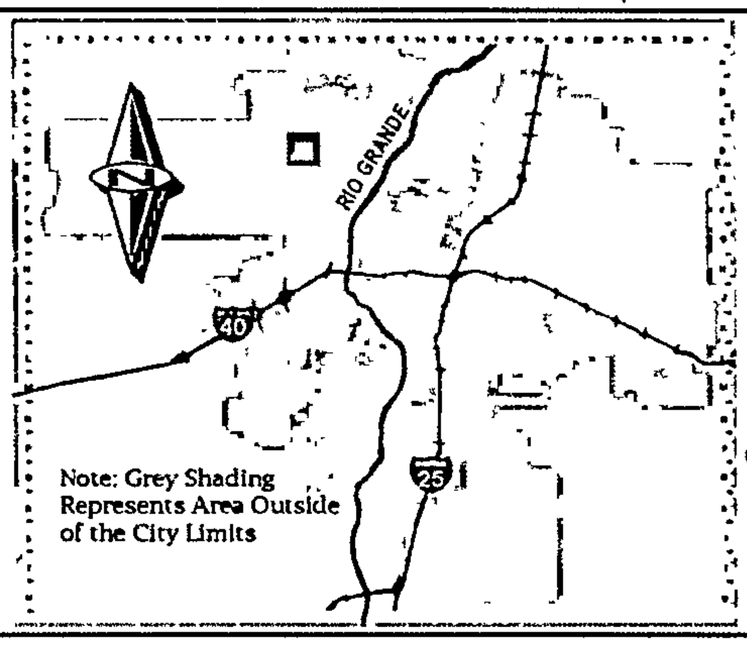
Map amended through: 1/24/2011



Zone Atlas Page:

D-10-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

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

27 September 2012

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: **Preliminary Plat Submittal**
Portion of Units 14 and 25, Volcano Cliffs Subdivision
(Intersection of Rainbow Blvd. and Universe Blvd.)
DRB Case No.: 1009083

Dear Board Members:

Wilson & Company, acting as agents for the City of Albuquerque, present to the Development Review Board the following Preliminary Plat within a portion of Units 14 and 25 of the Volcano Cliffs Subdivision. The specific roads and lots affected are: Rainbow Boulevard, Universe Boulevard, Scenic Drive, and Lots 1, 2, 3, Block 2, Unit 25, and Lots 10, 11, 19, 20, 21, 22, Block 2, Unit 14 Volcano Cliffs Subdivision. This action and subsequent platting is needed to establish a permanent Right-of-Way for Rainbow Boulevard, Universe Boulevard, and Scenic Drive.

Please contact Coyote Sparrow at 348-4062 for any plat related questions or Steve Metro at 348-4012 for any engineering questions. Thank you.

Coyote Sparrow, PS
Wilson & Company, Inc.

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.**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 20, 2012

Coyote Sparrow
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4000/**FAX:** 505-348-4055

Dear Coyote:

Thank you for your inquiry of **September 20, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 1,2 AND 3, UNIT 25, BLOCK 2, VOLCANO CLIFFS SUBDIVISION AND LOTS 10, 11, 19, 20, 21 AND 22, UNIT 14, BLOCK 2, VOLCANO CLIFFS SUBDIVISION LOCATED ON RAINBOW BOULEVARD NW AND UNIVERSE BOULEVARD NW INTERSECTION** zone map **D-9-10.**

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

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)
Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Ralph Davis, 5612 Popo Dr. NW/87120 280-6512 (c)

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 I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(03/20/12)

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor **Robert J. Perry, CAO**

September 24, 2012

<u>SUBJECT</u>: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): SAD 228, COA Project No. 693391
Case Number(s): Project No. 1009083 (11 DRB-70351)
Agent: Wilson & Company
Applicant: City of Albuquerque, SAD 228
Legal Description: Lots 10, 11, 19 through 22, Block 2, Unit 14; Lots 1 through 3, Block 2, Unit 25; Volcano Cliffs SubdivisionMexico
Zoning: SU-2 VCMX
Acreage: 17.33 acres
Zone Atlas Page: D-9-Z; D-10-Z

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW: N/A
DISCOVERY: N/A

SUPPORTING DOCUMENTATION: <u>A Cultural Resource Survey of Special Assessment District (SAD) 228, Volcano Clifss Subdivision</u> by Scott Walley (Principal Investigator, Marron and Associates) NMCRIS #121039

SITE VISIT: n/a

RECOMMENDATION(S):

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

<u>SUBMITTED</u>:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

WILSON & COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

25 September 2012

Dave Heil
Volcano Cliffs Property Owners Association (VCC)
160 Itasca Rd.
Rio Rancho, NM 87124
(505) 228-7189 (c)

Re: **Preliminary Plat DRB Submittal**
Portion of Units 14 and 25, Volcano Cliffs Subdivision (Intersection of Rainbow Blvd. and Universe Blvd.)

Dear Mr. Heil:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is submitting a preliminary plat to DRB for a portion of Units 14 and 25 of the Volcano Cliffs Subdivision. The specific roads and lots affected are: Rainbow Boulevard, Universe Boulevard, Scenic Drive, and Lots 1, 2, 3, Block 2, Unit 25, and Lots 10, 11, 19, 20, 21, 22, Block 2, Unit 14 Volcano Cliffs Subdivision. The plat title is "Plat of Tract 2, Boca Negra Detention Dam and Lots 10-A, 11-A, 19-A through 22-A, Block 2, Unit 14, Volcano Cliffs Subdivision and Lots 1-A through 3-A, Block 2, Unit 25, Volcano Cliffs Subdivision". This platting action is needed to establish a permanent Right-of-Way for Rainbow Boulevard, Universe Boulevard, and Scenic Drive.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, October 24th, 2012 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4062.

Sincerely,

WILSON & COMPANY, INC.

Coyote Sparrow
Project Manager
Email: cmsparrow@wilsonco.com

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

25 September 2012

Ralph Davis
Volcano Cliffs Property Owners Association (VCC)
5612 Popo Dr. NW
Albuquerque, NM 87120
(505) 280-6512 (c)

Re: **Preliminary Plat DRB Submittal**
Portion of Units 14 and 25, Volcano Cliffs Subdivision (Intersection of Rainbow Blvd. and Universe Blvd.)

Dear Mr. Davis:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is submitting a preliminary plat to DRB for a portion of Units 14 and 25 of the Volcano Cliffs Subdivision. The specific roads and lots affected are: Rainbow Boulevard, Universe Boulevard, Scenic Drive, and Lots 1, 2, 3, Block 2, Unit 25, and Lots 10, 11, 19, 20, 21, 22, Block 2, Unit 14 Volcano Cliffs Subdivision. The plat title is "Plat of Tract 2, Boca Negra Detention Dam and Lots 10-A, 11-A, 19-A through 22-A, Block 2, Unit 14, Volcano Cliffs Subdivision and Lots 1-A through 3-A, Block 2, Unit 25, Volcano Cliffs Subdivision". This platting action is needed to establish a permanent Right-of-Way for Rainbow Boulevard, Universe Boulevard, and Scenic Drive.

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If you have any questions concerning this project, please contact me at (505) 348-4062.

Sincerely,

WILSON & COMPANY, INC.

Coyote Sparrow
Project Manager
Email: cmsparrow@wilsonco.com

7007 3020 0002 7971 4308

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.75

Postmark Here

ALBUQUERQUE, NM

Sent To DAVE HEIL

Street, Apt. No.; or PO Box No 160 ITASCA RD.

City, State, ZIP+4 RIO RANCHO, NM 87124

PS Form 3800, August 2006 See Reverse for Instructions

7007 3020 0002 7971 4339

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Restricted Delivery Fee (Endorsement Required)	0.00
Total Postage & Fees	$ 5.25

ACADAMY STA ALBUQUERQUE NM 87109
USPS
2012
08

Postmark Here

Sent To RALPH DAVIS

Street, Apt. No.; or PO Box No. 5612 POPO DR NW

City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

ALBUQUERQUE PUI ' SCHOOLS

Capital Master Plan
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

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://apsfacilities.org/capital/map.php

Project # (if already assigned by DRB) _____

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: Boca Negra Dentention Dam, Volcano Cliffs Unit 14 and Volcano Cliffs Unit 25

Legal Description: Tract 2, Boca Negra Detention Dam, Lots 10-A, 11-A, 19-A thru 22-A, Block 2, Volcano Cliffs Unit 14 and Lots 1-A thru 3-A Block 2, Volcano Cliffs Unit 25

Location of Project (address or major cross streets)

Proposed Number of Units Single-Family _____ Multi-Family Total Units

Waiver Information

Property Owner: _____Legal Description: _____

Zoning: _____

Reason for Waiver/Deferral:_____

Contact Information

Name: Kristine Susco

Company: Wilson and Company

Phone: 348-4191

E-Mail:

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 new 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

APS Project #851
APS Cluster: Volcano Vista

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract 2, Boca Negra Detention Dam, Lots 10-A, 11-A, 19-A thru 22-A, Block 2, Volcano Cliffs Unit 14and Lots 1-A thru 3-A Block 2, Volcano Cliffs Unit 25 which is zoned as SU2-VCMX , on September 26, 2012 submitted by Robert J. Perry, City of Albuquerque, Michelle Collins, Becky L. Krebs, Gregory M Speer, Helen Laura Speer, Steven J. Metro, John. M Washburn, Carol A. Washburn, John H. Stroud and Carol K. Stround, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a replat of nine existing lots, to vacate and grant easements; and dedicate Right-of-Way for Rainbow Blvd, Universe Blvd, and Scenic Dr. There will be no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

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

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 26, 2012, 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: 6/17/2016

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- X 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:

APPLICANT ~~Professional/Agent~~ (if any): City of Albuquerque PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

AGENT ~~APPLICANT~~: COYOTE SPARROW / WILSON & COMPANY PHONE: 348-4062
ADDRESS: 4900 LANG AVE NE FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CMSPARROW@WILSONCO.COM
Proprietary interest in site: ___ **List all owners:** ___

DESCRIPTION OF REQUEST: VACATION

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

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. Portion of unit 14/unit 25 (see exhibit/letter) Block: 2 Unit: 14, 25
Subdiv/Addn/TBKA: Volcano Cliffs
Existing Zoning: SU-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): D9, D10 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB-1009083

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 9 No. of **proposed** lots: 9 Total site area (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: ___
Between: ___ and ___

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

SIGNATURE ___ DATE 3-2-12
(Print Name) COYOTE SPARROW 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
12DRB-70078	VPE		$825.00
12DRB-70081	VRW		$ Ø
	CMF		$20.00
	ADV		$75.00
			$
			Total $920.00

Hearing date March 28, 2012

3-2-12
Staff signature & Date

Project # 1009083

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)** - 5
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** - 2

X 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.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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.

COYOTE SPARROW
Applicant name (print)

3-2-12
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70078
12 - DRB - 70081
- -

3-2-12
Planner signature / date

Project # 1004083

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) 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.

Cory [illegible] — 3-2-12
(Applicant or Agent) (Date)

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

DRB PROJECT NUMBER: 1009083

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 # 1009083

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
- X 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:

APPLICANT ~~Professional/Agent~~ (if any): City of Albuquerque PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

AGENT ~~APPLICANT~~: COYOTE SPARROW / WILSON & COMPANY PHONE: 348-4062
ADDRESS: 4900 LANG AVE NE FAX: 348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CMSPARROW@WILSONCO.COM
Proprietary interest in site: ___ **List all owners:** ___

DESCRIPTION OF REQUEST: VACATION

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

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

Lot or Tract No. Portion of unit 14/unit 25 (see exhibit/letter) Block: 2 Unit: 14, 25
Subdiv/Addn/TBKA: Volcano Cliffs
Existing Zoning: SU-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): D9, D10 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB-1009083

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 9 No. of **proposed** lots: 9 Total site area (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: ___
Between: ___ and ___
Check if project was previously reviewed by. Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 3-2-12
(Print Name) COYOTE SPARROW Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	12DRB - 70078	VPE		$825.00
☑ All fees have been collected	12DRB - 70081	VRW		$ Ø
☑ All case #s are assigned	-	CMF		$20.00
☐ AGIS copy has been sent	-	ADV		$75.00
☐ Case history #s are listed	-			$
☐ Site is within 1000ft of a landfill	-			Total $920.00
☐ F.H.D.P. density bonus				
☐ F.H.D.P. fee rebate				

Hearing date March 28, 2012

[signature] 2-2-12
Staff signature & Date

Project # 1009083

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
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__ 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)** - 5
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** - 2

X 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)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8 5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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X Fee (see schedule)
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☐ **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
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☐ **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
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☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

COYOTE SPARROW
Applicant name (print)

3-2-12
Applicant signature / date

Form revised 4/07

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

Application case numbers
12 - DRB - 70078
12 - DRB - 70081
__ - __ - __

3-2-12
Planner signature / date

Project # 1009083

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

1 March 2012

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

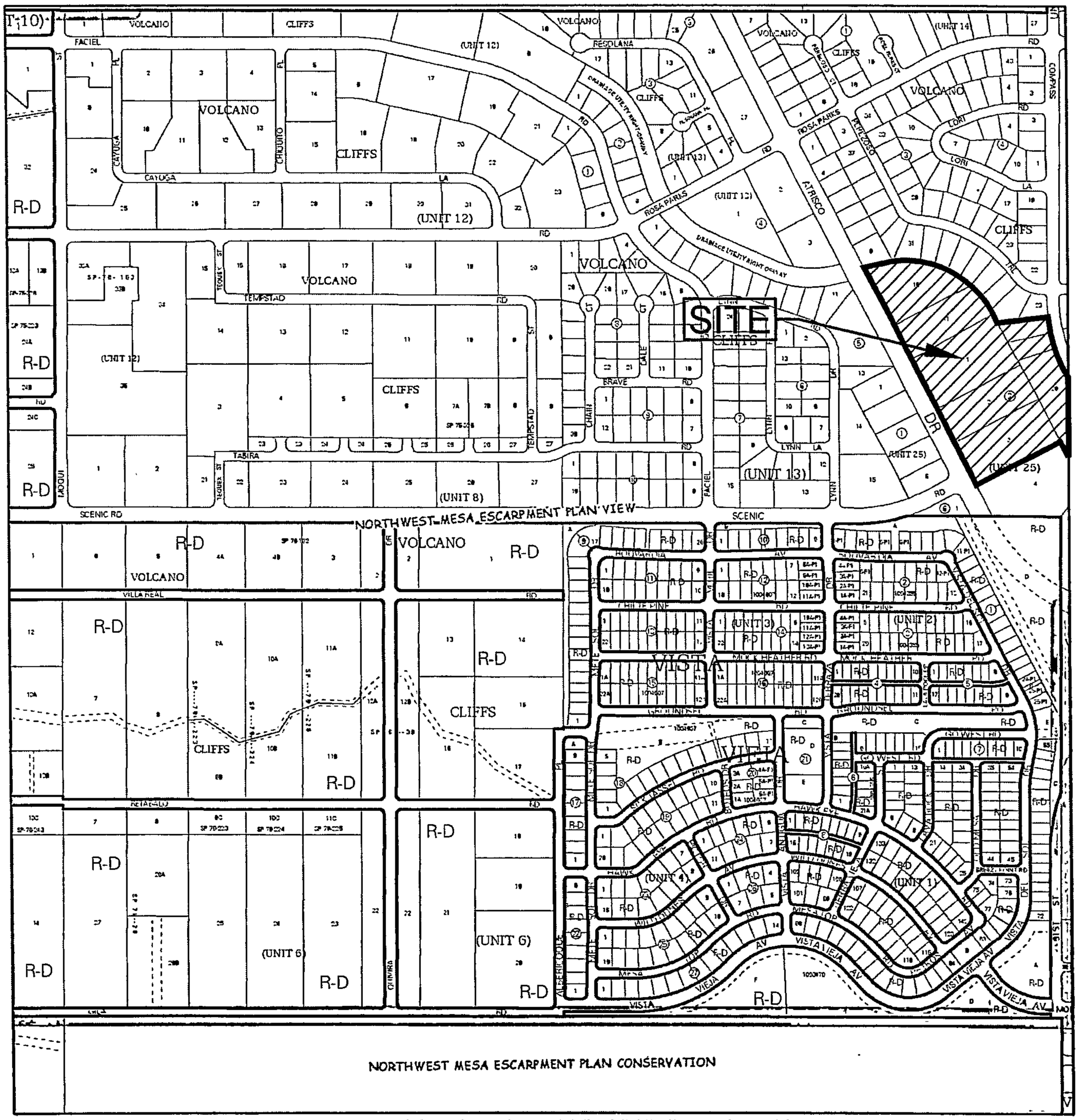
Re: **Roadway and Utility Easement Vacations**
Intersection of Rainbow Blvd. and Universe Blvd.
Portion of Units 14 and 25
Volcano Cliffs Subdivision
DRB Case No.: 1009083

Dear Board Members:

Wilson & Company, acting as agents for the City of Albuquerque, present to the Development Review Board the following power and telephone line, utility and drainage, and temporary roadway easements within a portion of Units 14 and 25 of the Volcano Cliffs Subdivision. The specific roads and lots affected are: Rainbow Boulevard, Universe Boulevard, Scenic Drive, and Lots 1, 2, 3, Block 2, Unit 25, and Lots 10, 11, 19, 20, 21, 22, Block 2, Unit 14 Volcano Cliffs Subdivision. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed to establish a permanent Right-of-Way for Rainbow Boulevard, Universe Boulevard, and Scenic Drive.

Please contact Coyote Sparrow at 348-4062 if there are questions. Thank you.

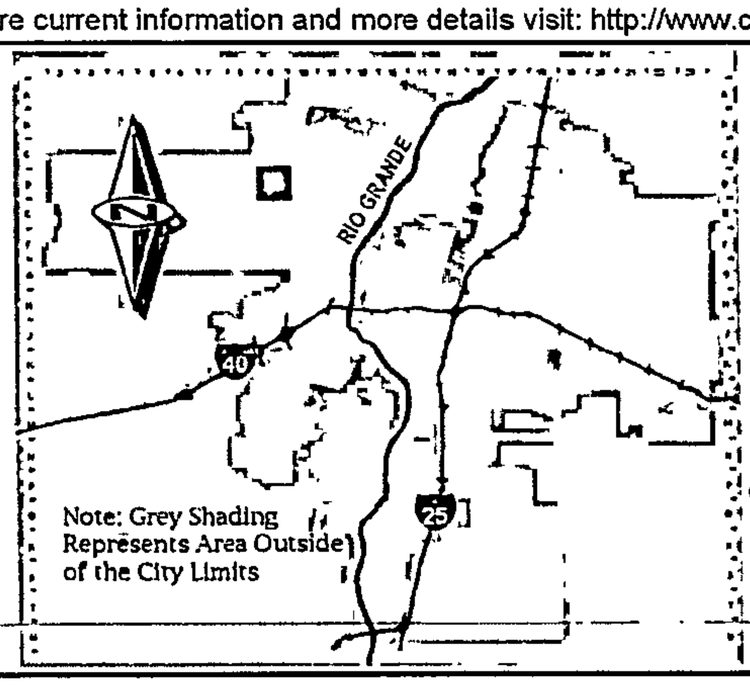
Coyote Sparrow, PS
Wilson & Company, Inc.



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



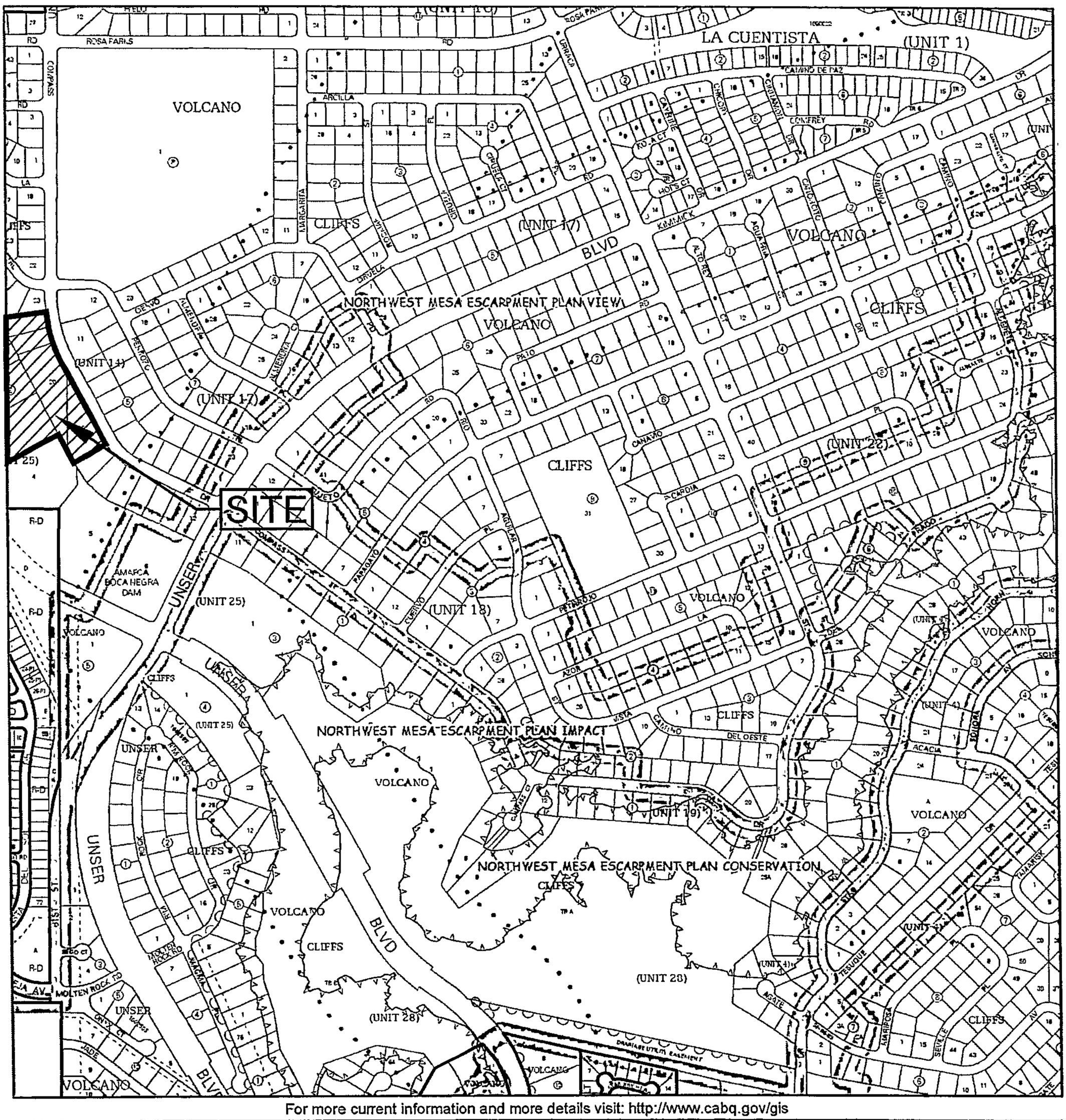
Zone Atlas Page:

D-09-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



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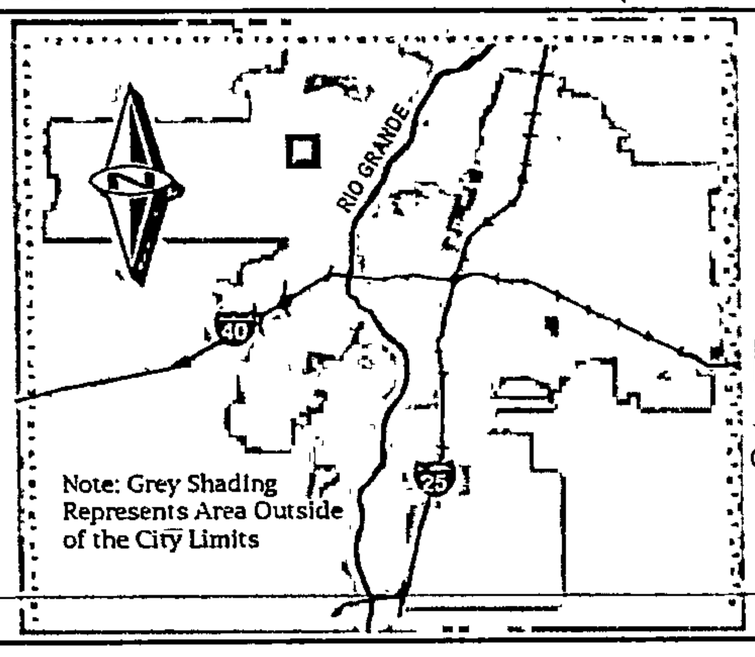
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

D-10-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

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.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 29, 2012

Coyote Sparrow
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4062/**FAX:** 505-348-4055

Dear Coyote:

Thank you for your inquiry of **February 29, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 1,2 AND 3, UNIT 25, BLOCK 2, VOLCANO CLIFFS SUBDIVISION AND LOTS 10, 11,19,20,21 AND 22, UNIT 19, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, LOCATED ON RAINBOW BOULEVARD NW AND UNIVERSE BOULEVARD NW INTERSECTION** zone map **D-9-10.**

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

VOLCANO CLIFFS PROPERTY OWNERS ASSOC. (VCC)
Dave Heil, 160 Itasca Rd., Rio Rancho, NM/87124 228-7189 (c)
Ralph Davis, 5612 Popo Dr. NW/87120 280-6512 (c)

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 I. Winklepleck
Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(01/03/12)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

[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 Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

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

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

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

Thank you for your cooperation on this matter.

* * * \

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

1 March 2012

Ralph Davis
Volcano Cliffs Property Owners Association (VCC)
5612 Popo Dr. NW
Albuquerque, NM 87120
(505) 280-6512 (c)

Re: **Roadway and Utility Easement Vacations**
Portion of Units 14 and 25, Volcano Cliffs Subdivision (Intersection of Rainbow Blvd. and Universe Blvd.)

Dear Mr. Davis:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting vacations of existing power and telephone line, utility and drainage, and temporary roadway easements within a portion of Units 14 and 25 of the Volcano Cliffs Subdivision. The specific roads and lots affected are: Rainbow Boulevard, Universe Boulevard, Scenic Drive, and Lots 1, 2, 3, Block 2, Unit 25, and Lots 10, 11, 19, 20, 21, 22, Block 2, Unit 14 Volcano Cliffs Subdivision. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed to establish a permanent Right-of-Way for Rainbow Boulevard, Universe Boulevard, and Scenic Drive.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, March 28, 2012 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4062.

Sincerely,

WILSON & COMPANY, INC.

Coyote Sparrow
Project Manager
Email: cmsparrow@wilsonco.com

WILSON & COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

1 March 2012

Dave Heil
Volcano Cliffs Property Owners Association (VCC)
160 Itasca Rd. SE
Rio Rancho, NM 87124
(505) 228-7189 (c)

Re: **Roadway and Utility Easement Vacations**
Portion of Units 14 and 25, Volcano Cliffs Subdivision (Intersection of Rainbow Blvd. and Universe Blvd.)

Dear Mr. Heil:

This letter is to inform the **Volcano Cliffs Property Owners Association** that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting vacations of existing power and telephone line, utility and drainage, and temporary roadway easements within a portion of Units 14 and 25 of the Volcano Cliffs Subdivision. The specific roads and lots affected are: Rainbow Boulevard, Universe Boulevard, Scenic Drive, and Lots 1, 2, 3, Block 2, Unit 25, and Lots 10, 11, 19, 20, 21, 22, Block 2, Unit 14 Volcano Cliffs Subdivision. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed to establish a permanent Right-of-Way for Rainbow Boulevard, Universe Boulevard, and Scenic Drive.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, March 28, 2012 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4062.

Sincerely,

WILSON & COMPANY, INC.

Coyote Sparrow
Project Manager
Email: cmsparrow@wilsonco.com

7007 3020 0002 7971 1321

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

Postage	$ .45
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.35

Postmark Here

USPS ALBUQUERQUE, NM 87109-9998

Sent To: Dave Hel
Street, Apt. No. or PO Box No.: 160 Itasca Rd SE Volcano Cliffs Property owners
City, State, ZIP+4: Rio Rancho NM 87124

PS Form 3800, August 2006 See Reverse for Instructions

7007 3020 0002 7971 1284

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

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

USPS ALBUQUERQUE, NM 87108 8 JUN 2009

Postmark Here

Sent To Ralph Davis

Street, Apt. No.; or PO Box No. 5612 Popo Dr. NW

City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

ATTACHMENT A

TEMPORARY ROADWAY EASEMENT

Grant of Temporary Roadway Easement, Between VC Unit 25, LLC. ("Grantor"), whose address is PO Box 1842, Clovis NM 88102 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 the City an exclusive, temporary roadway easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation and maintenance of two lanes of Rainbow Boulevard and Scenic / Universe Boulevard. This Temporary Easement shall remain in effect until the property is re-platted to dedicate the full right of way for Rainbow Boulevard, Scenic Road and Universe Boulevard.

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 the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 7th day of March, 2011.

APPROVED:

City

4-7-11

Dated

GRANTOR:

VC Unit 25, LLC

By: MARTIN J. LOFTUS

OFFICIAL SEAL
JEANICE R. PADILLA
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires: 11-29-2011

Jeanice R. Padilla

Doc# 2011058815
06/27/2011 01:59 PM Page: 1 of 4
EASE R.$15.00 M. Toulouse Oliver, Bernalillo County

Legal Description
December 13, 2010

A parcel of land lying situate within Lots 1, 2 and 3 of Block 2 of VOLCANO CLIFFS SUBDIVISION, UNIT 25, filed December 15, 1970 in the Office of the County recorder of Bernalillo County in Plat Book D4, Folio 100, said parcel being more further described as follows:

Beginning at the Northeast corner of said parcel herein described whence ACS Monument "8_C10" found in place bears N.46°24'25"E., 6,334.69 feet distant, same point being on the Easterly line of said Lot 2, of said Block 2; thence

S.27°24'54"E. along said Easterly line of said Lot 2 a distance of 72.38 feet; thence

S.36°16'01"W. a distance of 130.77 feet to a point on a curve to the left; thence

43.61 feet along the arc of said curve having a Radius of 25.00 feet, a Central Angle of 99°56'48" subtended by a Chord of 38.29 feet which bears S.13°42'23"E.; thence

S.63°40'47"E. a distance of 208.49 feet to the Southeast corner of said Lot 3 of Block 2; thence

S.62°15'04"W. along the Southerly line of said Lot 3 a distance of 96.33 feet; thence

N.63°40'47"W. a distance of 174.41 feet to a point on a curve to the left; thence

34.93 feet along the arc of said curve having a Radius of 25.00 feet, a Central Angle of 80°03'12" subtended by a Chord of 32.16 feet which bears S.76°17'37"W.; thence

S.36°16'01"W. a distance of 83.96 feet to a point on a curve to the right; thence

203.77 feet along the arc of said curve having a Radius of 932.00 feet, a Central Angle of 12°31'38" subtended by a Chord of 203.37 feet which bears S.42°31'50"W. to a point on the present (2010) Easterly Right of Way line of Atrisco Drive NW; thence

N.27°24'54"W. along said Easterly Right of Way line a distance of 66.05 feet to a point on a curve to the left; thence

174.04 feet along the arc of said curve having a Radius of 868.00 feet, a Central Angle of 11°29'17" subtended by a Chord of 173.75 feet which bears N.42°00'39"E.; thence

N.36°16'01"E. a distance of 63.97 feet to a point on a curve to the left; thence

43.61 feet along the arc of said curve having a Radius of 25.00 feet, a Central Angle of 99°56'48" subtended by a Chord of 38.29 feet which bears N.13°42'23"W.; thence

N.63°40'47"W. a distance of 214.47 feet to a point on a curve to the right; thence

198.87 feet along the arc of said curve having a Radius of 1078.00 feet, a Central Angle of 10°34'11" subtended by a Chord of 198.58 feet which bears N.58°23'42"W. to a point on said present (2010) Easterly Right of Way line of Atrisco Drive NW; thence

N.27°24'54"W. along said Easterly Right of Way line a distance of 171.52 feet to the Northwest corner of Lot 1, of said Block 2, of VOLCANO CLIFFS SUBDIVISION, UNIT 25; thence

N.62°35'06"E. along the Northerly line of said Lot 1 a distance of 16.18 feet to a point on a curve to the left; thence

332.56 feet along the arc of said curve having a Radius of 1000.00 feet, a Central Angle of 19°03'15" subtended by a Chord of 331.03 feet which bears S.54°09'10"E.; thence

S.63°40'47"E. a distance of 236.91 feet to a point on a curve to the left; thence

34.93 feet along the arc of said curve having a Radius of 25.00 feet, a Central Angle of 80°03'12" subtended by a Chord of 32.16 feet which bears N.76°17'37"E.; thence

N.36°16'01"E. a distance of 151.33 feet to a point on a curve to the left; thence

31.54 feet along the arc of said curve having a Radius of 568.00 feet, a Central Angle of 03°10'53" subtended by a Chord of 31.53 feet which bears N.34°40'34"E. to the Point or Place of Beginning;

Said Parcel contains 94,065 Square Feet or 2.1594 Acres, more or less.

Surveyor's Certification

I, Christopher S. Croshaw, New Mexico Professional Surveyor No. 14733, do hereby certify that this Legal Description was prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.

4-15-2010

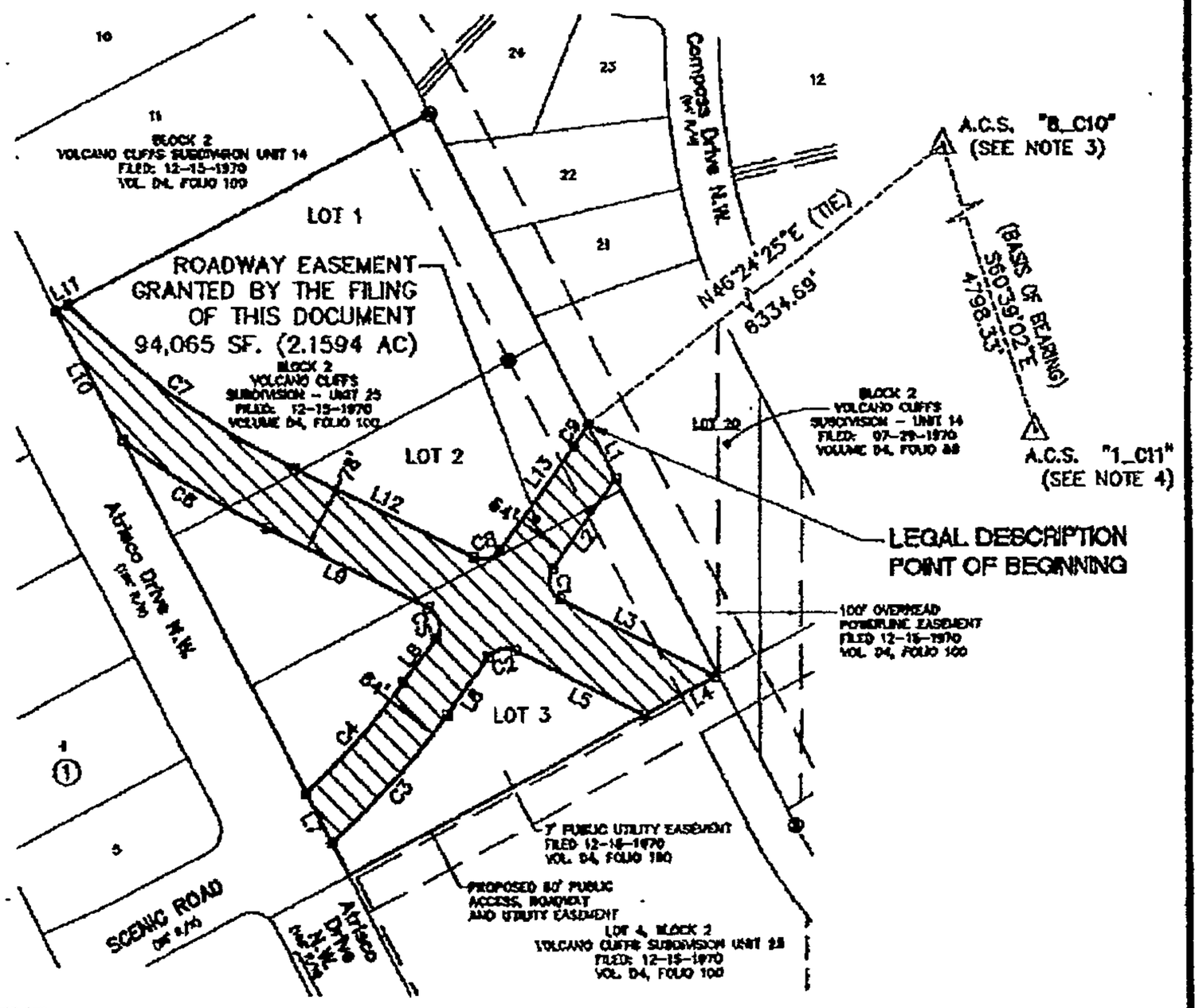
Christopher S. Croshaw, N.M.P.S. No. 14733 Date

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT "A"

ROADWAY EASEMENT
WITHIN LOTS 1, 2 AND 3, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 25

WITHIN SECTIONS 21 & 22,
T. 11 N., R. 2 E., N.M.P.M.
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO
DECEMBER 2010



LEGEND:

- ● FOUND REBAR WITH CAP
- ⊕ SET REBAR WITH CAP STAMPED "CROSHAW 14733"

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND DISTANCES.
3. A.C.S. MONUMENT "8_C10"
NM STATE PLANE COORDINATE
(NAD 83)
CENTRAL ZONE
X = 1,521,538.710
Y = 1,502,106.697
4. A.C.S. MONUMENT "1_C11"
NM STATE PLANE COORDINATE
(NAD 83)
CENTRAL ZONE
X = 1,506,287.794
Y = 1,519,187.728

LINE TABLE

LINE	LENGTH	BEARING
L1	72.38'	S27°24'54"E
L2	130.77'	S36°16'01"W
L3	208.49'	S63°40'47"E
L4	96.33'	S62°15'04"W
L5	174.41'	N63°40'47"W
L6	83.96'	S36°16'01"W
L7	66.05'	N27°24'54"W
L8	63.97'	N36°16'01"E
L9	214.47'	N63°40'47"W
L10	171.52'	N27°24'54"W
L11	18.18'	N62°35'06"E
L12	236.91'	S63°40'47"E
L13	151.33'	N36°16'01"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	43.61'	25.00'	99°56'48"	29.77'	38.29'	S13°42'23"E
C2	34.93'	25.00'	80°03'12"	21.00'	32.16'	S76°17'37"W
C3	203.77'	932.00'	12°31'38"	102.30'	203.37'	N42°31'50"E
C4	174.04'	868.00'	11°29'17"	87.31'	173.75'	N42°00'39"E
C5	43.61'	25.00'	99°56'48"	29.77'	38.29'	N13°42'23"W
C6	198.86'	1078.00'	10°34'11"	99.71'	198.58'	N58°23'42"W
C7	332.56'	1000.00'	19°03'15"	167.83'	331.03'	S54°09'10"E
C8	34.93'	25.00'	80°03'12"	21.00'	32.16'	N76°17'37"E
C9	31.54'	568.00'	03°10'53"	15.77'	31.53'	N34°40'34"E

W&C

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

DRAWING NAME: X3218078-02_EXHIBIT.dwg
NETWORK ADDRESS: X:\P\P\X3218078-02\S\EXHIBITS\RAINBOW_SCENIC EXHIBIT\

SHEET 2 OF 2

TEMPORARY ROADWAY EASEMENT

Grant of Temporary Roadway Easement, Between Steven J. Metro ("Grantor"), whose address is 8860 Desert Finch Ln., Albuquerque, NM 87122 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 the City an exclusive, temporary roadway easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation and maintenance of two lanes of Rainbow Boulevard and Scenic / Universe Boulevard. This Temporary Easement shall remain in effect until the property is re-platted to dedicate the full right of way for Rainbow Boulevard, Scenic Road and Universe Boulevard.

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 the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 7th day of March, 2011.

APPROVED:

City

6-7-11

Dated

GRANTOR:

Steven J. Metro

3-7-11

Dated

OFFICIAL SEAL
JEANICE R. PADILLA
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires: 11-29-2011

Jeanice R. Padilla

Doc# 2011058813

06/27/2011 01:59 PM Page: 1 of 3
EASE R.$13.00 M. Toulouse Oliver, Bernalillo County

Legal Description
December 13, 2010

A parcel of land lying situate within Lot 20 of Block 2 of VOLCANO CLIFFS SUBDIVISION, UNIT 14, filed July 29, 1970 in the Office of the County recorder of Bernalillo County in Plat Book D4, Folio 88, said parcel being more further described as follows:

Beginning at the Northeast corner of said parcel herein described whence ACS Monument "8_C10" found in place bears N.46°51'40"E., 6,102.73 feet distant, same point being at the Northeast corner of said Lot 20, of said Block 2; thence

S.18°37'16"E. along the Easterly line of said Lot 20 a distance of 21.11 feet to a point on a non-tangent curve to the right; thence

264.03 feet along the arc of said curve having a Radius of 632.03 feet, a Central Angle of 23°56'07" subtended by a Chord of 262.12 feet which bears S.24°17'55"W.; thence

S.36°16'01"W. a distance of 0.57 feet to a point on the Westerly line of said Lot 20; thence

N.27°24'54"W. along said Westerly line of said Lot 20 a distance of 72.38 feet to a point on a non-tangent curve to the left; thence

191.89 feet along the arc of said curve having a Radius of 568.00 feet, a Central Angle of 19°21'22" subtended by a Chord of 190.97 feet which bears N.23°24'27"E. to a point on the Northerly line of said Lot 20 of said Block 2; thence

N.71°22'20"E. along said Northerly line of said Lot 20 a distance of 62.17 feet to the Point or Place of Beginning;

Said Parcel contains 15,270 Square Feet 0.3505 Acres, more or less.

Surveyor's Certification

I, Christopher S. Croshaw, New Mexico Professional Surveyor No. 14733, do hereby certify that this Legal Description was prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.

12-15-2010

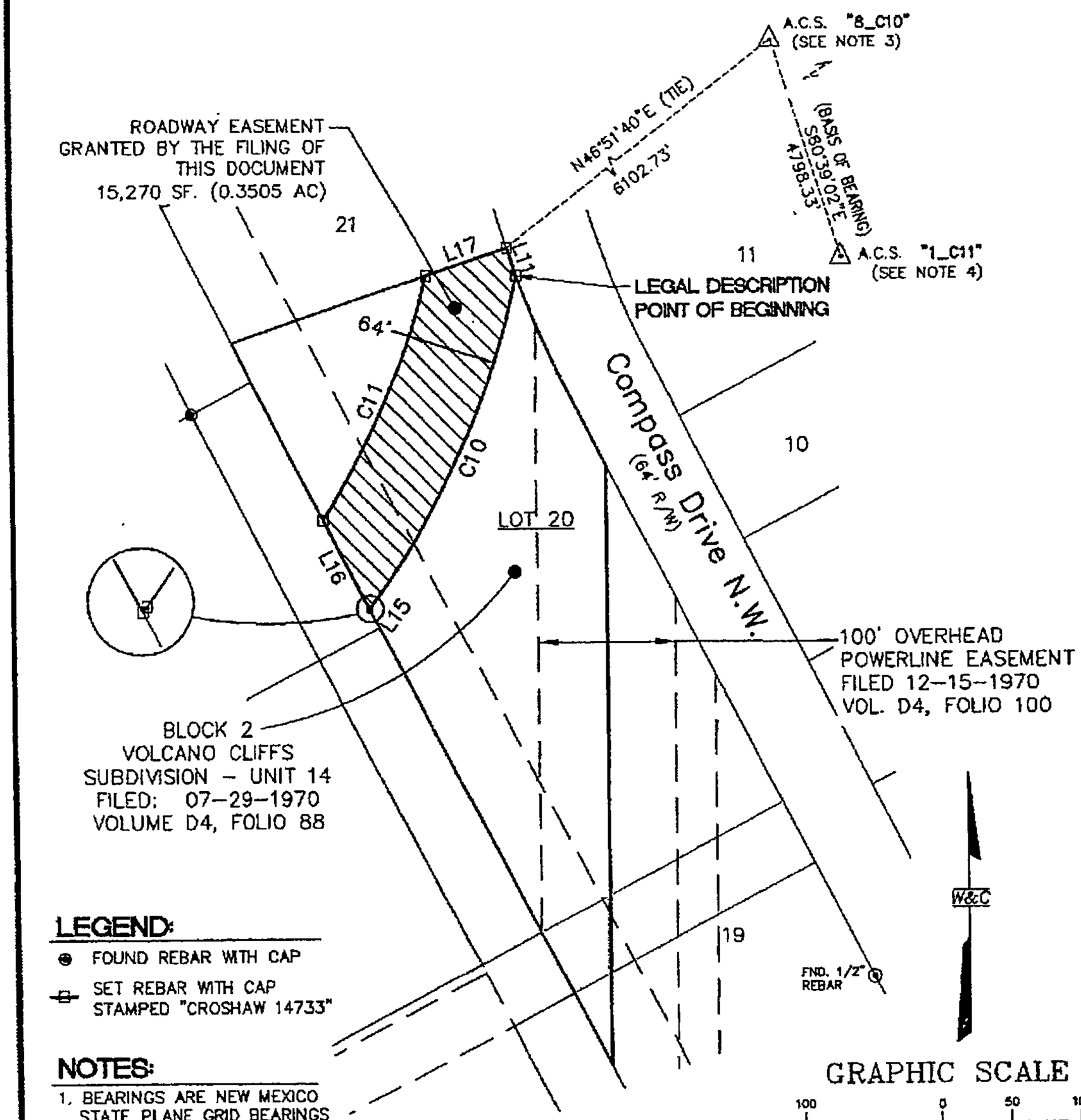
Christopher S. Croshaw, N.M.P.S. No. 14733 Date

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT "A"

ROADWAY EASEMENT
WITHIN LOT 20, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 14
WITHIN SECTIONS 21 & 22,
T. 11 N., R. 2 E., N.M.P.M.
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO
DECEMBER 2010

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C10	264.03'	632.03'	23°56'07"	133.97'	262.12'	S24°17'55"W
C11	191.89'	568.00'	19°21'22"	96.87'	190.97'	N23°24'27"E



LEGEND:

- ● FOUND REBAR WITH CAP
- ⊕ SET REBAR WITH CAP STAMPED "CROSHAW 14733"

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND DISTANCES.
3. A.C.S. MONUMENT "8_C10"
NM STATE PLANE COORDINATE
(NAD 83)
CENTRAL ZONE
X = 1,521,538.710
Y = 1,502,106.697
4. A.C.S. MONUMENT "1_C11"
NM STATE PLANE COORDINATE
(NAD 83)
CENTRAL ZONE
X = 1,506,287.794
Y = 1,519,187.728

LINE TABLE		
LINE	LENGTH	BEARING
L11	21.11'	S18°37'16"E
L15	0.57'	S36°16'01"W
L16	72.38'	N27°24'54"W
L17	62.17'	N71°22'20"E

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

DRAWING NAME: X3218078-02_EXHIBIT.dwg
NETWORK ADDRESS: X:\P\P\X3218078-02\S\EXHIBITS\RAINBOW_SCENIC EXHIBIT\

TEMPORARY EASEMENT

Grant of Temporary Easement, between John M. Washburn and Carol A. Washburn ("Grantor"), whose address is 1167 Narcisco St. NE, Albuquerque, NM 87112 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 the City an exclusive, temporary easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation and maintenance of two lanes of Universe Boulevard. This Temporary Easement shall remain in effect until the property is re-platted to dedicate the full right of way for Universe Boulevard or until December 31,2013, whichever comes first. The estimated time frame for the re-platting is the end of 2013.

Grantor is the owner in fee simple of the Property and Grantor has a good lawful right to convey the Property or any part thereof and that Grantor confirms the Property has no outstanding liens or claims against the Property.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 5th day of April, 2011.

APPROVED:

City

4-7-11

Date

GRANTOR:

John M Washburn 4/2/11

John M. Washburn Date

Carol A Washburn 4/2/11

Carol A. Washburn Date

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/2013

Doc# 2011058814

06/27/2011 01:59 PM Page: 1 of 3
EASE R:$13.00 M. Toulouse Oliver, Bernalillo County

Legal Description
March 9, 2011

A parcel of land lying situate within Lot 21 of Block 2 of VOLCANO CLIFFS SUBDIVISION, UNIT 14, filed July 29, 1970 in the Office of the County recorder of Bernalillo County in Plat Book D4, Folio 88, said parcel being more further described as follows:

Beginning at the Northeast corner of said parcel herein described whence ACS Monument "8_C10" found in place bears N.47°34'25"E., 6,064.05 feet distant, same point being on the Easterly line of said Lot 21, of said Block 2, said Easterly line coincident with the present existing (2011) Westerly Right of Way line of Compass Drive N.W., and along the arc of a curve to the left; thence

85.03 feet along the arc of said curve having a Radius of 798.90 feet, a Central Angle of 06°05'53" subtended by a Chord of 84.98 feet which bears S.15°31'44"E. to the Southeast corner of said Lot 21 of said Block 2; thence

S.71°22'20"W. along the Southerly line of said Lot 21, a distance of 37.67 feet to the Southwest corner of sais parcel herein described, and a point on a curve to the left; thence

94.90 feet along the arc of said curve having a Radius of 588.61 feet, a Central Angle of 09°14'17" subtended by a Chord of 94.80 feet which bears N.07°50'53"E. to the North corner of said parcel herein described, same being a point on the Northeast corner of said Lot 21, of said Block 2 to the Point or Place of Beginning;

Said parcel contains 1,413 Square Feet or 0.0324 Acres, more or less.

<u>Surveyor's Certification</u>

I, Christopher S. Croshaw, New Mexico Professional Surveyor No. 14733, do hereby certify that this Legal Description was prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.

Christopher S. Croshaw, N.M.P.S. No. 14733

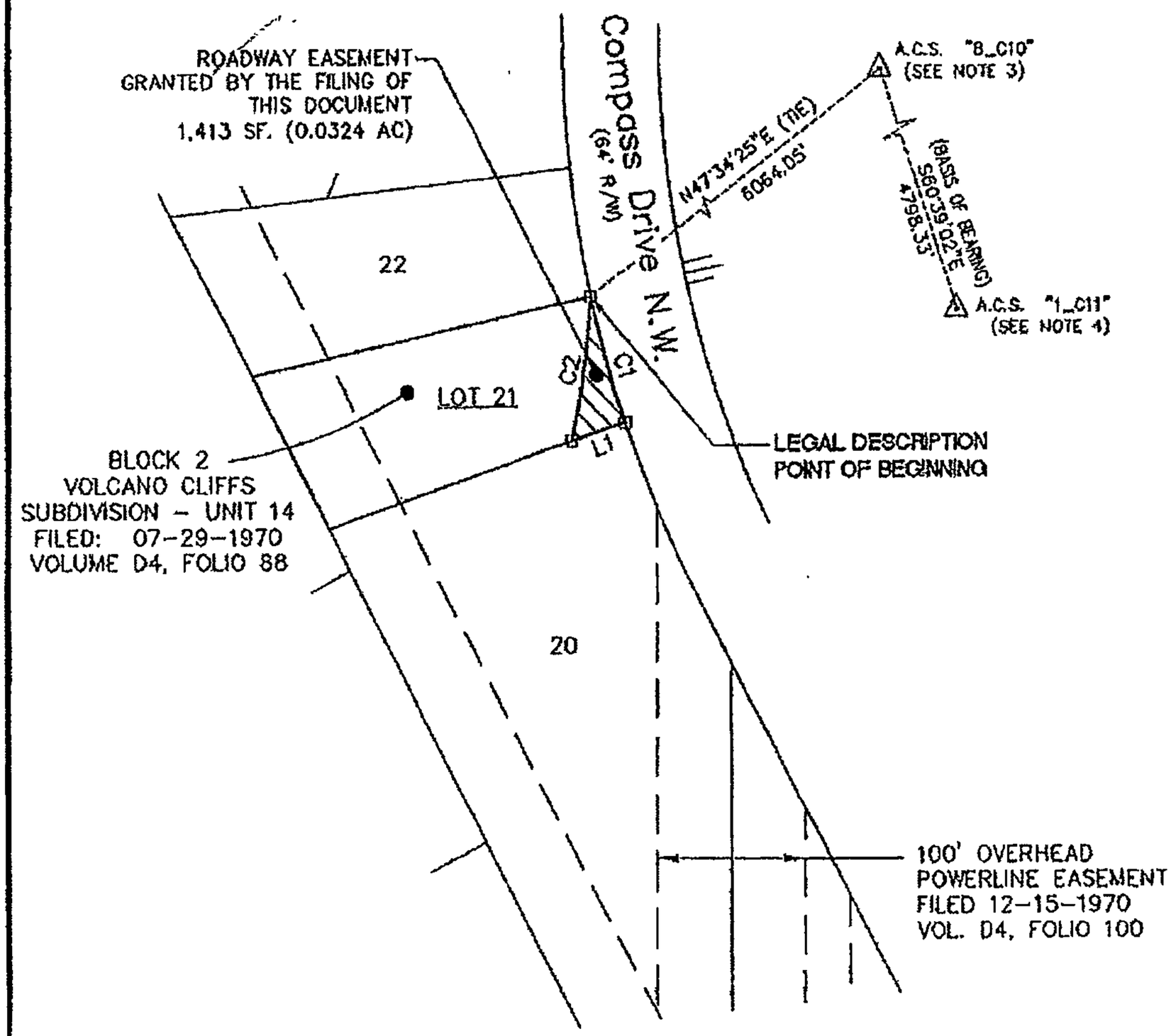
CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR

3-9-2011
Date

EXHIBIT "A"

ROADWAY EASEMENT
WITHIN LOT 21, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 14
WITHIN SECTIONS 21 & 22,
T. 11 N., R. 2 E., N.M.P.M.
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO
MARCH 2011

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	85.03'	798.90'	06°05'53"	42.55'	84.98'	S15°31'44"E
C2	94.90'	588.61'	09°14'17"	47.56'	94.80'	N07°50'53"E



NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND DISTANCES.
3. A.C.S. MONUMENT "8_C10"
NM STATE PLANE COORDINATE
(NAD 83)
CENTRAL ZONE
X = 1,521,538.710
Y = 1,502,106.697
4. A.C.S. MONUMENT "1_C11"
NM STATE PLANE COORDINATE
(NAD 83)
CENTRAL ZONE
X = 1,506,287.784
Y = 1,518,187.728

LEGEND:

⊙ FOUND REBAR WITH CAP

⊕ SET REBAR WITH CAP STAMPED "CROSHAW 14733"

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.67'	S71°22'20"W

GRAPHIC SCALE

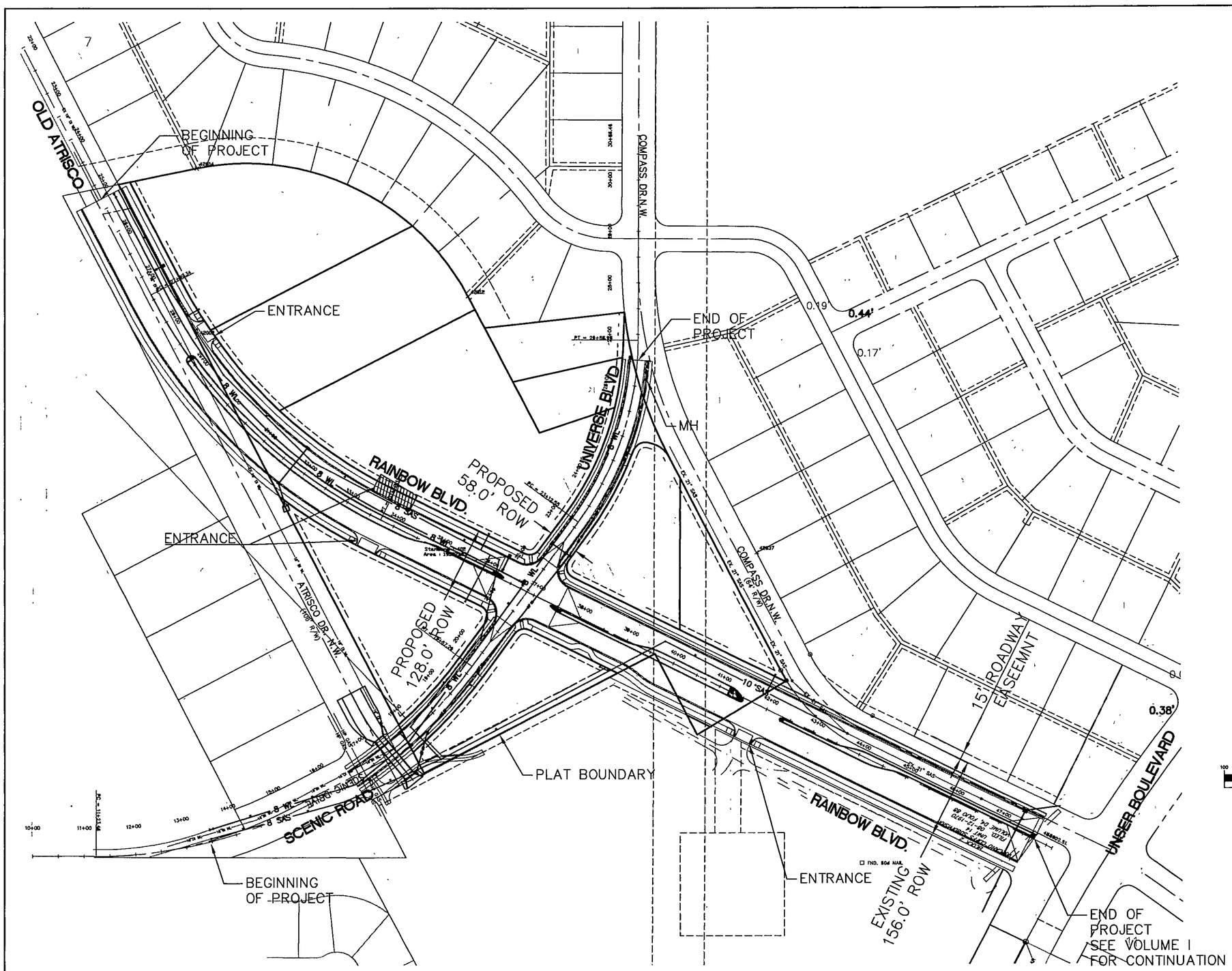
100 0 50 100

(IN FEET)
1 inch = 100 ft.

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

DRAWING NAME: X3218078-02_EXHIBIT.dwg
NETWORK ADDRESS: X:\P\P\X3218078-02\S\EXHIBITS\RAINBOW_SCENIC EXHIBIT\

SHEET 2 OF 2



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

11"x17" SCALE: HORIZ: 1"=200'
22"x34" SCALE: HORIZ: 1"=100'

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348-4000
FAX (505) 348-4072
www.wilsonco.com

AS-BUILT INFORMATION

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

MICRO-FILM INFORMATION
NO.

BENCH MARKS

ACS BRASS CAP, STAMPED "3-E10" SET IN TOP OF CONCRETE POST PROJECTING 0.30 FT. ABOVE GROUND, LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW (NAD 1983), X 1499059.808, Y 1512627.946

ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

		DATE
DESIGNED BY	TGO/ELO	2011
DRAWN BY	ELO	2011
CHECKED BY	SJM	2011

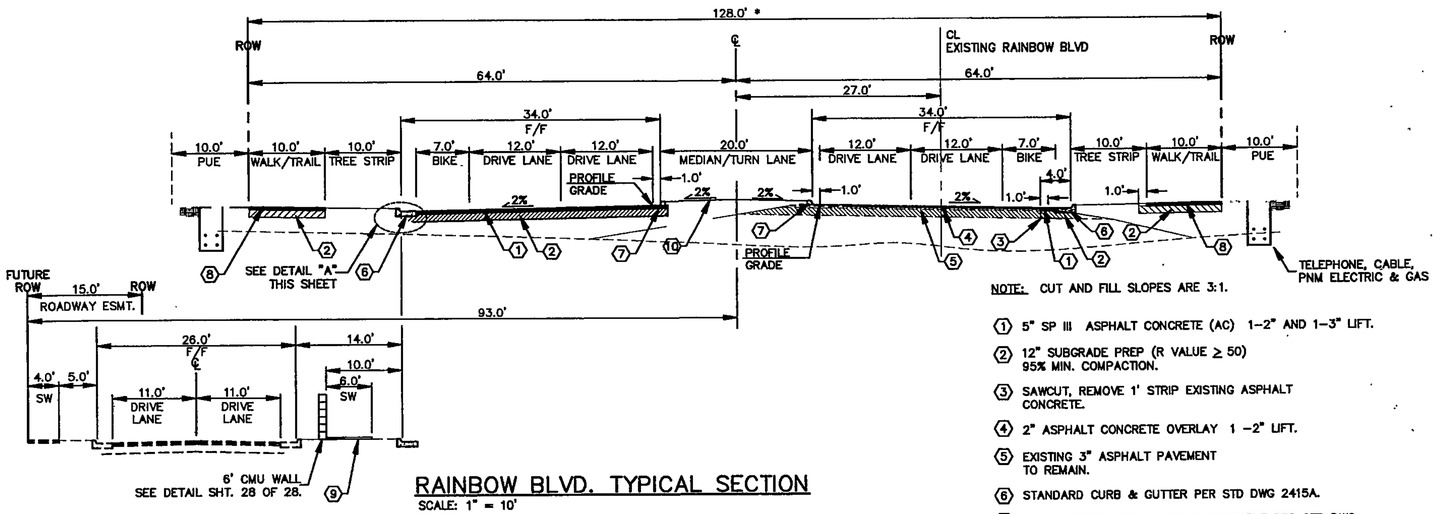
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SPECIAL ASSESSMENT DISTRICT 228-VOL 2
OVERALL PAVING AND STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

WCEA #0840010400 DECEMBER 2011	City Project No. 693391	Zone Map No. D-9, D-10	Sheet 5	Of 29

M:\RR\08-400-104-00\CADD\EXHIBITS\15 Paving U 14-25.dwg 6/26/2012 9:06:05 AM MDT



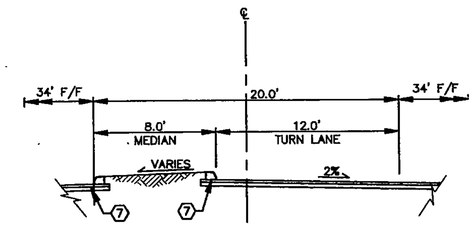
RAINBOW BLVD. TYPICAL SECTION

SCALE: 1" = 10'

* STATION 25+29.44 TO STATION 39+11.61, 128' ROW
STATION 39+11.61 TO STATION 42+08.02, 147' ROW
STATION 42+08.02 TO STATION 47+74.18, 156' ROW

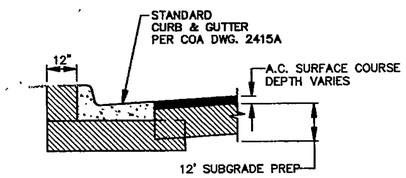
NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 5" SP III ASPHALT CONCRETE (AC) 1–2" AND 1–3" LIFT.
2. 12" SUBGRADE PREP (R VALUE ≥ 50) 95% MIN. COMPACTION.
3. SAWCUT, REMOVE 1' STRIP EXISTING ASPHALT CONCRETE.
4. 2" ASPHALT CONCRETE OVERLAY 1 –2" LIFT.
5. EXISTING 3" ASPHALT PAVEMENT TO REMAIN.
6. STANDARD CURB & GUTTER PER STD DWG 2415A.
7. PINNED CURB TYPE III MEDIAN PAVEMENT PER STD DWG 2415B.
8. 3" AC, TYPE "C" TRAIL.
9. 6' SIDEWALK PER STD DWG 2430.
10. CONSTRUCT PATTERNED CONCRETE MEDIAN PAVEMENT PER COA STD. DWGS. 2430 & 2408. EMBOSSED PATTERN SHALL BE LITHOTEX/PAVECRAFTERS FRACTURED EARTH EMBOSSING SKIN AS MANUFACTURED BY SCOFIELD SYSTEMS, WWW.SCOFILED.COM. CONCRETE STAIN SHALL BE LITHOCHROME CHEMSTAIN CLASSIC, COLOR CS14–DIRK WALNUT AS MANUFACTURED BY SCOFIELD SYSTEMS, OR ENGINEER APPROVED EQUAL.



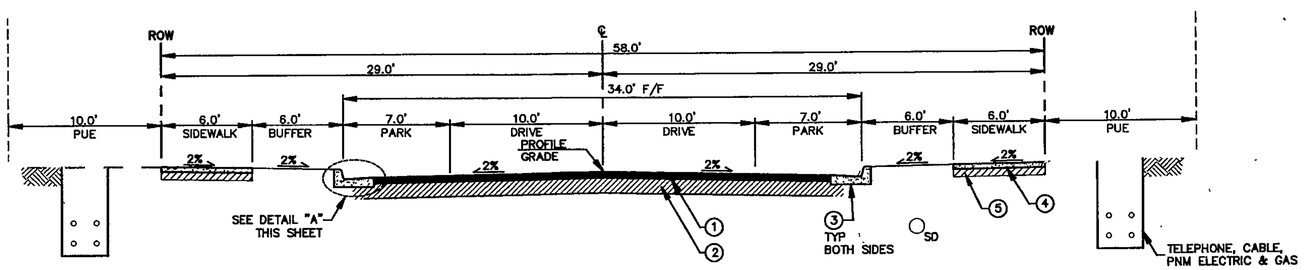
RAINBOW BLVD. TYPICAL SECTION – TURN LANE

SCALE: 1" = 5'



DETAIL "A" – TYPICAL MODULE

NTS (TYPICAL ALL CURB & GUTTER)



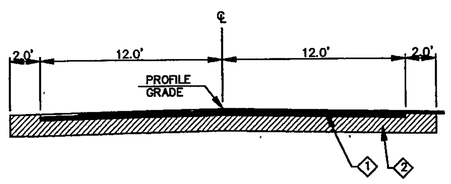
SCENIC RD. TYPICAL SECTION

SCALE: 1" = 5'

STATION 19+00.00 TO STATION 20+74.74

NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 5" SP III ASPHALT CONCRETE (AC) 1–2" AND 1–3" LIFT.
2. 12" SUBGRADE PREP (R VALUE ≥ 50) 95% MIN. COMPACTION.
3. STANDARD CURB & GUTTER PER STD DWG 2415A.
4. 6' SIDEWALK PER STD DWG 2430.
5. 6" SUBGRADE PREP 95% COMPACTION.



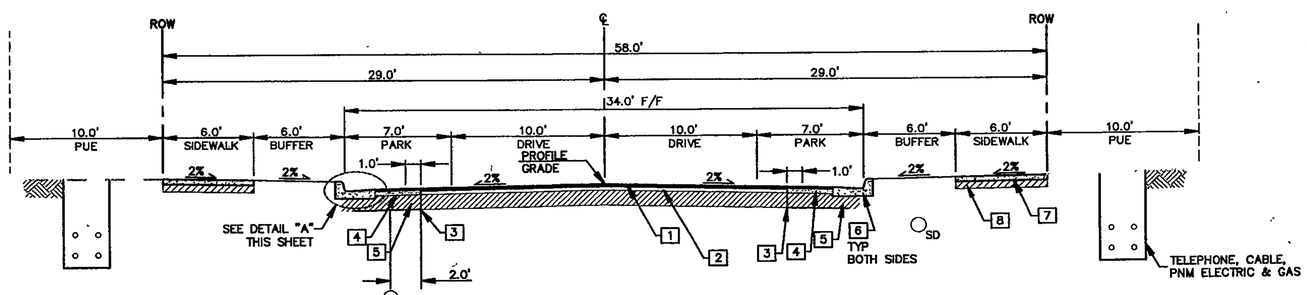
SCENIC RD. TYPICAL SECTION

SCALE: 1" = 5'

STATION 13+50.00 TO STATION 19+00.00

NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 3" ASPHALT CONCRETE (AC) 1–3" LIFT. (PER 2405A)
2. 12" SUBGRADE PREP (R VALUE > 50) 95% MIN. COMPACTION.



UNIVERSE BLVD. TYPICAL SECTION

SCALE: 1" = 5'

NOTE: CUT AND FILL SLOPES ARE 3:1.

1. 2" ASPHALT CONCRETE (AC) OVERLAY 1–2" LIFT.
2. EX 3" ASPHALT CONCRETE PAVEMENT TO REMAIN.
3. SAWCUT, REMOVE EXISTING ASPHALT CONCRETE.
4. 5" SP III ASPHALT CONCRETE (AC) 1–2" ABD 1–3" LIFT.
5. 12" SUBGRADE PREP (R VALUE ≥ 50) 95% MIN. COMPACTION.
6. STANDARD CURB & GUTTER PER STD DWG 2415A.
7. 6' SIDEWALK PER STD DWG 2430.
8. 6" SUBGRADE PREP 95% MIN COMPACTION.

AS-BUILT INFORMATION
CONTRACTOR / DATE
REVIEWED BY HDR/CH2M / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO. / ELEVATION = 5318.89 FT. (NAVD 1988)

BENCH MARKS
ACS BRASS CAP, STAMPED "3-E10"
SET IN TOP OF CONCRETE POST PROJECTING 0.30 FT. ABOVE GROUND. LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW (NAD 1983), X 1499059.808, Y 1512827.946

SURVEY INFORMATION
FIELD NOTES
NO. / BY / DATE

ENGINEER'S SEAL
DONALD M. DUZMAN NEW MEXICO 17818 LICENSED PROFESSIONAL ENGINEER

REMARKS / REVISIONS
NO. / DATE / BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY TGO/ELO DATE 2011
DRAWN BY ELO DATE 2011
CHECKED BY SJM DATE 2011

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348–4000
FAX (505) 348–4072
www.wilsonco.com

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

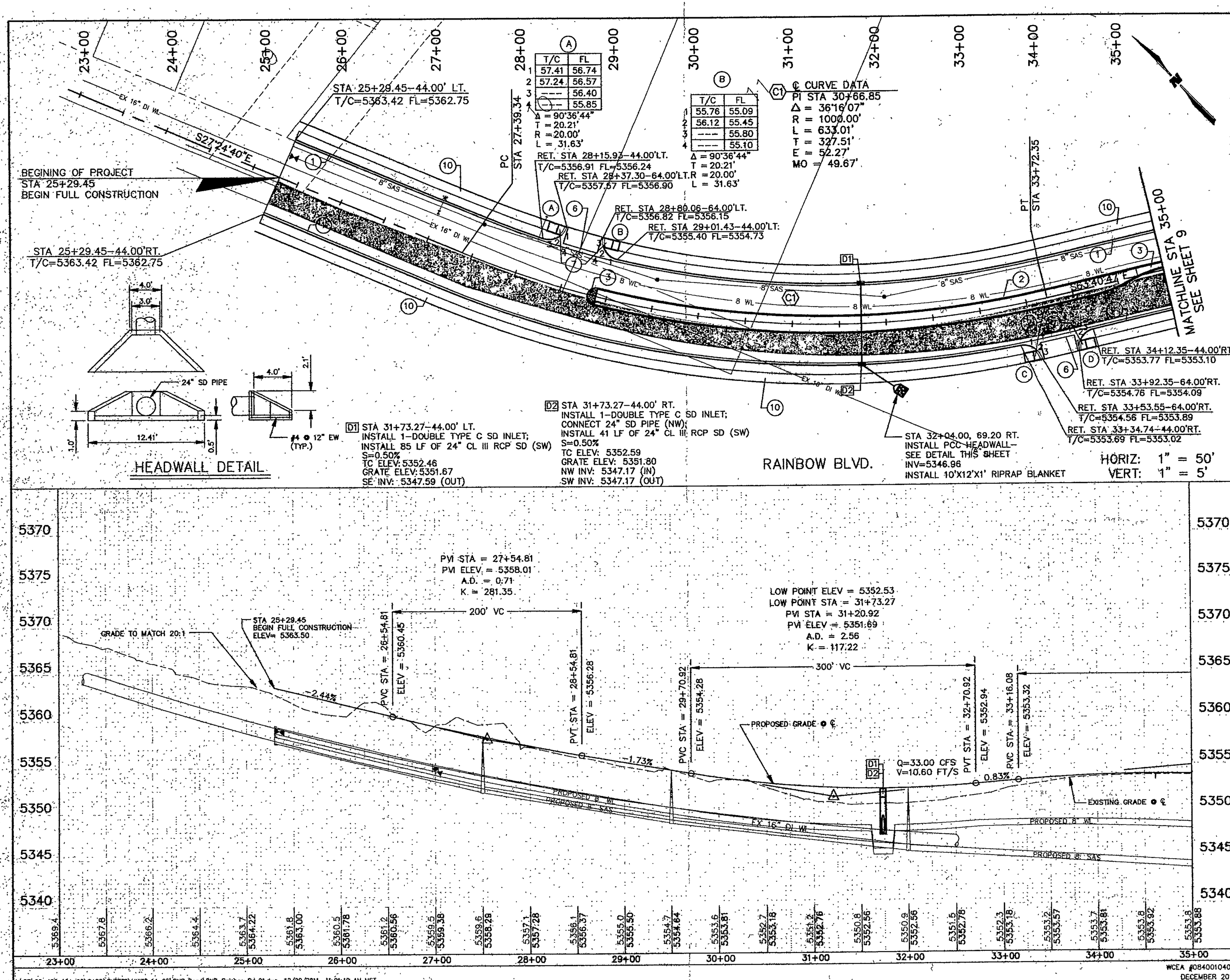
SPECIAL ASSESSMENT DISTRICT 228–VOL 2
TYPICAL SECTIONS – Units 14 & 25

Design Review Committee: APPROVED JAN 23 2012 DESIGN REVIEW COMMITTEE
Project Engineer: APPROVED JAN 23 2012 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

WCEA #0840010400
DECEMBER 2011

City Project No.	Zone Map No.	Sheet	Of
693391	D–9, D–10	4	29

M:\RR\08-400-104-00\CADD\SHEETS\UNITS 14-25\06 Typ Sec.dwg 12/6/2011 1:34:48 PM MST



	T/C	FL
1	57.41	56.74
2	57.24	56.57
3	----	56.40
4	----	55.85

(A)
Δ = 90°36'44"
T = 20.21'
R = 20.00'
L = 31.63'

	T/C	FL
1	55.76	55.09
2	56.12	55.45
3	----	55.80
4	----	55.10

(B)
Δ = 90°36'44"
T = 20.21'
R = 20.00'
L = 31.63'

℄ CURVE DATA
PI STA 30+66.85
Δ = 36°16'07"
R = 1000.00'
L = 633.01'
T = 327.51'
E = 52.27'
MO = 49.67'

KEYED NOTES:

1. BUILD STANDARD CURB & GUTTER AS PER COA STD DWG 2415A
2. BUILD PINNED CURB TYPE III AS PER COA STD DWG 2415B.
3. BUILD MEDIAN NOSE PATTERNED PCC SEE NOTE 10 SHT. 4 ~~OF 28~~.
4. BUILD 6' WIDE VALLEY GUTTER AS PER COA STD DWG 2420
6. BUILD DRIVEPAD AS PER COA STD DWG 2425.
7. BUILD ADA RAMP (DIRECTIONAL) WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2426 AND SHEET 28 ~~OF 28~~.
8. BUILD 6' WIDE SIDEWALK AS PER PER STD DWG 2430 AND SIDEWALK TABLE THIS SHEET.
9. BUILD ADA RAMP WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2441 CASE I AND DETAIL ON SHEET 28 ~~OF 28~~.
10. BUILD 10' WIDE WALKING TRAIL PER TYPICAL SECTION ON SHT 4 ~~OF 28~~
11. BUILD 6' HIGH CMU WALL PER DETAIL ON SHT 28 ~~OF 28~~.

(C)

	T/C	FL
1	53.91	53.24
2	54.13	53.46
3	----	53.67
4	----	52.98

Δ = 89°24'25"
T = 19.80'
R = 20.00'
L = 31.23'

(D)

	T/C	FL
1	54.51	53.84
2	54.26	53.59
3	----	53.35
4	----	53.03

Δ = 90°00'00"
T = 20.00'
R = 20.00'
L = 31.42"

0 50 75 100
HORIZONTAL SCALE

0 5 7.5 10
VERTICAL SCALE

11"x17" SCALE: HORIZ: 1"=100' VERT: 1"=10'
22"x34" SCALE: HORIZ: 1"=50' VERT: 1"=5'

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SPECIAL ASSESSMENT DISTRICT 228–VOL 2
PAVING/STORM DRAIN PLAN & PROFILE
RAINBOW BLVD.

APPROVED JAN 23 2012 DESIGN REVIEW COMMITTEE
APPROVED JAN 23 2012 CITY ENGINEER

City Project No. 693391 | Zone Map No. D–9, D–10 | Sheet 8 of 29

AS-BUILT INFORMATION
Contractor
Revised by / Date
Revised by / Date
Revised by / Date
Recorded by / Date

BENCH MARK
ACS BRASS CAP, STAMPED "3–E10"
SET IN TOP OF CONCRETE POST PROJECTING 0.30 FT. ABOVE GROUND. LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW
(NAD 1983) X 1499059.808, Y 1512627.948
ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

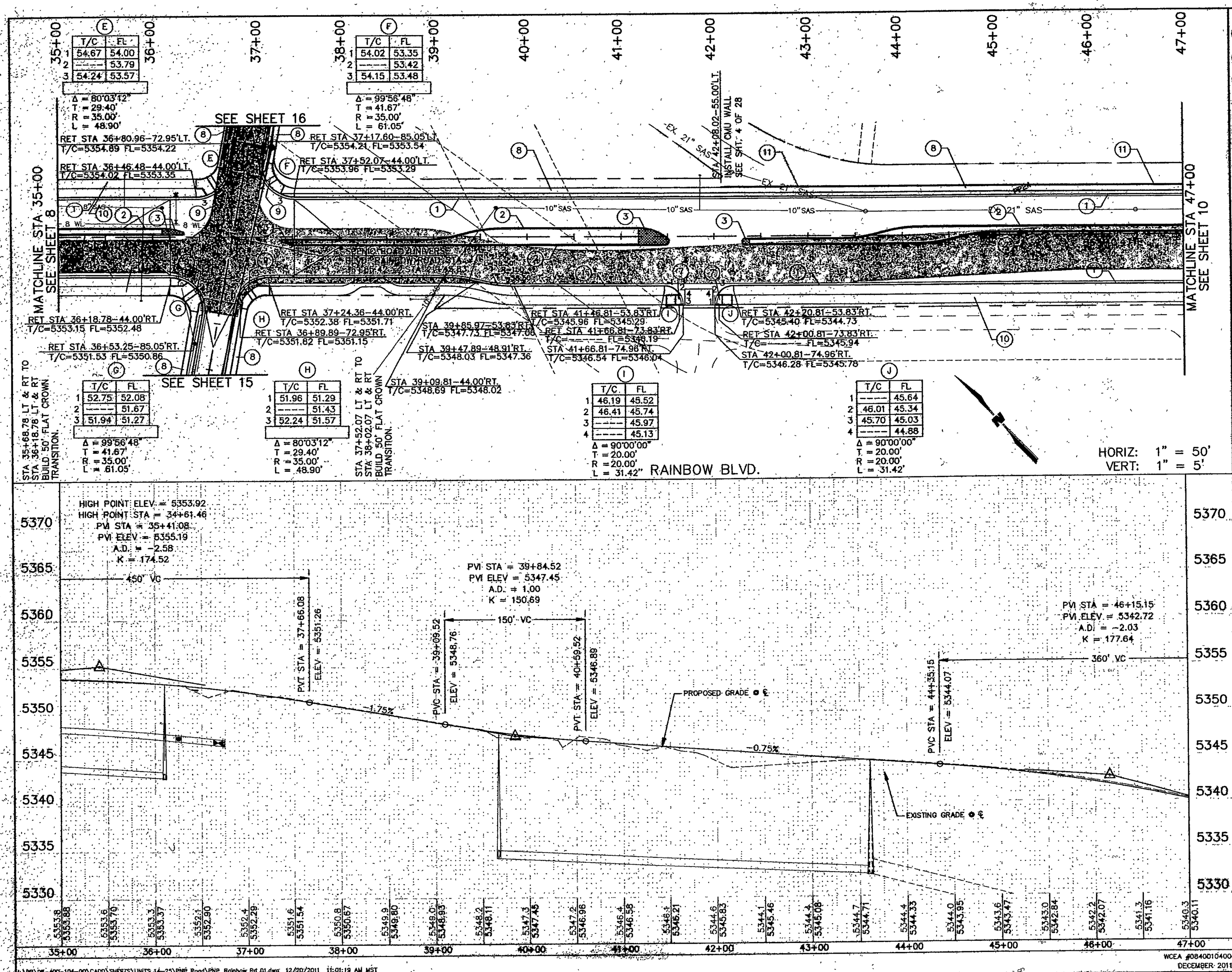
NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS

		DATE
DESIGNED BY	DAS	JUNE 11
DRAWN BY	STAFF	JUNE 11
CHECKED BY	SJM	JUNE 11

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

\\RR\08-400-104-00\CADD\SHEETS\UNITS 14-25\PNP Road\PNP_Rainbow Rd 01.dwg 12/20/2011 11:01:19 AM MST



KEYED NOTES:

1. BUILD STANDARD CURB & GUTTER AS PER COA STD DWG 2415A
2. BUILD PINNED CURB TYPE III AS PER COA STD DWG 2415B.
3. BUILD MEDIAN NOSE PATTERNED PCC SEE NOTE 10 SHT. 4 ~~OF 28~~.
4. BUILD 8' WIDE VALLEY GUTTER AS PER COA STD DWG 2420
6. BUILD DRIVEPAD AS PER COA STD. DWG 2425.
7. BUILD ADA RAMP (DIRECTIONAL) WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2426 AND SHEET 28 ~~OF 28~~.
8. BUILD 6' WIDE SIDEWALK AS PER PER STD DWG 2430 AND SIDEWALK TABLE THIS SHEET.
9. BUILD ADA RAMP WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2441 CASE I AND DETAIL ON SHEET 28 ~~OF 28~~.
10. BUILD 10' WIDE WALKING TRAIL PER TYPICAL SECTION ON SHT 4 ~~OF 28~~.
11. BUILD 6' HIGH CMU WALL PER DETAIL ON SHT 28 ~~OF 28~~.

HORIZONTAL SCALE: 0 50 75 100

VERTICAL SCALE: 0 5 7.5 10

11"x17" SCALE: HORIZ: 1"=100' VERT: 1"=10'
22"x34" SCALE: HORIZ: 1"=50' VERT: 1"=5'

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348-4000
FAX (505) 348-4072
www.wilsonco.com

AS-BUILT INFORMATION
CONTRACTOR — DATE
ENGINEER — DATE
SURVEYOR — DATE
PROJECT ENGINEER — DATE
CITY ENGINEER — DATE

BENCH MARKS:
AGS BRASS CAP, STAMPED "3-E10" SET IN TOP OF CONCRETE POST PROJECTING 0.30' FT. ABOVE GROUND. LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW.
(NAD 1983) X 1499059.808, Y 1512827.946. MICRO-FILM INFORMATION
ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. BY. DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY; ENGINEERS & ARCHITECTS

DESIGNED BY	DAS	DATE JUNE 11
DRAWN BY	STAFF	DATE JUNE 11
CHECKED BY	SJM	DATE JUNE 11

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SPECIAL ASSESSMENT DISTRICT 228-VOL 2

PAVING/STORM DRAIN PLAN & PROFILE
RAINBOW BLVD.

Design Review Committee: APPROVED JAN 23 2012 DESIGN REVIEW COMMITTEE

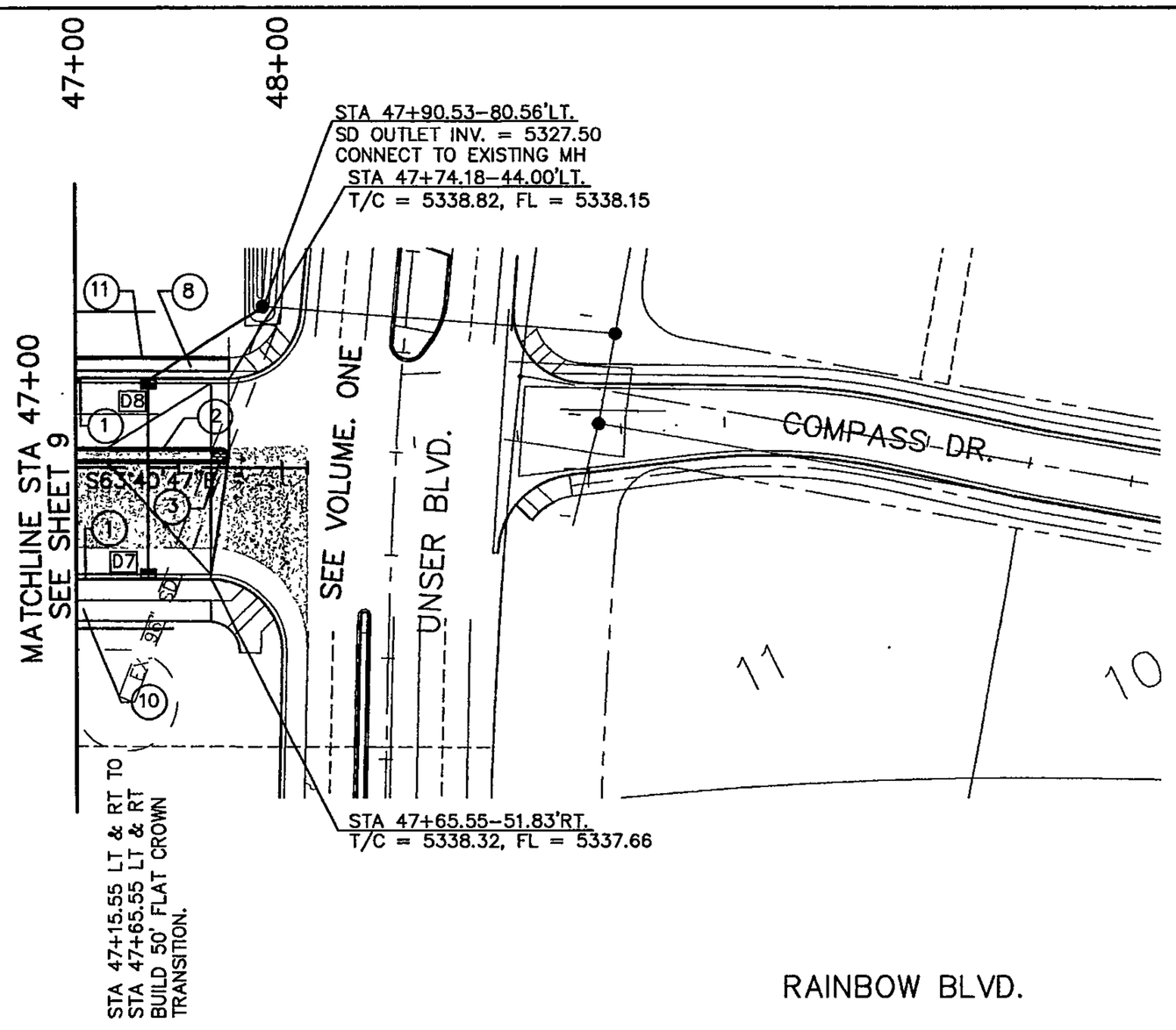
City Engineer Approval: APPROVED JAN 23 2012 CITY ENGINEER

Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 693391 | Zone Map No. D-9, D-10 | Sheet 9 Of 29

WCEA #0840010400
DECEMBER 2011

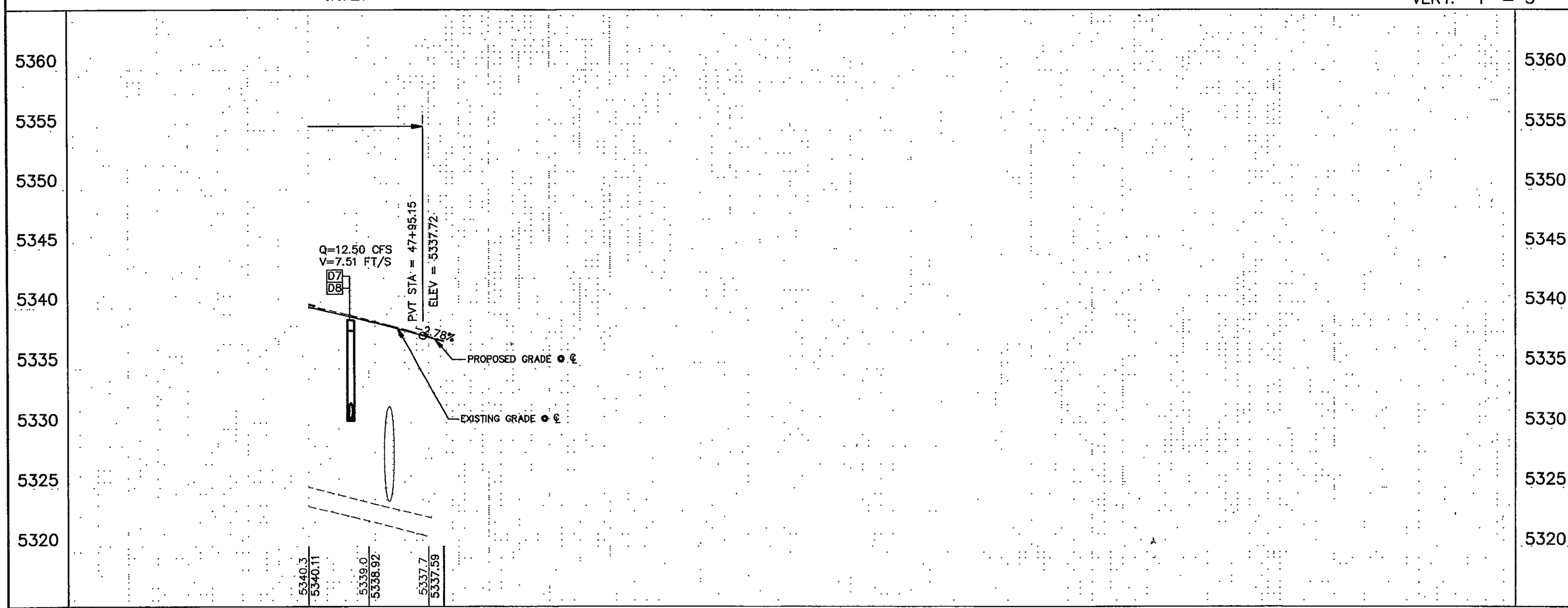
\\RR\05-400-104-00\CADD\SHEETS\UNITS 14-25\PNP Road\PNP_Rainbow Rd 01.dwg 12/20/2011 11:01:19 AM MST



D7 STA 47+35.00–44.00'LT
INSTALL 1–DOUBLE TYPE C SD INLET;
INSTALL 90 LF OF 18" CL III RCP SD (N)
S=2.31%
TC ELEV: 5339.03
GRATE ELEV: 5338.30
N INV: 5333.00(OUT)

D8 STA 47+35.00–51.83'RT
INSTALL 1–DOUBLE TYPE C SD INLET;
CONNECT 18" SD PIPE (S);
INSTALL 68 LF OF 18" CL III RCP SD (N)
S=4.55%
TC ELEV: 5339.22
GRATE ELEV: 5338.50
S INV: 5331.00 (IN)
N INV: 5329.90 (OUT)

HORIZ: 1" = 50'
VERT: 1" = 5'



KEYED NOTES:

1. BUILD STANDARD CURB & GUTTER AS PER COA STD DWG 2415A
2. BUILD PINNED CURB TYPE III AS PER COA STD DWG 2415B.
3. BUILD MEDIAN NOSE PATTERNED PCC SEE NOTE 10 SHT. 4 [redacted].
4. BUILD 6' WIDE VALLEY GUTTER AS PER COA STD DWG 2420
6. BUILD DRIVEPAD AS PER COA STD DWG 2425.
7. BUILD ADA RAMP (DIRECTIONAL) WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2426 AND SHEET 28 [redacted].
8. BUILD 6' WIDE SIDEWALK AS PER PER STD DWG 2430 AND SIDEWALK TABLE THIS SHEET.
9. BUILD ADA RAMP WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2441 CASE I AND DETAIL ON SHEET 28 [redacted].
10. BUILD 10' WIDE WALKING TRAIL PER TYPICAL SECTION ON SHT 4 [redacted].
11. BUILD 6' HIGH CMU WALL PER DETAIL ON SHT 28 [redacted].

DMD 1-18-12

AS-BUILT INFORMATION

CONTRACTOR	DATE
REVIEWED BY	DATE
ARCHITECT'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS CAP, STAMPED "5-E10"
SET IN TOP OF CONCRETE POST PROJECTING 0.30 FT. ABOVE GROUND, LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW (NAD 1983), X 1499059.808, Y 1512627.946

ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DONALD M. DUNHAM, NEW MEXICO, 17516, LICENSED PROFESSIONAL ENGINEER, 1-17-12

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

		DATE
DESIGNED BY	DAS	JUNE 11
DRAWN BY	STAFF	JUNE 11
CHECKED BY	SJM	JUNE 11

HORIZONTAL SCALE: 0 50 75 100

VERTICAL SCALE: 0 5 7.5 10

11"x17" SCALE: HORIZ: 1"=100' VERT: 1"=10'
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WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348–4000
FAX (505) 348–4072
www.wilsonco.com

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SPECIAL ASSESSMENT DISTRICT 228–VOL 2

PAVING/STORM DRAIN PLAN & PROFILE
RAINBOW BLVD.

Department of Municipal Development: APPROVED JAN 23 2012 DESIGN REVIEW COMMITTEE

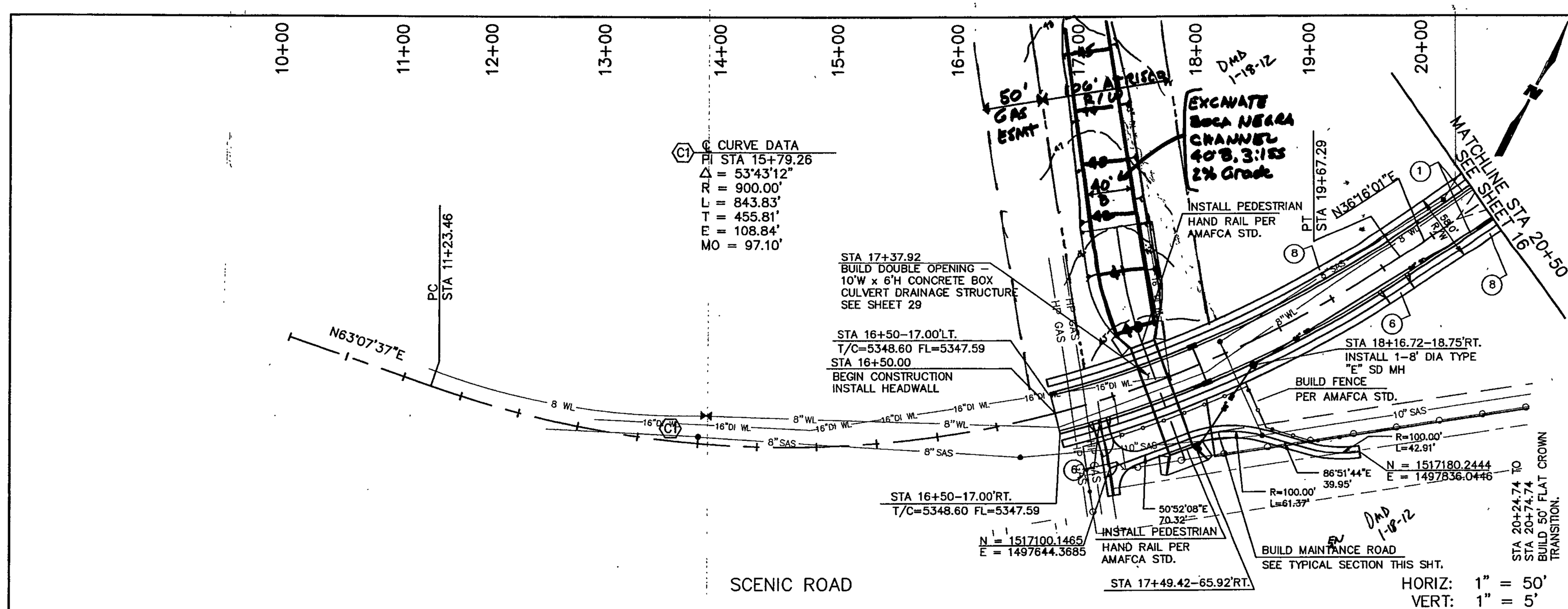
City Engineer Approval: APPROVED JAN 23 2012 CITY ENGINEER

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
693391	D–9, D–10	10	29

WCEA #0840010400
DECEMBER 2011

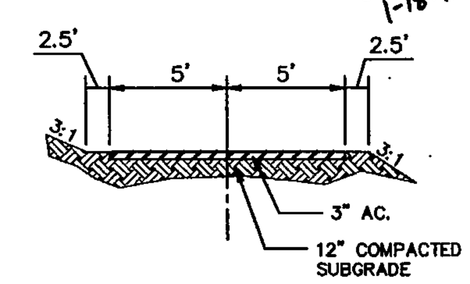
4:\RR\08-400-104-00\CADD\SHEETS\UNITS 14-25\PNP Road\PNP_Rainbow Rd 01.dwg 12/20/2011 11:01:19 AM MST



KEYED NOTES:

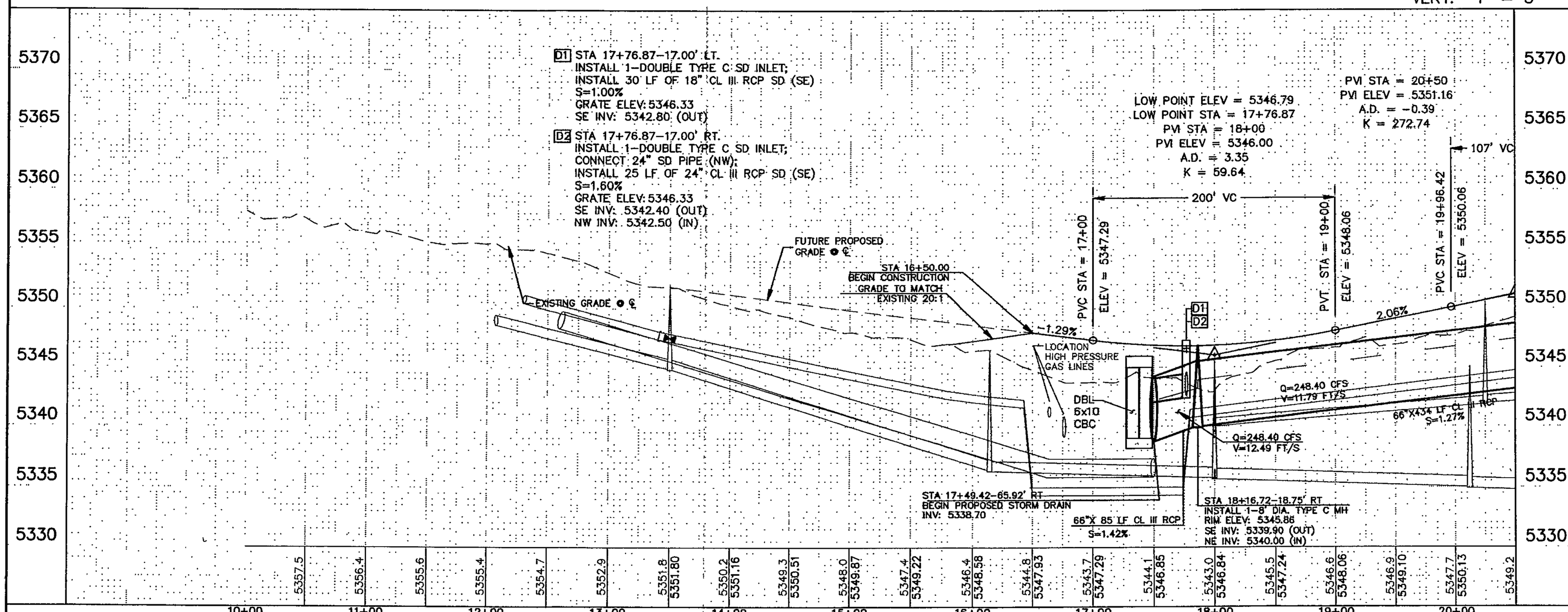
1. BUILD STANDARD CURB & GUTTER AS PER COA STD DWG 2415A
2. BUILD PINNED CURB TYPE III AS PER COA STD DWG 2415B.
3. BUILD MEDIAN NOSE PATTERNED PCC SEE NOTE 10 SHT. 4 OF 28.
4. BUILD 6' WIDE VALLEY GUTTER AS PER COA STD DWG 2420
6. BUILD DRIVEPAD AS PER COA STD DWG 2425.
7. BUILD ADA RAMP (DIRECTIONAL) WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2426 AND SHEET 28 OF 28.
8. BUILD 6' WIDE SIDEWALK AS PER PER STD DWG 2430 AND SIDEWALK TABLE THIS SHEET.
9. BUILD ADA RAMP WITH DETECTABLE WARNING SURFACE AS PER COA STD DWG 2441 CASE I AND DETAIL ON SHEET 28 OF 28.
10. BUILD 10' WIDE WALKING TRAIL PER TYPICAL SECTION ON SHT 4 OF 28
11. BUILD 6' HIGH CMU WALL PER DETAIL ON SHT 28 OF 28.

DMD 1-18-12



15' MAINTANCE ROAD

DMD 1-18-12



0 50 75 100
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NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

		DATE
DESIGNED BY	DAS	JUNE 11
DRAWN BY	STAFF	JUNE 11
CHECKED BY	SAM	JUNE 11

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

ACS BRASS CAP, STAMPED "3-E10"
SET IN TOP OF CONCRETE POST PROJECTING 0.30 FT. ABOVE GROUND, LOCATED APPROX. 225' E OF THE INTERSECTION OF RIM ROCK DR. NW AND MARIGOLD DR. NW (NAD 1983), X 1499059.808, Y 1512627.946

ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SPECIAL ASSESSMENT DISTRICT 228–VOL 2

PAVING/STORM DRAIN PLAN & PROFILE
SCENIC ROAD

Date Design Review Committee: APPROVED JAN 23 2012 DESIGN REVIEW COMMITTEE

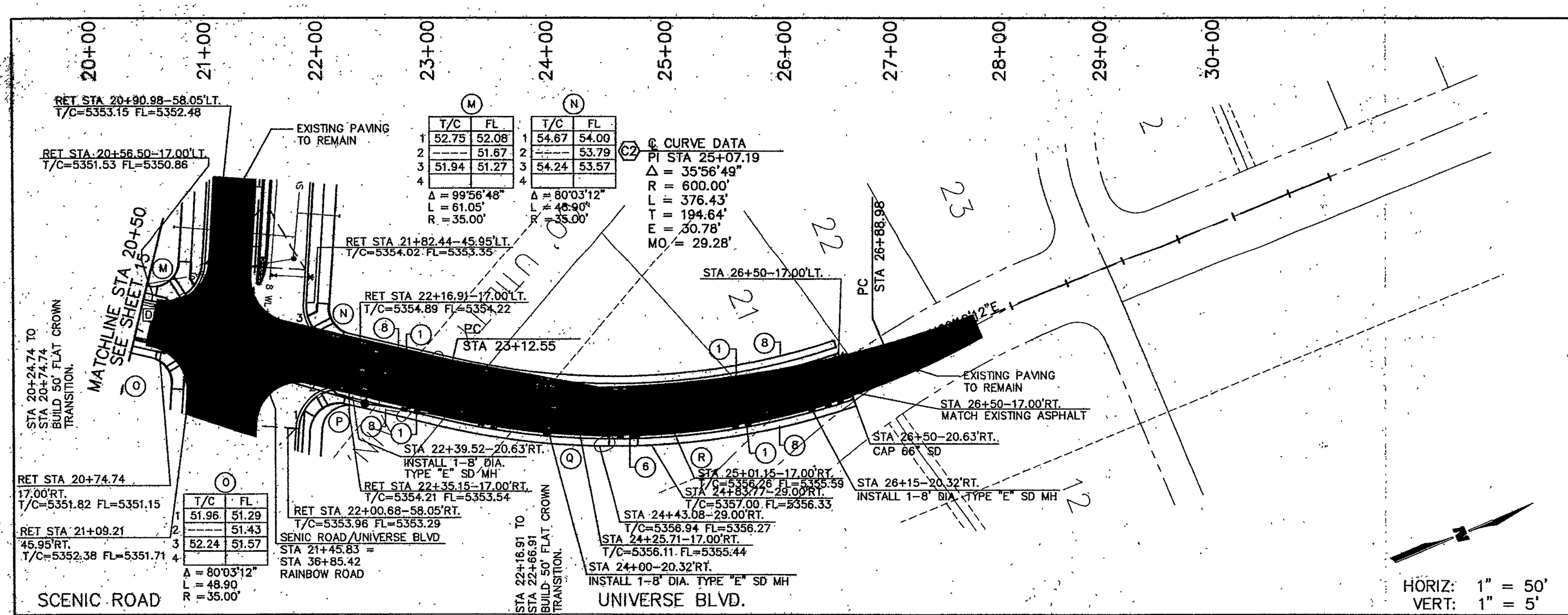
Date City Engineer: APPROVED JAN 23 2012 CITY ENGINEER

Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 693391 — Zone Map No. D–9, D–10 — Sheet 15 Of 29

WCEA #0840010400
DECEMBER 2011

4:\RR\08-400-104-00\CADD\SHEETS\UNITS 14-25\PNP Road\PNP_Scenic Dr_UNIVERSE BLVD.dwg 1/4/2012 10:24:31 AM MST



	M T/C	M FL	N T/C	N FL
1	52.75	52.08	54.67	54.00
2	-----	51.67	-----	53.79
3	51.94	51.27	54.24	53.57
4				
	Δ = 99°56'48"		Δ = 80°03'12"	
	L = 61.05'		L = 48.90'	
	R = 35.00'		R = 35.00'	

O T/C	O FL
51.96	51.29
-----	51.43
52.24	51.57

Δ = 80°03'12"
L = 48.90
R = 35.00'

P T/C	P FL
54.02	53.35
-----	53.42
54.15	53.48

Δ = 99°56'48"
L = 61.05'
R = 35.00'

℄ CURVE DATA
PI STA 25+07.19
Δ = 35°56'49"
R = 600.00'
L = 376.43'
T = 194.64'
E = 30.78'
MO = 29.28'

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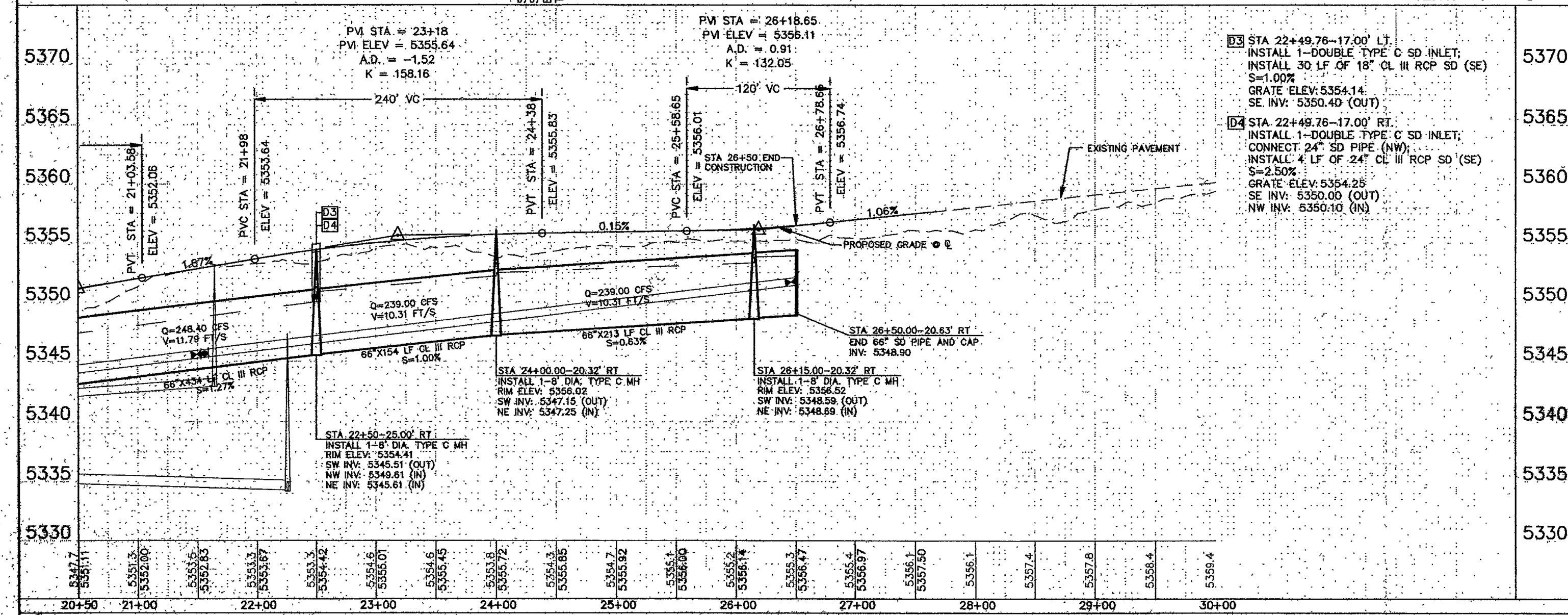
DMD 1-18-12



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AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
ASBUILT'S PLOTTED BY
FIELD CHECK BY
VERIFICATION BY
CORRECTIONS MADE BY
DATE
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(NAD 1983), X 1499059.608, Y 1512627.946
ELEVATION = 5318.89 FT. (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DONALD M. DUNLEAVY NEW MEXICO PROFESSIONAL ENGINEER 17010

REVISIONS
NO. DATE REMARKS BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY DAS DATE JUNE 11
DRAWN BY STAFF DATE JUNE 11
CHECKED BY SJM DATE JUNE 11

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SPECIAL ASSESSMENT DISTRICT 228-VOL 2

PAVING/STORM DRAIN PLAN & PROFILE
SCENIC ROAD / UNIVERSE BLVD.

Design Review Committee: APPROVED JAN 23 2012 DESIGN REVIEW COMMITTEE
City Engineer: APPROVED JAN 23 2012 CITY ENGINEER
Last Design Update: Mo./Day/Yr.
Mo./Day/Yr.

City Project No. 693391
Zone Map No. D-9, D-10
Sheet 16 Of 29

WCEA #0840010400
DECEMBER 2011

M:\DRAWINGS\08-400-104-00\CADD\SHEETS\UNITS 14-25\PNP Road\PNP_Scenic Dr_UNIVERSE BLVD.dwg 12/30/2011 11:09:32 AM MST

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): ____ PHONE: ____
ADDRESS: ____ FAX: ____
CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

APPLICANT: COYOTE SPARROW / WILSON & COMPANY PHONE: 348-4062
ADDRESS: 4900 LANG AVE NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSPARROW@WILSONCO.COM
Proprietary interest in site: ____ List **all** owners: ____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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

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

Lot or Tract No. RAINBOW/UNIVERSE CROSSING Block: ____ Unit: ____
Subdiv/Addn/TBKA: VOLCANO CLIFFS
Existing Zoning: R-1 Proposed zoning: ____ MRGCD Map No ____
Zone Atlas page(s): D-9, D-10 UPC Code: ____

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

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? ____
No. of **existing** lots: 9 No. of **proposed** lots: 11 Total site area (acres): ±12
LOCATION OF PROPERTY BY STREETS: On or Near: ATRISCO
Between: ROSA PARKS and COMPASS

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

SIGNATURE [signature] DATE 10-13-11
(Print Name) COYOTE SPARROW 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
11-70351	S/K		$ 0
-			$
-			$
-			$
-			$
			Total $ 0

Hearing date 12-21-11

L-SUS 13 NOV 2011
Staff signature & Date

Project # 1009083

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

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

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

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

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

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

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

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

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

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

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

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

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

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

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

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

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

COYOTE SPARROW
Applicant name (print)

Applicant signature / date 10-13-11

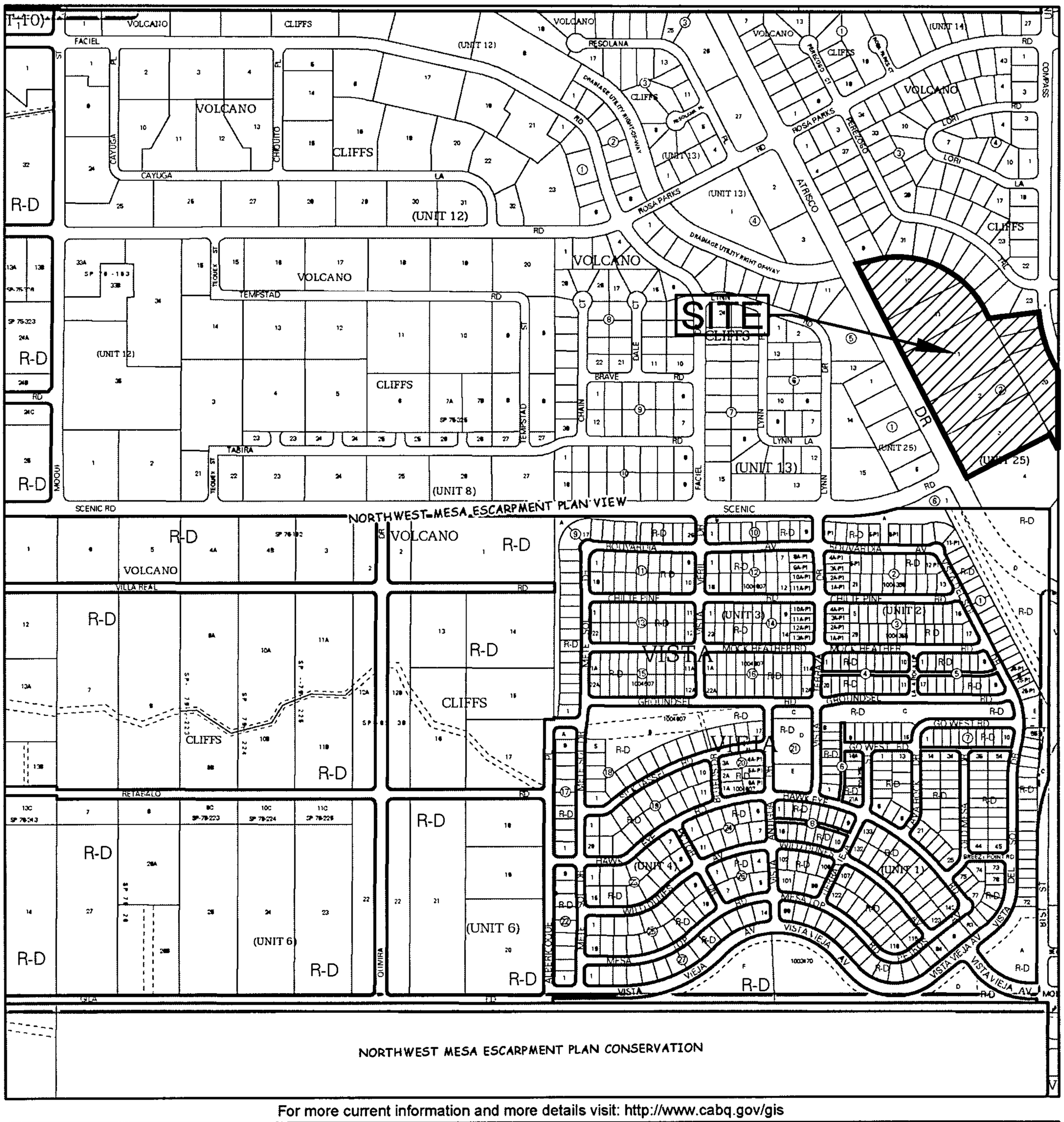
Form revised **October 2007**

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

Application case numbers 11-78351
__-__-__
__-__-__

Planner signature / date

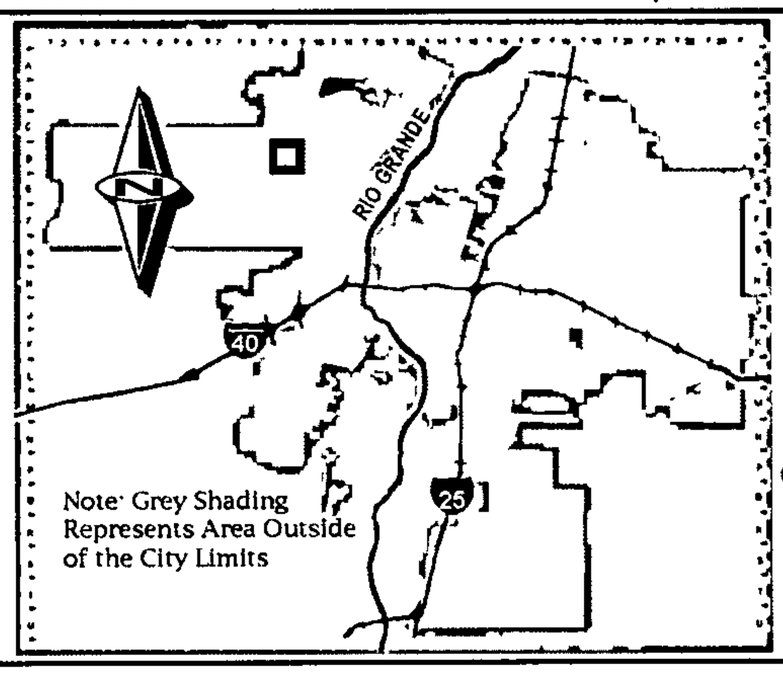
Project # 1009083



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



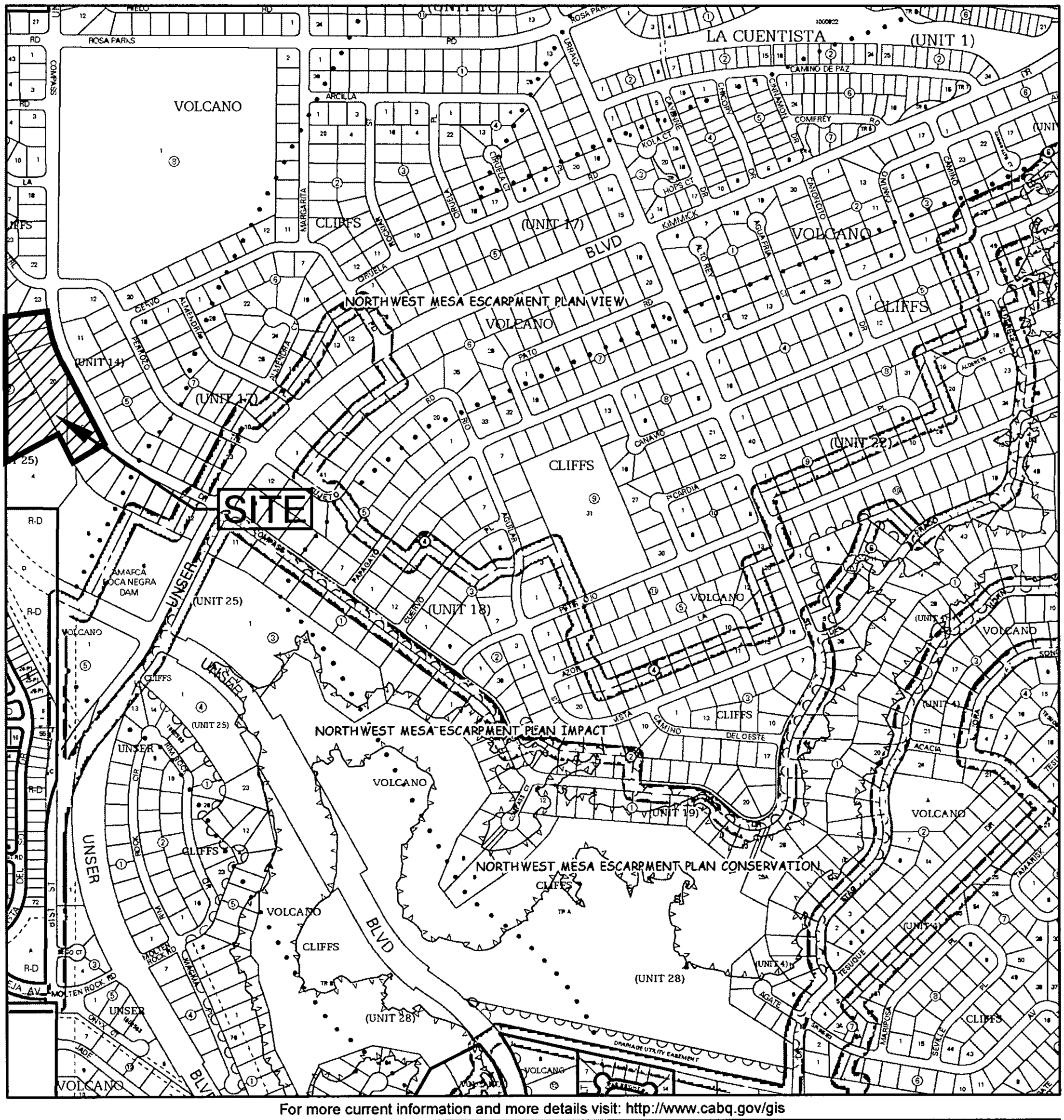
Zone Atlas Page:

D-09-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



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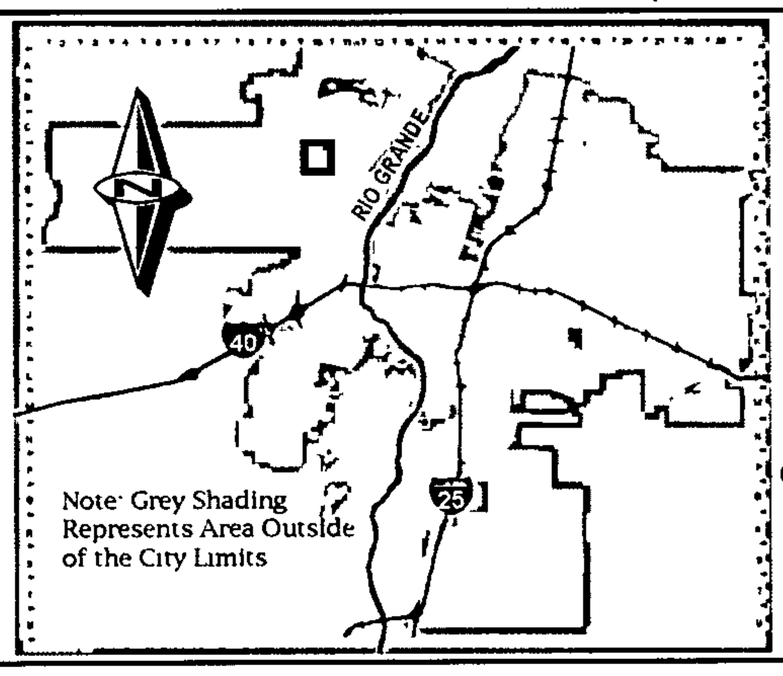


Zone Atlas Page:

D-10-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

13 December, 2011

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: **Sketch Plat Review**
Rainbow/Universe Crossing
Portion of Units 14 and 25
Volcano Cliffs Subdivision
WCI File: 0840010401

To Whom It May Concern:

Wilson & Company, acting as agent on behalf of City of Albuquerque present to the Development Review Board the following sketch plat for review.

The intent of this submittal is to vacate existing easements, dedicate street Right-of-Way for Scenic Road NW, Rainbow Boulevard NW and Universe Boulevard NW, and create 11 lots from 9 existing lots. The subject area being re-platted is all within the exterior boundaries of the City of Albuquerque, and is zoned SU-2 and R-1.

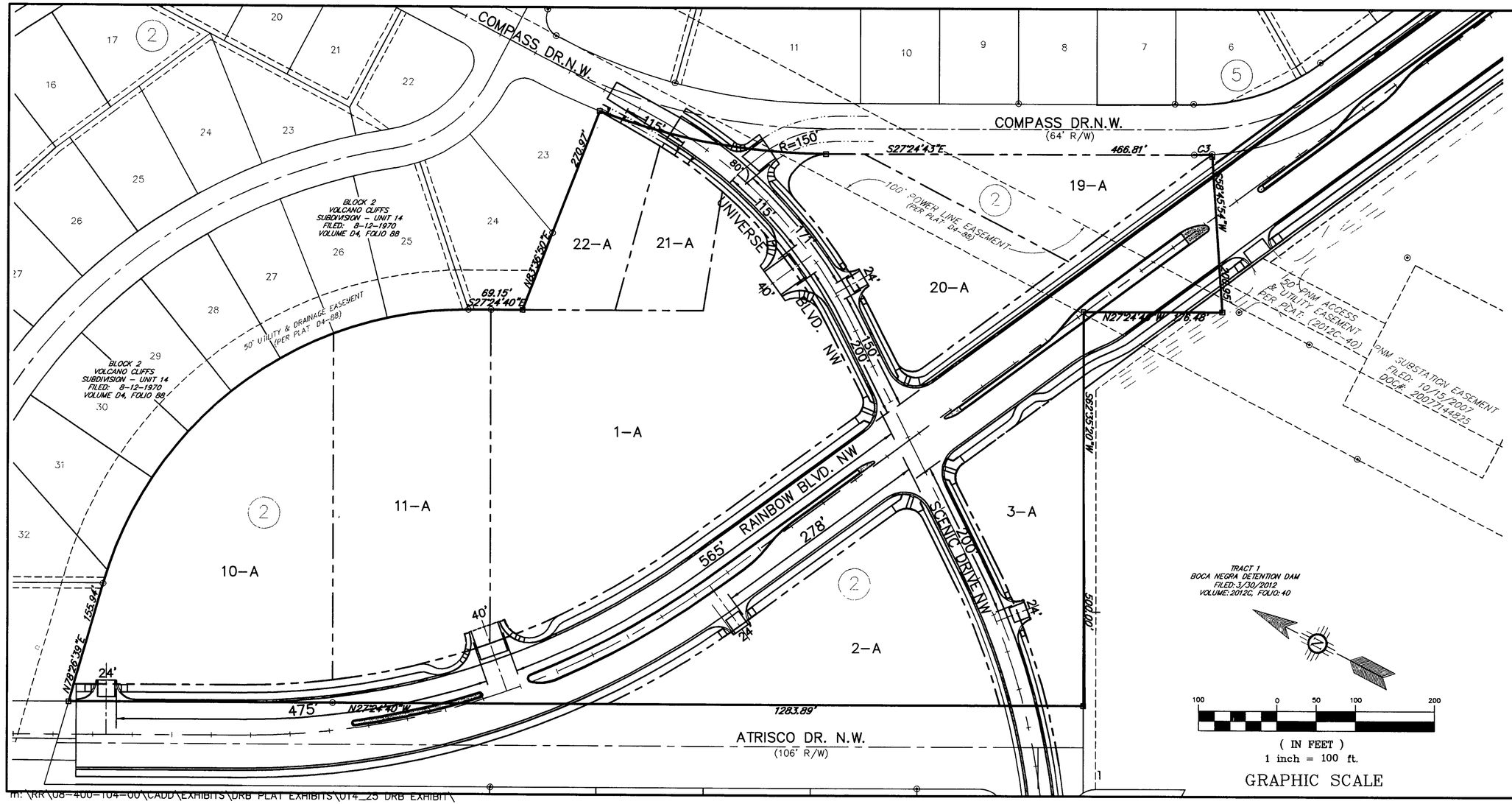
Please contact Coyote Sparrow at 348-4062 if there are questions. Thank you.

Coyote Sparrow, PS
Wilson & Company, Inc.

Application # :

1009083

12-70312 (PP)



SAD 228 - PROJECT #1009083
12DRB-70312
LOT ACCESS EXHIBIT
NOVEMBER 2012
LOTS 19-A through 22-A,
BLOCK 2, UNIT 14,
AND
LOTS 1-A through 3-A,
BLOCK 2, UNIT 25,
VOLCANO CLIFFS SUBDIVISION

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

M:\RR\08-400-104-00\CADD\EXHIBITS\DRB PLAT EXHIBITS\014_25 DRB EXHIBIT\

PROJECT # 1009083

Application # :

12-70354 (AP)