



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 4, 2013

Project# 1009506

- 13DRB-70758 VACATION OF PUBLIC EASEMENT
- 13DRB-70759 - TEMP DEFR SWDK CONST
- 13DRB-70760 MAJOR - PRELIMINARY PLAT
- 13DRB-70761 SITE DEVELOPMENT PLAN FOR SUBDIVISION
- 13DRB-70762 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 14-19, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 2)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 16.54 acres. (D-9)

AMAFCA	No comments.
COG	No comments provided.
TRANSIT	No comments provided.
ZONING ENFORCEMENT	No comments provided.
NEIGHBORHOOD COORDINATION	Affected NA/HOA's: Volcano Cliffs Property Owners Assoc.
APS	No comments provided.
POLICE DEPARTMENT	This project is in the Northwest Area Command. - No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Subdivision, Major Subdivision Preliminary Plat Approval, Vacation or Public Easement, Vacation of Public Right-Of-Way or Temporary deferral of Sidewalk Construction requests at this time.
FIRE DEPARTMENT	All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.
PNM ELECTRIC & NMGCO	No comments provided.
COMCAST	No comments provided.
CENTURYLINK	No comments provided.
ENVIRONMENTAL HEALTH	No comments provided.

<p>M.R.G.C.D No comments provided.</p>
<p>OPEN SPACE DIVISION No comments provided.</p>
<p>CITY ENGINEER</p>
<p>TRANSPORTATION DEVELOPMENT Portions of Ojito Mesa Street and Picos Oeste Street are classified as Normal Local roadways (Streets with anticipated traffic volumes from 250 to 1000 AWDT). This must be noted on the infrastructure list. Transportation Development has concerns regarding the proposed vacation of Retabalo Road. Please provide additional information regarding the long term plans for an interconnected network including nearby lots. Per the Department of Municipal Development, 500 feet of clear sight is required for approaching traffic on Gila Road from 13 feet back of curb face (perpendicular to Gila) from three feet to eight feet above gutter flowline is required. The landscaping plan must indicate this as well; walls, trees, and shrubbery over 3 feet tall (measured from gutter pan) will not be acceptable in this area.</p>
<p>PARKS AND RECREATION</p>
<p>ABCWUA No objection to the proposed actions. Commitment of water and sanitary sewer service will only occur after the execution of a Development Agreement between the Developer/Owner and the ABCWUA.</p>
<p>PLANNING DEPARTMENT Refer to comments from Zoning Enforcement plus any public hearing comments regarding proposed site plan. Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.</p>

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

DEVELOPMENT REVIEW BOARD MEETING -December 4, 2013

PARKS & RECREATION DEPARTMENT COMMENTS Item #4

Project#1009506 – Lots 14-19 Volcano Cliffs Unit 6 (tbka Montecito West Unit 2)

13DRB-70758 Vacation of Public Easement

No objections to vacation request.

13DRB-70759 – Temporary Deferral of Sidewalk Construction (Unit 2)

No objections to request for temporary deferral of sidewalk construction.

13DRB-70760 – Major – Preliminary Plat (Unit 2)

- a. More information is needed regarding the 2 HOA tracts and the 2 Private Common Area tracts.
- b. Parks & Recreation's Open Space Division requests that the Parceled Commons Areas Tracts 1 and 2 be dedicated to the City to be managed as public Open Space by the Open Space Division. Please change General Notes #6 to reflect this change.
- c. The Public Open Space will need to be fenced with open space fencing prior to construction of adjacent infrastructure and residential lots to prevent damage to existing vegetation. Fencing to be added to Infrastructure List.
- d. Please change all references to Private Commons Areas (PCA) as the name has been changed to Parceled Common Areas (PCA) within Private Commons Development (PCD). Per the Ordinance, Parceled Common Areas can be Public or Privately owned and maintained. In this request, the Parceled Commons Areas shall be Public Parceled Commons Areas.
- e. Provide note in General Notes stating the responsibility of the HOA to maintain the 2 HOA tracts.
- f. Line weights in the Legend are difficult to differentiate on the Plat.

13DRB-70761 Site Development Plan for Subdivision (Unit 2)

- a. More information is needed regarding the 2 HOA tracts and the 2 Private Common Area tracts.
- b. Parks & Recreation's Open Space Division requests that the Parceled Commons Areas Tracts 1 & 2 be dedicated to the City to be managed as public Open Space by the Open Space Division. Please change General Notes #6 to reflect this change.
- c. The Public Open Space will need to be fenced prior to construction of adjacent infrastructure and residential lots to prevent damage to existing vegetation.
- d. Please change all references to Private Commons Areas (PCA) as the name has been changed to Parceled Common Areas (PCA) within Private Commons Development (PCD). Per the Ordinance, Parceled Common Areas can be Public or Privately owned and maintained. In this request, the Parceled Commons Areas shall be Public Parceled Commons Areas.
- e. Provide note in General Notes stating the responsibility of the HOA to maintain the 2 HOA tracts.

3DRB-70762 Vacation of Public Right-of-Way (Unit 2)

No objections to vacation request



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 15, 2014

Project# 1009506

13DRB-70758 VACATION OF PUBLIC EASEMENT
13DRB-70759 - TEMP DEFR SWDK CONST
13DRB-70760 MAJOR - PRELIMINARY PLAT
13DRB-70761 SITE DEVELOPMENT PLAN FOR SUBDIVISION
13DRB-70762 VACATION OF PUBLIC RIGHT-OF-WAY

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/above actions for Lots 14-19, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 2)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 16.54 acres. (D-9) [Deferred from 12/4/13, 12/18/13, 1/8/14]

At its January 15, 2014 meeting, the Development Review Board concluded an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the vacation requests as shown on *the attached* Exhibit "C" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The vacation of public right-of-way request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the submitted and required replat, the public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted streets for roadway or other purposes based on the surrounding and proposed development.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing*, and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final vacated right of way disposition shall be through the City Real Estate Office.

2. The vacations shall be shown on the replat conditionally 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.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure and access to abutting properties; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY January 30, 2014.

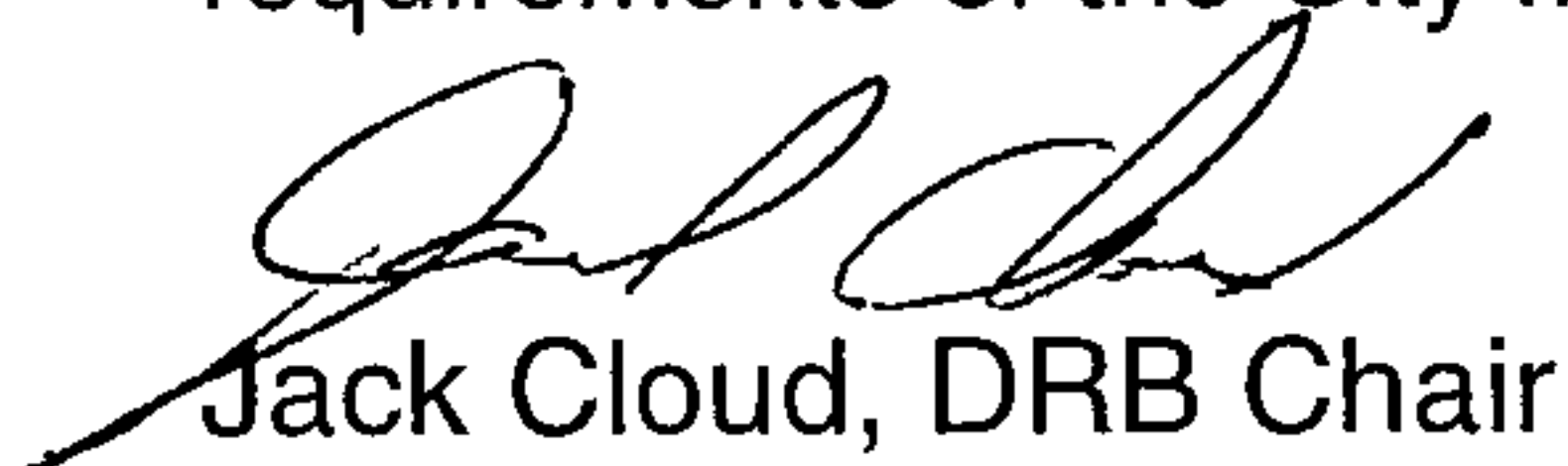
Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

Also at the January 15, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 1/15/14 and with an approved grading and drainage plan engineer stamp dated 1/13/14, the Site Development Plan for Subdivision and the Preliminary Plat were approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit "B" in the planning file. As a condition of approval, landscaping of the Private Commons Area as shown on the Landscape Plan shall be installed with the Work Order plans, and soil stabilization shall be included with the landscaping of the ponding area.

If you wish to appeal this decision, you must do so by January 30, 2014 in the manner described below.

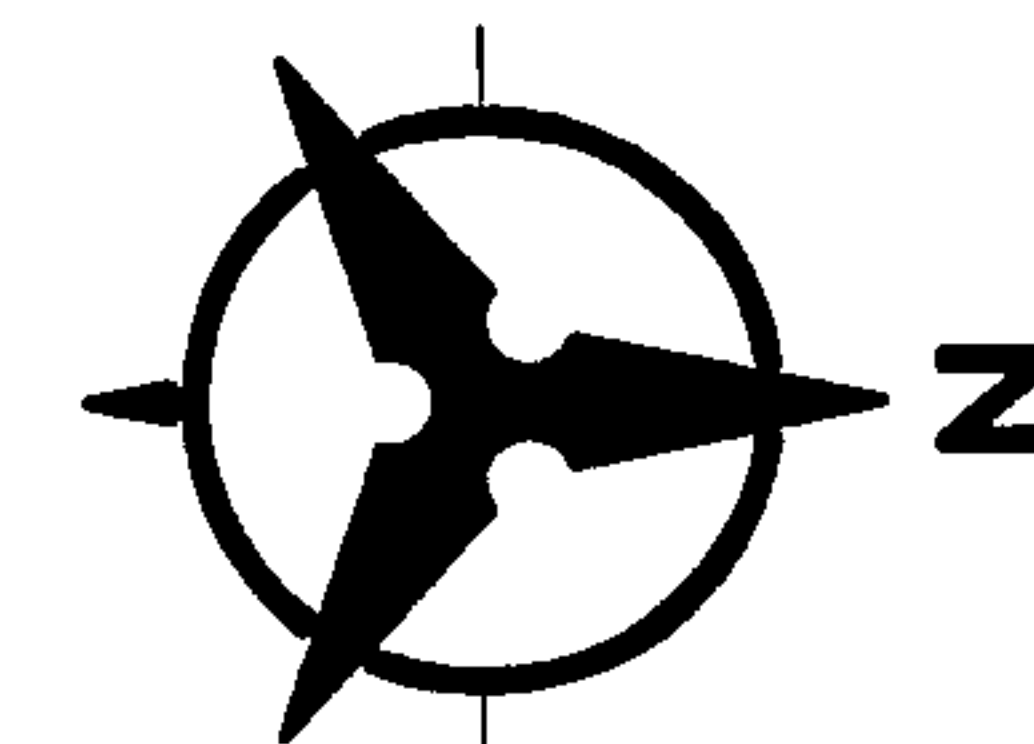
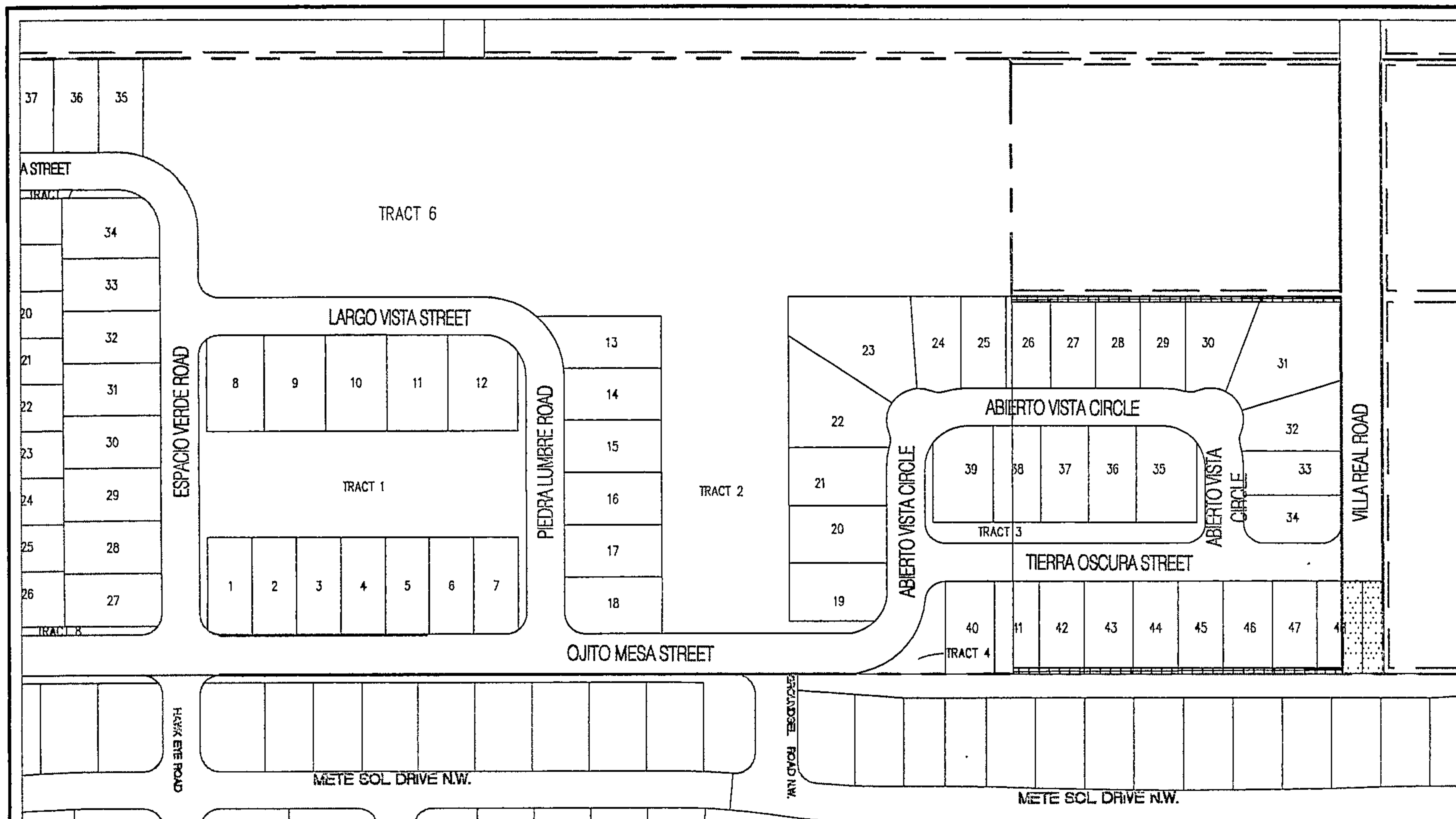
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



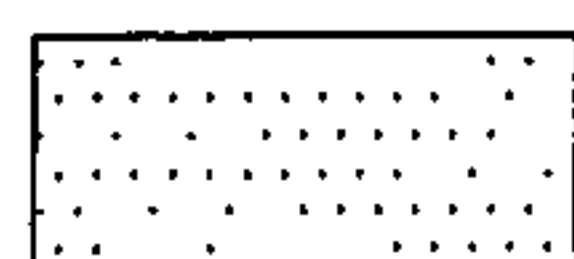
Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
file



NOT TO SCALE

EXHIBIT "C"
Montecito West UNIT 2
VACATION EXHIBIT
11/08/2013



PORTION OF VILLA REAL ROAD TO BE VACATED WITH THIS PLAT. ROAD DEAD ENDS AT THE MONTECITO WEST UNIT 2 EAST BOUNDARY. VISTA VIEJA SUBDIVISION UNIT 3 MADE NO PROVISION TO CONNECT TO VILLA REAL ROAD. VACATION IS TO BRING THE ROAD BACK TO TIERRA OSCURA STREET.



EXISTING PUBLIC UTILITY EASEMENT (PUE) TO BE VACATED WITH THIS PLAT
 NEW PUE'S WILL BE GRANTED WITH THE NEW SUBDIVISION PLAT.





DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1009506

Date: 12/4/13

NAME: Martha Porter ADDRESS: 7009 Metete Sol Dr. NW ZIP: 87120

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____


NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____


NAME: _____ ADDRESS: _____ ZIP: _____

4. **Project# 1009506**
 13DRB-70752 - SITE DEVELOPMENT
 PLAN FOR SUBDIVISION
 13DRB-70753 MAJOR - PRELIMINARY
 PLAT
 13DRB-70754 & 13DRB-70756
 VACATION OF PUBLIC EASEMENTS
 13DRB-70757 VACATION OF PUBLIC
 RIGHT-OF-WAY
 13DRB-70755 - TEMP DEFR SWDK
 CONST 

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 15-21, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 1)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on the west side of ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 29.54 acre(s). (D-9) [Deferred from 12/4/13, 12/18/13, 1/8/14] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/13/14 THE PRELIMINARY PLAT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

5. **Project# 1009506**
 13DRB-70758 VACATION OF PUBLIC
 EASEMENT
 13DRB-70759 - TEMP DEFR SWDK
 CONST
 13DRB-70760 MAJOR - PRELIMINARY
 PLAT
 13DRB-70761 SITE DEVELOPMENT
 PLAN FOR SUBDIVISION
 13DRB-70762 VACATION OF PUBLIC
 RIGHT-OF-WAY

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 14-19, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 2)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 16.54 acres. (D-9) [Deferred from 12/4/13, 12/18/13, 1/8/14] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/13/14 THE PRELIMINARY PLAT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

6. **Project# 1009843**
 13DRB-70792 VACATION OF PUBLIC
 ROADWAY EASEMENT
14DRB-70001 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
14DRB-70003 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS 

THE GROUP agents for LEGACY 18 request the referenced/ above action for approximately 4 ft of excess easement for OAKLAND AVENUE adjacent to Lot 20, Block 2, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on the north side of OAKLAND AVE NE between SHAHEEN CT NE and ABIS CT NE. (C-19) **DEFERRED TO 1/22/14.**



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 4, 2013

Project# 1009506

- 13DRB-70752 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
- 13DRB-70753 MAJOR - PRELIMINARY PLAT
- 13DRB-70754 & 13DRB-70756 VACATION OF PUBLIC EASEMENTS
- 13DRB-70757 VACATION OF PUBLIC RIGHT-OF-WAY
- 13DRB-70755 - TEMP DEFR SWDK CONST

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 15-21, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 1)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on the west side of ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 29.54 acre(s). (D-9)

AMAFCA No comment.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Affected NA/HOA's: Volcano Cliffs Property Owners Assoc.
APS No comments provided.
POLICE DEPARTMENT This project is in the Northwest Area Command. <ul style="list-style-type: none"> - No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Subdivision, Major Subdivision Preliminary Plat Approval, Vacation or Public Easement, Vacation of Public Right-Of-Way or Temporary deferral of Sidewalk Construction requests at this time.
FIRE DEPARTMENT All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.
PNM ELECTRIC & NMGCO No comments provided.
COMCAST No comments provided.
CENTURYLINK No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line for Oakland and Alameda. Right of way dedication may be required.

A note indicates that the roadways are "Easement – PAE Private Access." What does PAE indicate?

What is the status of the platting action?

It is recommended that the infrastructure be tied to the platting action, not the Site Plan for Subdivision.

Provide a cross section for the proposed private roadway(s).

Show all easements, existing and proposed. Provide recording information.

Street names must be shown on the Site Plan for Subdivision.

A pedestrian connection is shown on the future neighborhood development. Provide additional information.

PARKS AND RECREATION

ABCWUA

All public water and wastewater line easements must be exclusive. No combination with drainage easements will be approved.

PLANNING DEPARTMENT

Refer to comments from Zoning Enforcement plus any public hearing comments regarding proposed site plan. The CENTRAL LANDSCAPE PARK needs to be part of the private access easement (it appears to be a separate parcel).

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

DEVELOPMENT REVIEW BOARD MEETING -December 4, 2013

PARKS & RECREATION DEPARTMENT COMMENTS Item #3

Project#1009506 – Lots 15-21, Volcano Cliffs Unit 6 (tbka Montecito West (Unit 1)

13DRB-70752 – Site Development Plan for Subdivision

- a. More information is needed regarding the 6 HOA tracts, the 2 Private Common Area tracts and the one Remainder Tract so that the differences are clear on the SPSD. The vacation texture on Tract 1 obscures the note regarding “Common Area Tract... for Unit4) and could be moved to Unit 4 of Vista Vieja so it would be legible. Tract A label on Lot 17 is confusing.
- b. Parks & Recreation’s Open Space Division requests that the Parceled Commons Areas Tracts 5 & 6 be dedicated to the City to be managed as public Open Space by the Open Space Division. Please change General Notes #7 to reflect this change.
- c. The Public Open Space will need to be fenced w/open space fencing prior to construction of adjacent infrastructure and residential lots to prevent damage to existing vegetation. Fencing to be added to Infrastructure List.
- d. Please change all references to Private Commons Areas (PCA) as the name has been changed to Parceled Common Areas (PCA) within Private Commons Development (PCD). Per the Ordinance, Parceled Common Areas can be Public or Privately owned and maintained. In this request, the Parceled Commons Areas shall be Public Parceled Commons Areas.
- e. Legend shows “Existing fence line” but it is not shown on the Preliminary Plat as existing along the south boundary of the Unit south side of Gila Road, please show this existing fence.
- f. Provide note in General Notes as to the responsibility of the HOA to maintain the 6 HOA tracts.
- g. Line weights in the Legend are difficult to differentiate on the Plat.

13DRB-70753 – Major – Preliminary Plat – Unit 1

- a. The vacation texture on Tract 1 obscures the note regarding “Common Area Tract... for Unit4) and could be moved to Unit 4 of Vista Vieja so it would be legible. Tract A label on Lot 17 is confusing.
- b. Parks & Recreation’s Open Space Division requests that the Parceled Commons Areas Tracts 5 & 6 be dedicated to the City to be managed as public Open Space by the Open Space Division. Please change General Notes #7 to reflect this change.
- c. The Public Open Space will need to be fenced prior to construction of adjacent infrastructure and residential lots to prevent damage to existing vegetation.
- d. Please change all references to Private Commons Areas (PCA) as the name has been changed to Parceled Common Areas (PCA) within Private Commons Development (PCD). Per the Ordinance, Parceled Common Areas can be Public or Privately owned and maintained. In this request, the Parceled Commons Areas shall be Public Parceled Commons Areas.

- e. Legend shows "Existing fence line" but it is not shown on the Preliminary Plat as existing along the south boundary of the Unit south side of Gila Road, please show this existing fence.
- f. Provide note in General Notes as to the responsibility of the HOA to maintain the 2 HOA tracts.
- g. Line weights in the Legend are difficult to differentiate on the Plat.

13DRB-70754 & 13DRB-70756 Vacation of Public Easements (Unit 1)

No objections to vacation request.

13DRB-70757 – Vacation of Public Right-of-Way (Unit 1)

No objections to vacation request.

13DRB-70755 – Temporary Deferral of Sidewalk Construction (Unit 1)

No objections to request for temporary deferral of sidewalk construction



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 15, 2014

Project# 1009506

13DRB-70752 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
13DRB-70753 MAJOR - PRELIMINARY PLAT
13DRB-70754 & 13DRB-70756 VACATION OF PUBLIC EASEMENTS
13DRB-70757 VACATION OF PUBLIC RIGHT-OF-WAY
13DRB-70755 - TEMP DEFR SWDK CONST

BOHANNAN HUSTON INC agents for PULTE HOMES OF NEW MEXICO request the referenced/ above actions for Lots 15-21, **VOLCANO CLIFFS UNIT 6 (tbka MONTECITO WEST UNIT 1)** zoned SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (VCRR), located on the west side of ALBERICOQUE PL NW between VISTA VIEJA NW and SCENIC RD NW containing approximately 29.54 acre(s). (D-9)[*Deferred from 12/4/13, 12/18/13, 1/8/14*]

At its January 15, 2014 meeting, the Development Review Board concluded an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the vacation requests as shown on *the attached* Exhibit "C" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The vacation of public right-of-way request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the submitted and required replat, the public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted streets for roadway or other purposes based on the surrounding and proposed development.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing*, and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final vacated right of way disposition shall be through the City Real Estate Office.

2. The vacations shall be shown on the replat conditionally 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.
 3. Adequate easements shall be retained/ provided for public utilities and infrastructure and access to abutting properties; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.
-

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY January 30, 2014.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

Also at the January 15, 2014 Development Review Board meeting, with the signing of the infrastructure list dated 1/15/14 and with an approved grading and drainage plan engineer stamp dated 1/13/14, the site development plan for subdivision and the preliminary plat were approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit "B" in the planning file. As a condition of approval, landscaping of the Private Commons Area as shown on the Landscape Plan shall be installed with the Work Order plans, and soil stabilization shall be included with the landscaping of the ponding area.

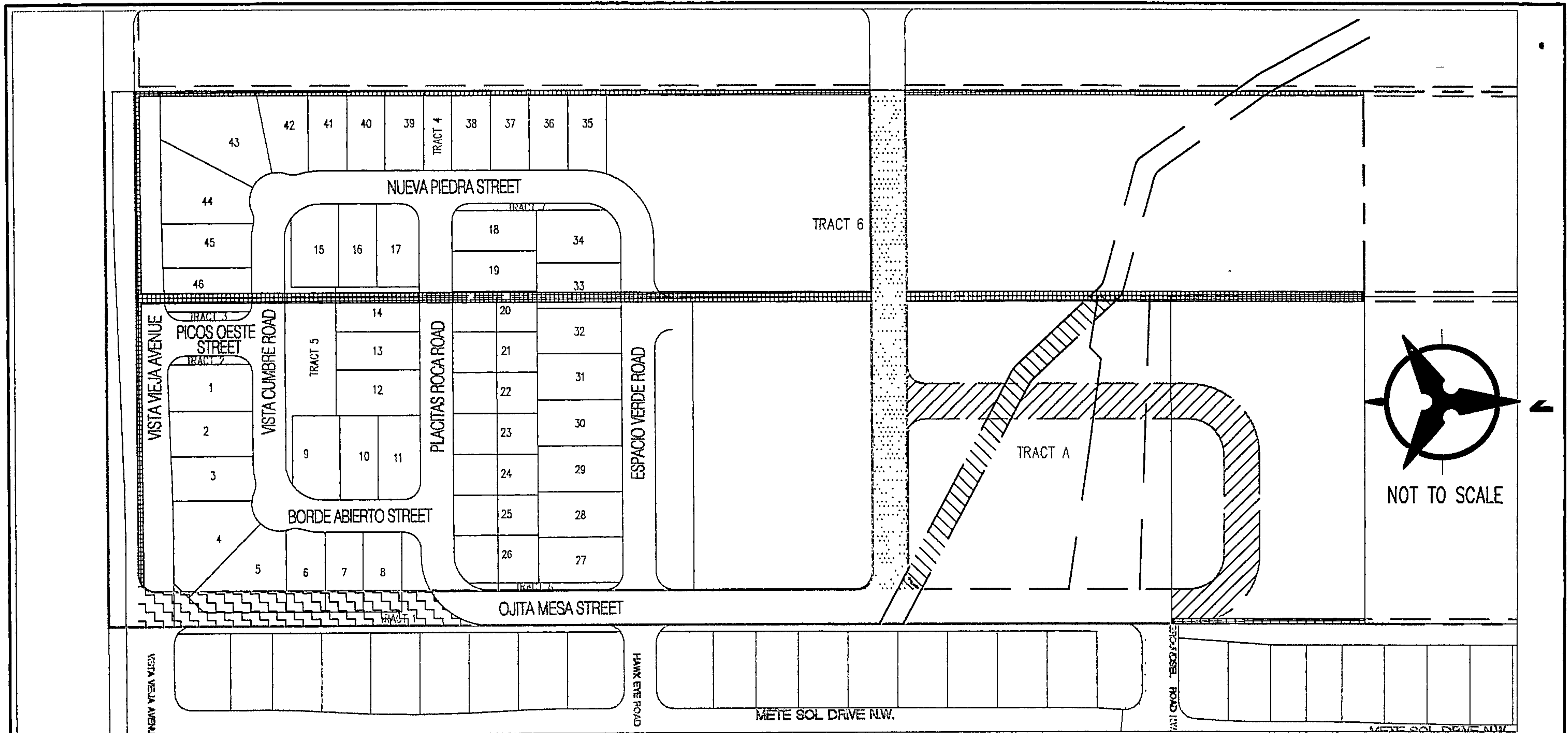
If you wish to appeal this decision, you must do so by January 30, 2014 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, DRB Chair

Cc: BOHANNAN HUSTON INC
file



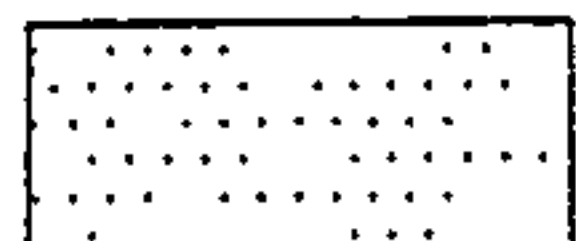
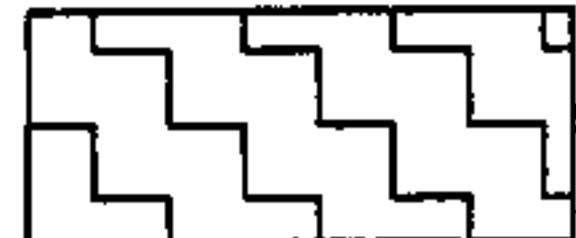
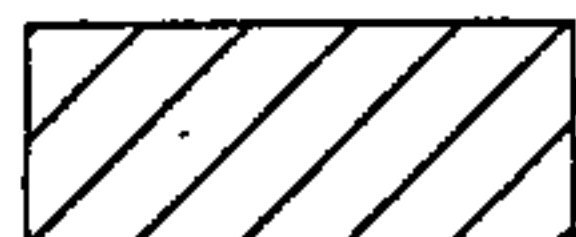


- 
 PORTION OF RETABALO ROAD TO BE VACATED WITH THIS PLAT. ROAD CUTS THROUGH TRACT 6 WHICH CITY OPEN SPACE WANTS LEFT NATURAL. IN ADDITION, THE ROAD DOES NOT ALIGN WITH THE VISTA VIEJA SUBDIVISION TO THE EAST. ESPACIO VERDE ROAD PROVIDES CONNECTION TO THE VISTA VIEJA SUBDIVISION.
- 
 PORTION OF ALBERICOQUE PLACE TO BE VACATED WITH THIS PLAT. DUE TO THE VISTA VIEJA SUBDIVISION TO THE EAST, ALBERICOQUE PLACE IS A SINGLE LOADED STREET. THE STREET HAS BEEN REALIGNED THROUGH MONTECITO WEST TO REDUCE THE LENGTH OF SINGLE LOADING.
- 
 EXISTING ROADWAY EASEMENT TO BE VACATED WITH THIS PLAT. EASEMENT DOES NOT MATCH PROPOSED ROAD CONFIGURATION FOR MONTECITO WEST UNIT 2. IN ADDITION, THE EASEMENT CROSSES THAT PORTION OF THE MIDDLE BRANCH OF THE BOCA NEGRA ARROYO THAT WAS CHANNELIZED WITH THE VISTA VIEJA SUBDIVISION AND NO PROVISION WAS MADE FOR CROSSING THE ARROYO WITH A ROAD AT THE EASEMENT LOCATION.
- 
 PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT. MIDDLE BRANCH OF THE BOCA NEGRA ARROYO HAS BEEN REALIGNED AND NEW EASEMENT GRANTED. THIS EASEMENT DOES NOT OVERLAY THE ARROYO AND IS NO LONGER NEEDED.
- 
 EXISTING PUBLIC UTILITY EASEMENT (PUE) TO BE VACATED WITH THIS PLAT. NEW PUE'S WILL BE GRANTED WITH THE NEW SUBDIVISION PLAT.

EXHIBIT "C"
Montecito West UNIT 1
VACATION EXHIBIT
11/08/2013



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 1, 2013
DRB Comments**

ITEM # 8

PROJECT # 1009506

APPLICATION # 13-70⁷⁰⁵²²~~486~~

RE: Tracts 14-18, 20 & 21, Volcano Cliffs Unit 6

Refer to Section 14-16-3-16 of the Zoning Code for requirements of a Private Commons Development. Proposed subdivision would require the participation of Tract 1 on the north side; rather than vacating the whole frontage, it appears the proposed 25 feet of vacated ROW could be made up by narrowing the adjoining blocks without reducing the number of proposed lots. Villa Real could then connect to proposed interior north/ south street.

Rather than having a stub street to Tract 22 in the southwest corner of the site (which appears will have adequate access on Quivira), connectivity could be by flipping that street further north and to the east as an extension to Tract 19, and provide an eyebrow in lieu of the cul de sac.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 27, 2013
DRB Comments**

ITEM # 15

PROJECT # 1009506



APPLICATION # 13-70486

RE: Tracts 14-18, 20 & 21, Volcano Cliffs Unit 6


Refer to Section 14-16-3-16 of the Zoning Code for requirements of a Private Commons Development. Proposed subdivision would require the participation of Tract 1 on the north side.

Alternative lot layouts need to be explored – it is not suitable to create so many single loaded streets, and double frontage lots are extremely inefficient. Connectivity needs to be provided within the subdivision and from east to west – this would include tract 19.

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

8. **Project# 1010103**
14DRB-70196 MINOR - SDP FOR
BUILDING PERMIT
14DRB-70252 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  

RBA ARCHITECTS and THE SURVEY OFFICE agent(s) for ANTHEA, LLC request(s) the above action(s) for all or a portion of Lot(s) 5A et.al. BLOCK C DURAN & ALEXANDER ADDN zoned SU-2/C, located on SE CORNER OF GRANITE AND 4TH ST containing approximately .8999 acre(s). (J-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS AND PLANNING FOR RESOLUTION IN RIGHT-OF-WAY. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES.**

9. **Project# 1009506**
14DRB-70238 MAJOR - FINAL PLAT
APPROVAL 

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 15-21, VOLCANO CLIFFS UNIT 6 zoned SU-2 (VCRR), located on ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC containing approximately 29.54 acre(s). (D-9) *[Deferred from 7/16/14]* **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, UTILIT COMPANY SIGNATURES AND TO RECORD.**

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

10. **Project# 1005081**
14DRB-70249 SKETCH PLAT REVIEW
AND COMMENT 

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) TRACT A-1-A AND TRACT B-1, ANDALUCIA AT LA LUZ zoned SU-2 FOR PRD, located on COORS BETWEEN NAMASTE AND SEVILLA containing approximately 11.71 acre(s). (F-11) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. **Project# 1007320**
14DRB-70248 SKETCH PLAT REVIEW
AND COMMENT 

ADVANTAGE SURVEYING agent(s) for MARK FELDMAN request(s) the above action(s) for all or a portion of Lot(s) 87-C-1A & 87-C-3A, LANDS OF MARY FELDMAN zoned R-1, located on MEADOW VIEW BETWEEN RIO GRANDE AND 12TH ST containing approximately .44 acre(s). (H-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Other Matters: None
ADJOURNED: 10:20

DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project #: 1009506

Application #: 14DRB-70238

Project Name: VOLCANO CLIFFS UNIT 6

Agent: BOHANNAN HUSTON INC.

Phone #:

Your request was approved on 7-23-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): Real Property Utility signatures,
to record

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 16, 2014
DRB Comments**

ITEM # 8

PROJECT # 1009506

APPLICATION # 14-70238

RE: Montecito West, Unit 1

Tracts need to be identified on the plat (use, maintenance, etc.). Tract 6 was to be dedicated as City Open Space, so Open Space should be a signatory to the plat. Real Property needs to sign the plat to verify acquisition of vacated right of way.

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



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Homes of New Mexico (Garret Price) PHONE: (505) 761-9606
 ADDRESS: 7601 Jefferson St NE Suite 180 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pulte.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Final Plat for Montecito West 1

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. Tracts 15-21 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Volcano Cliffs Unit 6
 Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____
 Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1009506 12DRB-70352

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 7 No. of proposed lots: 46 Total area of site (acres): 29.54
 LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place
 Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott J Steffen DATE 7/8/14
 (Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>14 - DRB - 70238</u>	<u>FPA</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>July 16, 2014</u>			Total \$ <u>20.00</u>

[Signature]
 7-8-14
 Planner signature / date

Project # 1009504

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

Amended preliminary plat approval expires after one year

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

SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 7/8/14
Applicant signature / date



Form revised October 2007

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

Application case numbers
14 - DRB - 70238

[Signature] 7-8-14
Planner signature / date
Project # P009506

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

11-11-14

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/08/2014 Issued By: BLDAVM 245449

Category Code **910**
2014 070 238

Application Number: 14DRB-70238, Major - Final Plat Approval

Address:

Location Description: ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC

Project Number: 1009506

Applicant

PULTE HOMES OF NEW MEXICO

7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: **\$20.00**

City of Albuquerque Treasury
Date: 7/8/2014 Office: ANNEX
Stat ID: W50000008 Cashier: TRSOLF
Batch: 3902 Trans #: 16
Permit #: 2014070238
Receipt Num 00210321
Payment Total: \$20.00
0901 Conflict Mgmts. Fee \$20.00
VISA Tendered: \$20.00



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Homes of New Mexico (Garret Price) PHONE: (505) 761-9606

ADDRESS: 7601 Jefferson St NE Suite 180 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pulte.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Final Plat for Montecito West 1

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. Tracts 15-21 Block: _____ Unit _____

Subdiv/Addn/TBKA: Volcano Cliffs Unit 6

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No. _____

Zone Atlas page(s) D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX_Z_, V_, S_, etc.): 1009506 12DRB-70352

CASE INFORMATION:

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

No. of existing lots: 7 No. of proposed lots: 46 Total area of site (acres): 29.54

LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place

Between Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott J Steffen DATE 7/8/14

(Print) SCOTT J STEFFEN Applicant Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>14 DRB-70238</u>	<u>EPA</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F H D P density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>July 16, 2014</u>			Total
	<u>7-8-14</u>			\$ <u>20.00</u>

[Signature] Project # 1009506
Planner signature / date

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

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

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

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

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

- Preliminary Plat reduced to 8 5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

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

- Proposed Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8 5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required

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

- PLEASE NOTE. There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

SCOTT STEFFEN
Applicant name (print)
Scott Steffen 7/8/14
Applicant signature / date

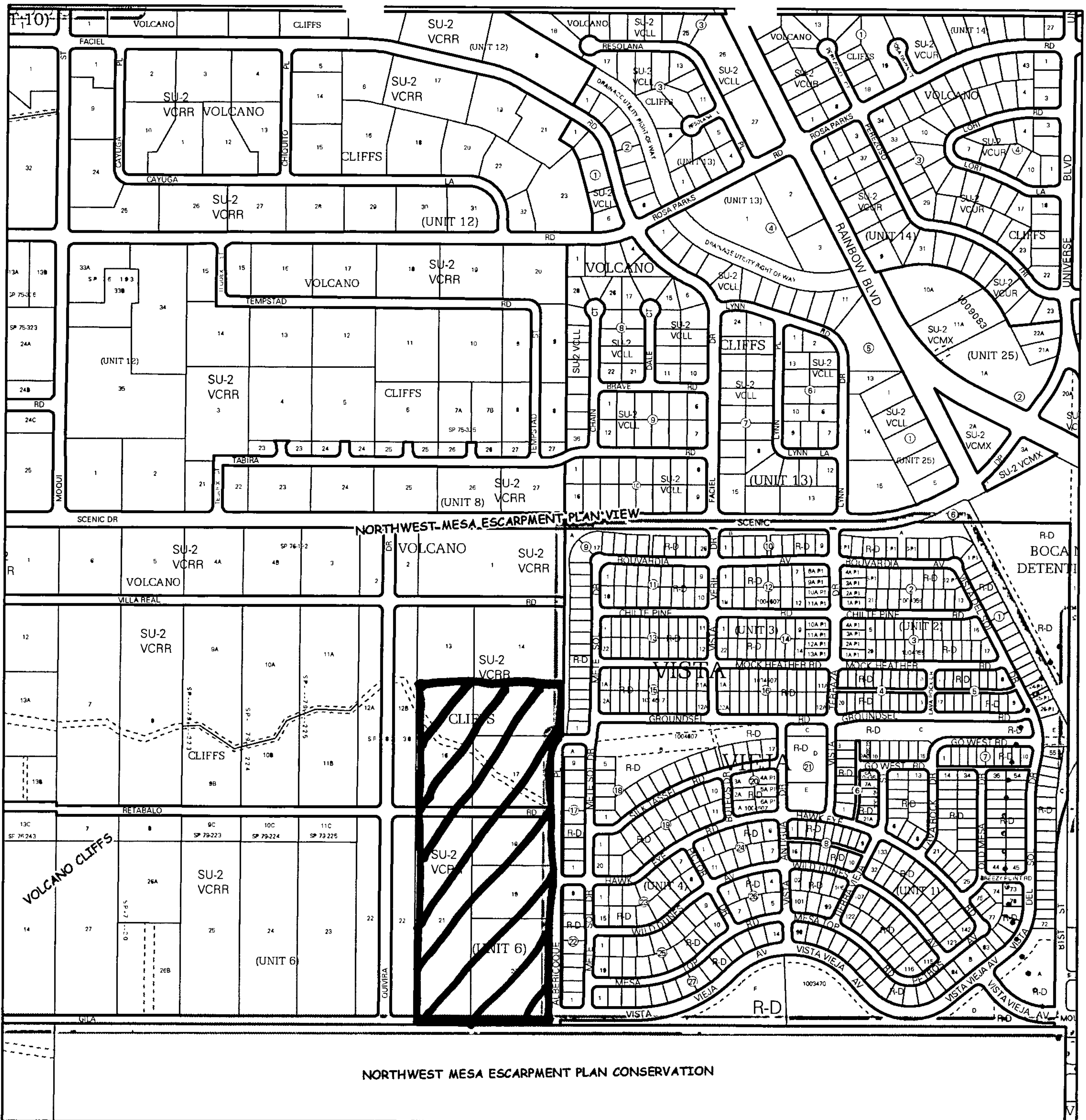


Form revised October 2007

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

Application case numbers
14 - DRB - 70238

[Signature] 7-8-14
Planner signature / date
Project # 1009506



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-Z

Selected Symbols

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

0 750 1,500 Feet

July 8, 2014

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Montecito West Unit 1 – Final Plat (DRB 1009506)

Dear Mr. Cloud:

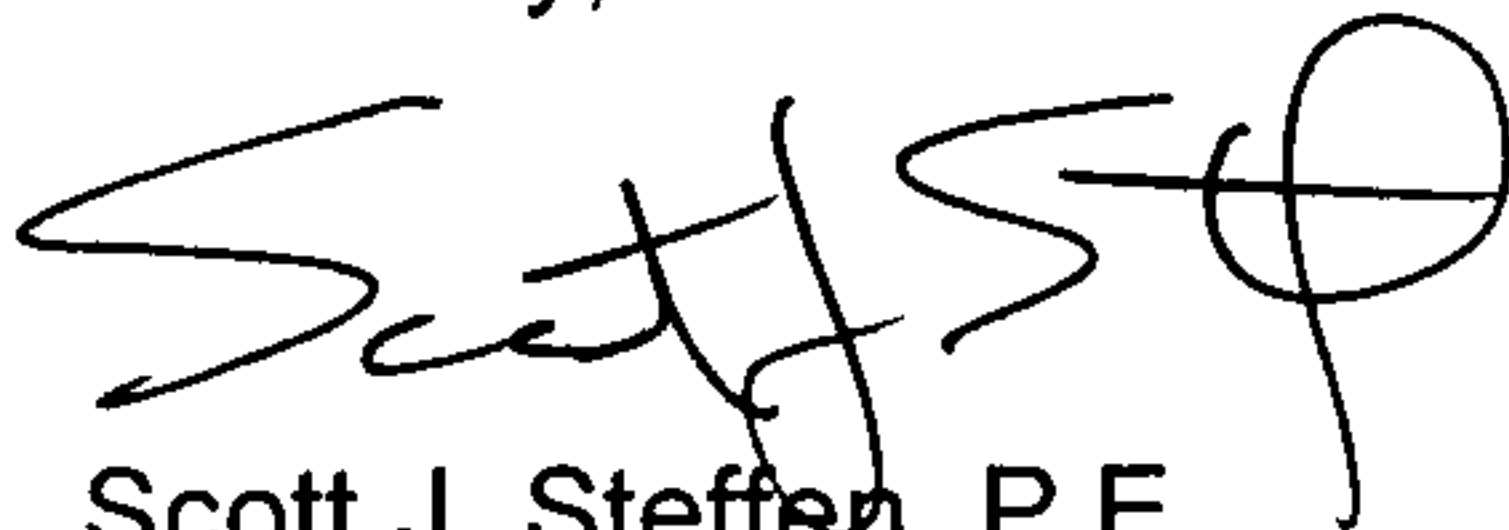
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of the final plat
- Copy of Final APS Pre-Development Facilities Fee Agreement
- Three (3) copies of the perimeter wall exhibit
- Zone Atlas page
- Copy of Recorded SIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. The project is a subdivision of Lots 15-21, Volcano Cliffs Subdivision Unit 6, consisting of 46 single-family residential lots. Access to the site will be from Vista Vieja Avenue.

Please place this item on the DRB Agenda to be heard on July 16, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning

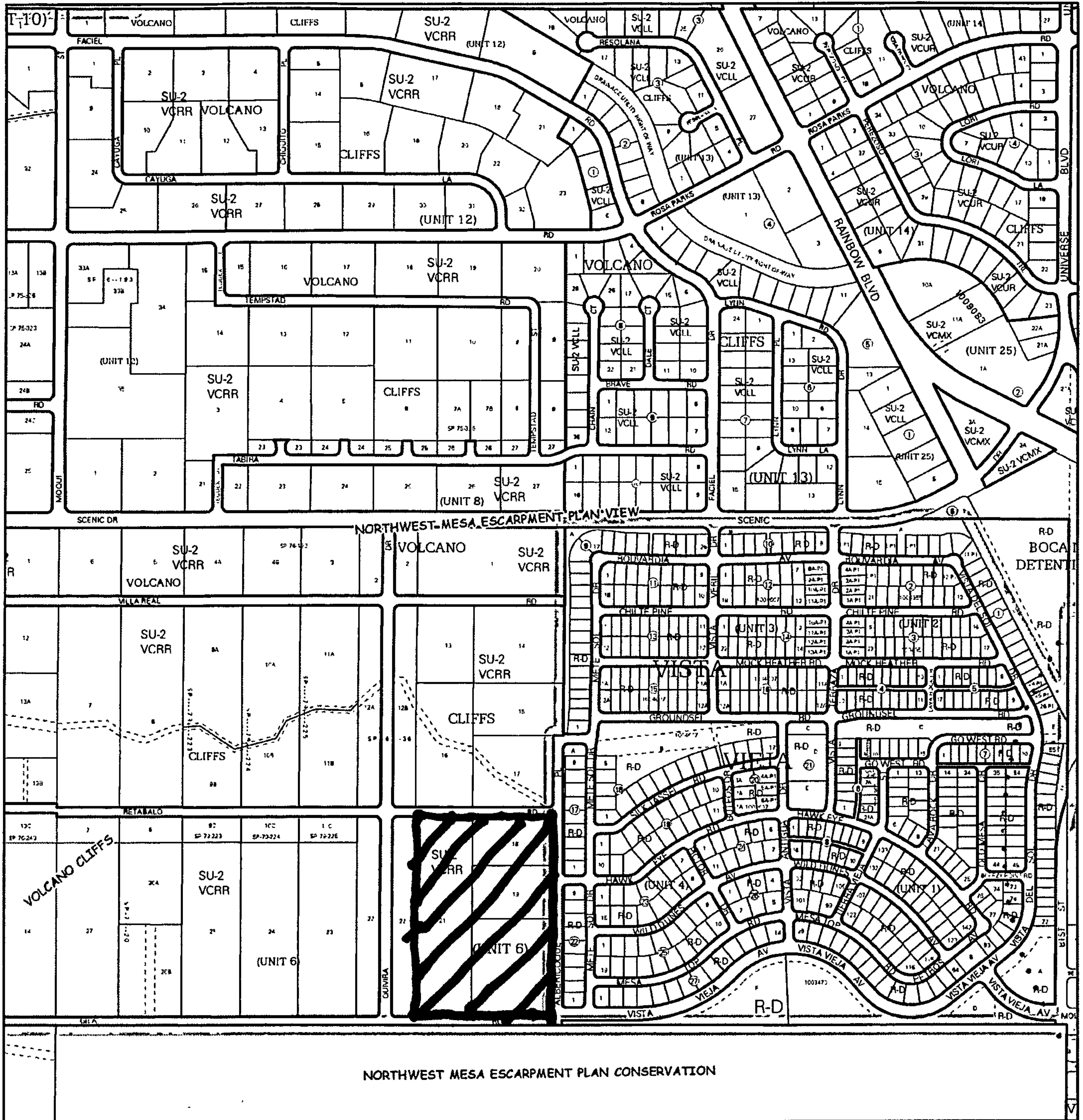
Enclosures

cc: Garret Price, Pulte Homes
Peter Steen, Pulte Homes

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-Z

Selected Symbols

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

0 750 1,500 Feet

UNIT 6

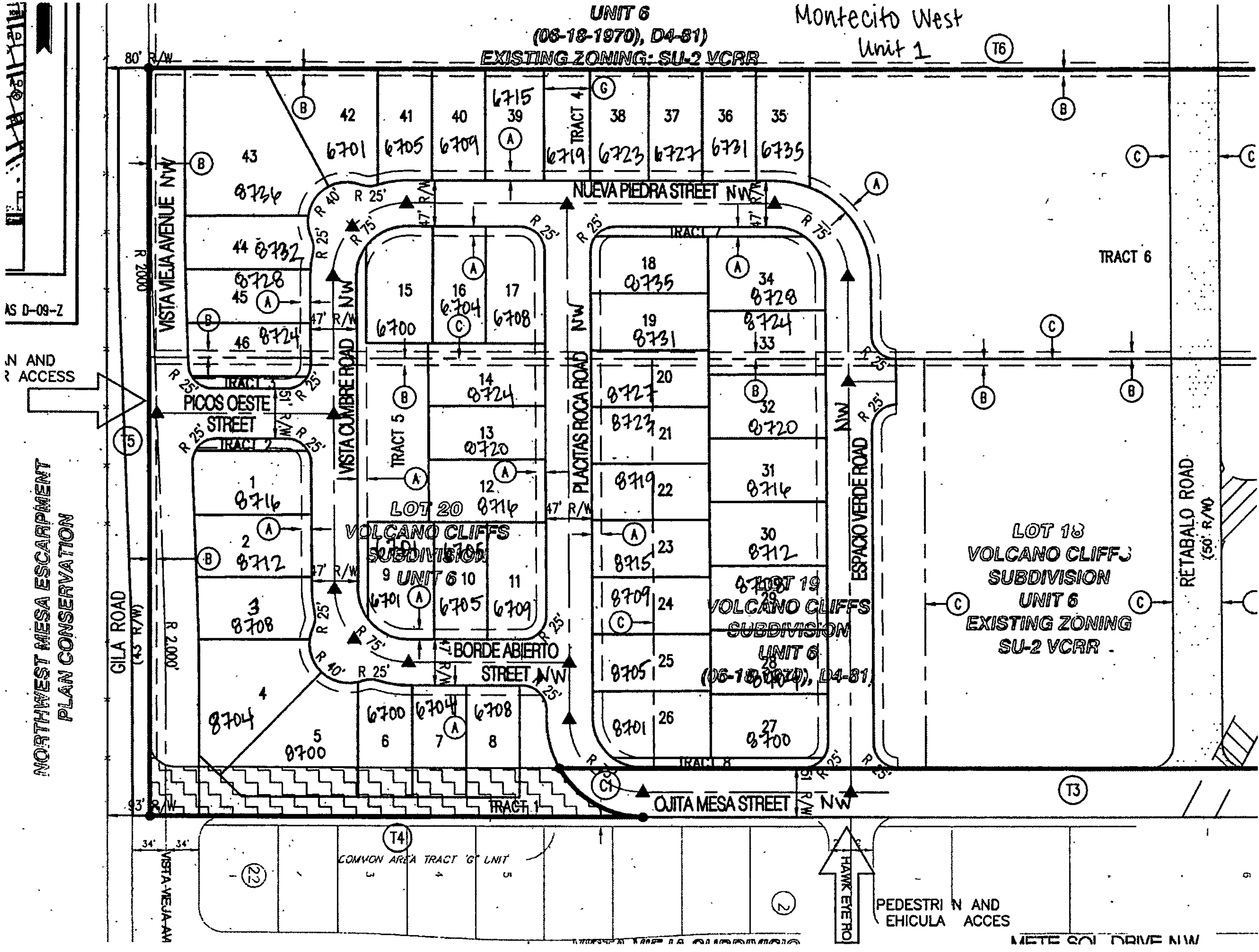
(06-18-1970), D4-81

EXISTING ZONING: SU-2 VCRR

Montecito West

Unit 1

(T6)



AS D-09-Z

IN AND ACCESS

NORTHWEST MESA ESCARPMENT
PLAN CONSERVATION

LOT 18
VOLCANO CLIFFS
SUBDIVISION
UNIT 6
EXISTING ZONING
SU-2 VCRR

PEDESTRIAN AND
VEHICULAR ACCESS

METEOR DRIVE NW

DR oject # 1009506

APS Cluster Volcano Vista

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Pulte Homes of New Mexico ("Developer") effective as of this 1st day of July, 2014, and pertains to the subdivision commonly known as Montecito West Unit 1, and more particularly described as [use new legal description of subdivision]
Montecito West Unit 1, Lots 1-46

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

See Attached

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Garret Price
Signature

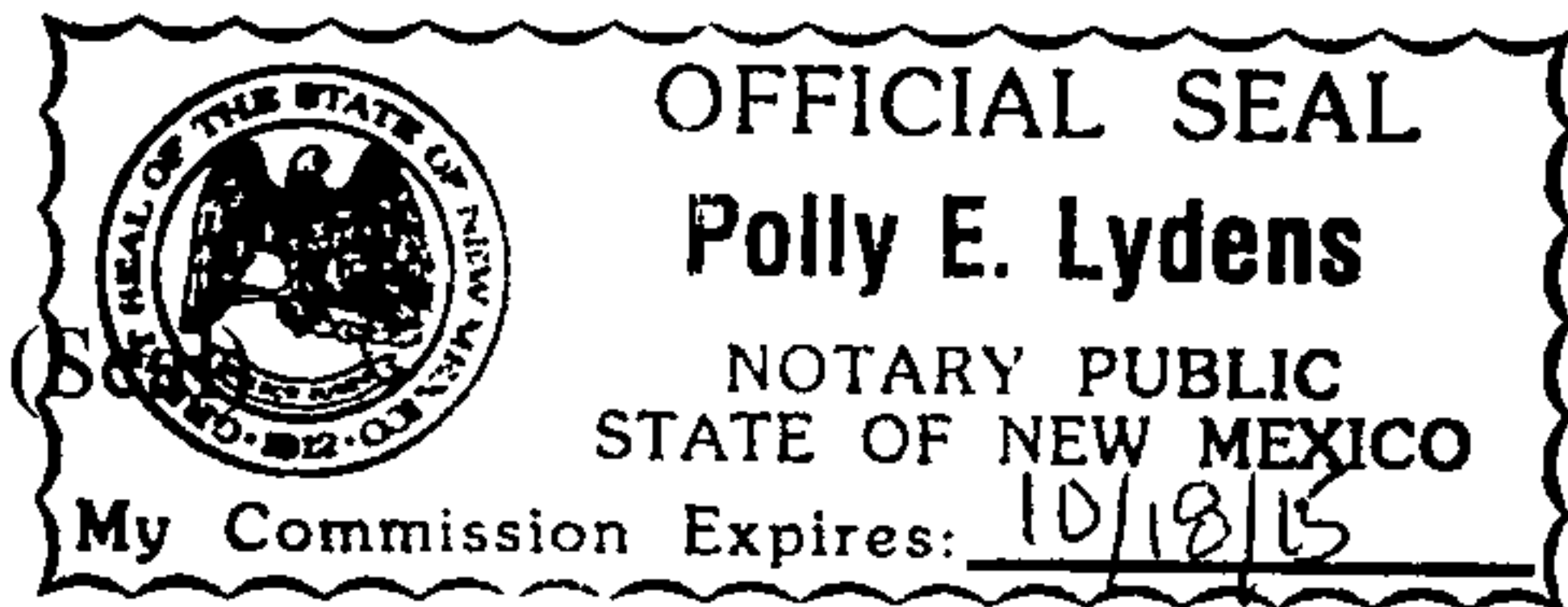
Garret Price - Vice President - LANN
Name (typed or printed) and title

Pulte Homes of NM, Inc
Developer a MICHIGAN CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 7/3/14, by Garret
Price as VP of LANN, a corporation.



Polly E Lydens
Notary Public

My commission expires: 10/18/15

ALBUQUERQUE PUBLIC SCHOOLS

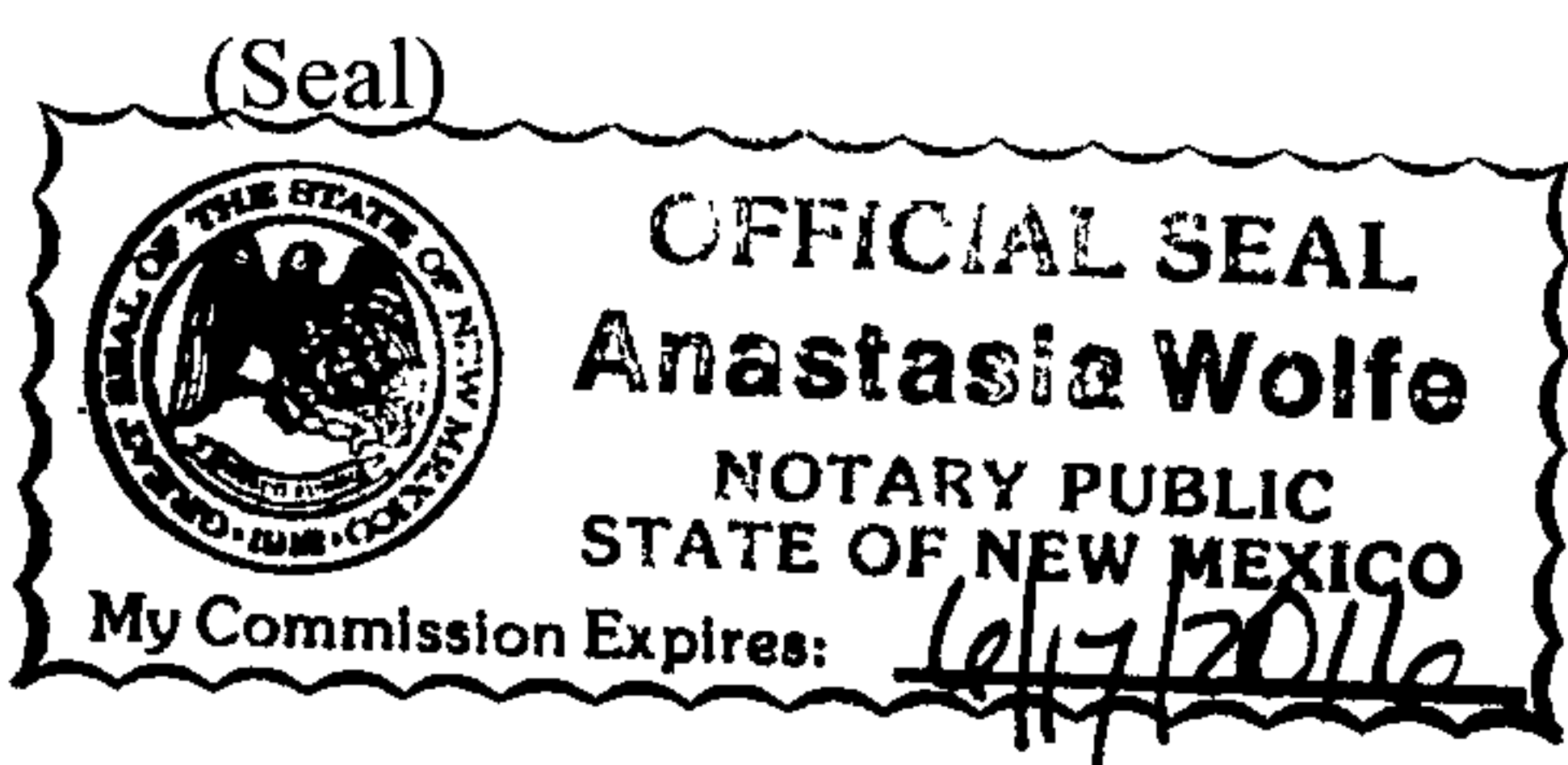
By: *Aprill Winters*
Signature

Aprill Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

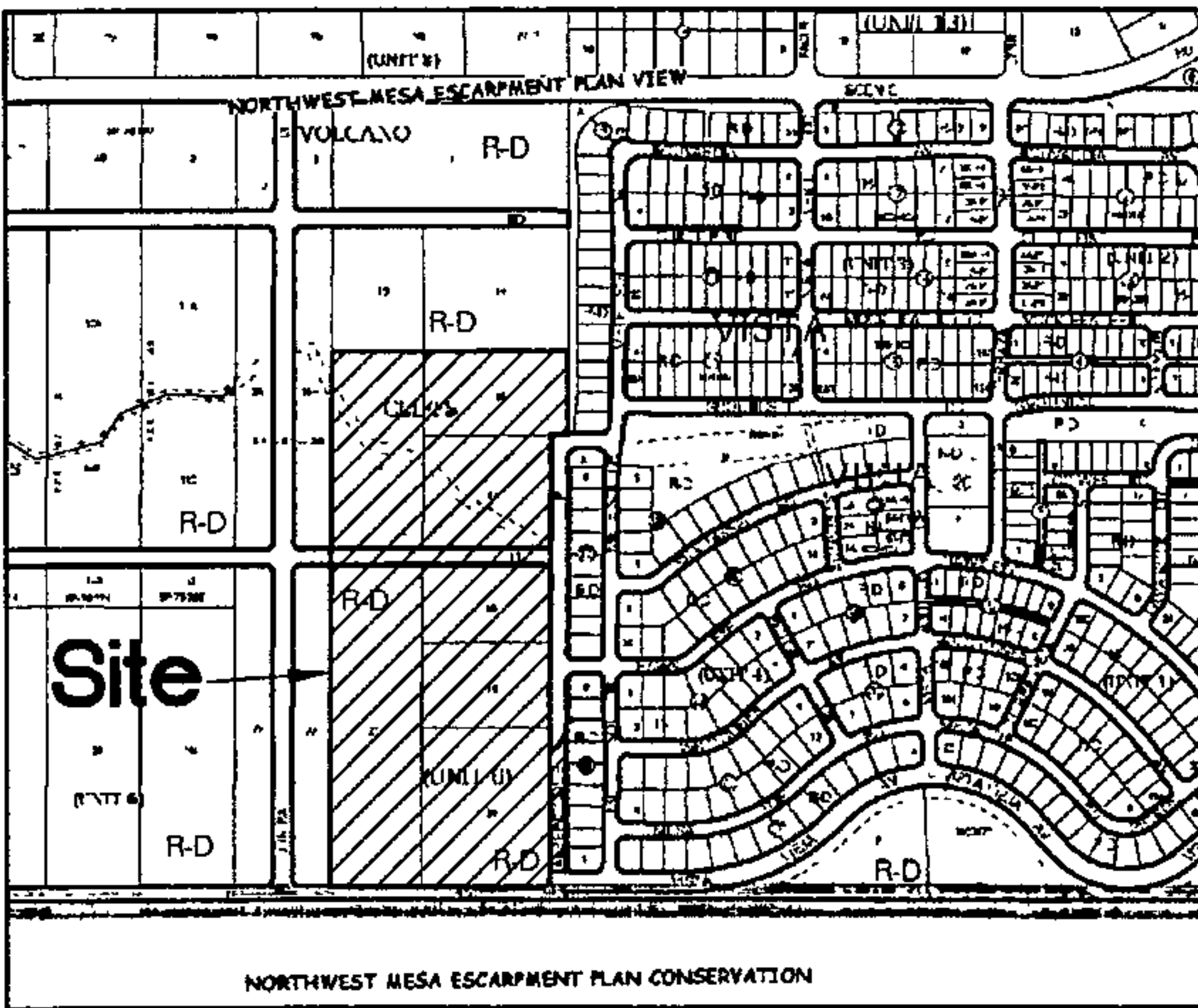
This instrument was acknowledged before me on 7/7/2014, by Aprill Winters
as Facility Fee Planner of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.



Anastasia Wolfe
Notary Public

My commission expires: 4/17/2016

Lot	Address	Legal Description
1	8716 Vista Cumbre Road NW	Montecito West Unit 1, Lot 1
2	8712 Vista Cumbre Road NW	Montecito West Unit 1, Lot 2
3	8708 Vista Cumbre Road NW	Montecito West Unit 1, Lot 3
4	8704 Vista Cumbre Road NW	Montecito West Unit 1, Lot 4
5	8700 Vista Cumbre Road NW	Montecito West Unit 1, Lot 5
6	6700 Borde Abierto Street NW	Montecito West Unit 1, Lot 6
7	6704 Borde Abierto Street NW	Montecito West Unit 1, Lot 7
8	6708 Borde Abierto Street NW	Montecito West Unit 1, Lot 8
9	6701 Borde Abierto Street NW	Montecito West Unit 1, Lot 9
10	6705 Borde Abierto Street NW	Montecito West Unit 1, Lot 10
11	6709 Borde Abierto Street NW	Montecito West Unit 1, Lot 11
12	8716 Placitas Roca Road NW	Montecito West Unit 1, Lot 12
13	8720 Placitas Roca Road NW	Montecito West Unit 1, Lot 13
14	8724 Placitas Roca Road NW	Montecito West Unit 1, Lot 14
15	6700 Nueva Piedra Street NW	Montecito West Unit 1, Lot 15
16	6704 Nueva Piedra Street NW	Montecito West Unit 1, Lot 16
17	6708 Nueva Piedra Street NW	Montecito West Unit 1, Lot 17
18	8735 Placitas Roca Road NW	Montecito West Unit 1, Lot 18
19	8731 Placitas Roca Road NW	Montecito West Unit 1, Lot 19
20	8727 Placitas Roca Road NW	Montecito West Unit 1, Lot 20
21	8723 Placitas Roca Road NW	Montecito West Unit 1, Lot 21
22	8719 Placitas Roca Road NW	Montecito West Unit 1, Lot 22
23	8715 Placitas Roca Road NW	Montecito West Unit 1, Lot 23
24	8709 Placitas Roca Road NW	Montecito West Unit 1, Lot 24
25	8705 Placitas Roca Road NW	Montecito West Unit 1, Lot 25
26	8701 Placitas Roca Road NW	Montecito West Unit 1, Lot 26
27	8700 Espacio Verde Road NW	Montecito West Unit 1, Lot 27
28	8704 Espacio Verde Road NW	Montecito West Unit 1, Lot 28
29	8708 Espacio Verde Road NW	Montecito West Unit 1, Lot 29
30	8712 Espacio Verde Road NW	Montecito West Unit 1, Lot 30
31	8716 Espacio Verde Road NW	Montecito West Unit 1, Lot 31
32	8720 Espacio Verde Road NW	Montecito West Unit 1, Lot 32
33	8724 Espacio Verde Road NW	Montecito West Unit 1, Lot 33
34	8728 Espacio Verde Road NW	Montecito West Unit 1, Lot 34
35	6735 Nueva Piedra Street NW	Montecito West Unit 1, Lot 35
36	6731 Nueva Piedra Street NW	Montecito West Unit 1, Lot 36
37	6727 Nueva Piedra Street NW	Montecito West Unit 1, Lot 37
38	6723 Nueva Piedra Street NW	Montecito West Unit 1, Lot 38
39	6715 Nueva Piedra Street NW	Montecito West Unit 1, Lot 39
40	6709 Nueva Piedra Street NW	Montecito West Unit 1, Lot 40
41	6705 Nueva Piedra Street NW	Montecito West Unit 1, Lot 41
42	6701 Nueva Piedra Street NW	Montecito West Unit 1, Lot 42
43	8736 Vista Cumbre Road NW	Montecito West Unit 1, Lot 43
44	8732 Vista Cumbre Road NW	Montecito West Unit 1, Lot 44
45	8728 Vista Cumbre Road NW	Montecito West Unit 1, Lot 45
46	8724 Vista Cumbre Road NW	Montecito West Unit 1, Lot 46



Vicinity Map Zone Atlas D-9-Z

Indexing Information

Section 21, Township 11 North, Range 2 East, NMPM
 Subdivision: Volcano Cliffs Subdivision, Unit 6
 Owner: Marvin M. Mueller, UPC#100906322524230127

Subdivision Data

GROSS ACREAGE 29 5439 Acres
 ZONE ATLAS PAGE NO. D-9-Z
 NUMBER OF EXISTING LOTS 7
 NUMBER OF LOTS CREATED 46
 NUMBER OF TRACTS CREATED 10
 MILES OF FULL WIDTH STREETS 0.46 MILES
 MILES OF HALF WIDTH STREETS 0.15 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 3 4981 ACRES
 DATE OF SURVEY JANUARY 2013

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2013
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID)
4. LOT LINES AND EASEMENTS BEING ELIMINATED BY PLAT ARE SHOWN AS THUS
5. IN LIEU OF RIGHT OF WAY MONUMENTATION, CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲ . ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT
6. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER. REAR CORNERS WILL BE MARKED BY A BATHEY MARKER WITH CAP "LS 14271"

Legal Description

LOTS NUMBERED FIFTEEN (15) THRU TWENTY-ONE (21), VOLCANO CLIFFS SUBDIVISION, UNIT 6, AND A VACATED PORTION OF RETABLO ROAD NW AND ALBERICOQUE PLACE NW, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "2_D9" BEARS N 78°27'55" W, A DISTANCE OF 651.97 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 89°53'11" E, A DISTANCE OF 766.78 FEET TO THE NORTHEAST CORNER OF LOT 15, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°17'06" W, A DISTANCE OF 274.13 FEET TO AN ANGLE POINT LYING ON THE EASTERLY RIGHT OF WAY OF ALBERICOQUE PLACE NW,

THENCE, N 89°52'58" W, A DISTANCE OF 50.00 FEET, TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT OF WAY OF ALBERICOQUE PLACE NW, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY LINE, S 00°17'06" W, A DISTANCE OF 1051.94 FEET TO AN ANGLE POINT,

THENCE, 104.48 FEET ALONG A CURVE TO THE LEFT, BEING NON-RADIAL TO THE PREVIOUS COURSE, HAVING A RADIUS OF 99.49 FEET, A DELTA OF 60°10'10", AND A CHORD BEARING N 30°22'11" E, A DISTANCE OF 99.74 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°17'06" W, A DISTANCE OF 503.32 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271",

THENCE, N 89°55'12" W, A DISTANCE OF 768.42 FEET TO THE SOUTHWEST CORNER OF LOT 21, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR,

THENCE, N 00°20'19" E, A DISTANCE OF 1743.69 FEET TO THE POINT OF BEGINNING, CONTAINING 29 5439 ACRES (1,286,931 SQ. FT.) MORE OR LESS

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON
2. GRANT EASEMENTS AS SHOWN HEREON
3. GRANT ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE
4. VACATE EASEMENTS AS SHOWN HEREON
5. VACATE RIGHT-OF-WAY AS SHOWN HEREON

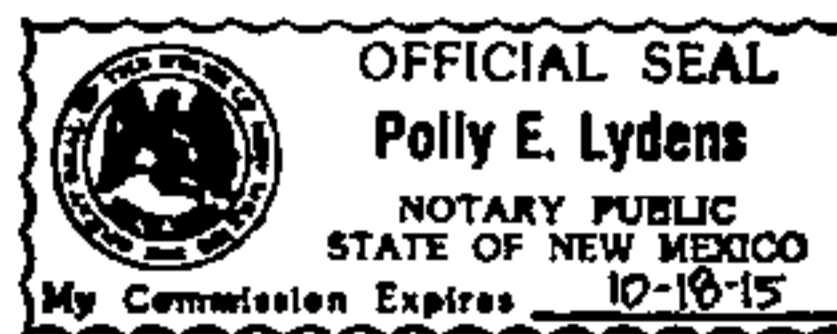
Free Consent & Dedication

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

Garret Price 6/24/14
 GARRET PRICE, VICE PRESIDENT OF LAND
 PULTE HOMES OF NEW MEXICO, INC

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24, 2014
 BY: GARRET PRICE, VICE PRESIDENT OF LAND, PULTE HOMES OF NEW MEXICO, INC.

Polly E. Lydens 10/10/15
 NOTARY PUBLIC MY COMMISSION EXPIRES

**Plat for
 Montecito West Unit 1
 Being Comprised of**

**Lots 15-21, Volcano Cliffs Subdivision Unit 6
 Together with a Portion of Vacated Retablo Road NW
 and Albericoque Place NW Rights-of-Way
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2014**

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	Date
New Mexico Gas Company <i>Rita Jaramilla</i>	7-2-14
Qwest Corporation d/b/a CenturyLink QC	5/30/14
Comcast	Date
City Surveyor <i>Don P. Aester</i>	7-2-14
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
Real Property Division	Date

Surveyor's Certificate

"I, BRIAN J. MARTINEZ, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Brian J. Martinez 6/18/14
 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

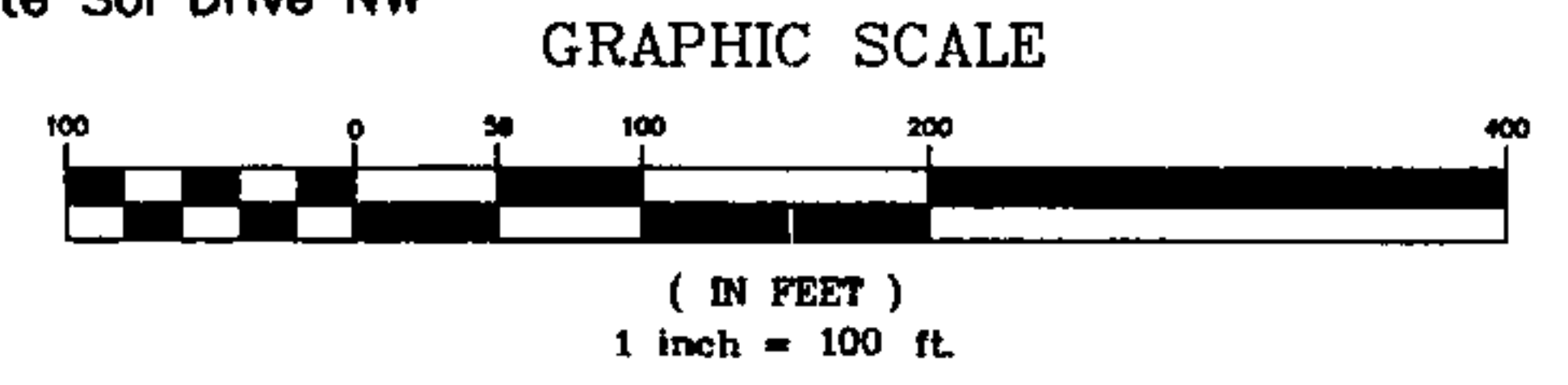
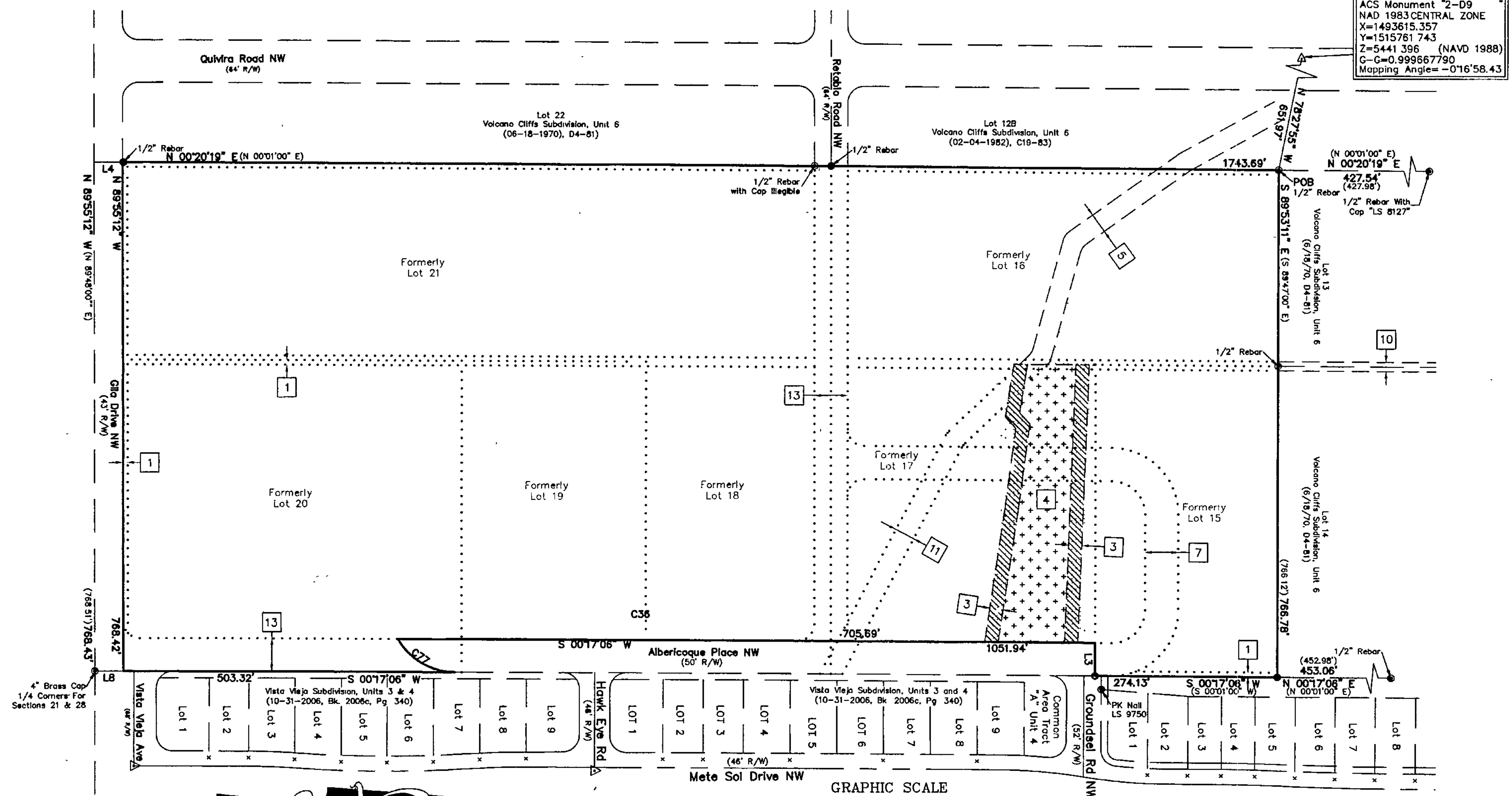
Legend

- N 00°00'00" E MEASURED BEARING AND DISTANCES
- (N 00°00'00" E) RECORD INFO VOLCANO CLIFFS SUBDIVISION (D4-81, 06/18/1970)
- CHISELED "X", UNLESS INDICATED OTHERWISE
- SET BATHYEMY MARKER WITH CAP "LS 14271"
- ▲ CENTERLINE MONUMENT
- LOT LINES AND EASEMENT LINES ELIMINATED BY THIS PLAT
- x FOUND CHISELED "X", USED AS A REFERENCE POINT

Note: Existing conditions, before platting, shown on this sheet

Plat for
Montecito West Unit 1
 Being Comprised of
Lots 15-21, Volcano Cliffs Subdivision Unit 6
 Together with a Portion of Vacated Retablo Road NW
 and Albericoque Place NW Rights-of-Way
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2014

ACS Monument "2-D9
 NAD 1983 CENTRAL ZONE
 X=1493615.357
 Y=1515761.743
 Z=5441.396 (NAVD 1988)
 G-G=0.999667790
 Mapping Angle=-0°16'58.43



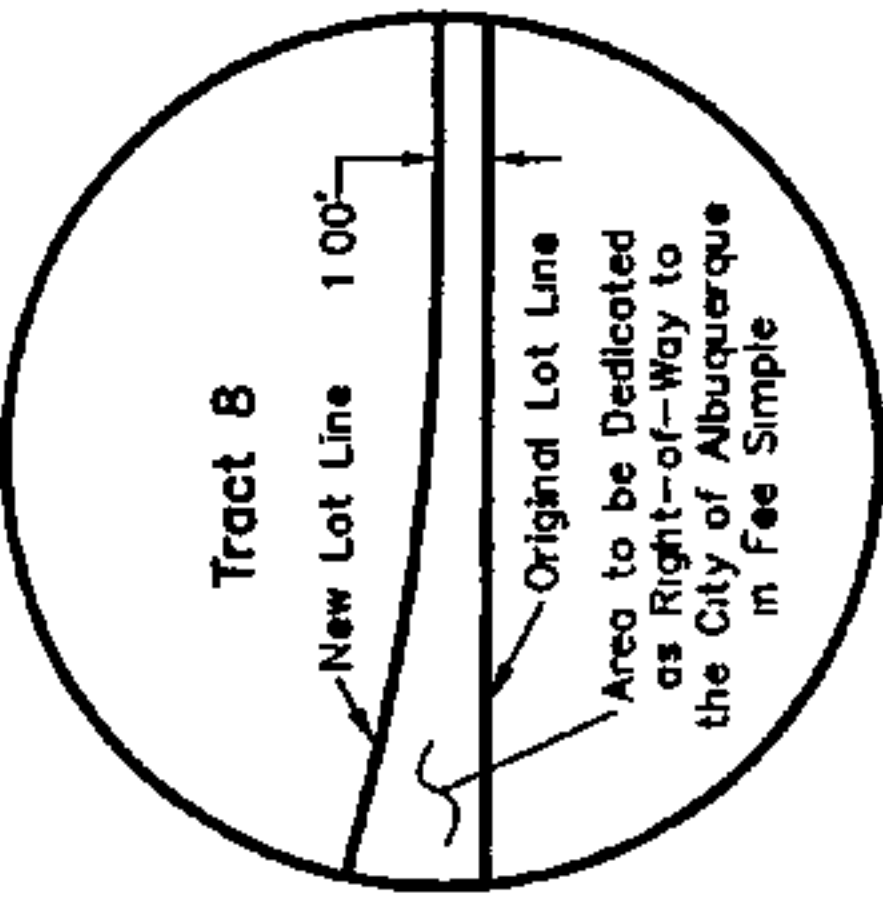
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 5
 130136

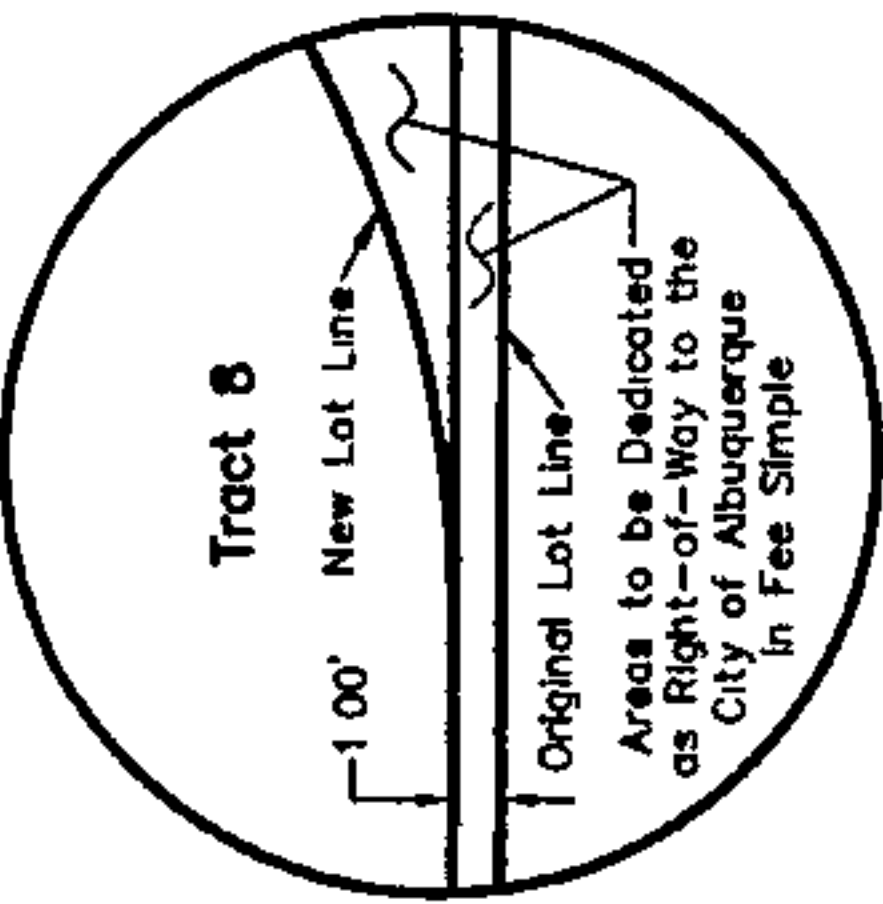
**Plat for
Montecito West Unit 1
Being Comprised of
Lots 15-21, Volcano Cliffs Subdivision Unit 6
Together with a Portion of Vacated Retablo Road NW
and Albericoque Place NW Rights-of-Way
City of Albuquerque
Bernalillo County, New Mexico
June 2014**

ACS Monument "2-D9"
NAD 1983 CENTRAL ZONE
X=1493615.357
Y=1515761.743
Z=5441.396 (NAVD 1988)
G-G=0.999667790
Mapping Angle=-0°16'58.43"

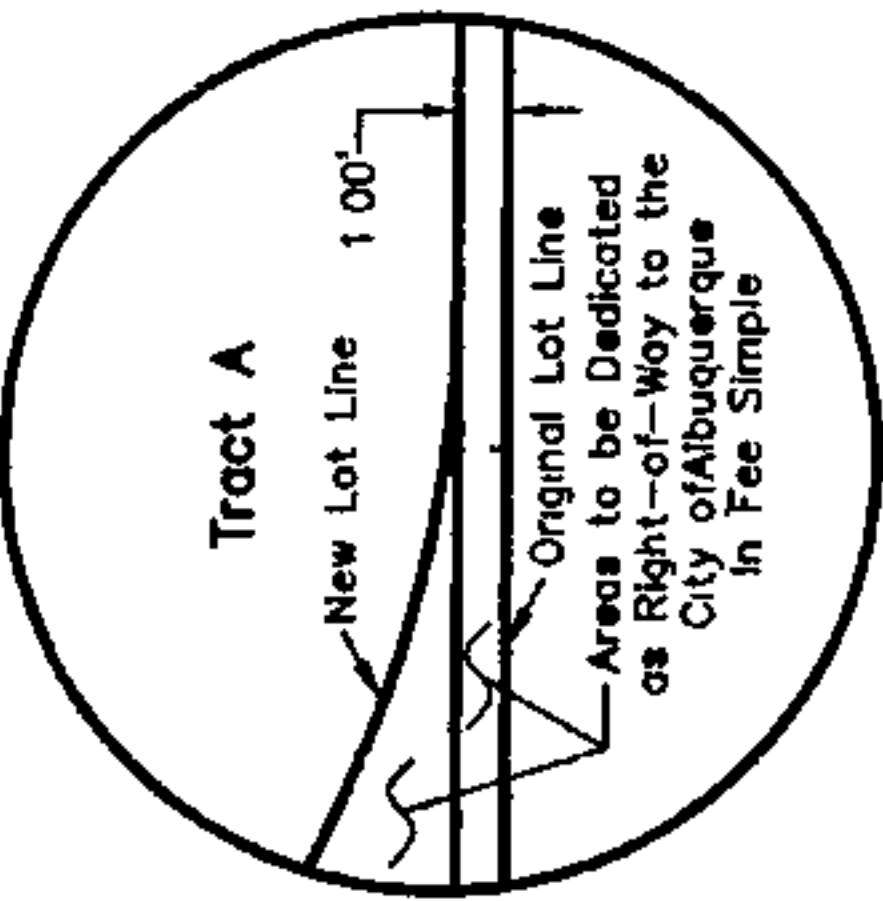
Detail "A"



Detail "B"

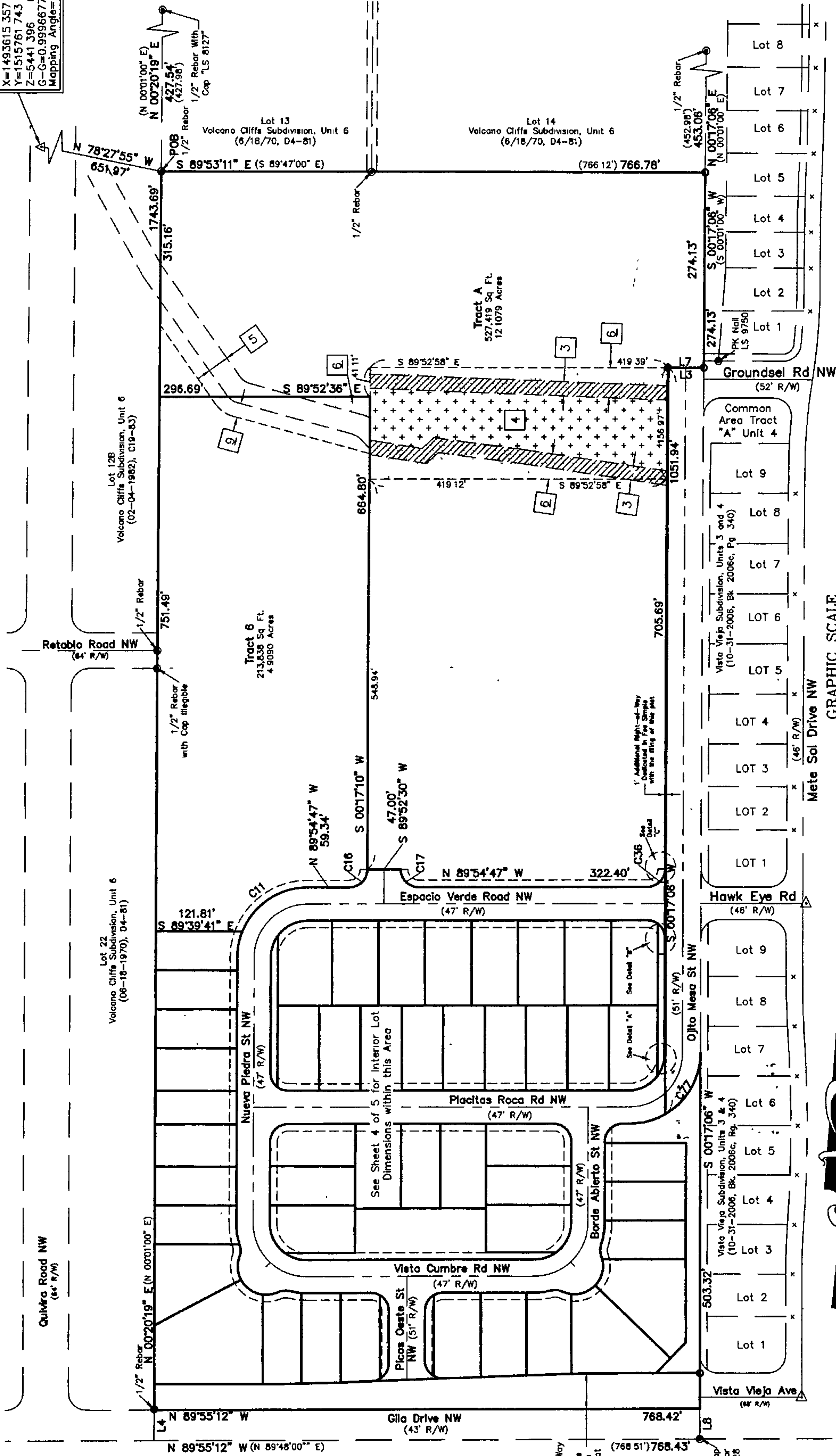


Detail "C"



Legend

- N 90°00'00" E (N 90°00'00" E)
- MEASURED BEARING AND DISTANCES
- RECORD INFO VOLCANO CLIFFS SUBDIVISION (04-81, 06/18/1970)
- MONUMENT FOUND AND USED AS INDICATED
- SET BATHY MARKER WITH CAP "LS 14271" UNLESS NOTED OTHERWISE
- CENTERLINE MONUMENT
- FOUND CHISELED X USED AS A REFERENCE POINT



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244
130136

Plat for

Montecito West Unit 1

Being Comprised of

**Lots 15-21, Volcano Cliffs Subdivision Unit 6
Together with a Portion of Vacated Retablo Road NW
and Albericoque Place NW Rights-of-Way**

City of Albuquerque

Bernalillo County, New Mexico

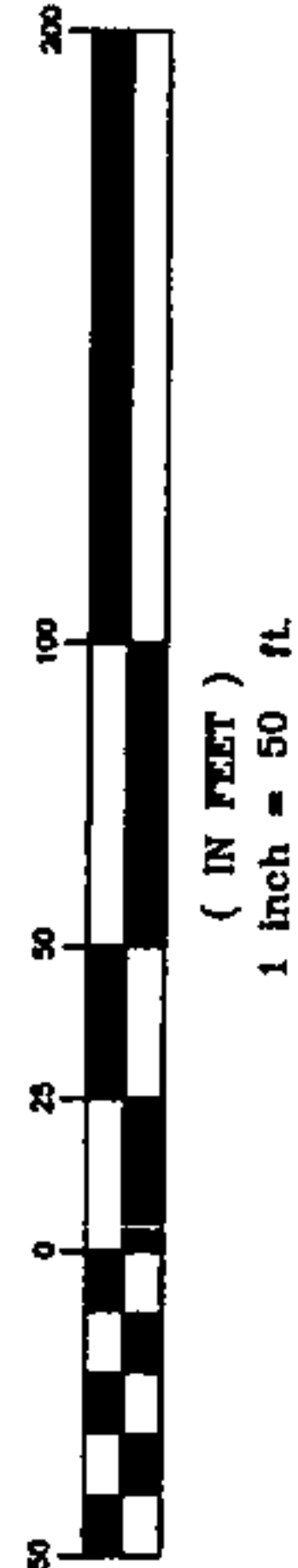
June 2014



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- ▲ CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

GRAPHIC SCALE

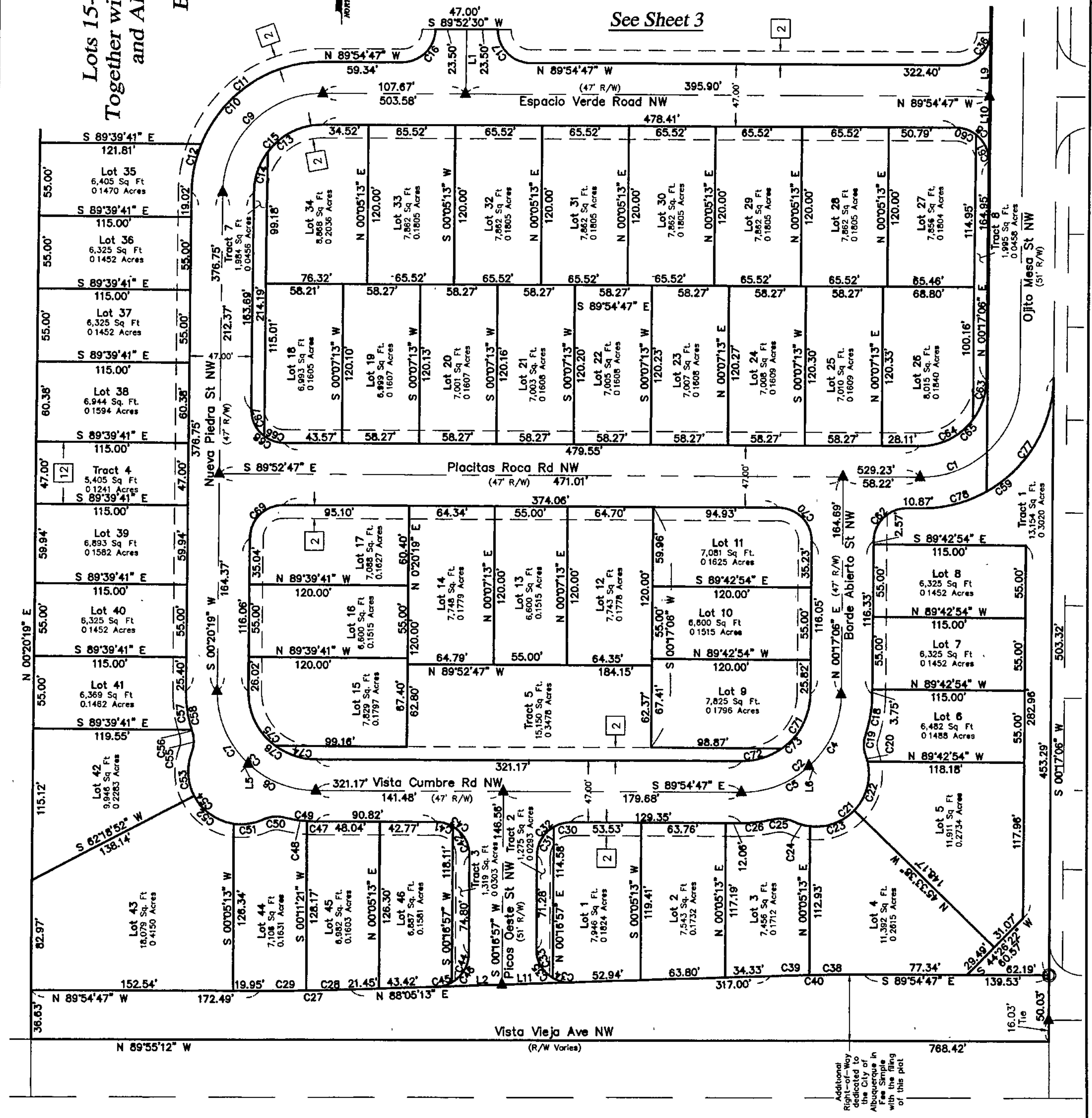


Note:

TRACTS 7 AND 8 ARE ENTIRELY ENCUMBERED BY A 10 FOOT P.U.E.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Sheet 4 of 5
Phone (505) 896-3050 Fax (505)891-0244 130136



Additional Right-of-Way dedicated to the City of Albuquerque in accordance with the Platting with the filing of this plat

Plat for
Montecito West Unit 1
Being Comprised of
Lots 15-21, Volcano Cliffs Subdivision Unit 6
Together with a Portion of Vacated Retablo Road NW
and Albericoque Place NW Rights-of-Way
City of Albuquerque
Bernalillo County, New Mexico
June 2014

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	55.19'	75.00'	42°09'36"	53.95'	N 69°02'25" E
C2	117.55'	75.00'	89°48'07"	105.88'	N 45°11'10" E
C3	118.14'	75.00'	90°15'05"	106.30'	S 44°47'14" E
C4	61.68'	75.00'	47°07'04"	59.95'	N 23°50'38" E
C5	55.87'	75.00'	42°41'03"	54.59'	N 68°44'42" E
C6	56.18'	75.00'	42°55'04"	54.88'	S 68°27'15" E
C7	61.96'	75.00'	47°20'01"	60.21'	S 23°19'42" E
C8	39.36'	25.00'	90°11'53"	35.42'	N 44°48'50" W
C9	117.48'	75.00'	89°44'55"	105.83'	S 45°12'46" W
C10	154.29'	98.50'	89°44'55"	138.99'	S 45°12'46" W
C11	117.46'	98.50'	68°19'28"	110.62'	S 55°55'29" W
C12	36.83'	98.50'	21°25'27"	36.62'	S 11°03'02" W
C13	48.03'	51.50'	53°26'19"	46.31'	S 63°22'04" W
C14	32.64'	51.50'	36°18'36"	32.09'	S 18°29'37" W
C15	80.67'	51.50'	89°44'55"	72.67'	S 45°12'46" W
C16	39.18'	25.00'	89°48'03"	35.29'	N 45°11'12" E
C17	39.36'	25.00'	90°11'57"	35.42'	S 44°48'48" E
C18	31.01'	98.50'	18°02'14"	30.88'	N 09°18'13" E
C19	16.74'	25.00'	38°21'32"	16.43'	S 00°51'26" E
C20	4.53'	40.00'	06°28'58"	4.52'	N 16°47'42" W
C21	94.16'	40.00'	134°52'44"	73.88'	N 47°24'11" E
C22	39.94'	40.00'	57°12'55"	38.30'	N 15°03'14" E
C23	37.03'	40.00'	53°02'28"	35.72'	N 70°10'56" E
C24	12.66'	40.00'	18°08'23"	12.61'	S 74°13'39" E
C25	16.74'	25.00'	38°21'32"	16.43'	N 84°20'13" W
C26	23.39'	98.50'	13°36'12"	23.33'	N 83°17'07" E
C27	68.63'	1966.00'	02°00'00"	68.62'	N 89°05'13" E
C28	33.57'	1966.00'	00°58'42"	33.57'	N 88°34'34" E
C29	35.05'	1966.00'	01°01'18"	35.05'	N 89°34'34" E
C30	13.00'	25.00'	29°48'17"	12.86'	S 75°11'05" W
C31	26.18'	25.00'	60°00'00"	25.00'	S 30°16'57" W
C32	39.18'	25.00'	89°48'17"	35.30'	S 45°11'05" W
C33	26.18'	25.00'	60°00'00"	25.00'	S 29°43'03" E
C34	14.05'	25.00'	32°11'43"	13.86'	S 75°48'55" E
C35	40.23'	25.00'	92°11'43"	36.03'	S 45°48'55" E
C36	39.18'	25.00'	89°48'07"	35.29'	N 45°11'10" E
C38	41.58'	2034.00'	01°10'17"	41.58'	S 89°30'05" W
C39	29.42'	2034.00'	00°49'43"	29.42'	S 88°30'05" W
C40	71.00'	2034.00'	02°00'00"	71.00'	S 89°05'13" W
C41	13.18'	25.00'	30°11'43"	13.02'	N 74°48'55" W
C42	26.18'	25.00'	60°00'00"	25.00'	N 29°43'03" W
C43	39.36'	25.00'	90°11'43"	35.42'	N 44°48'55" W
C44	26.18'	25.00'	60°00'00"	25.00'	N 30°16'57" E
C45	12.13'	25.00'	27°48'17"	12.01'	N 74°11'09" E
C46	38.31'	25.00'	87°48'17"	34.67'	N 44°11'05" E
C47	6.73'	98.50'	03°54'58"	6.73'	S 87°57'18" E
C48	17.06'	98.50'	09°55'16"	17.03'	S 81°02'11" E
C49	23.79'	98.50'	13°50'14"	23.73'	S 82°59'40" E
C50	16.74'	25.00'	38°21'32"	16.43'	S 84°44'41" W
C51	22.58'	40.00'	32°20'24"	22.28'	N 81°44'07" E
C52	37.98'	40.00'	54°24'32"	36.57'	S 54°53'24" E
C53	33.60'	40.00'	48°07'48"	32.62'	S 03°37'14" E
C54	94.16'	40.00'	134°52'45"	73.88'	S 46°59'42" E
C55	16.74'	25.00'	38°21'32"	16.43'	N 01°15'54" E
C56	1.32'	98.50'	00°45'55"	1.32'	S 17°31'54" E
C57	30.06'	98.50'	17°29'15"	29.95'	S 08°24'19" E
C58	31.38'	98.50'	18°15'11"	31.25'	S 08°47'17" E
C59	155.99'	99.49'	89°50'07"	140.50'	N 45°12'09" E
C60	16.17'	25.00'	37°04'05"	15.89'	N 71°22'44" W
C61	23.18'	25.00'	53°07'48"	22.36'	N 26°16'48" W
C62	39.20'	25.00'	89°50'07"	35.30'	S 45°12'09" W
C63	32.33'	50.49'	36°41'04"	31.78'	N 18°37'38" E
C64	46.84'	50.49'	53°09'03"	45.18'	N 63°32'41" E
C65	79.16'	50.49'	89°50'07"	71.30'	N 45°12'09" E
C66	16.18'	25.00'	37°05'17"	15.90'	S 71°20'08" E
C67	23.18'	25.00'	53°07'48"	22.36'	S 26°13'36" E
C68	39.37'	25.00'	90°13'06"	35.42'	S 44°46'14" E
C69	39.17'	25.00'	89°46'54"	35.29'	S 45°13'46" W
C70	39.34'	25.00'	90°09'53"	35.41'	N 44°47'51" W
C71	48.42'	51.50'	53°51'51"	46.65'	N 27°13'02" E
C72	32.30'	51.50'	35°56'16"	31.78'	N 72°07'05" E
C73	80.72'	51.50'	89°48'07"	72.71'	N 45°11'10" E
C74	33.06'	51.50'	36°46'53"	32.50'	S 71°31'20" E
C75	48.06'	51.50'	53°28'12"	46.34'	S 26°23'47" E
C76	81.12'	51.50'	90°15'05"	72.99'	S 44°47'14" E
C77	104.48'	99.49'	60°10'10"	99.74'	N 30°22'11" E
C78	51.51'	99.49'	29°39'57"	50.94'	N 75°17'14" E

Public Utility Easements:

Public utility easements shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
- C. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.


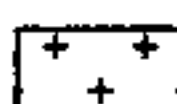

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A CenturyLink QC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.50'	N 00°17'10" E
L2	49.58'	N 88°05'13" E
L3	50.00'	N 89°52'58" W
L4	43.00'	N 00°20'19" E
L5	7.99'	N 43°00'18" E
L6	7.99'	N 42°35'49" W
L7	51.00'	N 89°52'58" W
L8	43.00'	N 00°17'06" E
L9	48.41'	S 00°17'06" W
L10	48.59'	S 00°17'06" W
L11	51.50'	N 88°05'13" E

Documents Used

- 1. PLAT FOR VOLCANO CLIFFS SUBDIVISION, UNIT 6, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81
- 2. RELEASE OF TEMPORARY CONSTRUCTION EASEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON APRIL 10, 2014, WITH DOCUMENT NO 2014028545

- Easement Notes**
- 1 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81) VACATED BY THIS PLAT
 - 2 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
 - 3 EXISTING 20' TEMPORARY CONSTRUCTION EASEMENT (08/19/2008, DOCUMENT NO. 2008119241) SHOWN HEREON AS 
 - 4 EXISTING PERMANENT DRAINAGE EASEMENT (11/03/2008, DOCUMENT NO 2008119241) SHOWN HEREON AS 
 - 5 EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81)
 - 6 PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
 - 7 EXISTING 50' ROADWAY EASEMENT VACATED WITH THE FILING OF THIS PLAT
 - 8 INTENTIONALLY OMITTED
 - 9 20' DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
 - 10 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81)
 - 11 PORTION OF EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81) VACATED WITH THE FILING OF THIS PLAT
 - 12 47' PUBLIC ROADWAY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
 - 13 EXISTING RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT



**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) 1009506

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 Montecito West Unit 1

Legal Description Montecito West Unit 1, Lots 1-46

Location of Project (address or major cross streets) Vista Vieja Avenue & Mete Sol Drive

Proposed Number of Units 46 Single-Family Multi-Family 46 Total Units

Waiver Information N/A

Property Owner: _____ Legal Description: _____ Zoning: _____

Reason for Waiver/Deferral: _____

Contact Information

Name: Garret Price

Company: Pulte Homes of New Mexico

Phone: 341-8524

E-Mail: Garret.Price@PulteGroup.com

Please include with your submittal:

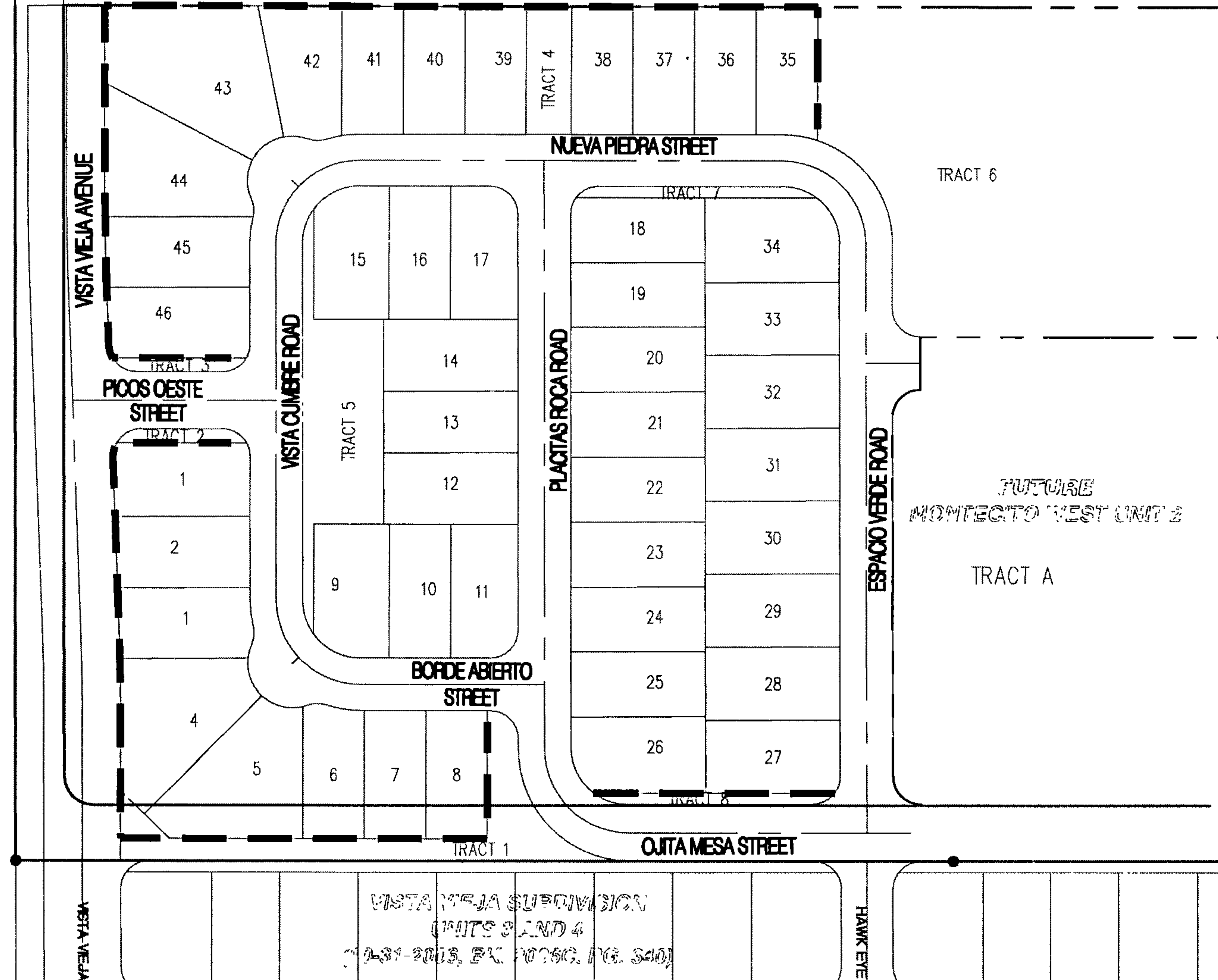
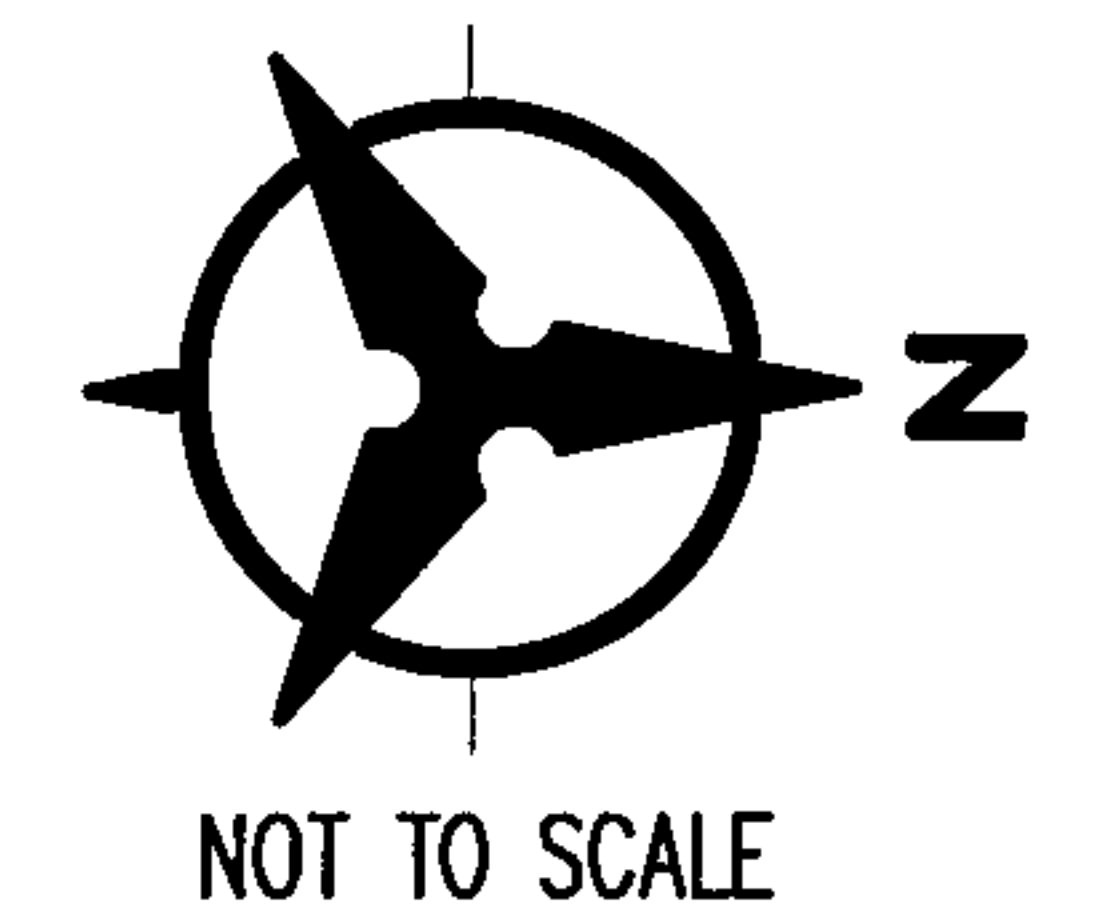
- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot (**for final plat only**)
- Please include project number on the top right corner of all documents

Doc# 2014053814

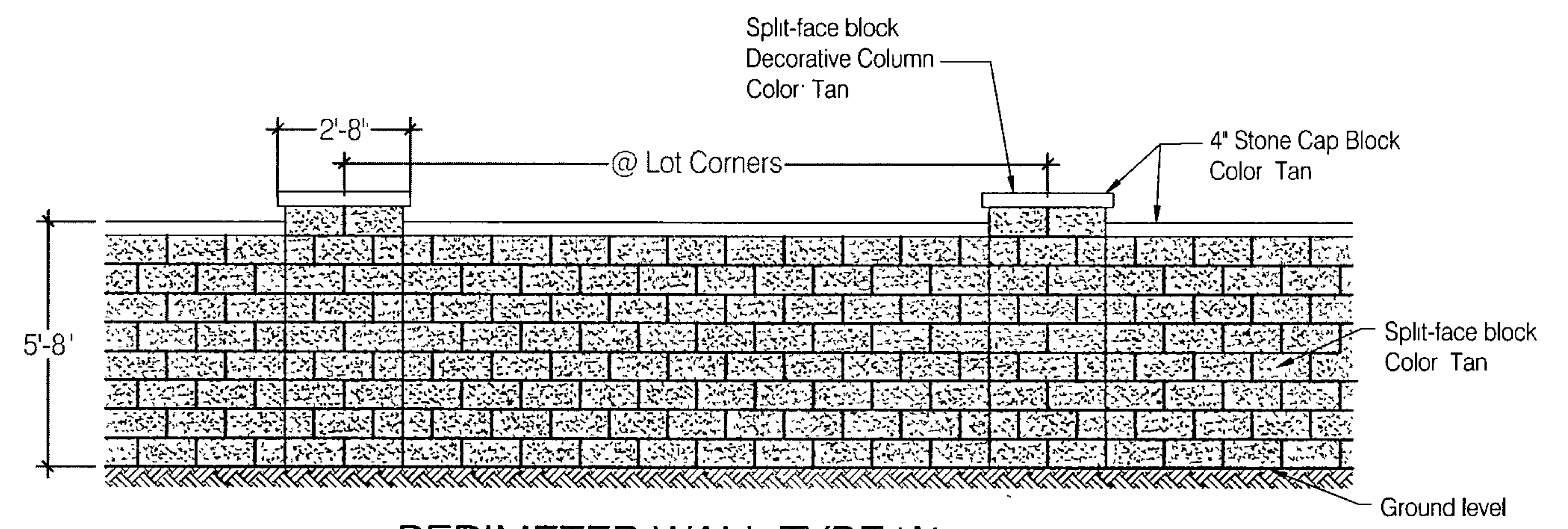


LOT 22
VOLCANO CLIFFS SUBDIVISION
UNIT 2
(02-18-1970), D4-811

EXHIBIT "D"
Montecito West UNIT 1
WALL EXHIBIT
11/8/13



PROJECT: 1009506
DATE: 7-16-14
APP: 14-70238 (FP)



PERIMETER WALL TYPE 'A'

--- WALL TYPE 'A'

PROJECT #

1009506

July 16, 2014

(F)



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Homes of New Mexico (Garret Price) PHONE: (505) 761-9606

ADDRESS: 7601 Jefferson St NE Suite 320 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pulte.com

Proprietary interest in site: Developer List all owners: Victory Land, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Vacation of Public Right-of-Way, Temporary Deferral of Sidewalk Construction for Montecito West Unit 2

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. Tracts 14-19 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Volcano Cliffs Unit 6 (Unit 2)

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____

Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1009506 12DRB-70352

CASE INFORMATION:

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

No. of existing lots: 6 No. of proposed lots: 48 Total area of site (acres): 16.54

LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place

Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott J Steffen DATE 11/8/13

(Print) SCOTT J STEFFEN Applicant: Agent: Form revised 4/07

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers

13' DRB 70758
70762
70759
70760

Action

VPE
VPR
CMP
ADU
TDS
PP

S.F.

Fees

\$ 870.00
 \$ 0
 \$ 20.00
 \$ 75.00
 \$ 0
 Total 1,255.00

Hearing date Dec. 4, 2013 70761 SPS

[Signature]

11-8-13
 Planner signature / date

Project # 1009506 \$ 2605.00

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.

Scott J Steffen
Applicant name (print)
Scott Steffen 11/8/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70761

[Signature] 11-8-13
Planner signature / date
Project # 1009506

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

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

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

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

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

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J STEFFEN
 Applicant name (print)
Scott J Steffen 11/8/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70766

[Signature] 11-8-13
 Planner signature / date
 Project # 1009506

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the deferral or extension
 List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Scott J Steffen
 Applicant name (print)
Scott Steffen 11/8/13
 Applicant signature / date



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

Application case numbers
17 - DRB - 70758
 - - - - 70759
 - - - - 70762

Form revised 4/07
[Signature] 11-8-13
 Planner signature / date
 Project # 1009506

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 Nov 19, 2013 To Dec. 4, 2013

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.

Sandy SCD
(Applicant or Agent)

11/20/13
(Date)

I issued 3 signs for this application, 11-8-13
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1009506

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

1. Scale: at least 1" = 100'
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. The Site (property lines)
6. Proposed Use(s) and List of Applicable Plans
7. Pedestrian Ingress and Egress (Access)
8. Vehicular Ingress and Egress (Access)
9. Any Internal Circulation Requirements
10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions



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) 1009506

Please check one:

[X] 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 MONTECITO WEST

Legal Description TRACTS 14-18, 20-21 VOLCANO CLIFFS UNIT 6

Location of Project (address or major cross streets) GILVA RD. + ALBERICOQUE PLALE

Proposed Number of Units 86 Single-Family ___ Multi-Family 86 Total Units

Waiver Information

Property Owner: VICTORY LAND LLC Legal Description: _____ Zoning: _____

Reason for Waiver/Deferral: _____

Contact Information

Name: WM. ALLEN

Company: VICTORY LAND LLC

Phone: 440-7262

E-Mail: BAllen@WESTPACNM.COM

Please include with your submittal:

- [X] Zone Atlas map with the entire property (ies) precisely and clearly outlined (SEE ATTACHED)
[X] 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

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Victory Land LLC ("Developer") effective as of this 22 day of March, 2013, and pertains to the subdivision commonly known as Montecito West, and more particularly described as [use current legal description] Tract 14-18, 20-21 Volcano Cliffs Unit 6

(the "Subdivision".)

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

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

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

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

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

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

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

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

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

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

Project # 1009506

APS Cluster Uiskano Vista

[Signature]
Signature

Scott Schiabor Mgr.
Name (typed or printed) and title

Victory Land LLC
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 27, 2013 by Scott Schiabor as Manager of Victory Land, LLC, a corporation.

(Seal) 

[Signature]
Notary Public

My commission expires: 10/30/13


ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

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

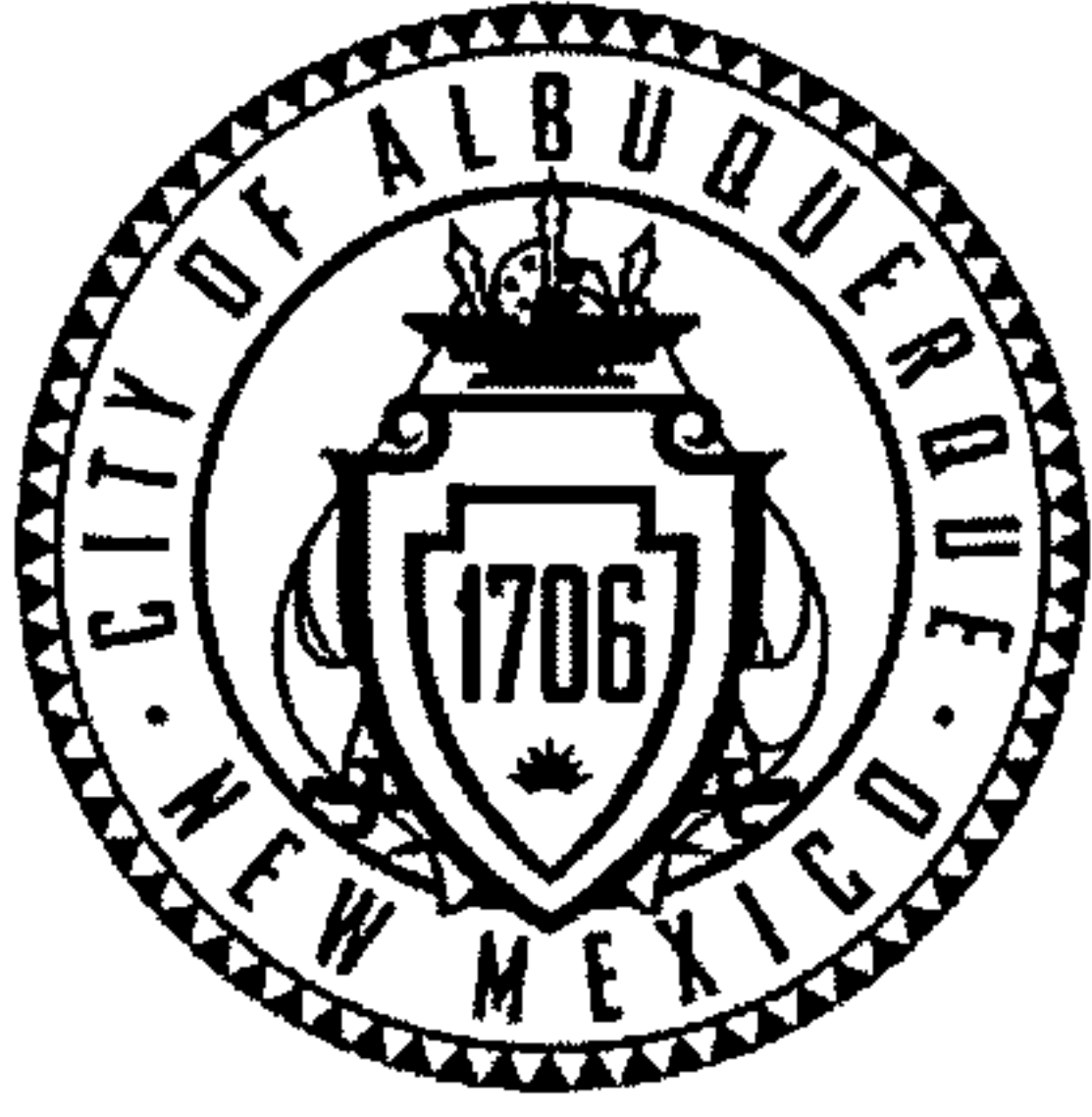
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on APRIL 12, 2013 by APRIL L. WINTERS as FACILITY 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.



[Signature]
Notary Public

My commission expires: 5/31/2015



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
March 29, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): #1009506

Case Number(s):

Agent: Bohannon Huston Inc

Applicant: Victory Land LLC

Legal Description: Tracts 14-18, 20-21, Volcano Cliffs Unit 6

Zoning: SU-2

Acreage: 33.55 acres

Zone Atlas Page: D-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

SUPPORTING DOCUMENTATION:

NIAF Form “Cultural Resource Clearance for Montecito West Subdivision, Section 21, T11N, R 02E; Bernalillo County, New Mexico” by Stephanie Waldo and Andrew Zink (NMCRIIS #126329; Lone Mountain Archaeological Services, Douglas Boggess P.I.)

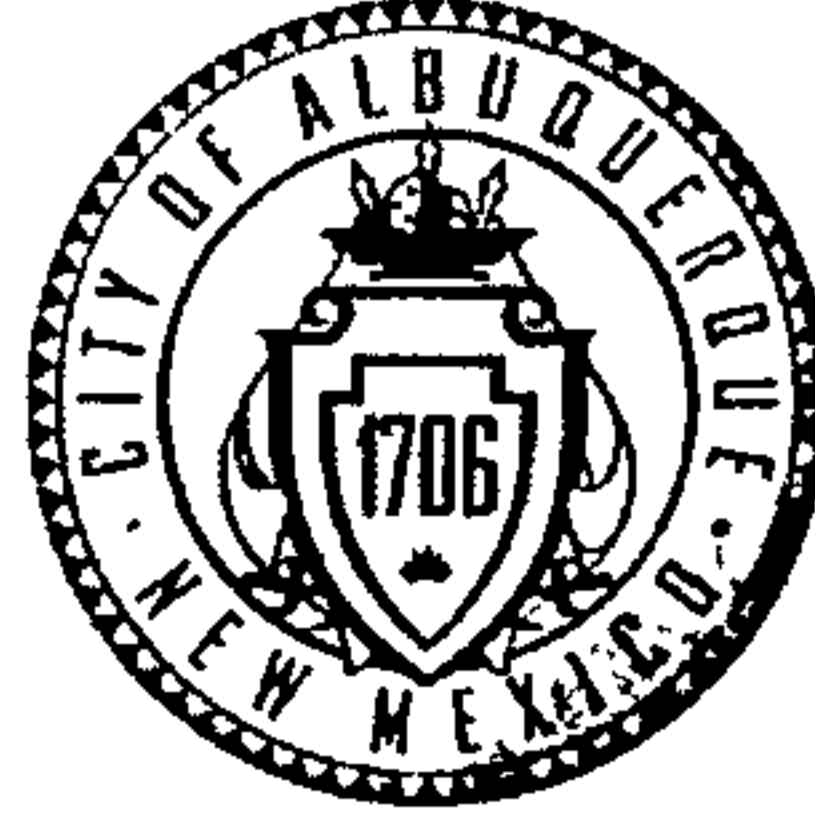
SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/ ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	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 # 1009506 UNIT 2

THURSDAY, December 4, 2013

Comments must be received by:

Monday, November 25, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Homes of New Mexico (Garret Price) PHONE: (505) 761-9606
 ADDRESS: 7601 Jefferson St NE Suite 320 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pulte.com
 Proprietary interest in site: Developer List all owners: Victory Land, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Vacation of Public Right-of-Way, Temporary Deferral of Sidewalk Construction for Montecito West Unit 2

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. Tracts 14-19 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Volcano Cliffs Unit 6 (Unit 2)
 Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____
 Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1009506 12DRB-70352

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 6 No. of proposed lots: 48 Total area of site (acres): 16.54
 LOCATION OF PROPERTY BY STREETS. On or Near: Albericoque Place
 Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott J Steffen DATE 11/8/13
 (Print) SCOTT J STEFFEN Applicant Agent
 Form revised 4/07

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers

13' OLB 70758
70762
70759
70760

Action

VPE
VPR
CMP
ADU
TDS
PP

S.F.

Fees

\$ 870.00
 \$ 0
 \$ 20.00
 \$ 75.00
 \$ 0
 Total 1,255.00

Hearing date Dec. 4, 2013 70761 SPS

Project # 1009506 \$ 2605.00

11-8-13
 Planner signature / date

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc (folded to fit into an 8 5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center. Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8 5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8 5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Scott J Steffen
Applicant name (print)

Scott J Steffen 11/8/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70761

[Signature] 11-8-13
Planner signature / date

Project # 1009506

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8 5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J Steffen
 Applicant name (print)
Scott J Steffen 11/8/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 DRB 70760

[Signature] 11-8-13
 Planner signature / date
 Project # 1009500

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements **24 copies**
 ___ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8 5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the deferral or extension
 List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8 5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

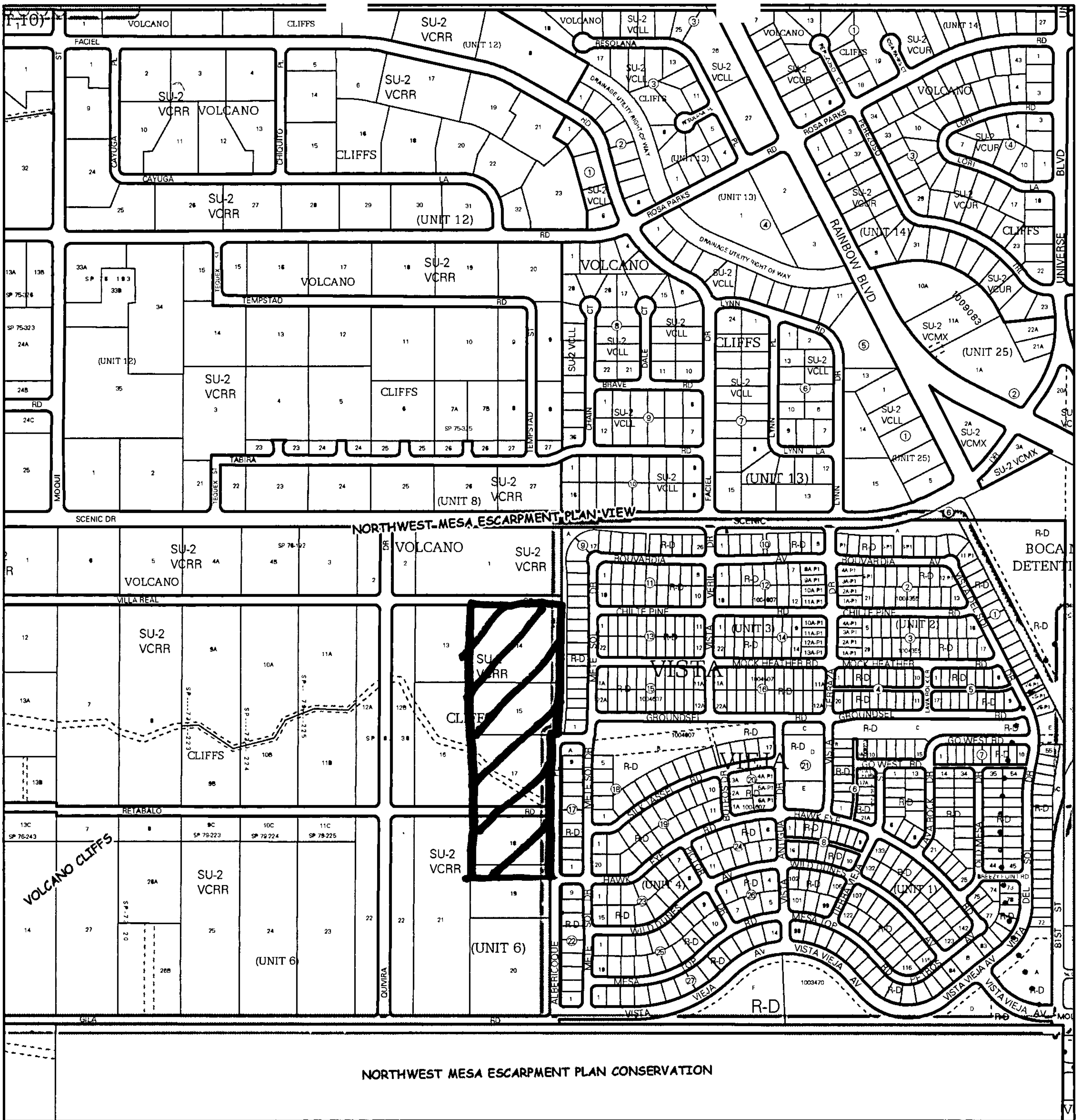
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott J STEFFEN
 Applicant name (print)
Scott J Steffen 11/8/13
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>13</u> - DRB - <u>70758</u>	<u>[Signature]</u> 11-8-13 Planner signature / date
<input checked="" type="checkbox"/> Fees collected		- - - - - <u>70759</u>	Project # <u>009506</u>
<input checked="" type="checkbox"/> Case #s assigned		- - - - - <u>70762</u>	
<input checked="" type="checkbox"/> Related #s listed			



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

Map amended through: 6/7/2013

Note Grey Shading Represents Area Outside of the City Limits

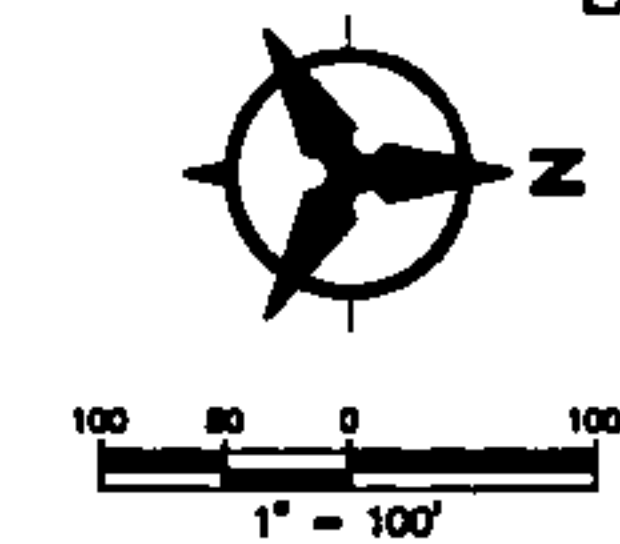
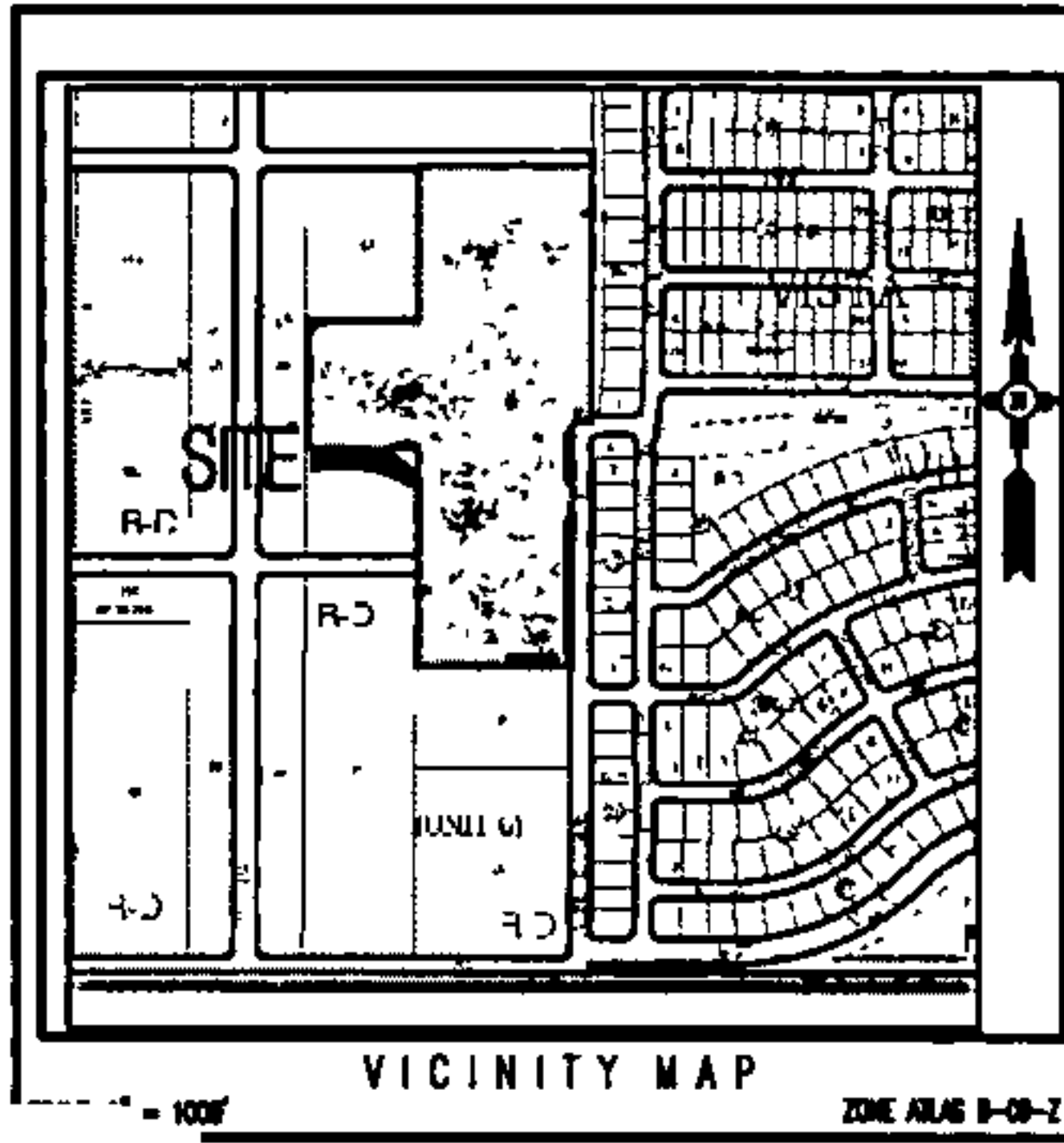
Zone Atlas Page:
D-09-Z

Selected Symbols

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

0 750 1,500 Feet

SITE DEVELOPMENT PLAN FOR SUBDIVISION MONTECITO WEST UNIT 2



- KEYED NOTES**
- (A) 1/2" PUBLIC UTILITY EASEMENT
 - (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
 - (C) LOT LINE TO BE MAINTAINED BY THIS PLAT

LEGAL DESCRIPTION

Lot 14, together with a portion of vacated Villa Real Road of Volcano Cliffs Subdivision Unit 6, City of Albuquerque, Bernalillo County, New Mexico on the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 18, 1970, Book 104, Page 84 & Tract A, Montecito West Unit 1 City of Albuquerque, Bernalillo County, New Mexico, on the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO WEST UNIT 1 (BEING A REPLAY OF LOTS 15-18 & 20-22, TOGETHER WITH A PORTION OF VACATED RETABALO ROAD AND ALBUQUERQUE PLACE OF VOLCANO CLIFFS SUBDIVISION UNIT 6), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____ Page _____ as Document No. _____

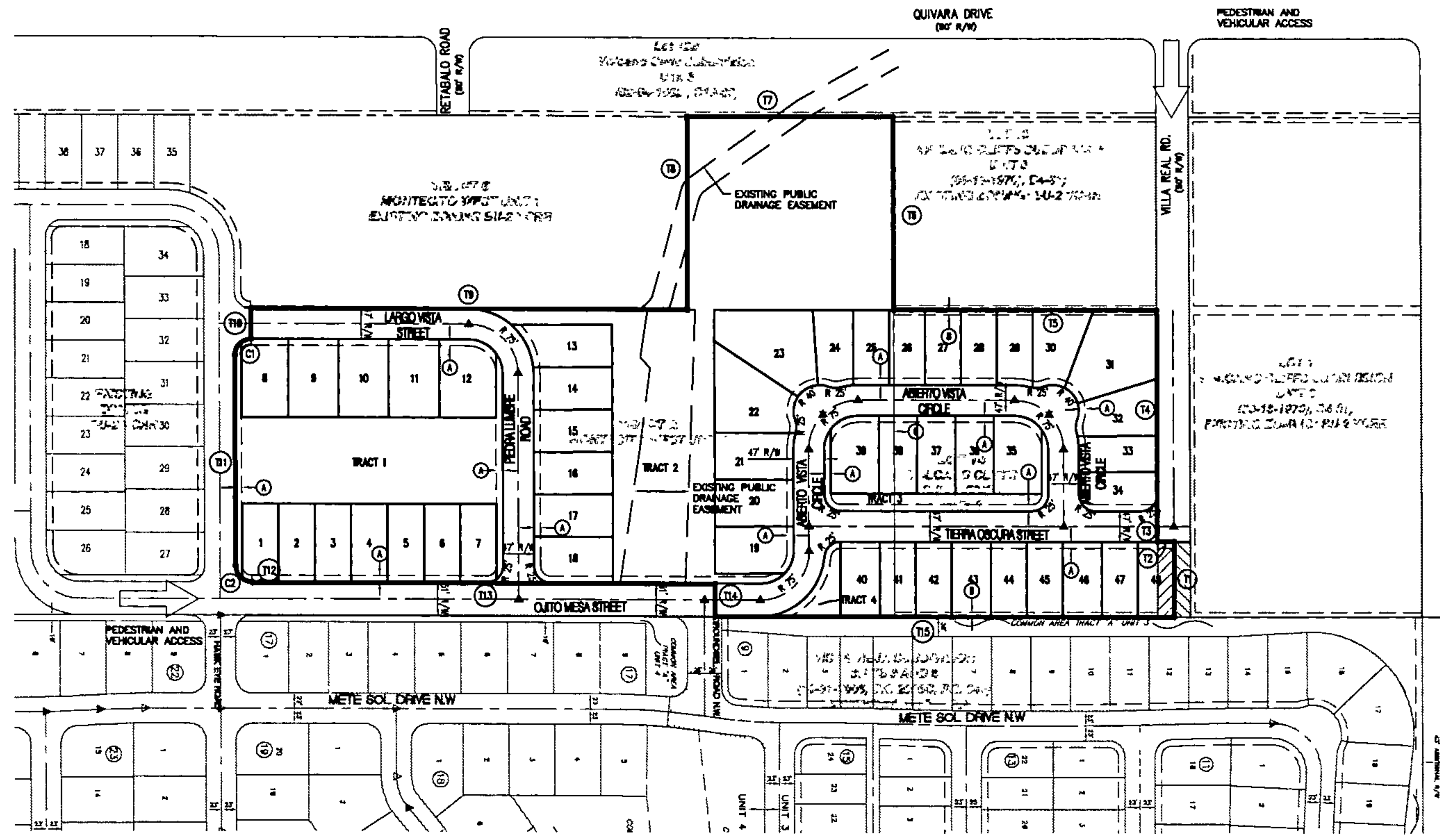
- GENERAL NOTES**
1. EXISTING ZONING: SU-2, VCRB RURAL RESIDENTIAL. PROPOSED ZONING: SU-2, VCRB RURAL RESIDENTIAL (NO CHANGE). PROPOSED DEVELOPMENT USE: PRIVATE COMMONS DEVELOPMENT.
 2. PROPOSED ACREAGE: 11.54 AC. NUMBER OF LOTS: 48. PROPOSED DENSITY: 2.8 DU/AC.
 3. MIN. LOT DIMENSIONS: 55' x 110'. MINIMUM LOT AREA: 6,050 SQFT.
 4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
 5. LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS.
 6. TRACES 1 AND 2 SHALL BE DESIGNATED AS PRIVATE COMMONS AREA. THE TRACES WILL HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
 7. APPLICABLE PLANS: VOLCANO CLIFFS VECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN.
 8. MINIMUM BUILDING HEIGHT: 10' (10' FOR SIDE OF BUILDING FOOTPRINT).
 9. BUILDING SETBACKS: FRONT: 15' MIN (10' AT DRIVEWAYS). REAR: 15' MIN. SIDE: 5' (5' AT PCB BOUNDARY).

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	38.36'	25.00'	80°11'57"	25.00'
C2	38.18'	25.00'	89°48'07"	24.91'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N89°55'31"W	115.00'
T2	S00°17'08"W	25.17'
T3	N89°42'54"W	47.00'
T4	N89°55'31"W	308.37'
T5	S00°17'10"W	402.74'
T6	N89°53'12"W	298.41'
T7	S00°20'18"W	315.18'
T8	S89°52'38"E	298.80'
T9	S00°17'10"W	684.80'
T10	N89°52'30"E	47.00'
T11	S89°54'47"E	322.40'
T12	S89°42'50"E	1.00'
T13	N00°17'08"E	705.88'
T14	S89°52'38"E	50.00'
T15	N00°17'08"E	702.18'



PRIVATE COMMONS DEVELOPMENT CALCULATIONS

MONTECITO WEST UNIT 2 TOTAL ACREAGE	11.5407 ACRES
LOTS, MINIMUM AREA TRACES	11.5394 ACRES
TRACES 1-3, PRIVATE COMMONS AREA	4.8894 ACRES
3' PRIVATE COMMONS AREA OPEN SPACE	38.1188
NUMBER OF LOTS	48
DENSITY	2.8 DU/AC

- PORTION OF VILLA REAL ROAD TO BE VACATED BY PLAT
- PORTION OF VILLA REAL ROAD TO BE VACATED WITH THE LOT 1, VOLCANO CLIFFS SUBDIVISION UNIT 6 BULK PLAT

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- EXISTING PRICE LINE

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conclusions in the Official Modification of Decision are satisfied.

Is an Infrastructure Lot required? () Yes () No. If yes, then a set of approved DIC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

ONE-SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date _____
Water Authority	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
Solid Waste Management	Date _____
DOB Chairperson, Planning Department	Date _____



Bohannon Huston

November 13, 2013

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

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Montecito West Unit 2 – Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement,
Vacation of Public Right-of-Way and Sidewalk Deferral/Waiver (DRB 1009506)
SEE PLAT WITH UNIT 1 PLAT AND GRADING PLAN

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

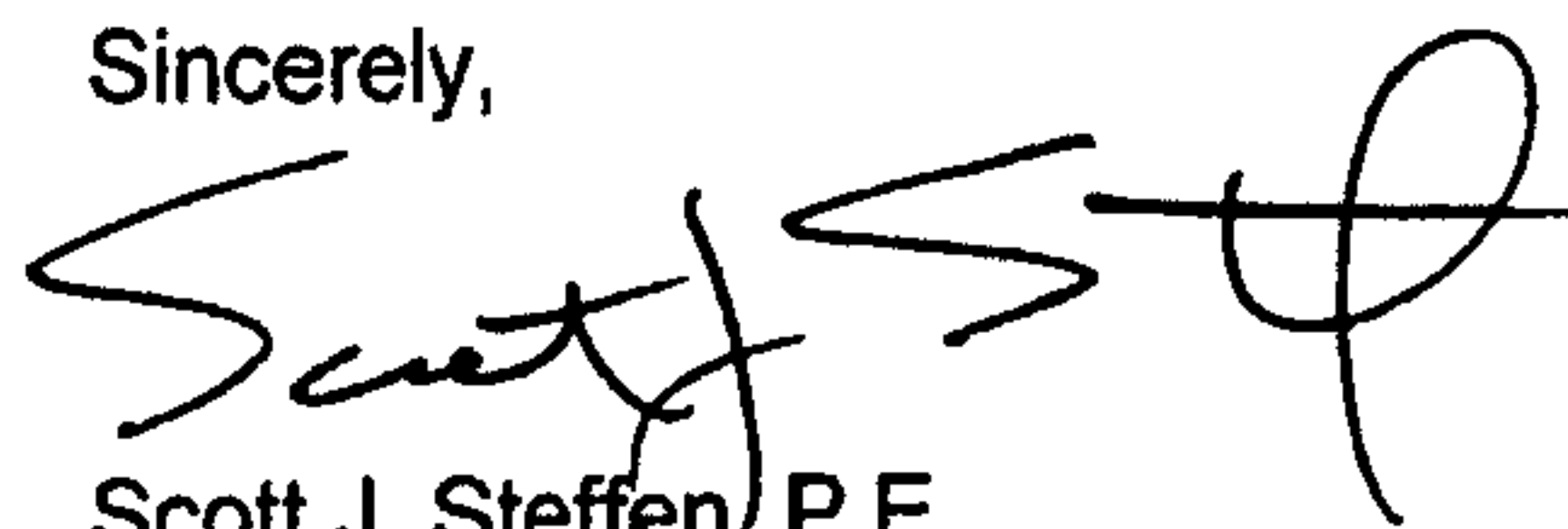
- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Site Plan for Subdivision and Conceptual Utility Plan
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Certificate of No Effect
- Preliminary Pre-Development Facilities Fee Agreement
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Traffic Distribution Layout
- Three (3) copies of the perimeter wall plan (Exhibit D)
- Zone Atlas Map
- Submittal Fees

This preliminary plat is being represented to the Development Review Board for the purpose of obtaining City review and approval. The preliminary plat incorporates comments received at the previous sketch plat hearings. Proposed is a subdivision of Tract 14 Volcano Cliffs Subdivision Unit 6 and the Montecito West Unit 1 remainder tract, consisting of 48 single-family residential lots, 2 HOA tracts, and 2 Private Commons Area tracts on approximately 16.5 acres. The site is located west of the Vista Vieja (Montecito) Units 3 and 4 Subdivisions and can be accessed from Montecito West Unit 1 to the south, from Groundsel Road in Vista Vieja Unit 3 and from Hawk Eye Road in Vista Vieja Unit 4. The land is currently zoned SU-2, Volcano Cliffs Rural Residential (VCRR).

The project will be developed as a Private Commons Development (PCD) per the City Zoning Code Section 14-16-2-16. Site Plan for Subdivision approval by the DRB is required by the VCRR. In addition to the preliminary plat and site plan approvals we are requesting sidewalk deferral and waiver, right-of-way vacations, and public easement vacations.

Please place these items on the DRB Agenda to be heard on December 4, 2013. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Enclosures

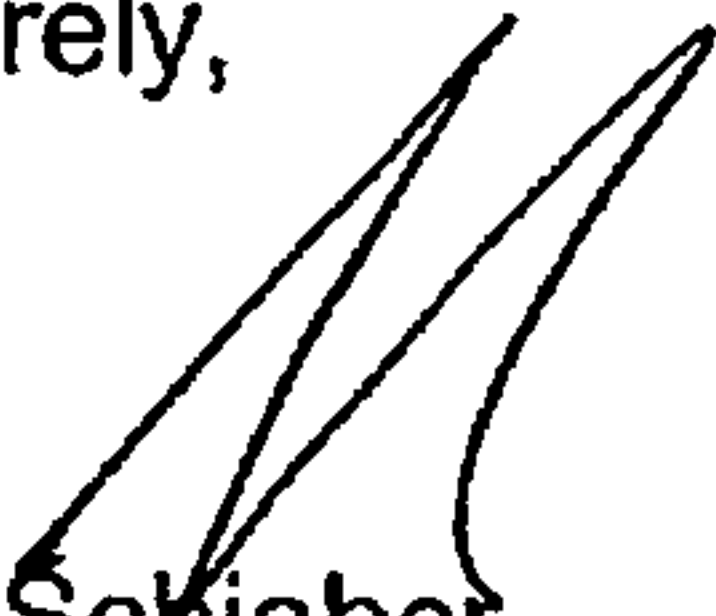
March 27, 2013

Re: Montecito West Unit 2

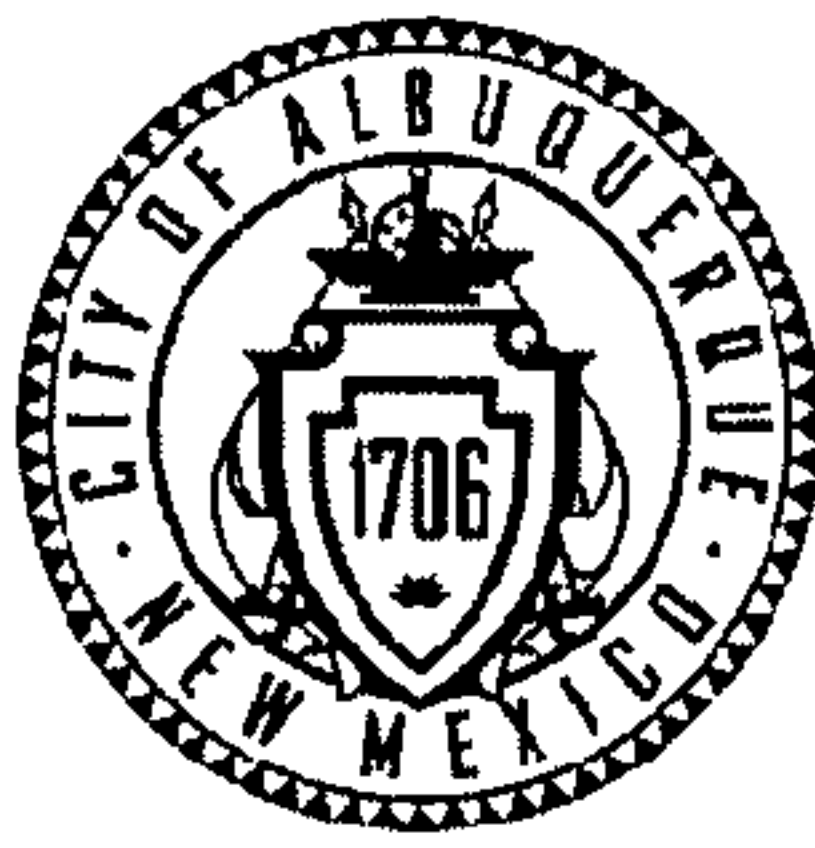
To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with the Preliminary Plat and Site Plan for Subdivision applications for the above referenced subject project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Schiabor', written over a horizontal line.

Scott Schiabor
Victory Land, LLC



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 6, 2013

Scott Steffen
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: ssteffen@bhinc.com

Dear Scott:

Thank you for your inquiry of **November 6, 2013** 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 14-18 AND 20-21, VOLCANO CLIFFS SUBDIVISION, UNIT 6, LOCATED ON ALBERICOQUE PLACE NW BETWEEN VISTA VIEJA AVENUE NW AND GROUNDSEL ROAD NW** zone map **D-9**.

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

VOLCANO CLIFFS PROPERTY OWNERS ASSOC.

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

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.

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **11/06/13** Time Entered: **9:20 a.m.** ONC Rep. Initials: **siw**

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 7, 2013

Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Rights of Way (ROWS), Montecito West Units 1 and 2

Dear Mr. Heil:

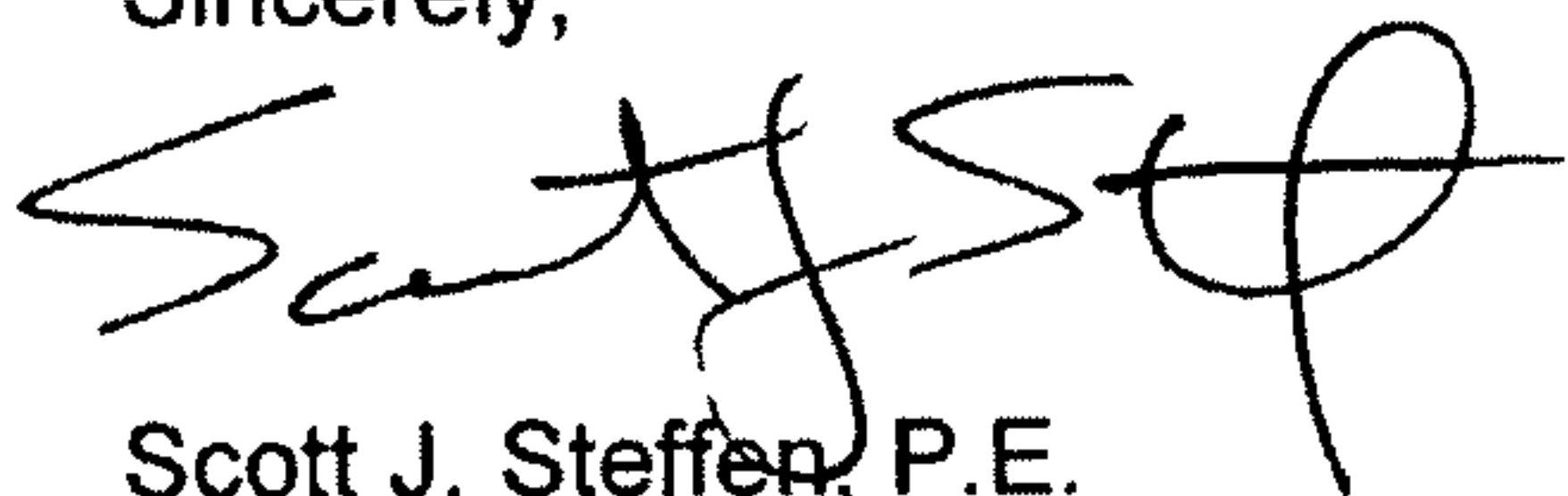
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Victory Land, LLC, is seeking approval for a Preliminary Plat, Vacation of Public Easements and Vacation of Public Rights-of-Way (ROWS) for Montecito West Units 1 and 2. See the attached Zone Atlas Page for the project location.

Montecito West is a proposed 94-lot residential subdivision to the west of Vista Vieja (Montecito) Units 3 and 4 Subdivision, north of Vista Vieja Avenue and south of Villa Real Road. The project will be developed in two Units. Street rights-of-way (ROWS) and public roadway and utility easements were created by the Volcano Cliffs Unit 6 Subdivision Plat. The proposed plats for Montecito West require the vacation of ROWs and public easements that conflict with the proposed lot and street layout. New easements will be granted and new ROWs will be dedicated to the City of Albuquerque by the Montecito West plats.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



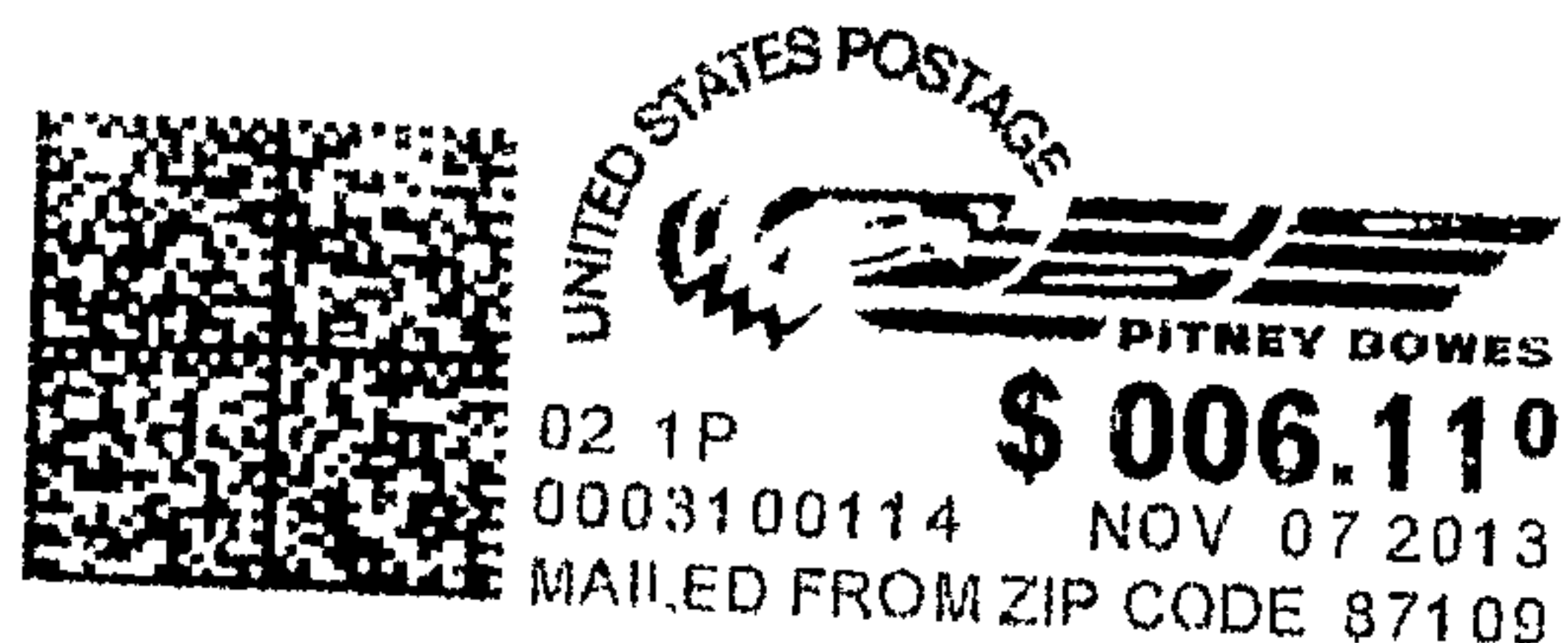
Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Bohannon Hustor

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>X</i>	
1. Article Addressed to: <i>Dave Heil 160 Itasca Road Rio Rancho, NM 87124</i>	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, February 2004	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
Domestic Return Receipt	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	

91 7199 9991 7031 0468 6414

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 7, 2013

Ralph Davis
5612 Popo Dr NW
Albuquerque, NM 87120

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Rights of Way (ROWS), Montecito West Units 1 and 2

Dear Mr. Davis:

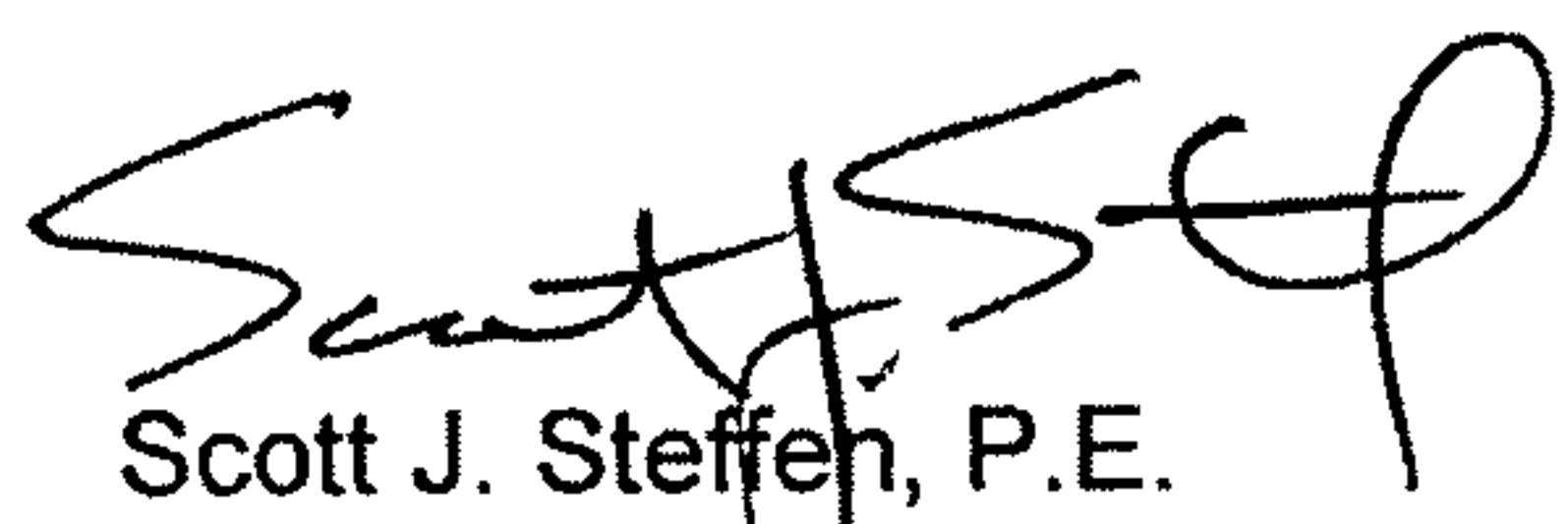
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Victory Land, LLC, is seeking approval for a Preliminary Plat, Vacation of Public Easements and Vacation of Public Rights-of-Way (ROWS) for Montecito West Units 1 and 2. See the attached Zone Atlas Page for the project location.

Montecito West is a proposed 94-lot residential subdivision to the west of Vista Vieja (Montecito) Units 3 and 4 Subdivision, north of Vista Vieja Avenue and south of Villa Real Road. The project will be developed in two Units. Street rights-of-way (ROWS) and public roadway and utility easements were created by the Volcano Cliffs Unit 6 Subdivision Plat. The proposed plats for Montecito West require the vacation of ROWs and public easements that conflict with the proposed lot and street layout. New easements will be granted and new ROWs will be dedicated to the City of Albuquerque by the Montecito West plats.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

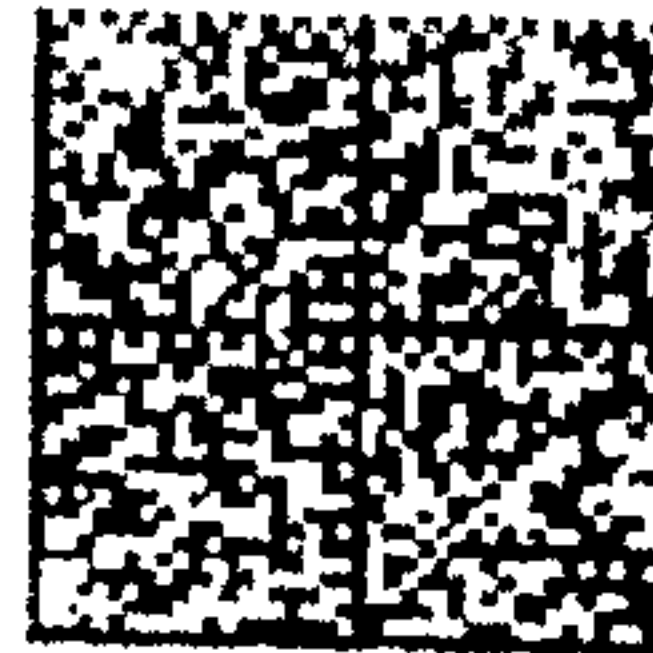
Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Bohannon & Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7199 9991 7031 0468 6421



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 006.11⁰
0003100114 NOV 07 2013
MAILED FROM ZIP CODE 87109

Ralph Davis
5612 Popo Dr. NW
Albuquerque, NM 87120

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Ralph Davis
5612 Popo Dr NW
Albuquerque, NM 87120*

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 91 7199 9991 7031 0468 6421
(Transfer from service label)

§ 14-16-3-16 PRIVATE COMMONS DEVELOPMENT.

(A) A Private Commons Development (PCD) may be established on a tract of land containing two or more acres and zoned RA-1, RA-2 or RO-1, or any zone designated for this type of development in a sector or area plan in accordance with the Zoning Code.

(B) The number of dwelling units permitted in a PCD is determined by dividing the site area by the minimum lot size permitted in the zone rounded to the nearest whole number. However, the number of dwellings in a PCD may not be more than 50. The minimum lot size to be used for determining the number of dwelling units in a PCD with RA-1 zoning shall be 21,780 square feet.

(C) The dwelling units may be houses or townhouses or any combination thereof on any size lots.

(D) The minimum setbacks are as follows:

(1) Front – 15 feet except driveways shall not be less than 20 feet long.

(2) Rear – 15 feet for houses and townhouses unless adjoining R-1, RA-1, RA-2, or RO-1 zoned land, in which case the setback for townhouses shall be 25 feet.

(3) Side – there shall be no required side yard setback except that there shall be a minimum setback of five feet for all side yards contiguous with the PCD boundary.

(E) A minimum of 30% of the gross area of a PCD or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as a Private Commons Area (PCA).

(F) The PCA may be used for agriculture, landscaping, recreation or any combination thereof. It may be composed of separate tracts but each shall have a minimum length and width of 35 feet and shall be visible from a public right-of-way. Land used for streets, driveways, parking, sidewalks and private yards may not be counted as part of a PCA. No buildings or structures are permitted in a PCA except those necessary for the operation and maintenance of the PCA. A PCA may have underground easements. The use of a PCA may be restricted to the residents of the PCD and may be fenced so long as the public's view is not significantly diminished.

(G) The PCA shall be set aside by the developer through a land use easement and restrictive covenants acceptable to the Development Review Board (DRB).

(1) The covenants shall be in the form of recorded deed restrictions and shall be referenced on the subdivision plat.

(2) The covenants shall assure that the PCA will be protected from all forms of development except as shown on an approved site development plan.

(3) The covenants shall require individual lot owners and the members of the homeowner's association, if applicable, to be jointly and severally liable for maintenance of the PCA.

(4) The land use easement, in favor of the city, shall state the proposed allowable use(s) of the PCA, and require that the PCA be maintained by parties who have ownership interest in the PCD.

(5) The land use easement shall state that if the responsible parties fail or refuse to act on maintenance obligations as set forth in the easement, the city shall have the authority to perform such maintenance as necessary to protect public health and safety. The easement shall state that the city may, after written notice and failure to comply within 30 days, enter upon and maintain the PCA. The easement shall state that the cost of such maintenance plus any other penalties or costs allowed by law in connection therein, shall be assessed against the properties within the PCD and failure to pay assessed charges may result in a municipal lien against each of the individual lots in the PCD. This provision shall not be deemed to create an obligation to act on the part of the city. Under no circumstances will the city maintain recreational uses. Under no circumstances shall the city maintain the PCA for a period longer than one year.

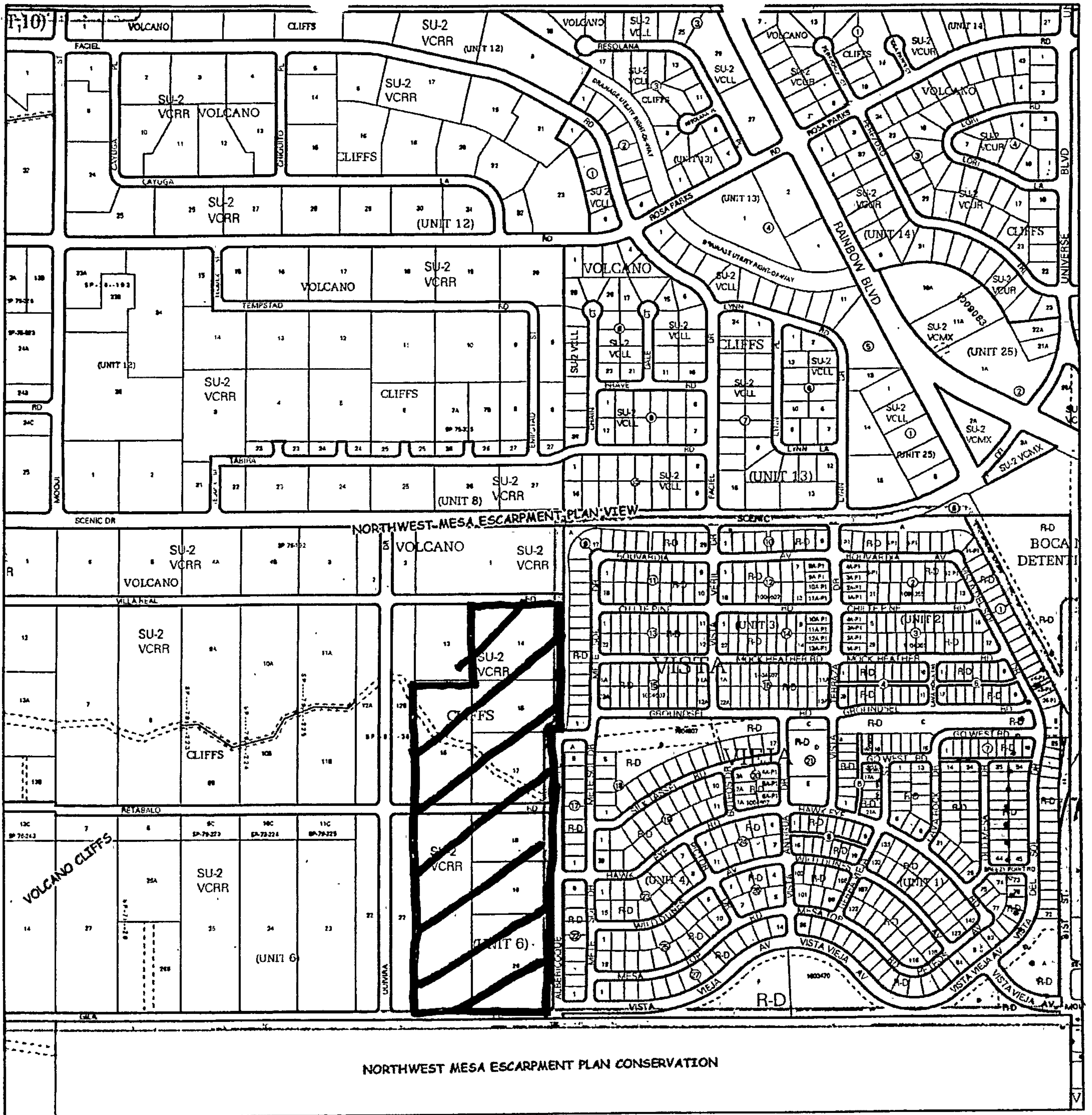
(H) A PCD is created by DRB approval of a site development plan and a subdivision plat. Site plan and subdivision approval are contingent upon recorded deed restrictions approved by the DRB.

(I) The recorded deed restrictions may not be amended or repealed without the city's prior written approval.

(J) Upon recording the plat and all required documents for a PCD the area of the PCD shall be delineated and designated with the letters "PCD" on the official zone map.

(K) The Planning Director, at the request of the owner, may void the site development plan and remove the PCD designation if no development has occurred on the site, and the property is replatted to conform to the requirements of the underlying zoning district.

(Ord. 10-1995)



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

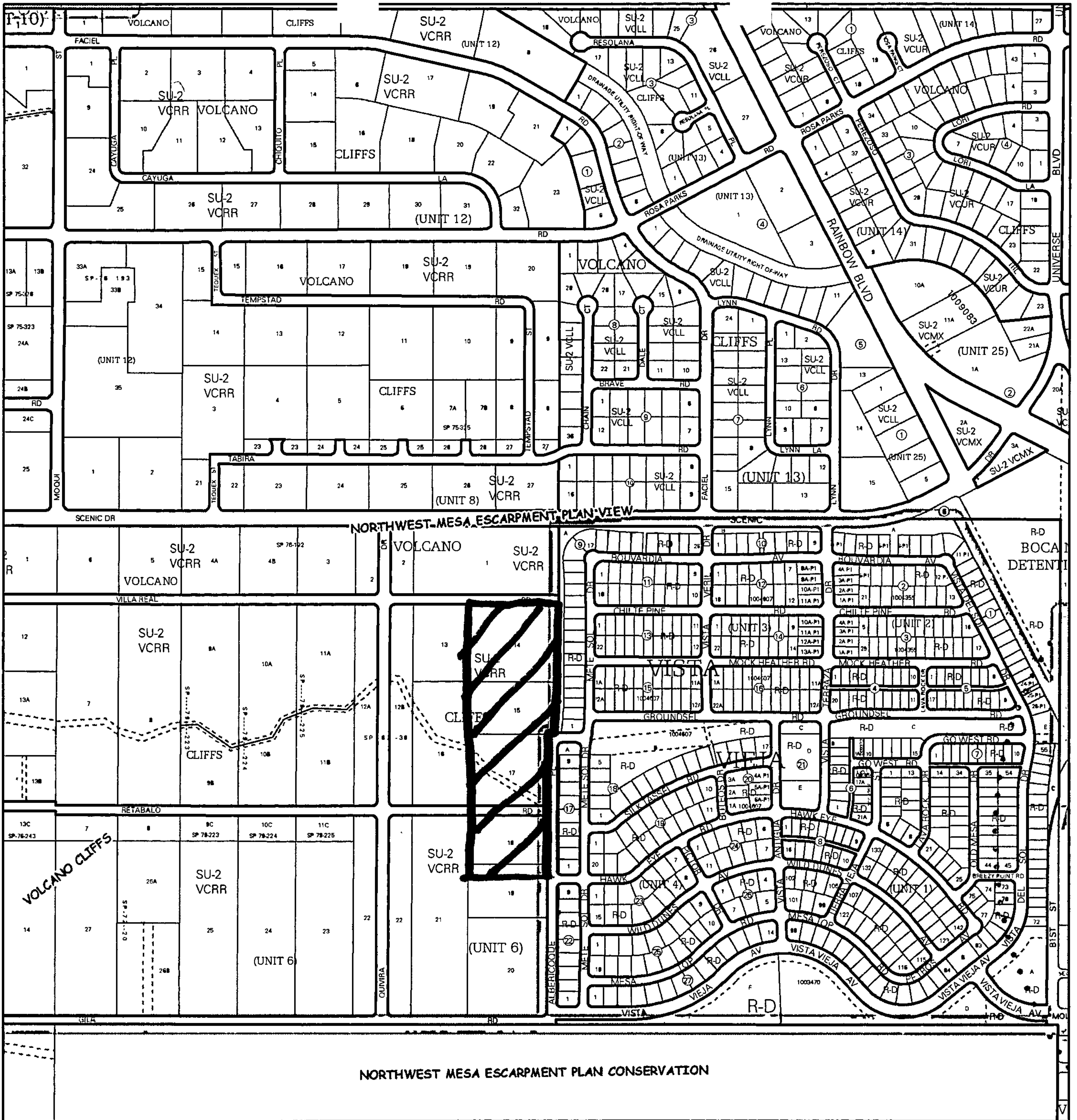
Zone Atlas Page:
D-09-Z

Selected Symbols

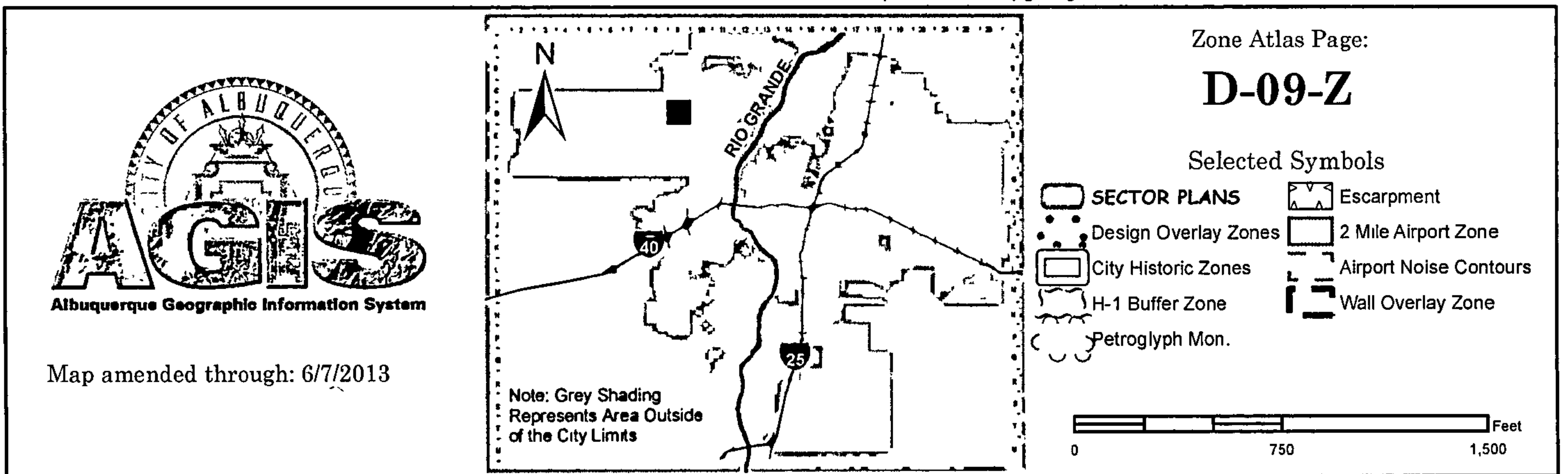
	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

Map amended through: 6/7/2013



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



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

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Current DRC Project No _____

Date Submitted: November 8, 2013
 Date Site Plan for Bldg Permit Approv _____
 Date Site Plan for Sub. Approved _____
 Date Preliminary Plat Approved _____
 Date Preliminary Plat Expires _____
 DRB Project No _____

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 MONTECITO WEST UNIT 1
 (REPLAT OF LOTS 15-21, VOLCANO CLIFFS SUBDIVISION UNIT 6)

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									
		40' F-F	RESIDENTIAL (MAJOR LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON NORTH SIDE	VISTA VIEJA AVENUE	EAST BOUNDARY	WEST BOUNDARY	/	/	/
		30' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES	PICOS OESTE STREET	VISTA VIEJA AVENUE	VISTA CUMBRE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VISTA CUMBRE ROAD	BORDE ABIERTO STREET	NUEVA PIEDRA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PLACITAS ROCA ROAD	OJITA MESA STREET	NUEVA PIEDRA STREET	/	/	/
		24' F-EOA	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE*	OJITA MESA STREET	PLACITAS ROCA ROAD	ESPACIO VERDE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	NUEVA PIEDRA STREET	VISTA CUMBRE ROAD	ESPACIO VERDE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BORDE ABIERTO STREET	VISTA CUMBRE ROAD	PLACITAS ROCA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ESPACIO VERDE ROAD	OJITA MESA STREET	NUEVA PIEDRA STREET	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 30" DIA	RCP W/ MH & INLETS	PLACITAS ROCA ROAD TRACT 4	OJITA MESA STREET	WEST BOUNDARY	/	/	/
		18" - 36" DIA	RCP W/ MH & INLETS	OJITA MESA STREET	PLACITAS ROCA ROAD	ESPACIO VERDE ROAD	/	/	/
		18"-24" DIA	RCP W/ MH & INLETS	ESPACIO VERDE ROAD	OJITA MESA STREET	LOT 30	/	/	/
NOTE. CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
PUBLIC WATERLINE IMPROVEMENTS									
		12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VISTA VIEJA AVENUE	EAST BOUNDARY	WEST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PICOS OESTE STREET	VISTA VIEJA AVENUE	VISTA CUMBRE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VISTA CUMBRE ROAD	BORDE ABIERTO STREET	NUEVA PIEDRA STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PLACITAS ROCA ROAD	OJITA MESA STREET	NUEVA PIEDRA STREET	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	OJITA MESA STREET	PLACITAS ROCA ROAD	ESPACIO VERDE ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BORDE ABIERTO STREET	VISTA CUMBRE ROAD	PLACITAS ROCA ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NUEVA PIEDRA STREET	VISTA CUMBRE ROAD	PLACITAS ROCA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NUEVA PIEDRA STREET	PLACITAS ROCA ROAD	ESPACIO VERDE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ESPACIO VERDE ROAD	OJITA MESA STREET	NUEVA PIEDRA STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA VIEJA AVENUE	PICOS OESTE STREET	WEST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PICOS OESTE STREET	VISTA VIEJA AVENUE	VISTA CUMBRE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VISTA CUMBRE ROAD	BORDE ABIERTO STREET	NUEVA PIEDRA STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PLACITAS ROCA ROAD	OJITA MESA STREET	LOT 14	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OJITA MESA STREET	PLACITAS ROCA ROAD	ESPACIO VERDE ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	NUEVA PIEDRA STREET	VISTA CUMBRE ROAD	LOT 35	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ESPACIO VERDE ROAD	OJITA MESA STREET	LOT 34	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BORDE ABIERTO STREET	VISTA CUMBRE ROAD	PLACITAS ROCA ROAD	/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE 11/8/2013
PREPARED BY PRINT NAME DATE

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON, INC.
FIRM

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

SIGNATURE

ABCWUA DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. _____

Date Submitted. November 8, 2013
 Date Site Plan for Bldg Permit Approv _____
 Date Site Plan for Sub. Approved _____
 Date Preliminary Plat Approved. _____
 Date Preliminary Plat Expires: _____
 DRB Project No. _____

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 MONTECITO WEST UNIT 2
 (REPLAT OF LOT 14, VOLCANO CLIFFS SUBDIVISION UNIT 6 AND TRACT A MONTECITO WEST SUBDIVISION UNIT 1)

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 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									
		24' F-EOA	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE*	OJITA MESA STREET	ESPACIO VERDE ROAD (MONTECITO WEST UNIT 1)	ABIERTO VISTA CIRCLE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LARGO VISTA STREET	ESPACIO VERDE ROAD (MONTECITO WEST UNIT 1)	PIEDRA LUMBRE ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	PIEDRA LUMBRE ROAD	OJITA MESA STREET	LARGO VISTA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ABIERTO VISTA CIRCLE	OJITA MESA STREET	TIERRA OSCURA STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TIERRA OSCURA STREET	ABIERTO VISTA CIRCLE	VILLA REAL ROAD	/	/	/
		24' F-EOA	** RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	VILLA REAL ROAD	TIERRA OSCURA STREET	WEST BOUNDARY	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT									
**TO BE DEFERRED UNTIL DEVELOPMENT OF LOT 1, VOLCANO CLIFFS SUBDIVISION UNIT 6									

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18" - 24" DIA	RCP W/ MH & INLETS	OJITA MESA STREET	ABIERTO VISTA CIRCLE	EX 54" RCP SD, TRACT A VISTA VIEJA UNIT 4	/	/	/
		0.8 ac-ft	DETENTION POND W/AGREEMENT AND COVENANT	TRACT 1	ESPACIO VERDE ROAD	PIEDRA LUMBRE ROAD	/	/	/
NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES									
PUBLIC WATERLINE IMPROVEMENTS									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OJITA MESA STREET	GROUNDSEL ROAD VISTA VIEJA UNIT 3	ABIERTO VISTA CIRCLE	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABIERTO VISTA CIRCLE	OJITA MESA STREET	TIERRA OSCURA STREET	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TIERRA OSCURA STREET	ABIERTO VISTA CIRCLE	VILLA REAL ROAD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VILLA REAL ROAD	TIERRA OSCURA STREET	WEST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	OJITA MESA STREET	ESPACIO VERDE ROAD (MONTECITO WEST UNIT 1)	GROUNDSEL ROAD VISTA VIEJA UNIT 3	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LARGO VISTA STREET	ESPACIO VERDE ROAD (MONTECITO WEST UNIT 1)	PIEDRA LUMBRE ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA LUMBRE ROAD	OJITA MESA STREET	LARGO VISTA STREET	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ABIERTO VISTA CIRCLE	TIERRA OSCURA STREET (SOUTH END)	TIERRA OSCURA STREET	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	OJITA MESA STREET	GROUNDSEL ROAD VISTA VIEJA UNIT 3	ABIERTO VISTA CIRCLE	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ABIERTO VISTA CIRCLE	OJITA MESA STREET	TIERRA OSCURA STREET	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TIERRA OSCURA STREET	ABIERTO VISTA CIRCLE	VILLA REAL ROAD	/	/	/
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VILLA REAL ROAD	TIERRA OSCURA STREET	WEST BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LARGO VISTA STREET	ESPACIO VERDE ROAD (MONTECITO WEST UNIT 1)	LOT 12	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA LUMBRE ROAD	OJITA MESA STREET	LOT 13	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ABIERTO VISTA CIRCLE	TIERRA OSCURA STREET	LOT 30	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ABIERTO VISTA CIRCLE	TIERRA OSCURA STREET	LOT 31	/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN, PE 11/8/2013
PREPARED BY PRINT NAME DATE

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON, INC.
FIRM

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

SIGNATURE

ABCWUA DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

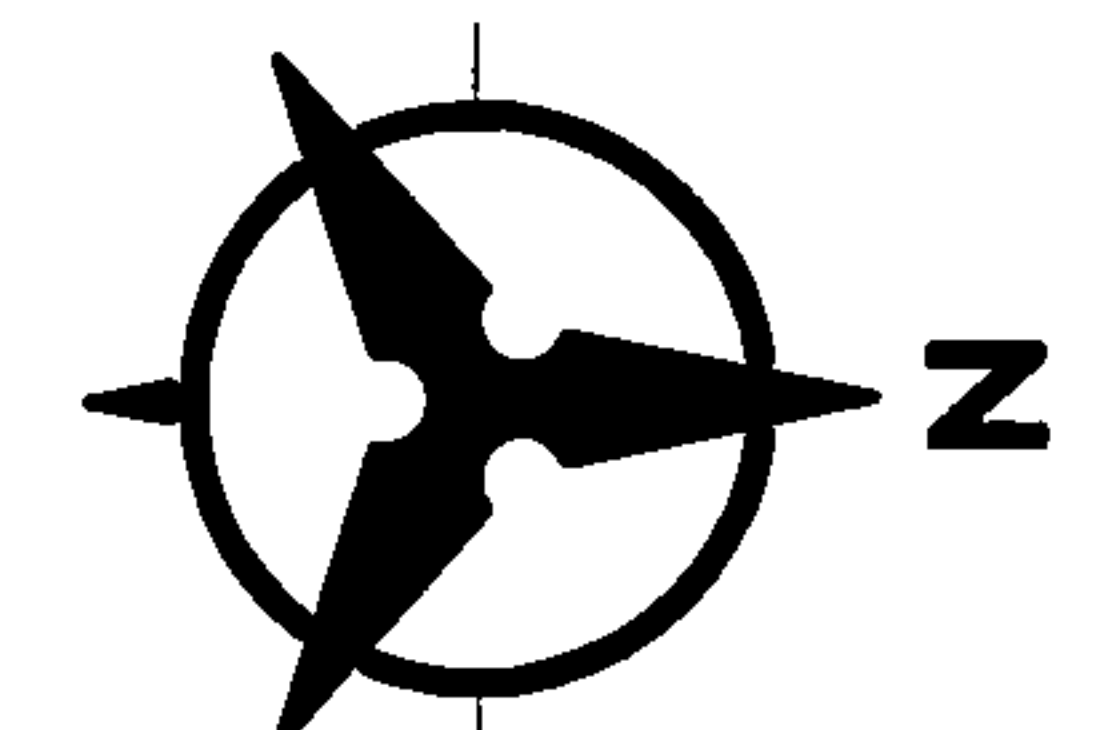
DATE



DESIGN REVIEW COMMITTEE REVISIONS

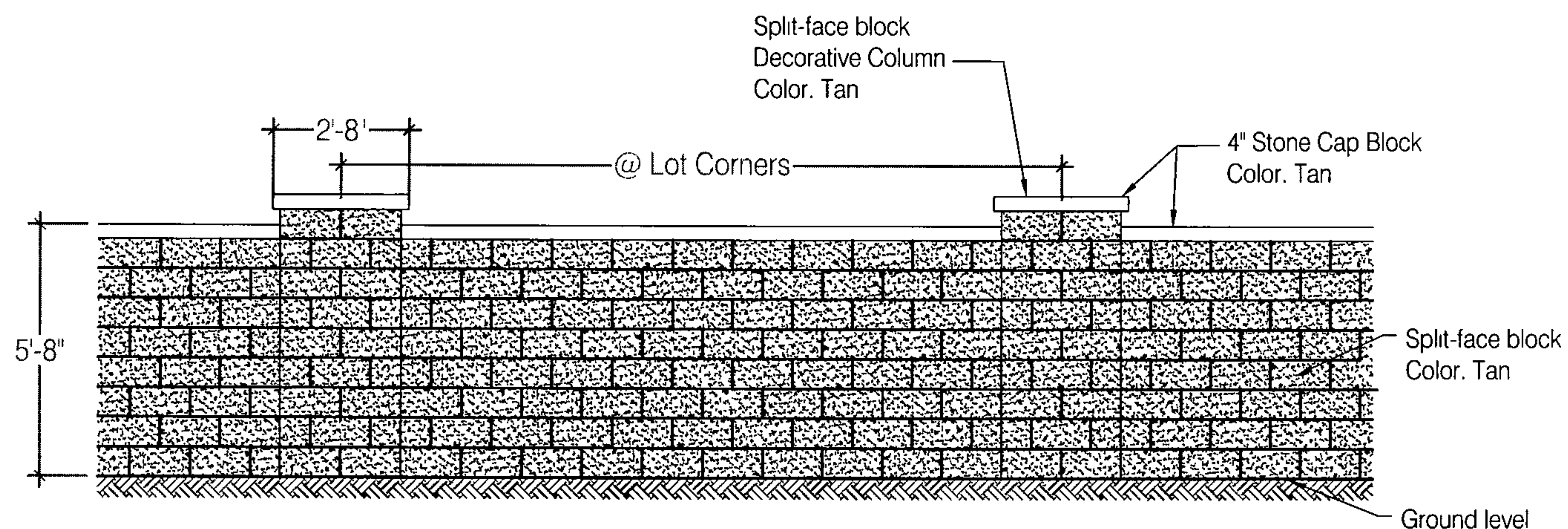
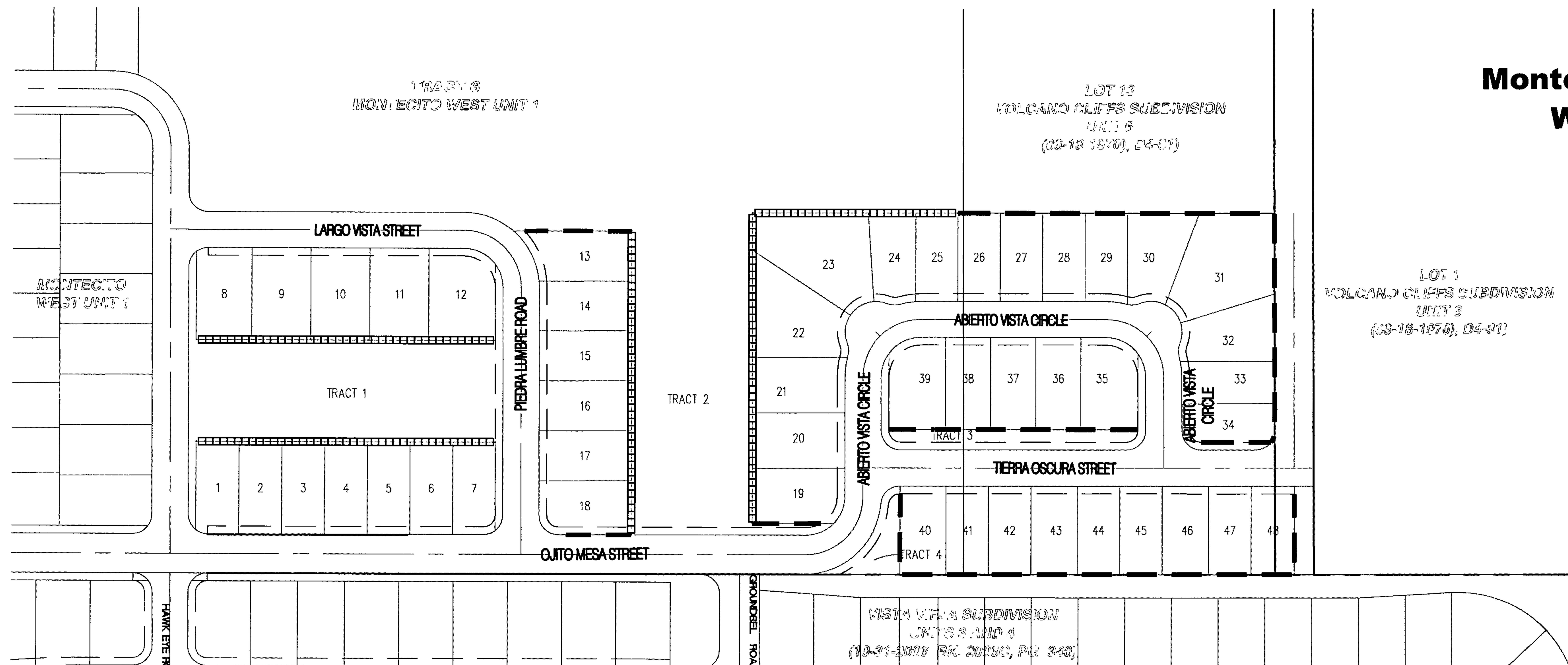
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

EXHIBIT "D"
Montecito West UNIT 2
WALL EXHIBIT
11/8/2013

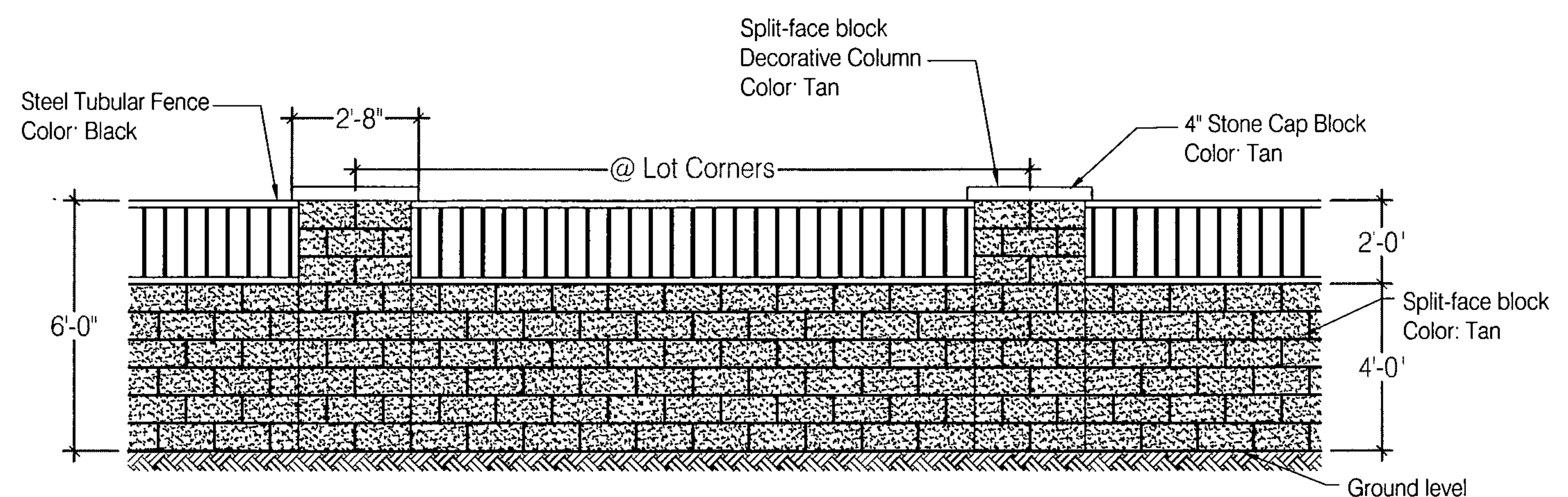


NOT TO SCALE

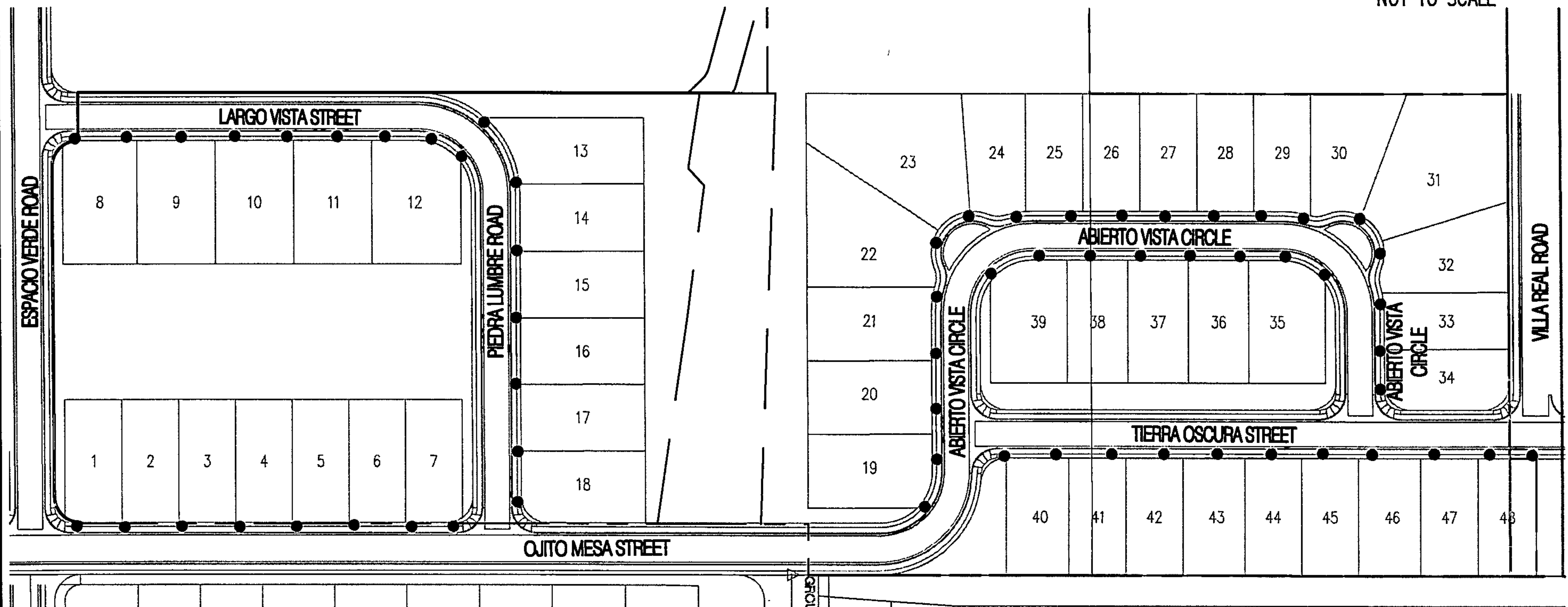
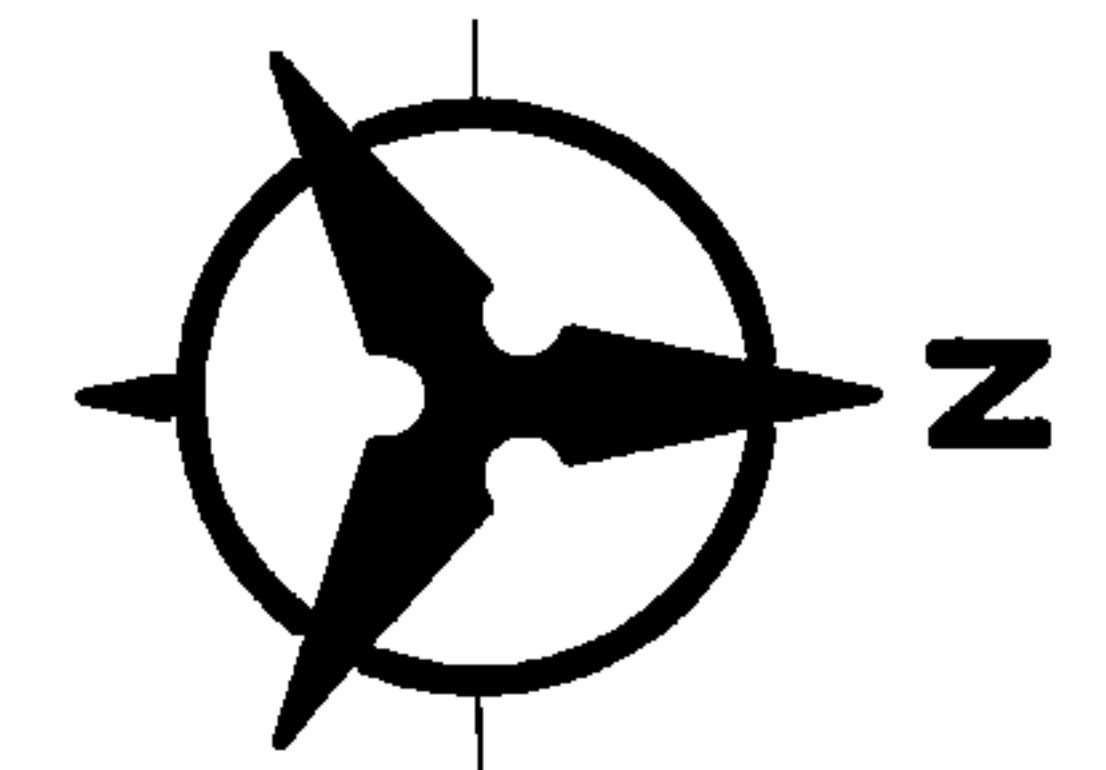
#1009506
 12-4-13
 Unit 2 ex.



PERIMETER WALL TYPE 'A'



PERIMETER WALL TYPE 'B'



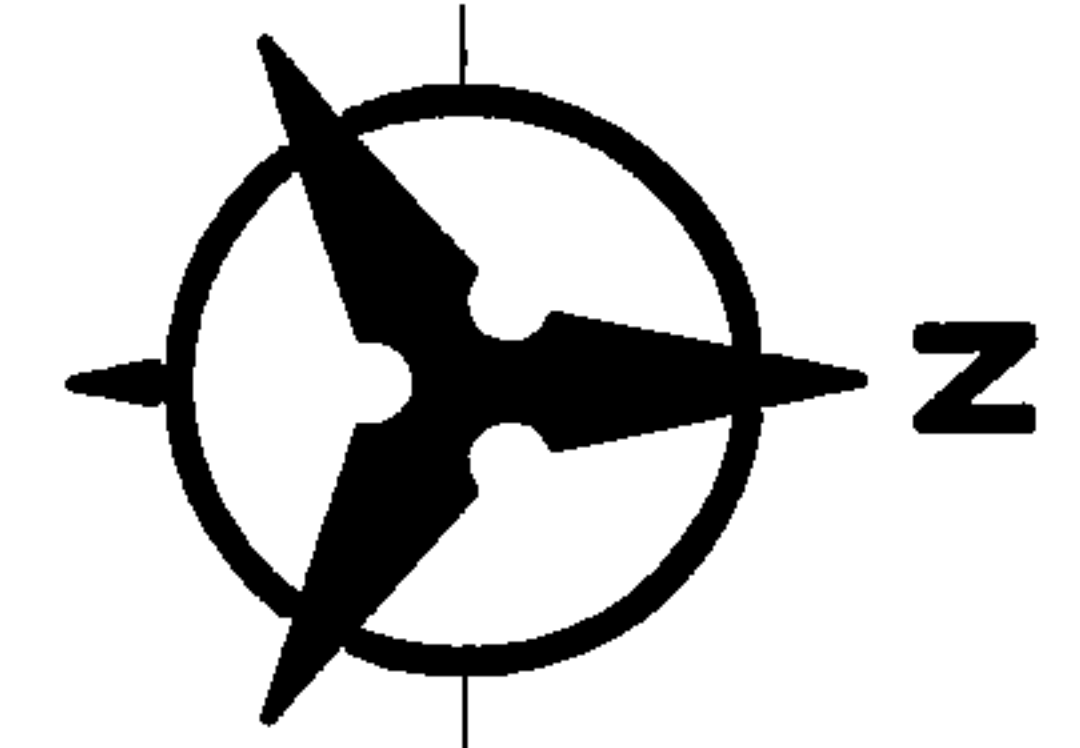
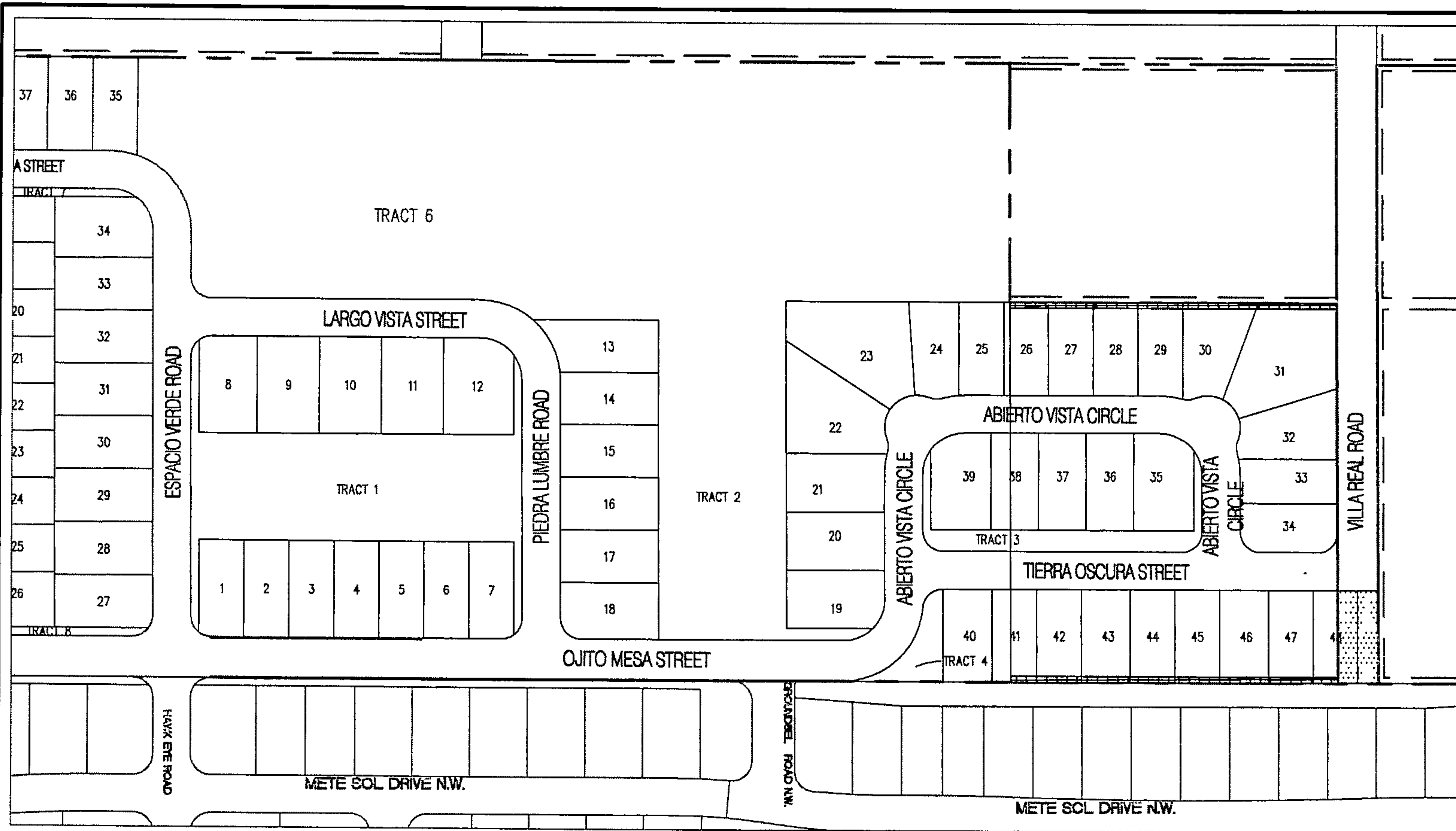
#1009506
12-4-13
Unit 2 ex.

EXHIBIT "B"
Montecito West UNIT 2
SIDEWALK DEFFERAL EXHIBIT
11/08/2013



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

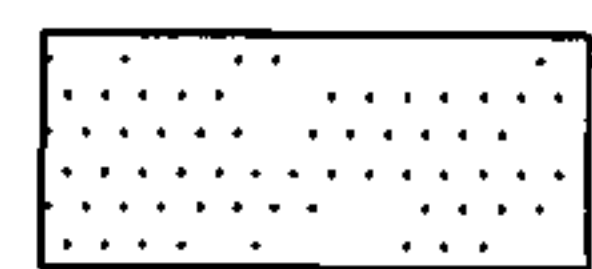
Bohannon  Huston



NOT TO SCALE

#1009506
12-4-13
Unit 2 ex.

EXHIBIT "C"
Montecito West UNIT 2
VACATION EXHIBIT
11/08/2013



PORTION OF VILLA REAL ROAD TO BE VACATED WITH THIS PLAT. ROAD DEAD ENDS AT THE MONTECITO WEST UNIT 2 EAST BOUNDARY. VISTA VIEJA SUBDIVISION UNIT 3 MADE NO PROVISION TO CONNECT TO VILLA REAL ROAD. VACATION IS TO BRING THE ROAD BACK TO TIERRA OSCURA STREET.



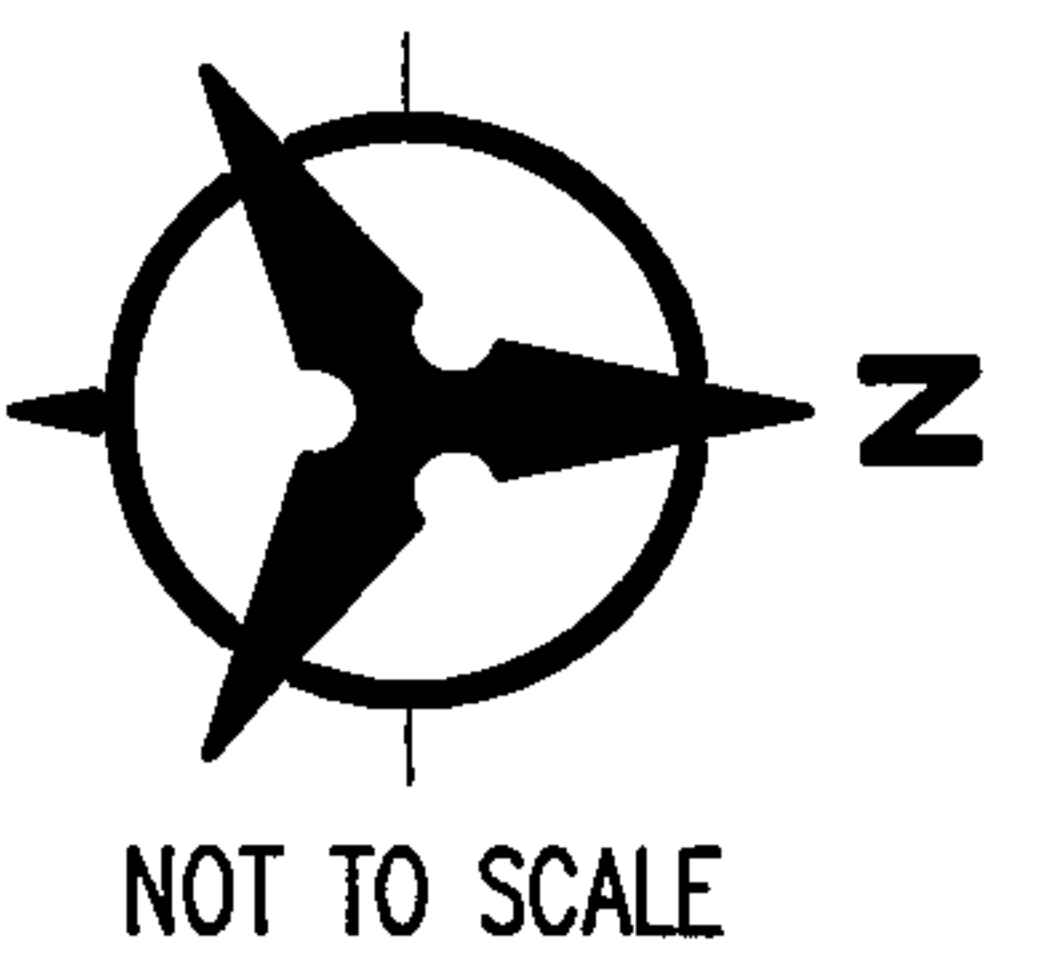
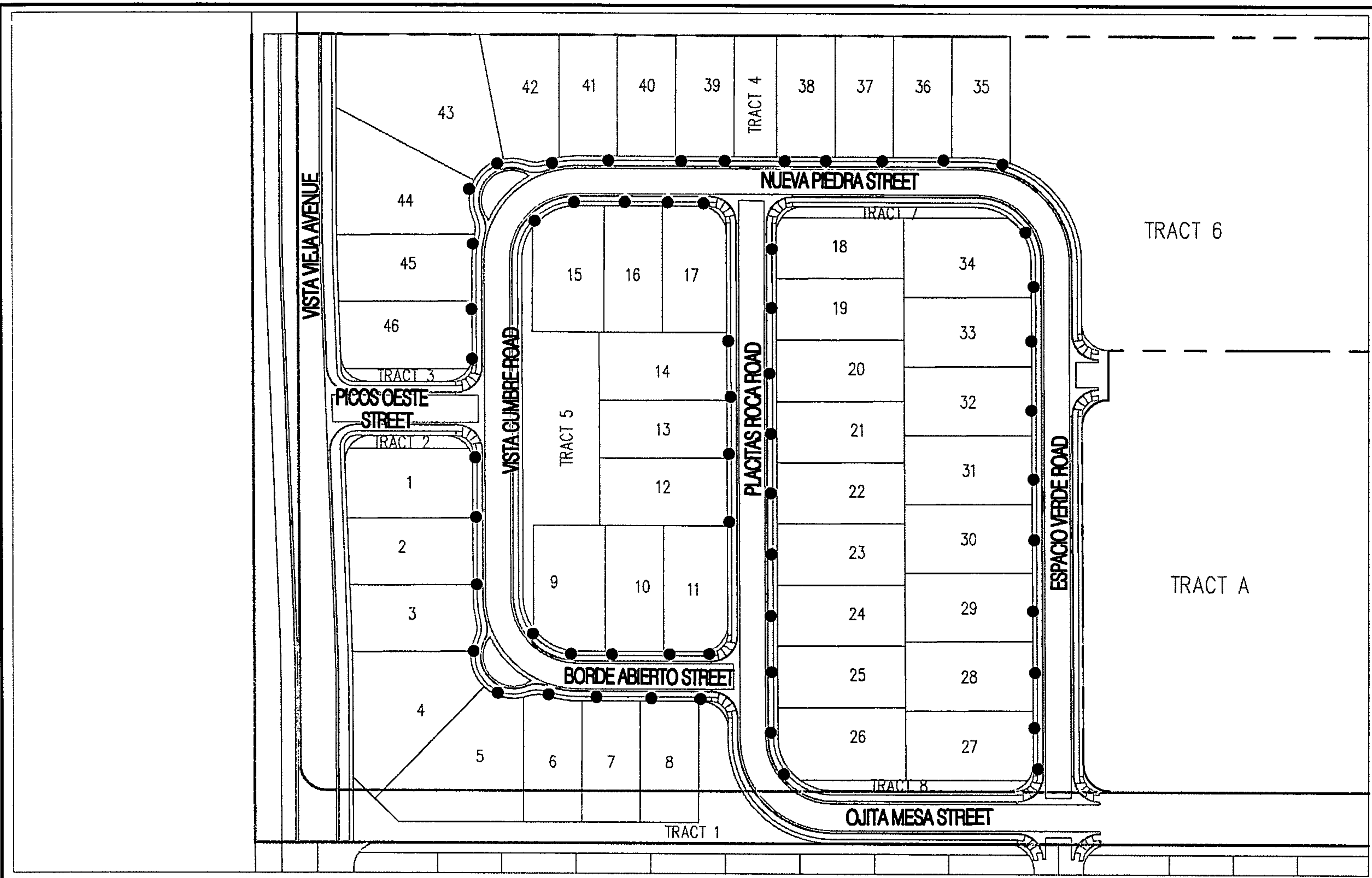
EXISTING PUBLIC UTILITY EASEMENT (PUE) TO BE VACATED WITH THIS PLAT
NEW PUE'S WILL BE GRANTED WITH THE NEW SUBDIVISION PLAT.

Bohannon  Huston

Unit 2

December 4, 2013

Unit 2
#1009506



12-4-13
 #1009506
 Unit 1 ex.

EXHIBIT "B"
Montecito West UNIT 1
SIDEWALK DEFFERAL EXHIBIT
11/08/2013



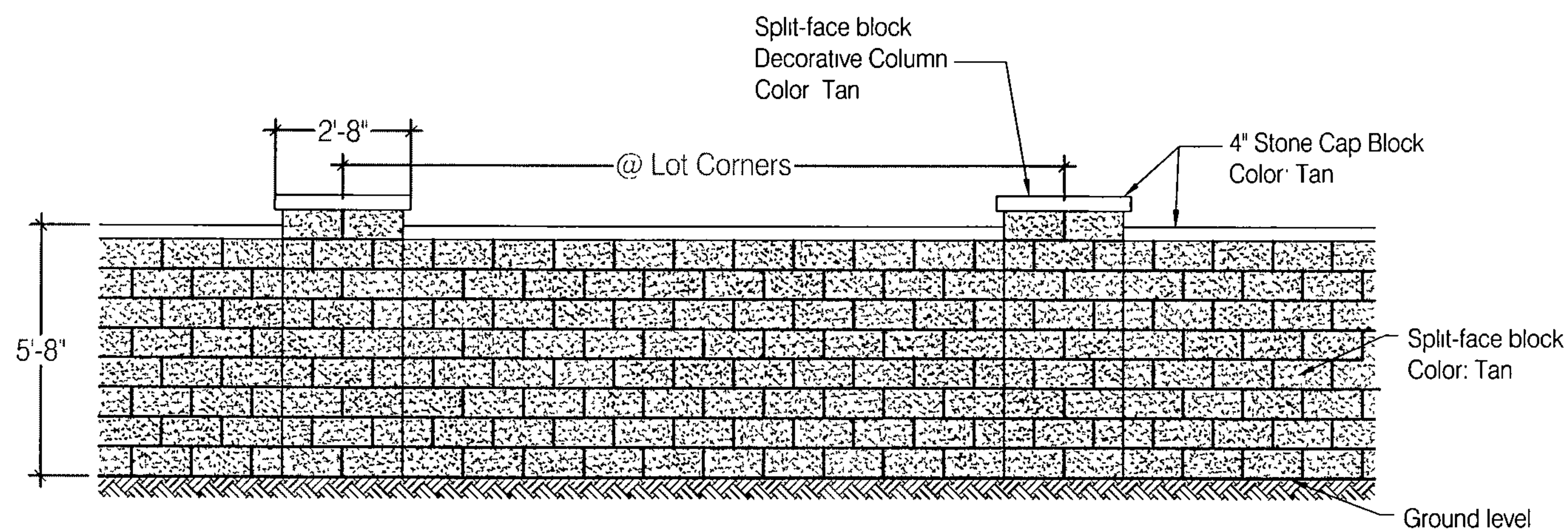
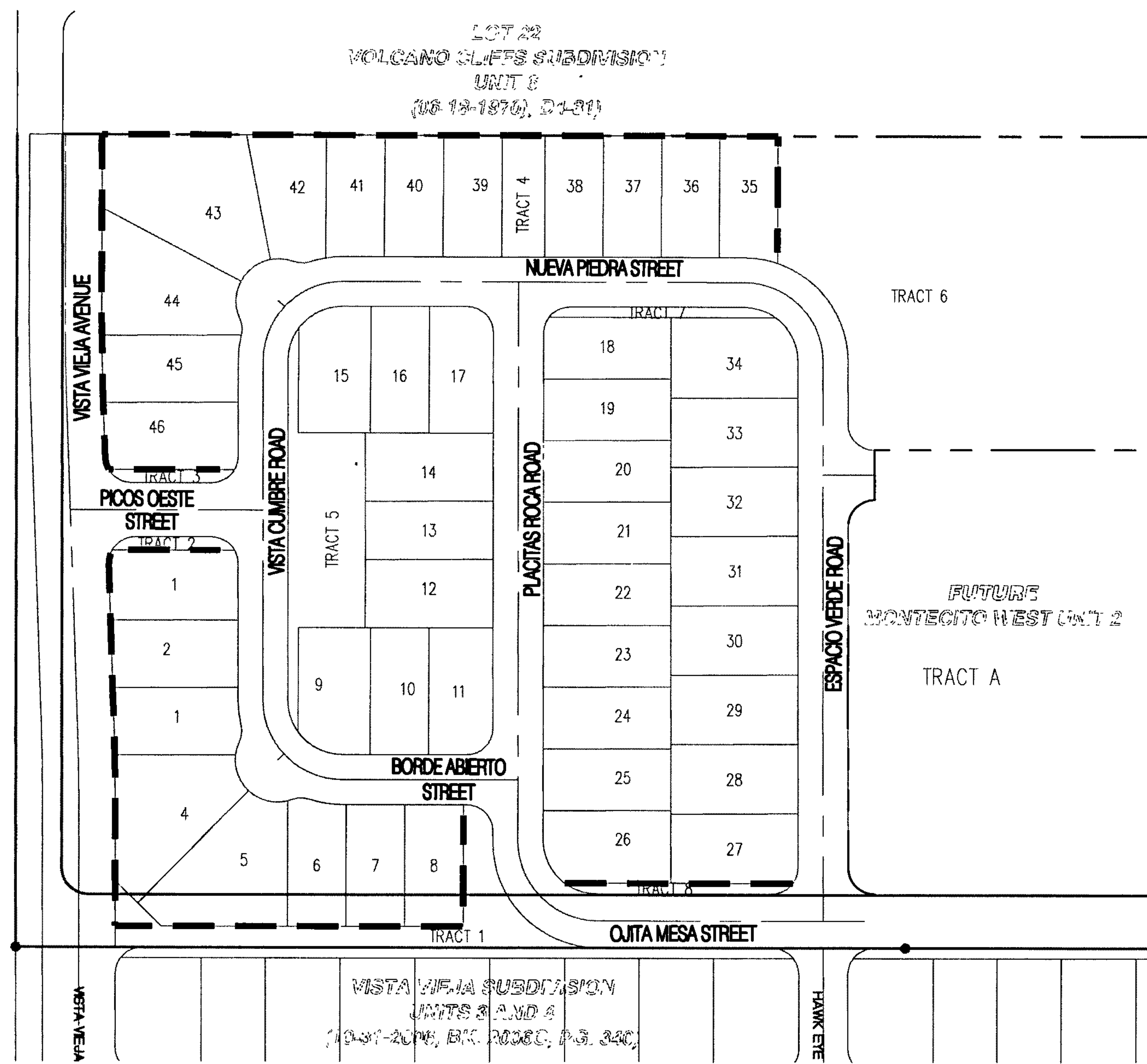
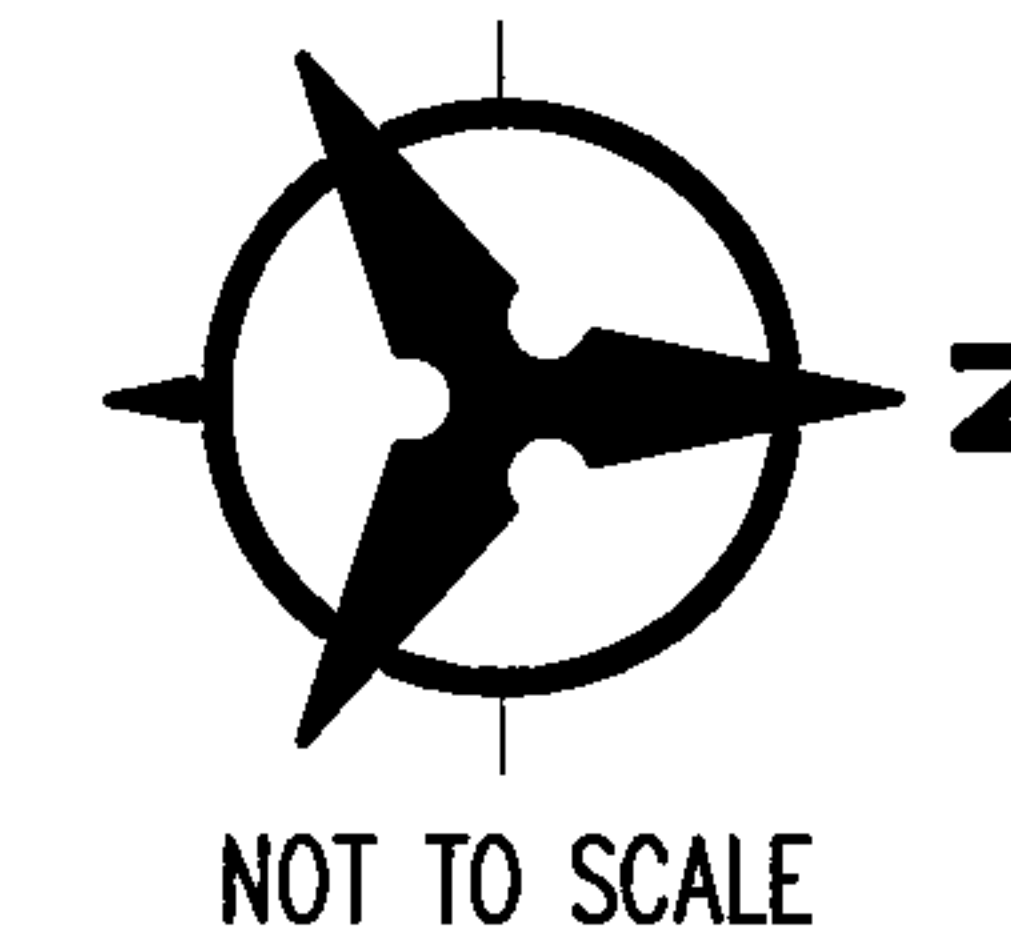
DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



#1009506
12-4-13
Unit 1 ex.

LOT 22
VOLCANO CLIFFS SUBDIVISION
UNIT 8
(16-18-1970, D-131)

EXHIBIT "D"
Montecito West UNIT 1
WALL EXHIBIT
11/8/13



PERIMETER WALL TYPE 'A'

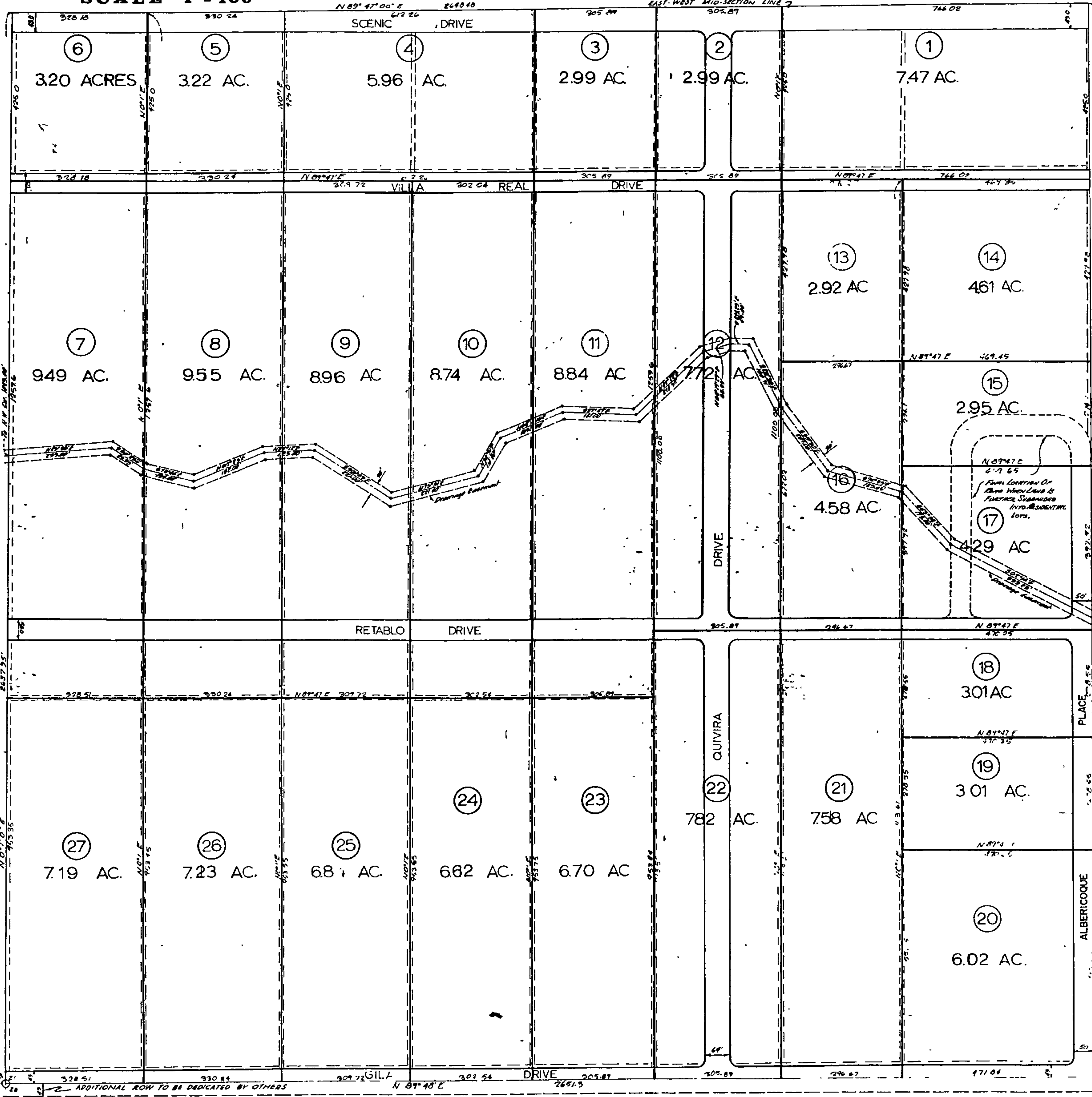
--- WALL TYPE 'A'

#1009506
12-4-13
Unit 1 ex.

VOLCANO CLIFFS SUBDIVISION

UNIT 6

SCALE 1" = 100'



80637
Dedication
The foregoing subdivision of that certain tract of land being the Southwest 1/4 of Section 21, T 11 N, R 2 E, N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:
Beginning at the Southwest corner of the tract herein described and being common to the G.L.O. brass cap marking Sections 20, 21, 28 & 29 of said range and township, thence N 0° 01' E 2637.35 feet to the Northwest corner and being a point along the east-west mid-section line, thence N 89° 47' E 2648.48 feet along said mid-section line to the Northeast corner; thence S 0° 2' 41" E 2638.71 feet to the Southeast corner being a point along the south line of Section 21, thence along said section S 33° 48' W 2661.3 feet to the place of beginning and containing 150.43 acres more or less.
The dedication of the subdivided land shown hereon together with the public streets and public utility easements being seven feet on each side of interior lot lines and as otherwise shown hereon for the construction, use, and maintenance of overhead and underground service lines including the right of ingress and egress and the right to tree interfering trees and shrubs is in accordance with the desires and with the free consent of the undersigned owners and the subdivisor as to be known as Volcano Cliffs Subdivision, Unit 6, a subdivision under contract to be annexed to the City of Albuquerque, New Mexico.

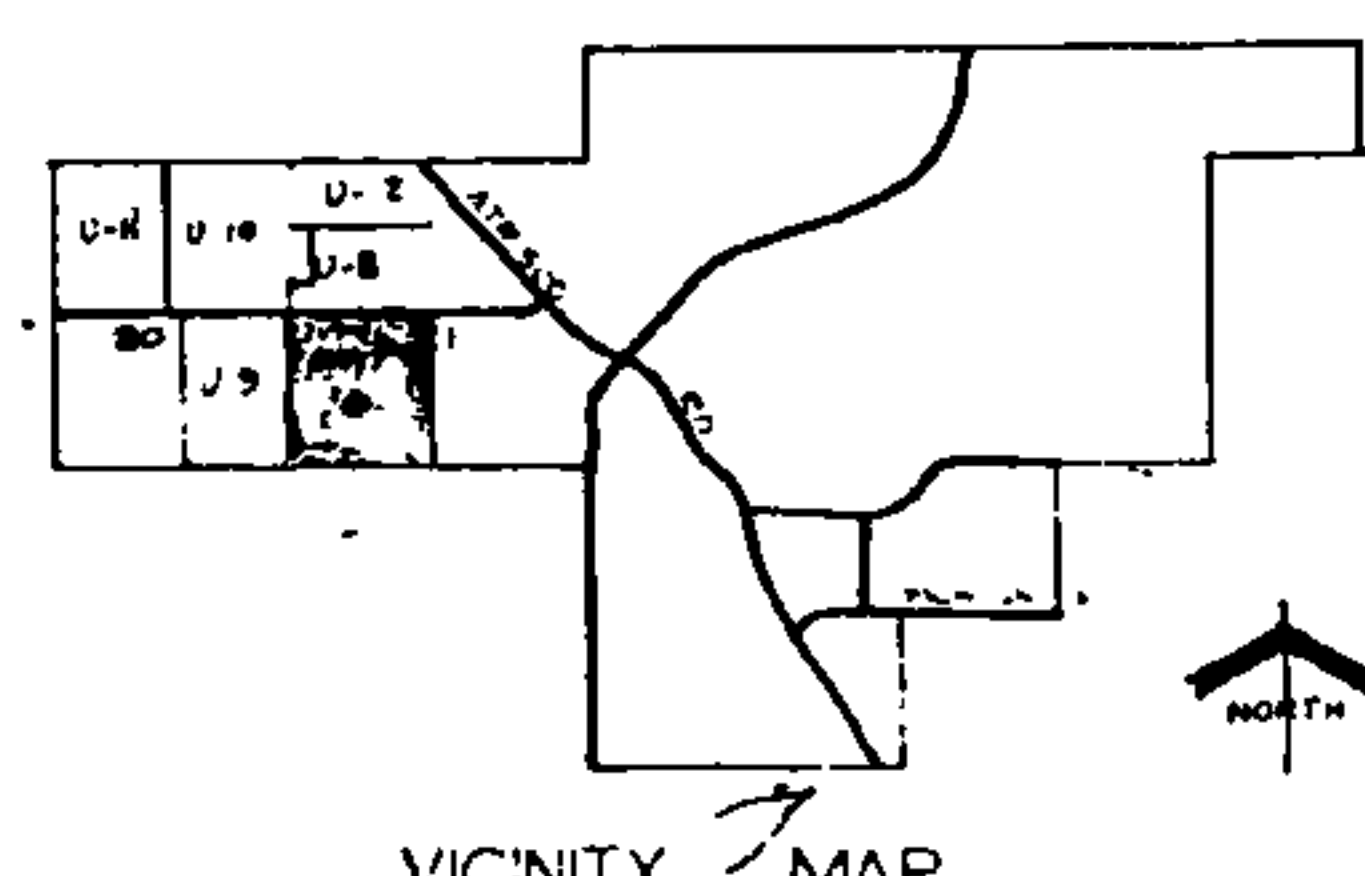
Dallas Title Co of Albuquerque
as trustee
By [Signature]
Vice President
Attest: [Signature]
Notary Public
State of New Mexico
County of Bernalillo
I, [Signature], a notary public in and for the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970.

Approved for utilities, etc.
[Signature] 4-15-70
Public Service Co. Date
[Signature] 4-7-70
M. Sts. Tel. & Tel. Co. Date
[Signature] 4-7-70
Southern Union Gas Co. Date
[Signature] 4-10-70
City Traffic Engineer Date
[Signature] 6-16-70
City Engineer Date
[Signature] 4-14-70
Director of Parks & Recreation Date
[Signature] 4-9-70
Chairman, City Planning Commission Date
[Signature] 4-1-70
Exec. Secretary City Planning Commission Date
[Signature] 5-12-70
City Surveyor Date
[Signature] 4-1-70
City Planning Commission Date
[Signature] 4-7-70
Sec. County Planning Commission Date

Notary Public
State of New Mexico
County of Bernalillo
I, [Signature], a notary public in and for the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970.

Notary Public
State of New Mexico
County of Bernalillo
I, [Signature], a notary public in and for the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970.

Notary Public
State of New Mexico
County of Bernalillo
I, [Signature], a notary public in and for the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970, and that the same is the original instrument filed in my office on this 4th day of April, 1970.



DRAINAGE EASEMENT CERTIFICATE
I hereby certify that location of the drainage easement was established under my direction and that it is correct to the best of my knowledge and belief.
[Signature]
S. H. P. L. S. No. 4173

ENGINEERS CERTIFICATE
This is to certify that I am a registered Engineer and Land Surveyor and that this plat was prepared by me or under my direction from field notes of an actual survey and that it is correct to the best of my knowledge and belief.
[Signature]
Stewart H. Whittier PERLS 3334





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Homes of New Mexico (Garret Price) PHONE: (505) 761-9606

ADDRESS: 7601 Jefferson St NE Suite 320 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pulte.com

Proprietary interest in site: Developer List all owners: Victory Land, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Vacation of Public Right-of-Way, Temporary Deferral of Sidewalk Construction for Montecito West Unit 1

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. Tracts 15-21 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Volcano Cliffs Unit 6 (Unit 1)

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____

Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1009506 12DRB-70352

CASE INFORMATION:

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

No. of existing lots: 7 No. of proposed lots: 46 Total area of site (acres): 29.54

LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place

Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott J Steffen DATE 11/8/13

(Print) SCOTT J STEFFEN Applicant: Agent: Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>13 - DRB-70752</u>	<u>SPS</u>	_____	<u>\$ 385.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>PP</u>	_____	<u>\$ 1,255.00</u>
_____	<u>TDS</u>	_____	<u>\$ 0</u>
_____	<u>VPE</u>	_____	Total <u>870.00</u>
_____	<u>VPR</u>	_____	<u>\$ 2,605.00</u>

Hearing date Dec. 4, 2013

[Signature] 11-8-16
Planner signature / date

Project # 1009506

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.

SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 11/8/13
Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB - 70752

[Signature] 11-8-13
Planner signature / date
Project # 1009506

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

SCOTT J STEFFEN
Applicant name (print)
Scott J Steffen 11/8/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70753

[Signature] 11-8-13
Planner signature / date
Project # 1009506

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 tear out less easily.

4. TIME

Signs must be posted from Nov 19, 2013 To Dec. 4, 2013

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 11/21/13 (Date)

I issued 3 signs for this application, 11-8-13 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1009506

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/08/2013 Issued By: E08375 214908

Category Code **910**
2013 070 756

Application Number: 13DRB-70756, Vacation Of Public Easement

Address:

Location Description: ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC

Project Number: 1009506

Applicant

PULTE HOMES OF NEW MEXICO
GARRET PRICE
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFE
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000
KPATTON@BHINC.COM

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

\$870.00

TOTAL: \$870.00

City of Albuquerque Treasury
Date: 11/8/2013 Office: ANMEX
Stat ID: W50000009 Cashier: TRSMAB
Batch: 2826 Trans #: 12
Permit: 2013070756
Receipt Num 00161632
Payment Total: \$870.00
0903 DRB Actions \$870.00
VISA Tendered : \$6,200.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

PLANNING DEPARTMENT

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/08/2013 Issued By: E08375 214899

Category Code 910
2013 070 753

Application Number: 13DRB-70753, Major - Preliminary Plat Approval

Address:

Location Description: ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC

Project Number: 1009506

Applicant

PULTE HOMES OF NEW MEXICO
GARRET PRICE
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000

Application Fees	
APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$1,255.00
TOTAL:	\$1,350.00

City of Albuquerque Treasury
Date: 11/8/2013 Office: ANNEX
Stat ID: W6000009 Cashier: TRSMAR
Batch: 2826 Trans #: 12
Permit: 2013070753
Receipt Num 00161631
Payment Total: \$1,350.00
0900 APN Fee \$75.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$1,255.00
VISA Tendered : \$6,200.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

11/08/2013

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/08/2013 Issued By: E08375 214894

Category Code 910
2013 070 752

Application Number: 13DRB-70752, Minor - Sdp For Subdivision

Address:

Location Description: ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC

Project Number: 1009506

Applicant

PULTE HOMES OF NEW MEXICO
GARRET PRICE
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFEN
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions **\$385.00**

TOTAL: \$385.00

City of Albuquerque Treasury
Date: 11/08/2013 Office: ANNEX
Stat ID: W3000009 Cashier: TRSHAR
Batch: 2826 Trans #: 12
Permit: 2013070752
Receipt Num 00161630
Payment Total: \$385.00
0903 DRB Actions \$385.00
VISA Tendered : \$6,200.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

011/08/2013

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/08/2013 Issued By: E08375 214922

Category Code **910**
2013 070 761

Application Number: 13DRB-70761, Minor - Sdp For Subdivision

Address:

Location Description: ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC

Project Number: 1009506

Applicant

PULTE HOMES OF NEW MEXICO
GARRET PRICE
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFE
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000
KPATTON@BHINC.COM

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

\$385.00

TOTAL: \$385.00

City of Albuquerque Treasury
Date: 11/8/2013 Office: ANMEX
Stat ID: W50000009 Cashier: TRSNAB
Batch: 2826 Trans #: 12
Permit: 2013070761
Receipt Num: 00161629
Payment Total: \$385.00
0903 DRB Actions \$385.00
VISA Tendered : \$6,200.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

PLANNING DEPARTMENT

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/08/2013 Issued By: E08375 214921

Category Code 910
2013 070 760

Application Number: 13DRB-70760, Major - Preliminary Plat Approval

Address:

Location Description: ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC

Project Number: 1009506

Applicant

PULTE HOMES OF NEW MEXICO
GARRET PRICE
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFE
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000
KPATTON@BHINC.COM

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions **\$1,255.00**

TOTAL: \$1,255.00

City of Albuquerque Treasury
Date: 11/8/2013 Office: ANNEX
Stat ID: 450000009 Cashier: TRSNAB
Batch: 2826 Trans #: 12
Permit: 2013070760
Receipt Num 00161628
Payment Total: \$1,255.00
0903 DRB Actions \$1,255.00
VISA Tendered : \$6,200.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/08/2013 Issued By: E08375 214912

Category Code **910**
2013 070 758

Application Number: 13DRB-70758, Vacation Of Public Easement

Address:

Location Description: ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC

Project Number: 1009506

Applicant

PULTE HOMES OF NEW MEXICO
GARRET PRICE
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

Agent / Contact

BOHANNAN HUSTON INC
SCOTT J STEFFE
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
5058231000
KPATTON@BHINC.COM

Application Fees	
APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$870.00
TOTAL:	\$965.00

City of Albuquerque Treasury
Date: 11/8/2013 Office: ANNEX
Stat ID: W3000009 Cashier: TRSMAB
Batch: 2826 Trans #: 12
Permit: 2013070758
Receipt Num 00161627
Payment Total: \$965.00
0900 APN Fee \$75.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$870.00
VISA Tendered : \$6,200.00

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/08/2013 Issued By: E08375 214945

00000000

Permit Number: 2013 060 165

Category Code 970

Application Number: 13REV-60165, Review:Drain Plan-Lomr-Traffic Impact

Address:

Location Description: MONTECITO WEST UNITS 1 & 2

Project Number: 1009506

Applicant

BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
kpatton@bhinc.com

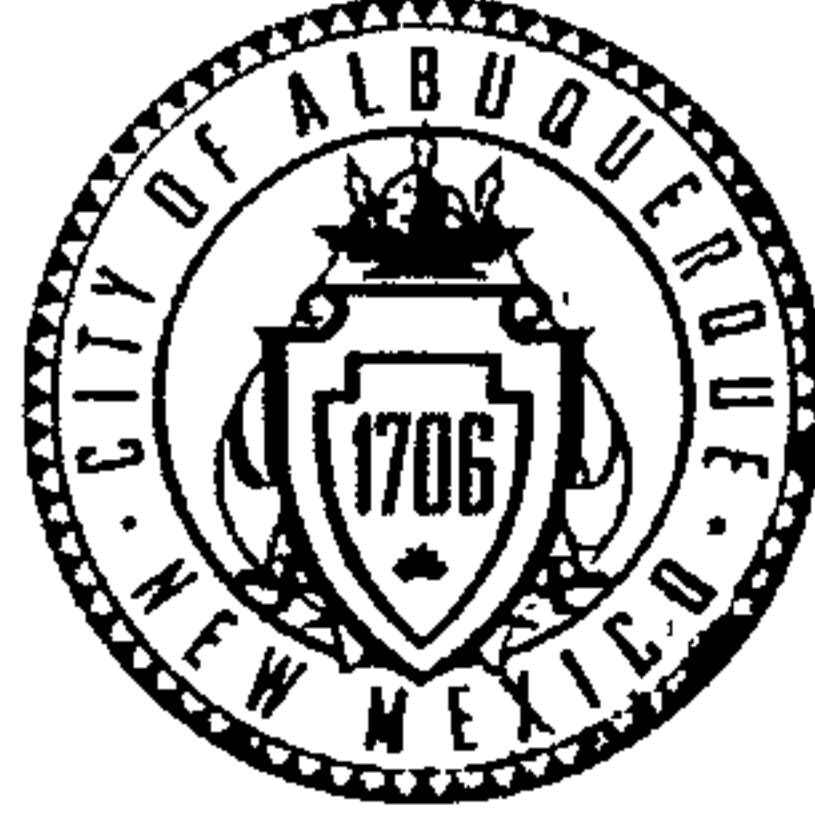
Agent / Contact

BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees

REV Actions	\$990.00
TOTAL:	\$990.00

City of Albuquerque Treasury
Date: 11/8/2013 Office: ANNEX
Stat ID: W5000009 Cashier: TRSHAB
Batch: 2826 Trans #: 12
Permit: 2013060165
Receipt Num 00161626
Payment Total: \$990.00
0909 REV Actions \$990.00
VISA Tendered : \$6,200.00



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/	
ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	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 # 1009506 UNIT 1
THURSDAY, December 4, 2013

Comments must be received by:

Monday, November 25, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Pulte Homes of New Mexico (Garret Price) PHONE: (505) 761-9606

ADDRESS: 7601 Jefferson St NE Suite 320 FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: garret.price@pulte.com

Proprietary interest in site: Developer List all owners: Victory Land, LLC

DESCRIPTION OF REQUEST: Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Vacation of Public Right-of-Way, Temporary Deferral of Sidewalk Construction for Montecito West Unit 1

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. Tracts 15-21 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Volcano Cliffs Unit 6 (Unit 1)

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____

Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1009506 12DRB-70352

CASE INFORMATION:

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

No. of existing lots: 7 No. of proposed lots: 46 Total area of site (acres): 29.54

LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place

Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott Steffen DATE 11/8/13

(Print) SCOTT J STEFFEN Applicant Agent Form revised 4/07

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers

13 - DRB- 70752

70753
70755
70756
70757
 Hearing date Dec. 4, 2013

Action

SPS
CMF
ADV
PP
TDS
VPE
VPR

S.F.

Fees

_____ \$ 385.00
 _____ \$ 20.00
 _____ \$ 75.00
 _____ \$ 1,255.00
 _____ \$ 0
 Total 870.00
\$2,605.00

[Signature]

11-8-16
 Planner signature / date

Project # 1009506

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) - 6**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) - 2
 The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8 5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 Sign Posting Agreement
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the deferral or extension
 List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

SCOTT J STEFFEN
 Applicant name (print)
Scott J Steffen 11/8/13
 Applicant signature / date



Form revised 4/07

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

Application case numbers
13 - DRB - 70755
 - - 70756
 - - 70756

[Signature] 11-8-13
 Planner signature / date
 Project # 1009506

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.

SCOTT J STEFFEN
Applicant name (print)

Scott J Steffen 11/8/13
Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>13 - DRB - 70752</u>	<u>11-8-13</u>
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>1009506</u>
<input checked="" type="checkbox"/> Related #s listed			

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Proposed Infrastructure List
 - Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Preliminary plat approval expires after one year.**
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

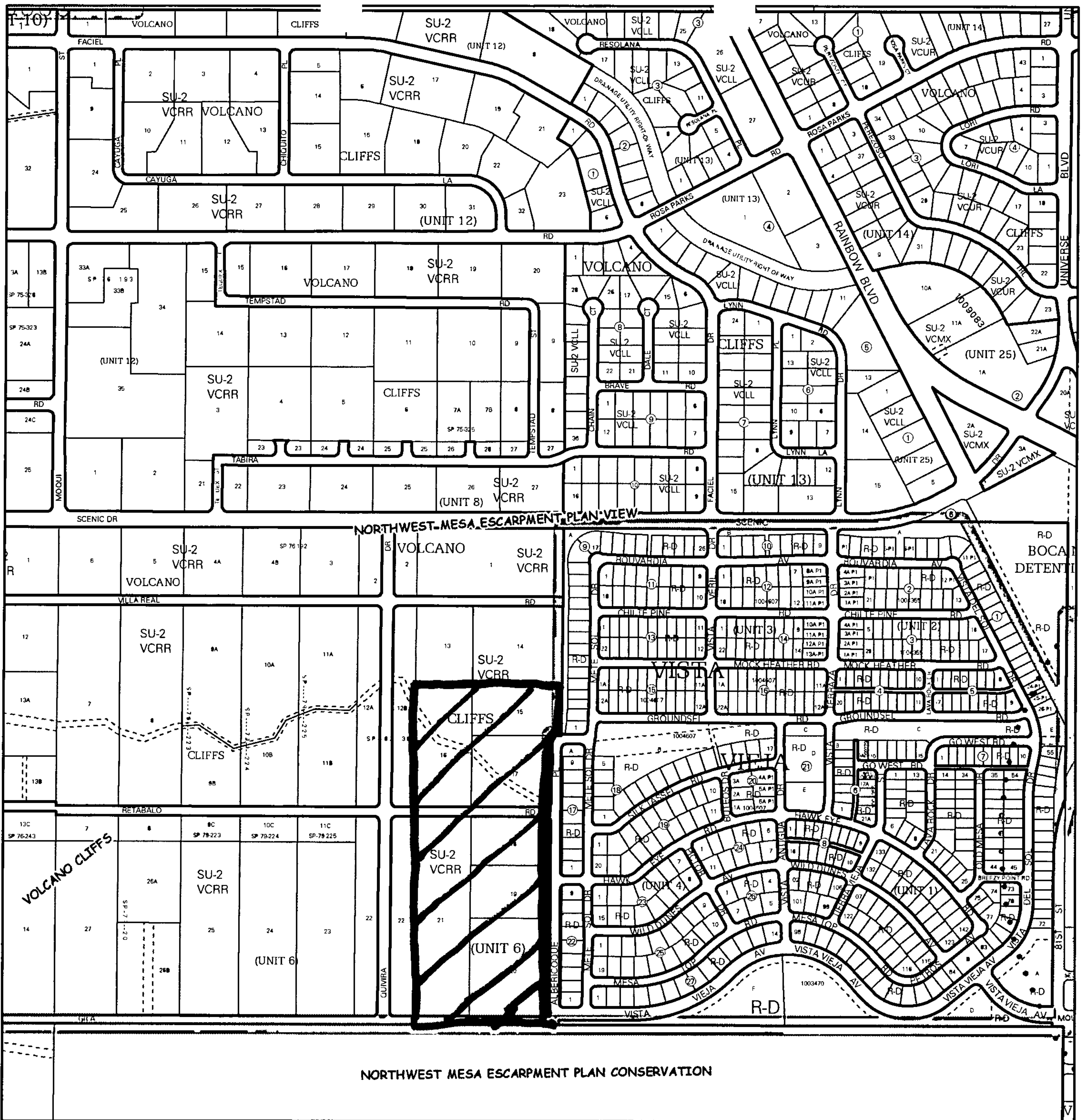
Scott J. STEFFEN
 Applicant name (print)
Scott J. Steffen 11/8/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70753

[Signature] 11-8-13
 Planner signature / date
 Project # 1009506



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-Z

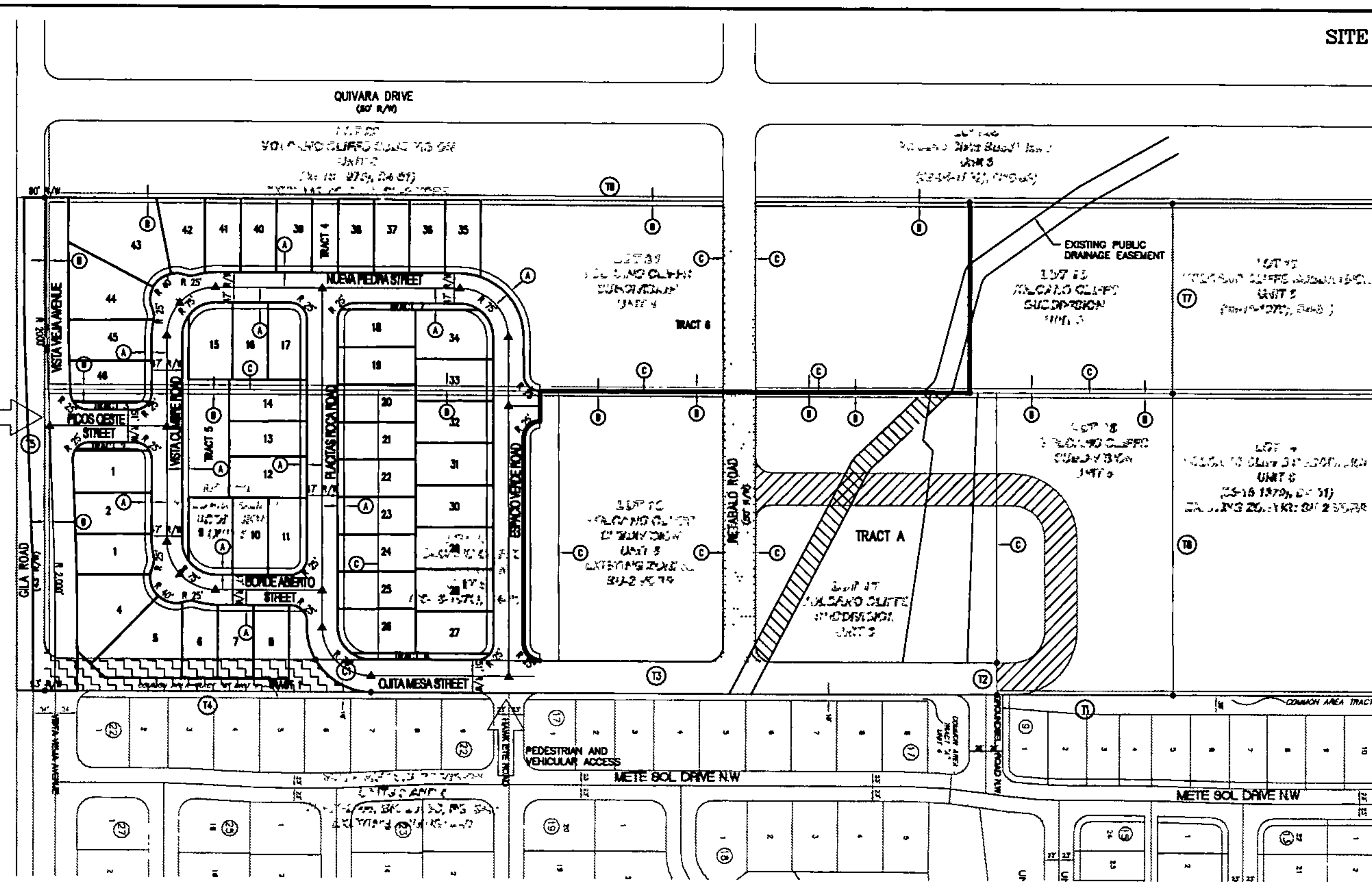
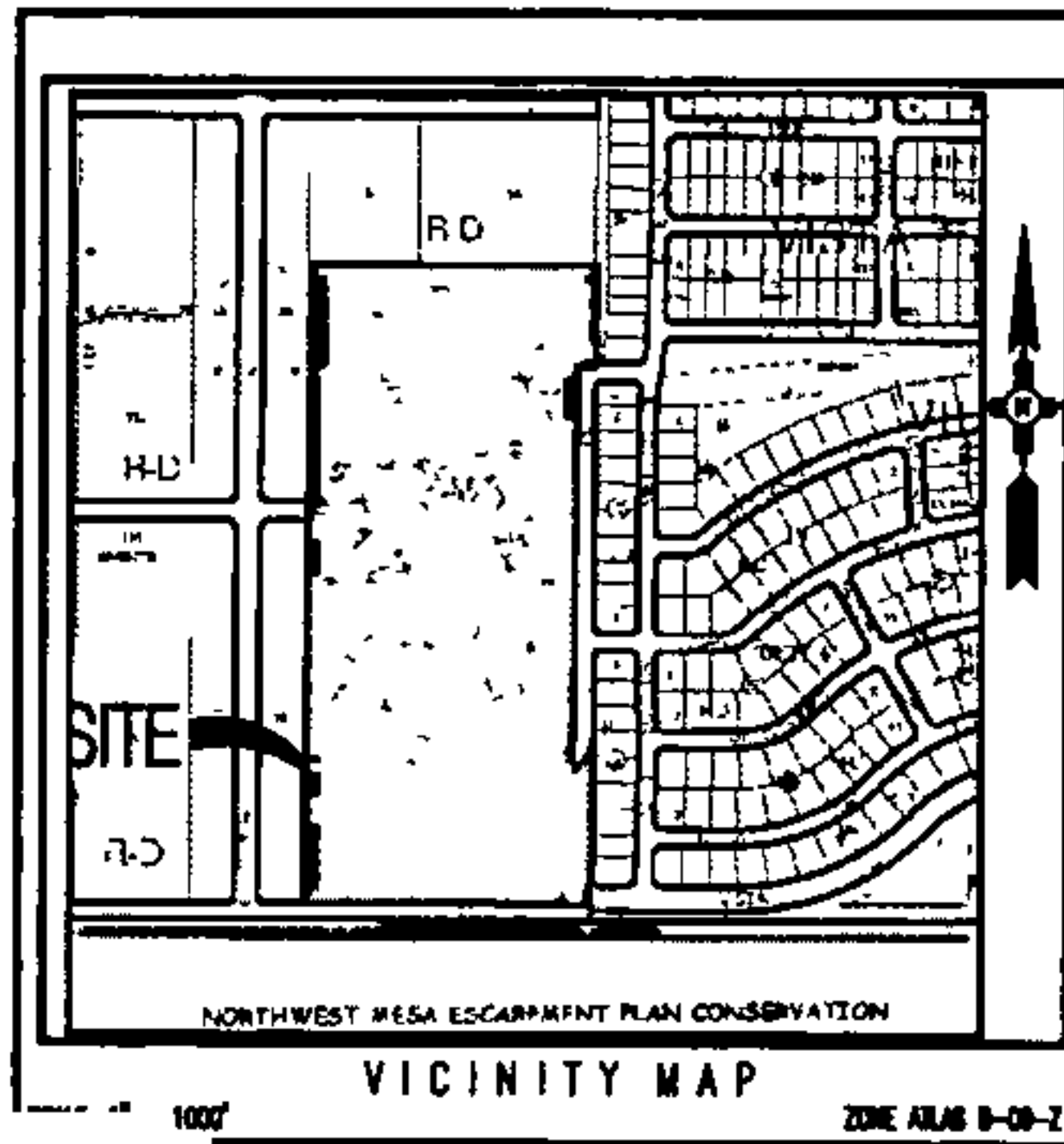
Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/7/2013

SITE DEVELOPMENT PLAN FOR SUBDIVISION MONTECITO WEST UNIT 1



LEGAL DESCRIPTION

Lots 15-21, together with a portion of vacated Retabalo Road and Alberquerque Place of Veterans Office Subdivision Unit 4, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 18, 1970, Book D4, Page 84.

GENERAL NOTES

- EXISTING ZONING: SU-2, VOR RURAL RESIDENTIAL. PROPOSED ZONING: SU-2, VOR RURAL RESIDENTIAL. PROPOSED DEVELOPMENT USE: PRIVATE COMMONS DEVELOPMENT.
- PROPOSED ACREAGE: 17.42 AC. NUMBER OF LOTS: 46. PROPOSED DENSITY: 2.6 DU/AC.
- MIN. LOT DIMENSIONS: 15' X 110'. MINIMUM LOT AREA: 6,600 SQFT.
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR IMPROVEMENT.
- LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS.
- NO REMOVAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VISTA VERDE AVENUE.
- TRACTS 5 AND 8 SHALL BE DESIGNATED AS PRIVATE COMMONS AREA. THE TRACTS WILL HAVE A BLANKET LAND USE EASEMENT & RESERVING COVENANTS.
- APPLICABLE PLANS: VOLCANO CLIFFS SECTION DEVELOPMENT PLAN, WESTSIDE SUBDIVISION PLAN.
- MINIMUM BUILDING HEIGHT: 10' (20' FOR SIDE OF BUILDING FOOTPRINT).
- BUILDING SETBACK: FRONT: 15' MIN (20' AT DRIVEWAYS). REAR: 15' MIN. SIDE: 5' (5' AT POB BOUNDARY).

SITE DATA

ZONE ALAS NO.	B-08-2
ZONING	SU-2, VOR
MILES OF FULL WIDTH STREETS CREATED	0.86 MILES
NO. OF EXISTING LOTS	6
NO. OF LOTS CREATED	46
NO. OF NEW TRACTS CREATED	6
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2
NO. OF REMOVAL TRACTS CREATED	1

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	103.29°	99.48'	58°28'05"	56.84'

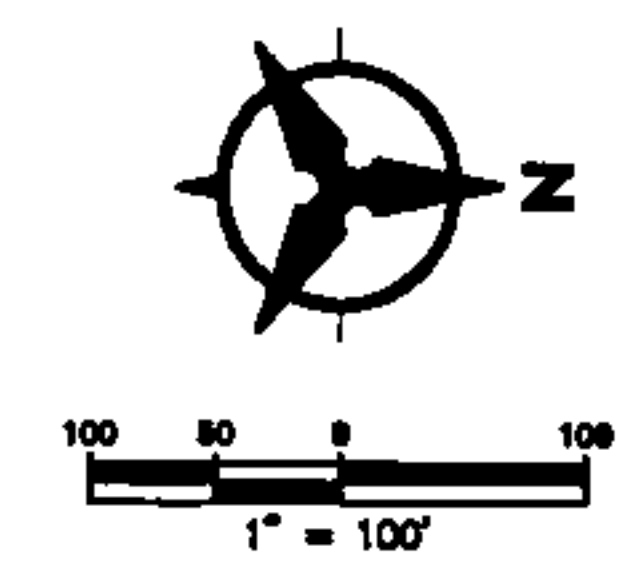
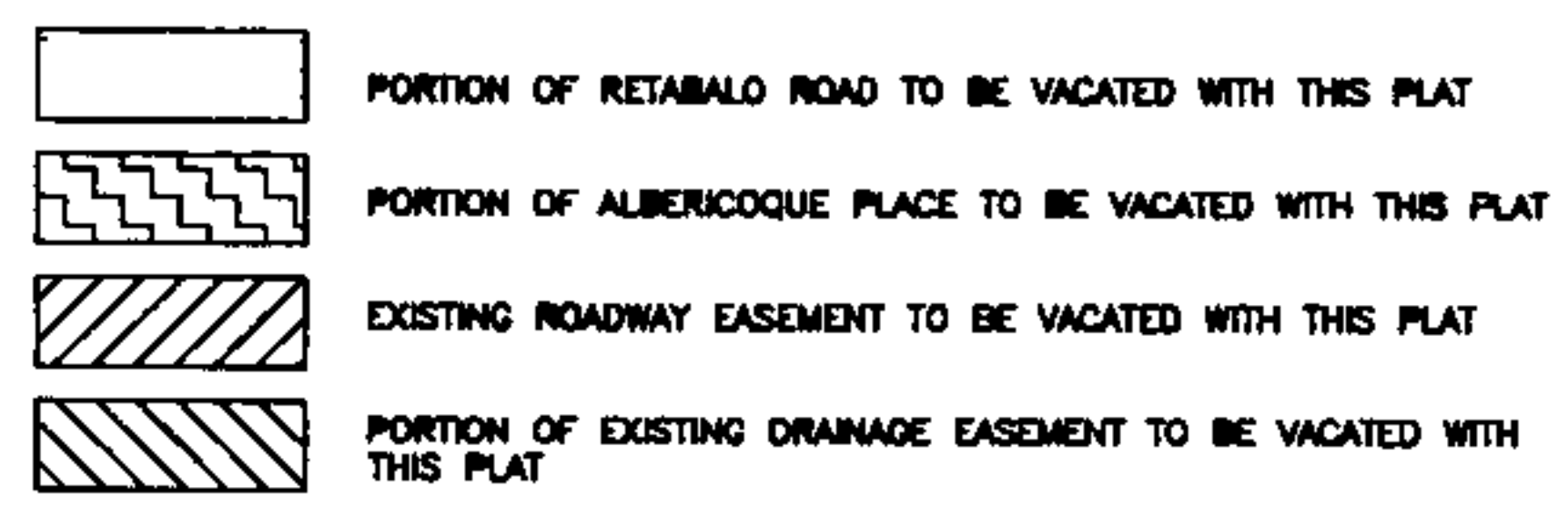
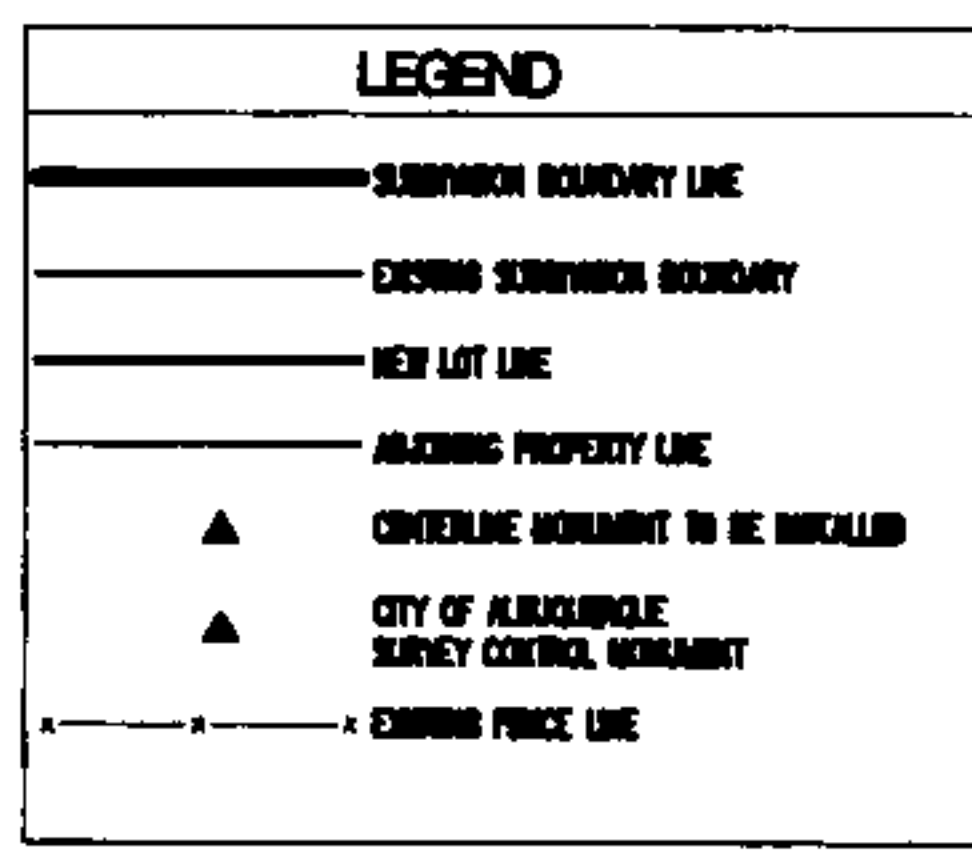
BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S00°17'06"W	274.13'
T2	N10°52'54"W	50.00'
T3	S00°17'06"W	1051.95'
T4	S00°17'06"W	502.12'
T5	N10°52'54"W	788.42'
T6	N00°20'18"E	1743.69'
T7	S10°53'11"E	298.41'
T8	S10°53'11"E	470.36'

PRIVATE COMMONS DEVELOPMENT

TRACT A, SUBDIVISION AS PART OF MONTECITO WEST UNIT 2	26.5430 ACRES
MONTECITO WEST UNIT 1	12.1244 ACRES
LOTS, STREETS, HOA TRACTS	17,4188 ACRES
TRACTS 5-8, PRIVATE COMMONS AREA	12,1818 ACRES
5' PRIVATE COMMONS AREA OPEN SPACE	5,2278 ACRES
NUMBER OF LOTS	46
DENSITY	2.6 DU/AC

- ### KEYED NOTES
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
 - (C) LOT LINE TO BE ELIMINATED BY THIS PLAT



PROJECT NUMBER:

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction when Public Right-of-Way or for construction of public improvements.

DATE SITE DEVELOPMENT PLAN SUBJECT APPROVAL

Traffic Engineering, Transportation Division	Date
Water Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DNR Chairperson, Planning Department	Date



November 8, 2013

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Montecito West Unit 1 – Preliminary Plat, Site Plan for Subdivision, Vacation of Public Easement, Vacation of Public Right-of-Way and Sidewalk Deferral/Waiver (DRB 1009506)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

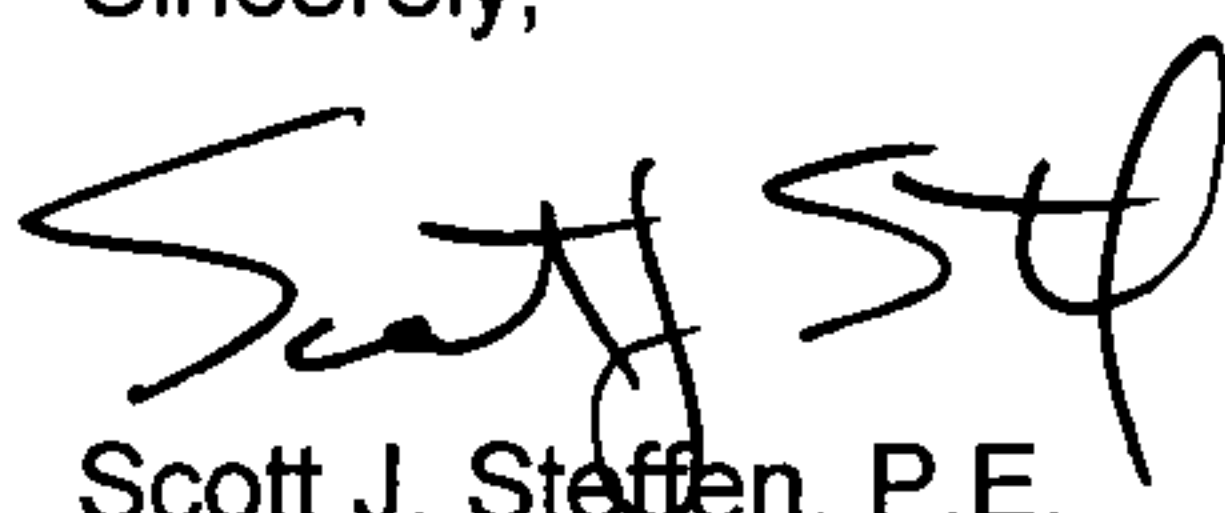
- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Site Plan for Subdivision and Conceptual Utility Plan
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Certificate of No Effect
- Preliminary Pre-Development Facilities Fee Agreement
- Letter from the Office of Neighborhood Coordination
- DRWS and TIS forms
- Traffic Distribution Layout
- Three (3) copies of the perimeter wall plan (Exhibit D)
- Zone Atlas Map
- Submittal Fees

This preliminary plat is being represented to the Development Review Board for the purpose of obtaining City review and approval. The preliminary plat incorporates comments received at the previous sketch plat hearings. Proposed is a subdivision of Tracts 15-21, Volcano Cliffs Subdivision Unit 6, consisting of 46 single-family residential lots, 6 HOA tracts, 2 Private Commons Area tracts and 1 remainder tract on approximately 29.5 acres. The site is located west of the Vista Vieja (Montecito) Unit 4 Subdivision and can be accessed from Vista Vieja Avenue to the south, from Hawk Eye Road in Vista Vieja Unit 4. The land is currently zoned SU-2, Volcano Cliffs Rural Residential (VCRR).

The project will be developed as a Private Commons Development (PCD) per the City Zoning Code Section 14-16-2-16. Site Plan for Subdivision approval by the DRB is required by the VCRR. In addition to the preliminary plat and site plan approvals we are requesting sidewalk deferral and waiver, right-of-way vacations, and public easement vacations.

Please place these items on the DRB Agenda to be heard on December 4, 2013. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

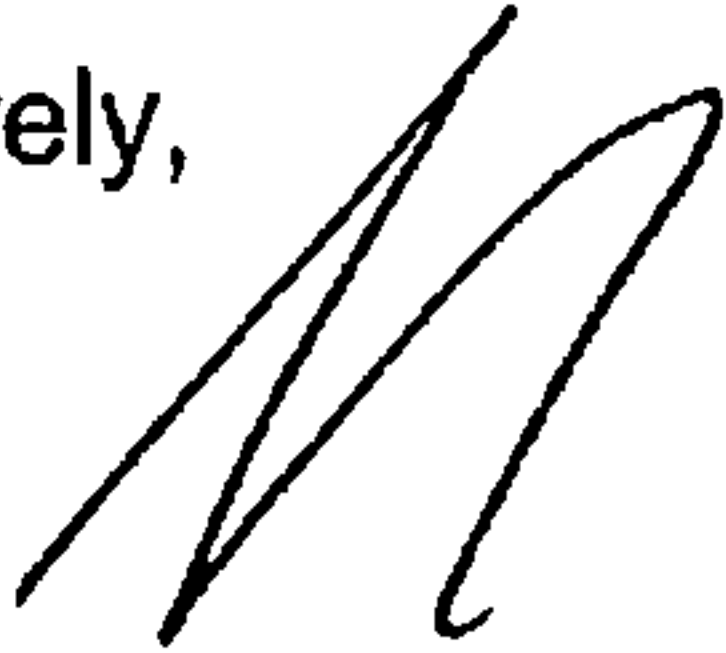
March 27, 2013

Re: Montecito West Unit 1

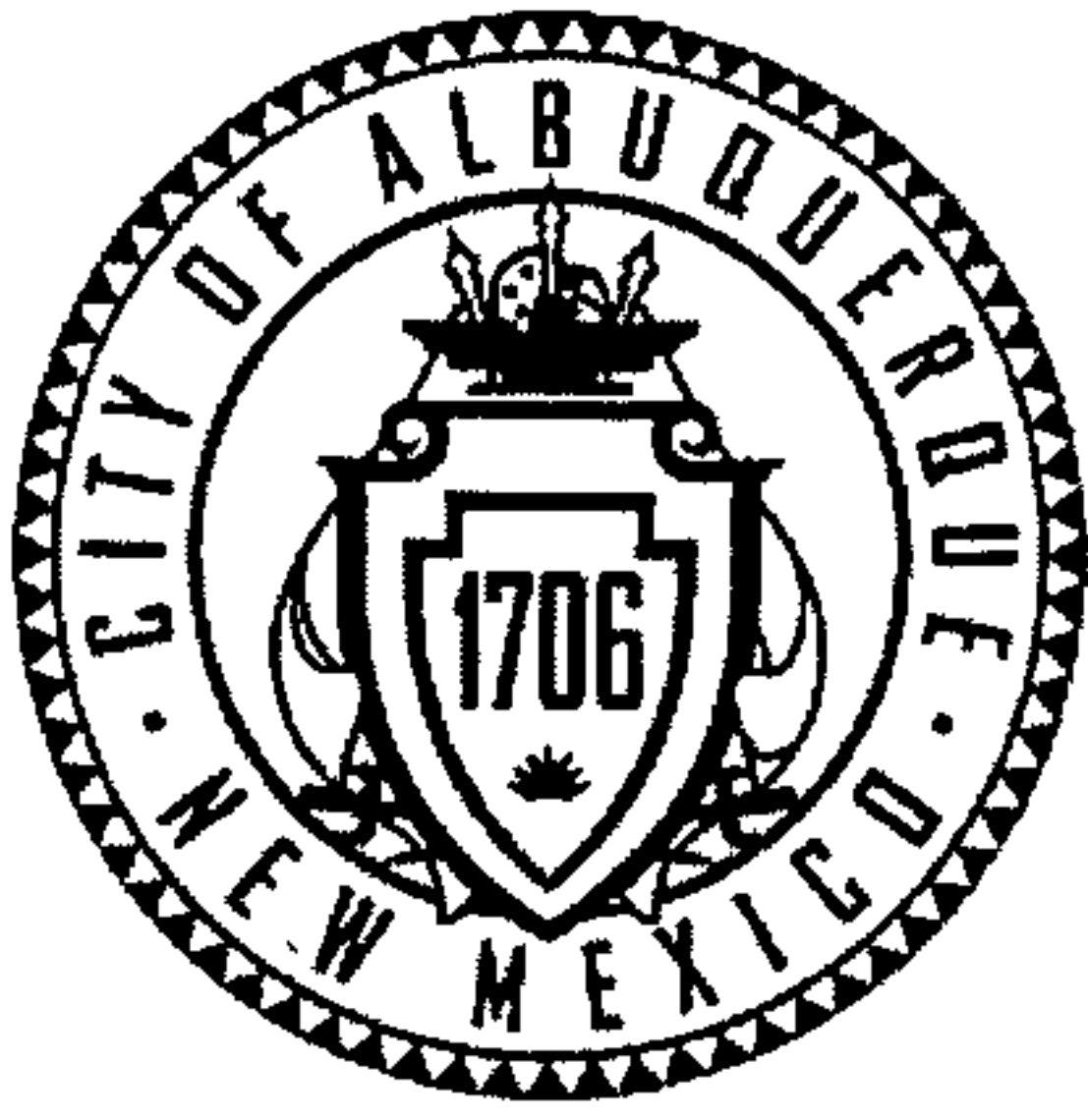
To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with the Preliminary Plat and Site Plan for Subdivision applications for the above referenced subject project.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Schiabor', written over the word 'Sincerely,'.

Scott Schiabor
Victory Land, LLC



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
March 29, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): #1009506

Case Number(s):

Agent: Bohannon Huston Inc

Applicant: Victory Land LLC

Legal Description: Tracts 14-18, 20-21, Volcano Cliffs Unit 6

Zoning: SU-2

Acreage: 33.55 acres

Zone Atlas Page: D-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

SUPPORTING DOCUMENTATION:

NIAF Form "Cultural Resource Clearance for Montecito West Subdivision, Section 21, T11N, R 02E; Bernalillo County, New Mexico" by Stephanie Waldo and Andrew Zink (NMCRIS #126329; Lone Mountain Archaeological Services, Douglas Boggess P.I.)

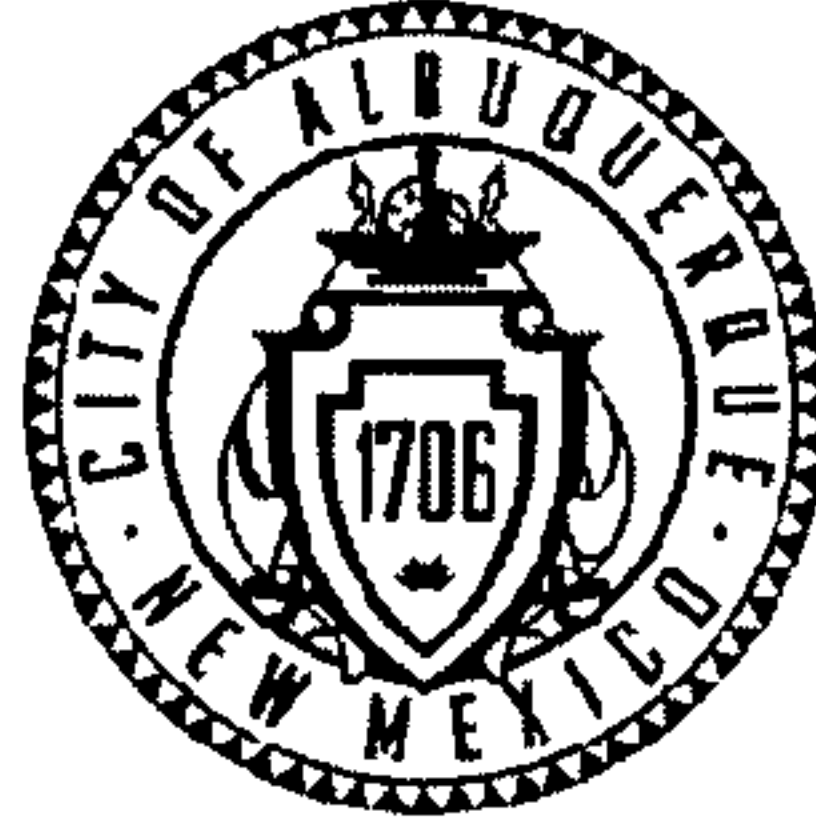
SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 6, 2013

Scott Steffen
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: ssteffen@bhinc.com

Dear Scott:

Thank you for your inquiry of **November 6, 2013** 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 14-18 AND 20-21, VOLCANO CLIFFS SUBDIVISION, UNIT 6, LOCATED ON ALBERICOQUE PLACE NW BETWEEN VISTA VIEJA AVENUE NW AND GROUNDSEL ROAD NW** zone map **D-9**.

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

VOLCANO CLIFFS PROPERTY OWNERS ASSOC.

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

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.

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **11/06/13** Time Entered: **9:20 a.m.** ONC Rep. Initials: **siw**

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 7, 2013

Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Rights of Way (ROWs), Montecito West Units 1 and 2

Dear Mr. Heil:

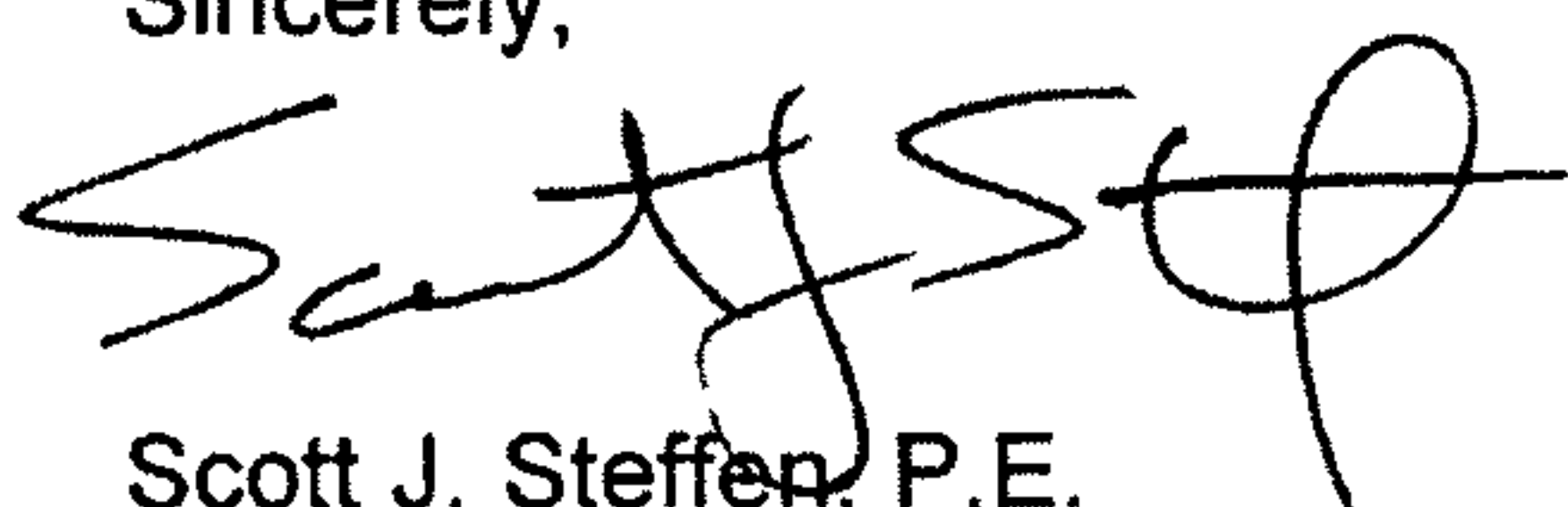
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Victory Land, LLC, is seeking approval for a Preliminary Plat, Vacation of Public Easements and Vacation of Public Rights-of-Way (ROWs) for Montecito West Units 1 and 2. See the attached Zone Atlas Page for the project location.

Montecito West is a proposed 94-lot residential subdivision to the west of Vista Vieja (Montecito) Units 3 and 4 Subdivision, north of Vista Vieja Avenue and south of Villa Real Road. The project will be developed in two Units. Street rights-of-way (ROWs) and public roadway and utility easements were created by the Volcano Cliffs Unit 6 Subdivision Plat. The proposed plats for Montecito West require the vacation of ROWs and public easements that conflict with the proposed lot and street layout. New easements will be granted and new ROWs will be dedicated to the City of Albuquerque by the Montecito West plats.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

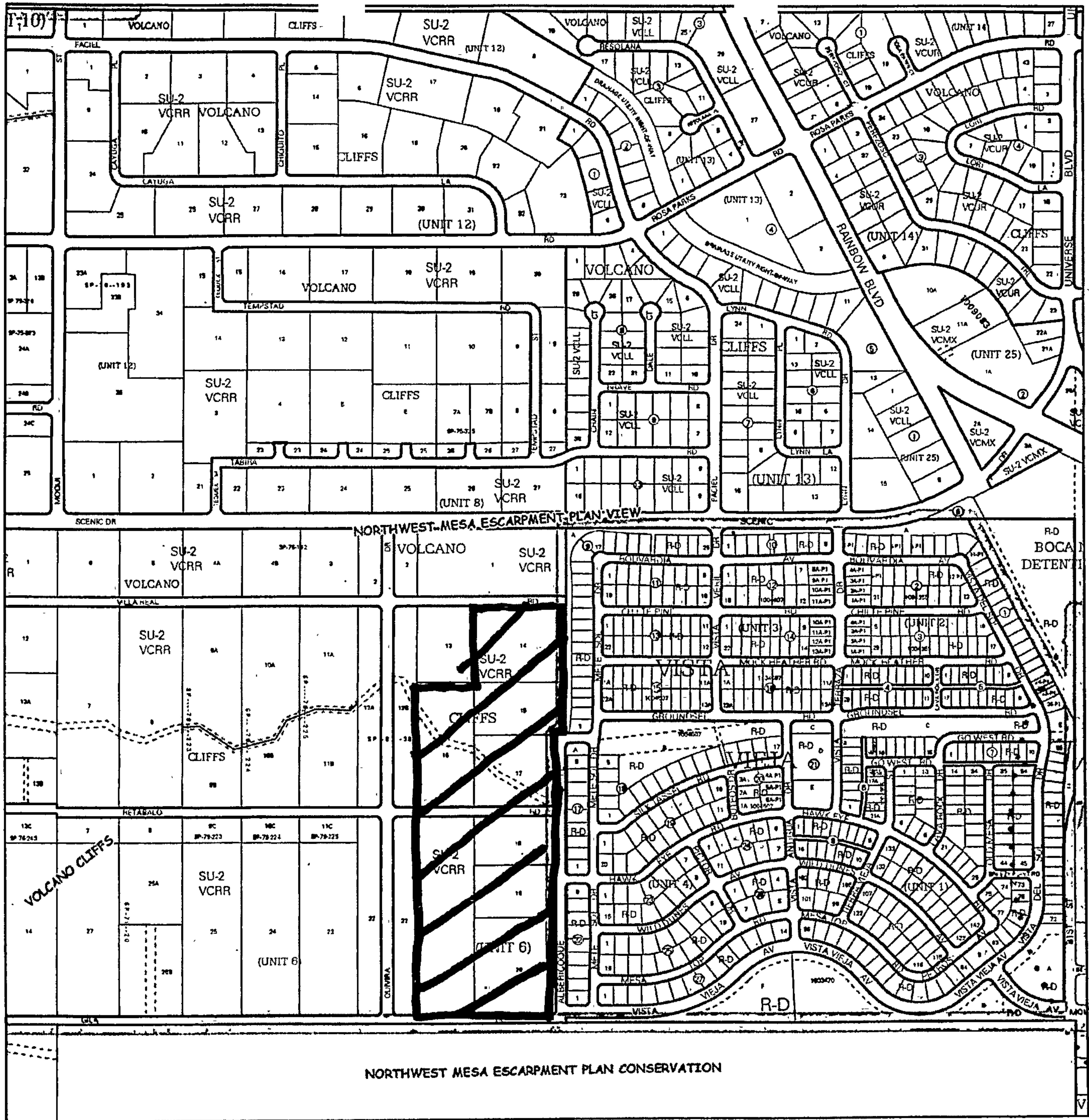
Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
D-09-Z

Selected Symbols

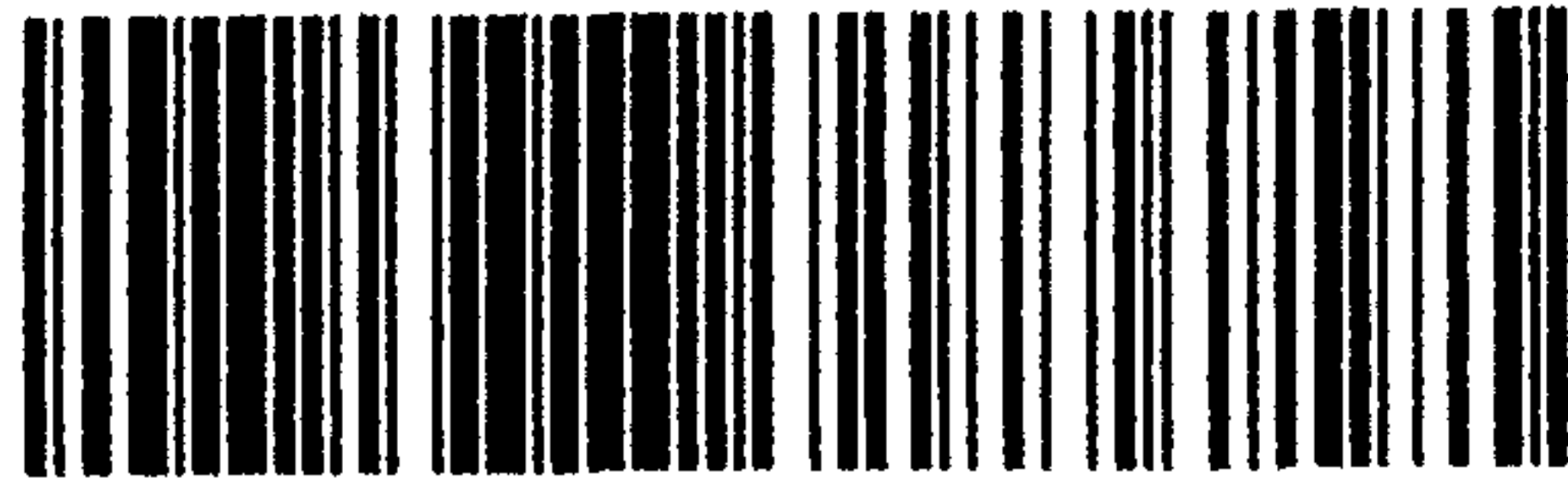
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

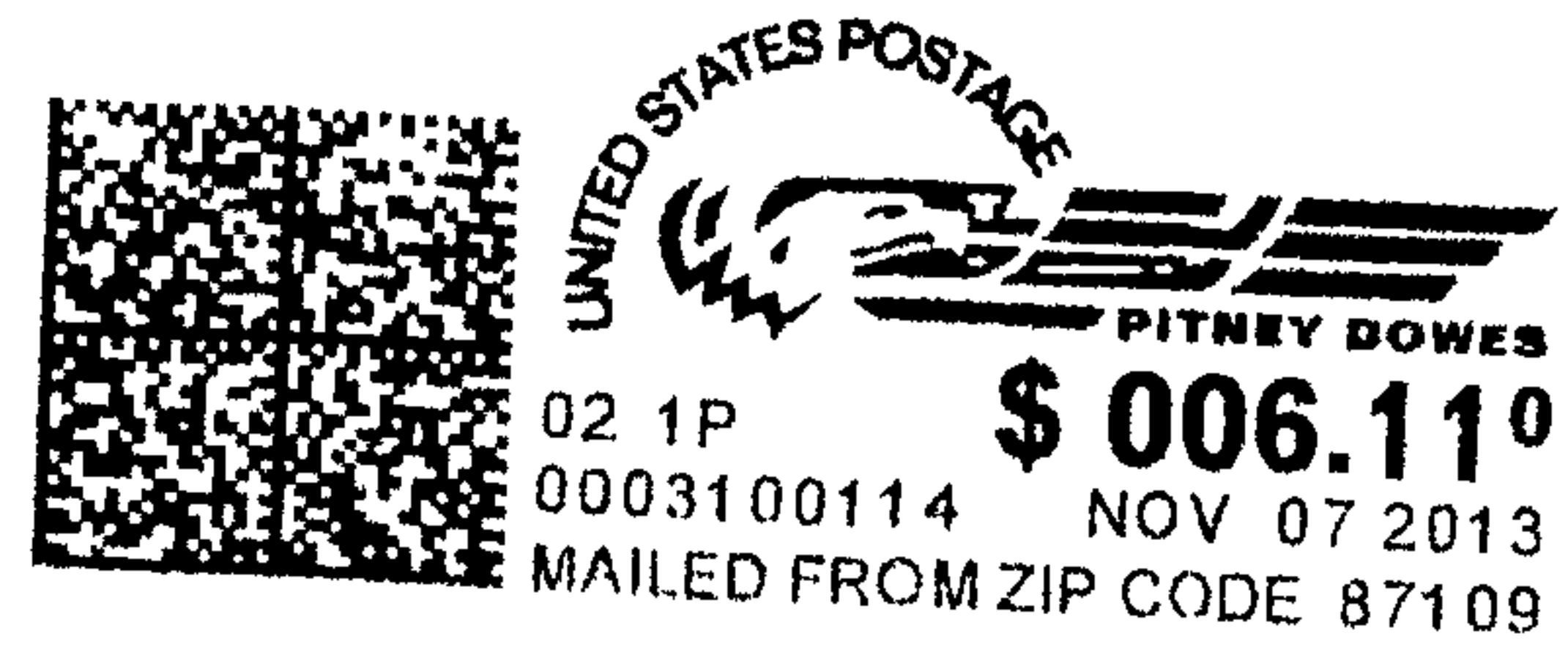
Map amended through: 6/7/2013

Bohannon Hustor

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



91 7199 9991 7031 0468 6414



Dave Heil
160 Itasca Road
Rio Rancho, NM 87124

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Dave Heil
160 Itasca Road
Rio Rancho, NM 87124*

2. Article Number

(Transfer from service label)

91 7199 9991 7031 0468 6414

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail

Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 7, 2013

Ralph Davis
5612 Popo Dr NW
Albuquerque, NM 87120

Re: Preliminary Plat Approval, Vacation of Public Easements & Vacation of Public Rights of Way (ROWs), Montecito West Units 1 and 2

Dear Mr. Davis:

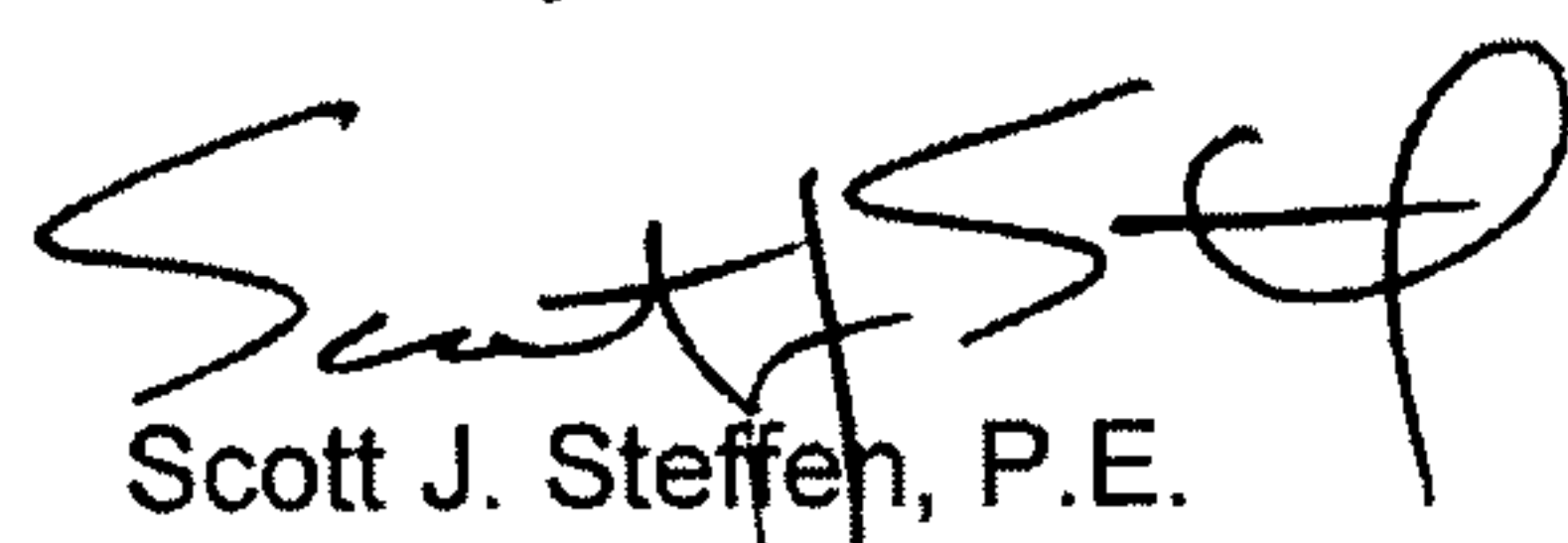
The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Victory Land, LLC, is seeking approval for a Preliminary Plat, Vacation of Public Easements and Vacation of Public Rights-of-Way (ROWs) for Montecito West Units 1 and 2. See the attached Zone Atlas Page for the project location.

Montecito West is a proposed 94-lot residential subdivision to the west of Vista Vieja (Montecito) Units 3 and 4 Subdivision, north of Vista Vieja Avenue and south of Villa Real Road. The project will be developed in two Units. Street rights-of-way (ROWs) and public roadway and utility easements were created by the Volcano Cliffs Unit 6 Subdivision Plat. The proposed plats for Montecito West require the vacation of ROWs and public easements that conflict with the proposed lot and street layout. New easements will be granted and new ROWs will be dedicated to the City of Albuquerque by the Montecito West plats.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



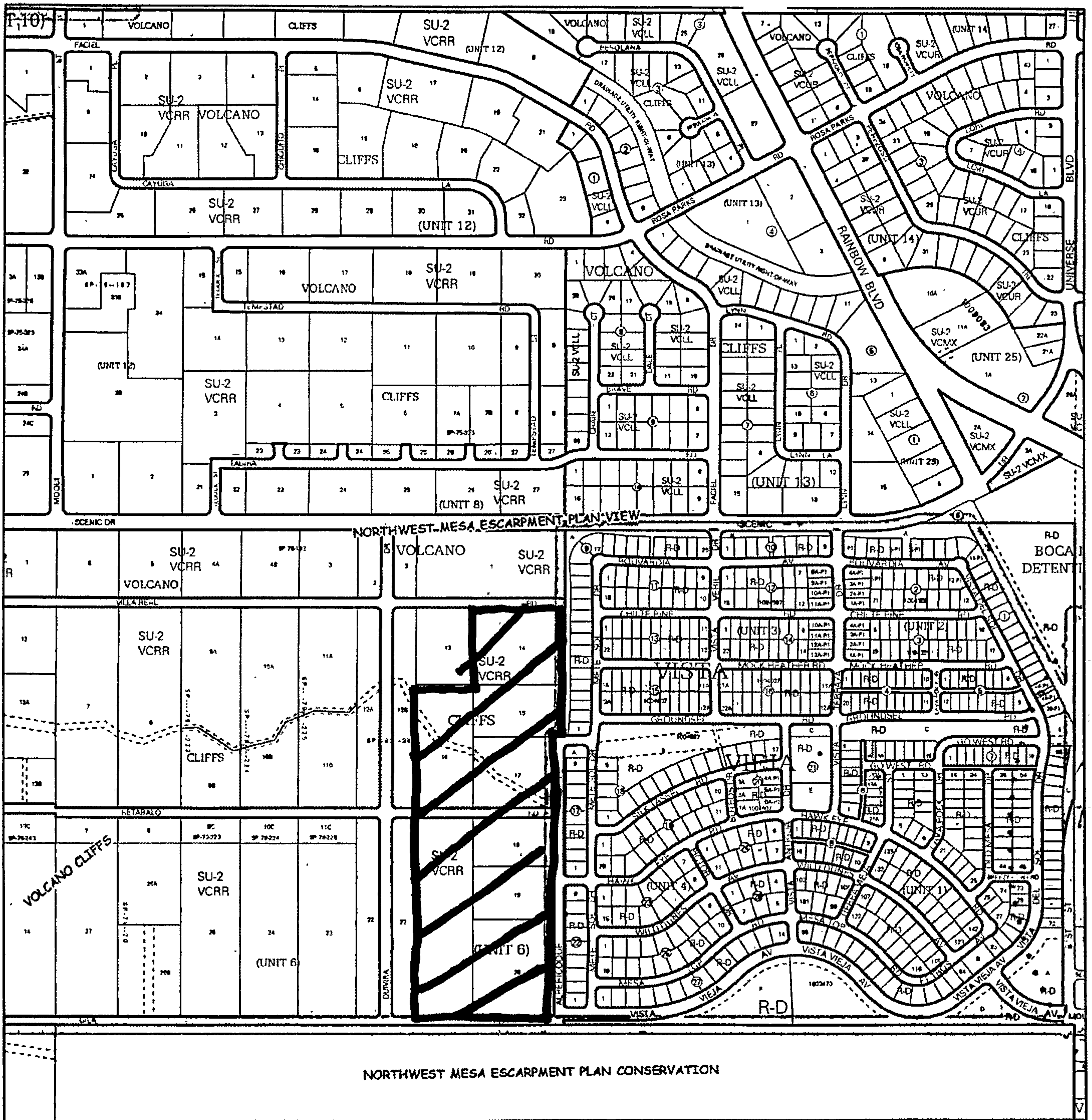
Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-Z

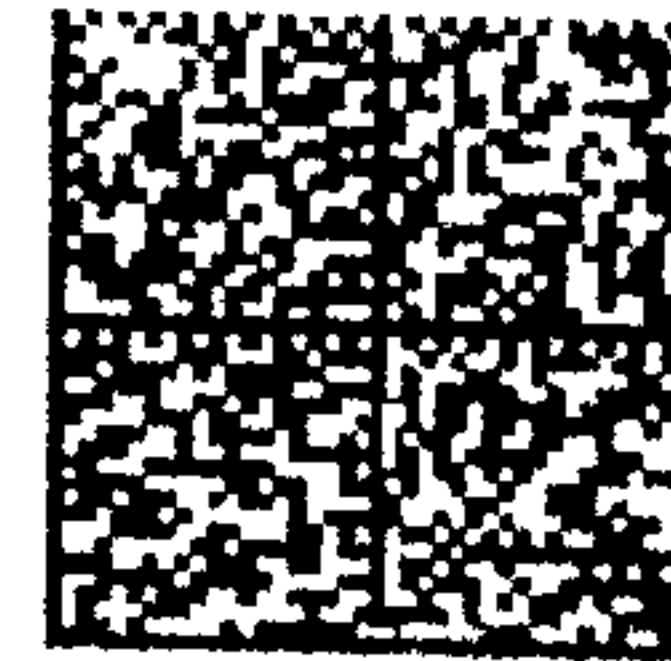
Selected Symbols


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

0 750 1,500 Feet

Bohannon  Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



UNITED STATES POSTAGE

02 1P \$ 006.11⁰
0003100114 NOV 07 2013
MAILED FROM ZIP CODE 87109

Ralph Davis
5612 Popo Dr. NW
Albuquerque, NM 87120

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	<p>A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p><i>Ralph Davis</i> <i>5612 Popo Dr. NW</i> <i>Albuquerque, NM 87120</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p>	<p>91 7199 9991 7031 0468 6421</p>

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s) and List of Applicable Plans
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - N/A** d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions

§ 14-16-3-16 PRIVATE COMMONS DEVELOPMENT.

(A) A Private Commons Development (PCD) may be established on a tract of land containing two or more acres and zoned RA-1, RA-2 or RO-1, or any zone designated for this type of development in a sector or area plan in accordance with the Zoning Code.

(B) The number of dwelling units permitted in a PCD is determined by dividing the site area by the minimum lot size permitted in the zone rounded to the nearest whole number. However, the number of dwellings in a PCD may not be more than 50. The minimum lot size to be used for determining the number of dwelling units in a PCD with RA-1 zoning shall be 21,780 square feet.

(C) The dwelling units may be houses or townhouses or any combination thereof on any size lots.

(D) The minimum setbacks are as follows:

(1) Front – 15 feet except driveways shall not be less than 20 feet long.

(2) Rear – 15 feet for houses and townhouses unless adjoining R-1, RA-1, RA-2, or RO-1 zoned land, in which case the setback for townhouses shall be 25 feet.

(3) Side – there shall be no required side yard setback except that there shall be a minimum setback of five feet for all side yards contiguous with the PCD boundary.

(E) A minimum of 30% of the gross area of a PCD or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as a Private Commons Area (PCA).

(F) The PCA may be used for agriculture, landscaping, recreation or any combination thereof. It may be composed of separate tracts but each shall have a minimum length and width of 35 feet and shall be visible from a public right-of-way. Land used for streets, driveways, parking, sidewalks and private yards may not be counted as part of a PCA. No buildings or structures are permitted in a PCA except those necessary for the operation and maintenance of the PCA. A PCA may have underground easements. The use of a PCA may be restricted to the residents of the PCD and may be fenced so long as the public's view is not significantly diminished.

(G) The PCA shall be set aside by the developer through a land use easement and restrictive covenants acceptable to the Development Review Board (DRB).

(1) The covenants shall be in the form of recorded deed restrictions and shall be referenced on the subdivision plat.

(2) The covenants shall assure that the PCA will be protected from all forms of development except as shown on an approved site development plan.

(3) The covenants shall require individual lot owners and the members of the homeowner's association, if applicable, to be jointly and severally liable for maintenance of the PCA.

(4) The land use easement, in favor of the city, shall state the proposed allowable use(s) of the PCA, and require that the PCA be maintained by parties who have ownership interest in the PCD.

(5) The land use easement shall state that if the responsible parties fail or refuse to act on maintenance obligations as set forth in the easement, the city shall have the authority to perform such maintenance as necessary to protect public health and safety. The easement shall state that the city may, after written notice and failure to comply within 30 days, enter upon and maintain the PCA. The easement shall state that the cost of such maintenance plus any other penalties or costs allowed by law in connection therein, shall be assessed against the properties within the PCD and failure to pay assessed charges may result in a municipal lien against each of the individual lots in the PCD. This provision shall not be deemed to create an obligation to act on the part of the city. Under no circumstances will the city maintain recreational uses. Under no circumstances shall the city maintain the PCA for a period longer than one year.

(H) A PCD is created by DRB approval of a site development plan and a subdivision plat. Site plan and subdivision approval are contingent upon recorded deed restrictions approved by the DRB.

(I) The recorded deed restrictions may not be amended or repealed without the city's prior written approval.

(J) Upon recording the plat and all required documents for a PCD the area of the PCD shall be delineated and designated with the letters "PCD" on the official zone map.

(K) The Planning Director, at the request of the owner, may void the site development plan and remove the PCD designation if no development has occurred on the site, and the property is replatted to conform to the requirements of the underlying zoning district.

(Ord. 10-1995)



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) 1009506

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 MONTECITO WEST

Legal Description TRACTS 14-18, 20-21 VOLCANO CLIFFS UNIT 6

Location of Project (address or major cross streets) GILA RD. + ALBERICOQUE PLALE

Proposed Number of Units 86 Single-Family ___ Multi-Family 86 Total Units

Waiver Information

Property Owner: VICTORY LAND LLC Legal Description: _____ Zoning: _____

Reason for Waiver/Deferral: _____

Contact Information

Name: WM. ALLEN

Company: VICTORY LAND LLC

Phone: 440-7262

E-Mail: WALLEN@WESTPACNM.COM

Please include with your submittal:

- Zone Atlas map with the entire property (ies) precisely and clearly outlined *(SEE ATTACHED)*
- 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

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Victory Land LLC ("Developer") effective as of this 22 day of March, 2013, and pertains to the subdivision commonly known as Montecito West, and more particularly described as [use current legal description] Tract 14-18, 20-21 Volcano Cliffs Unit 6

(the "Subdivision".)

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

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

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

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

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

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

D. ... Project # 1009506

APS Cluster Volcano Vista

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

D Project # 1009506

APS Cluster Uiskano Vista

Signature

Scott Schiabor Mgr.
Name (typed or printed) and title

Victory Land LLC
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 27, 2013 by Scott Schiabor as Manager of Victory Land, LLC, a corporation.



Trace D. Salley
Notary Public

My commission expires: 10/30/13

ALBUQUERQUE PUBLIC SCHOOLS

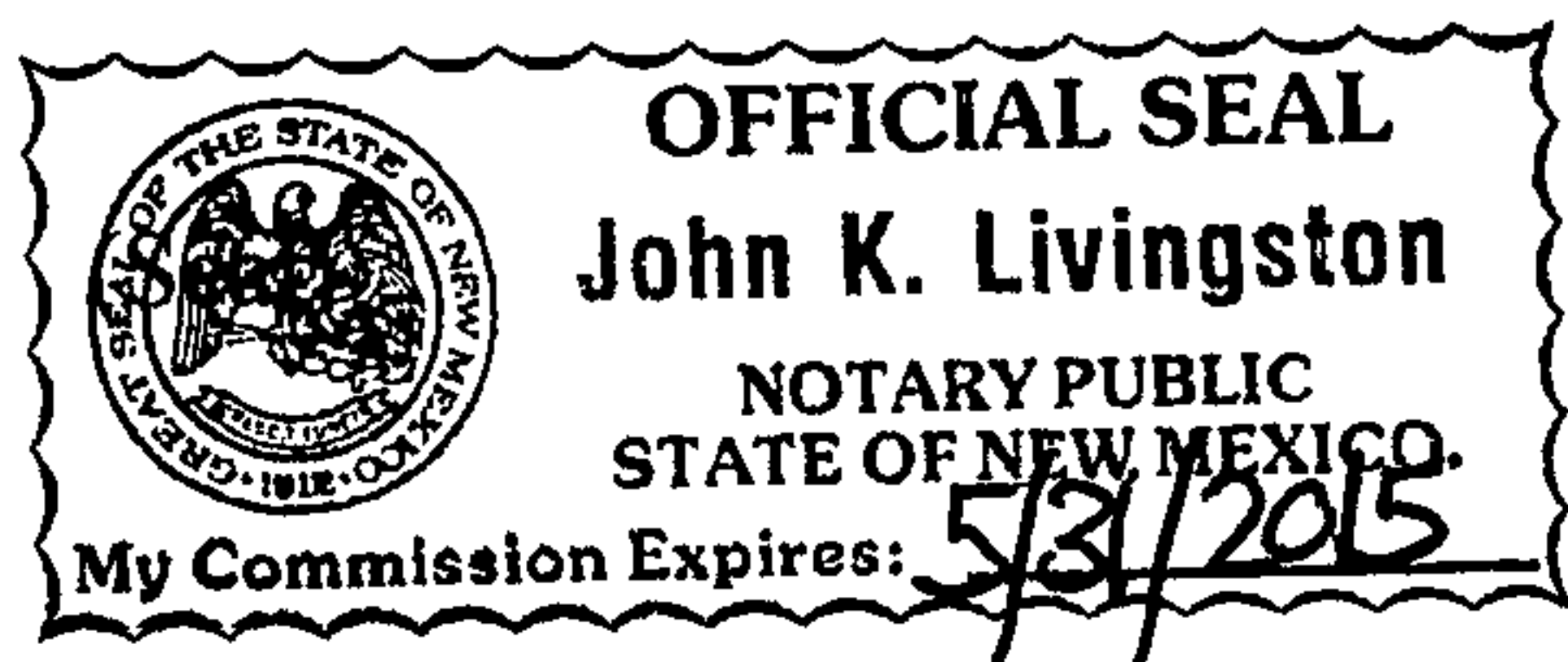
By: April L. Winters
Signature

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

STATE OF NEW MEXICO

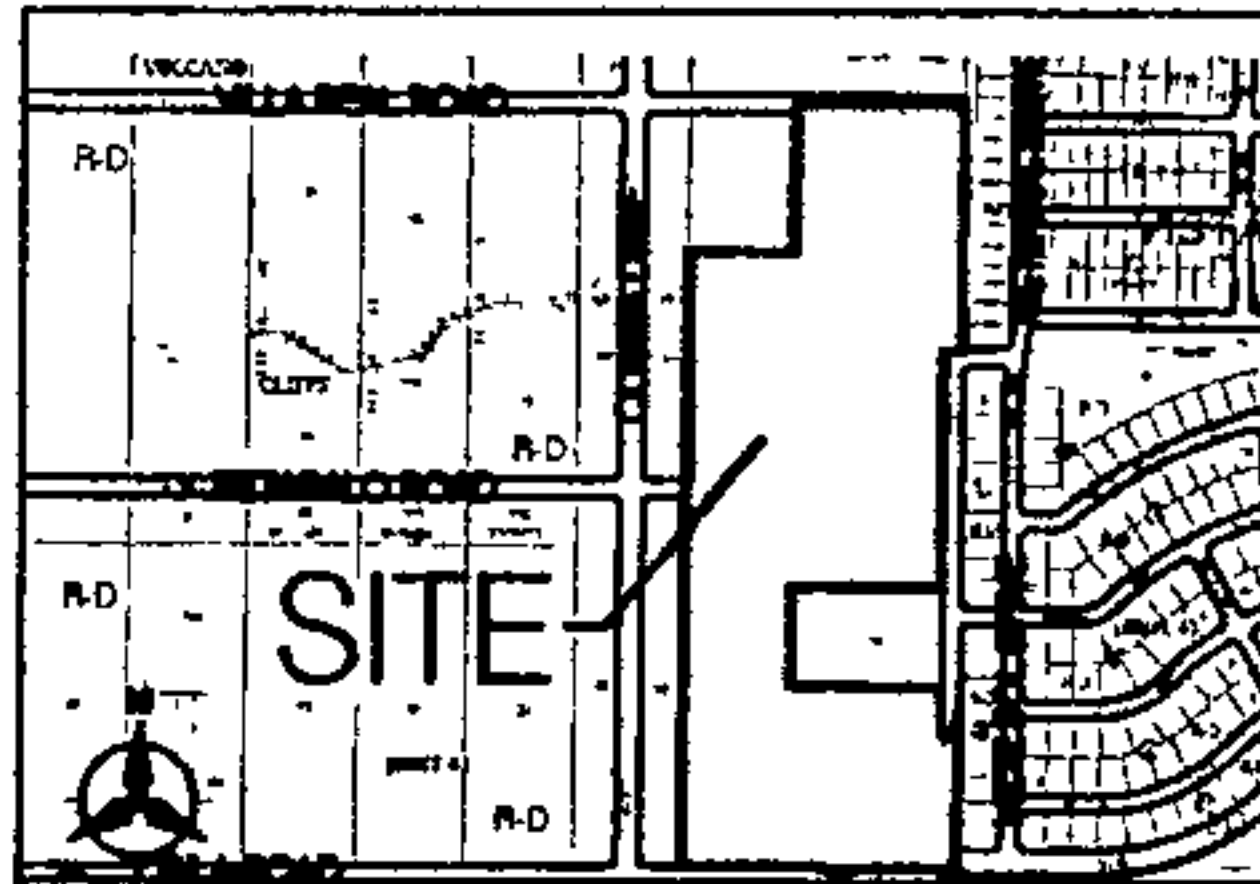
COUNTY OF BERNALILLO

This instrument was acknowledged before me on APRIL 12, 2013 by APRIL L. WINTERS as FACILITY 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.

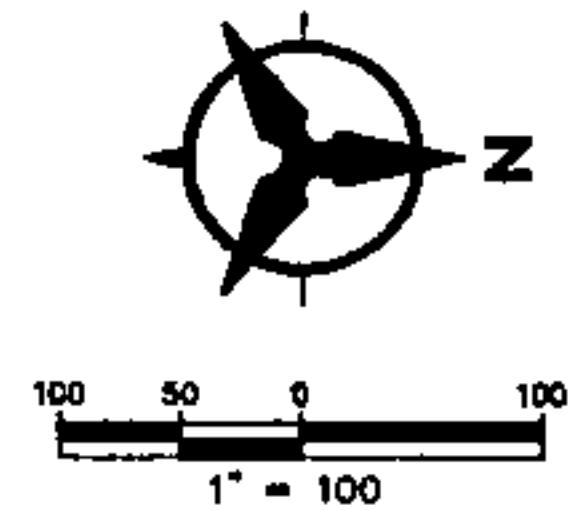


John K. Livingston
Notary Public

My commission expires: 5/31/2015



VICINITY MAP
NTS
ZONE ATLAS PG D-09



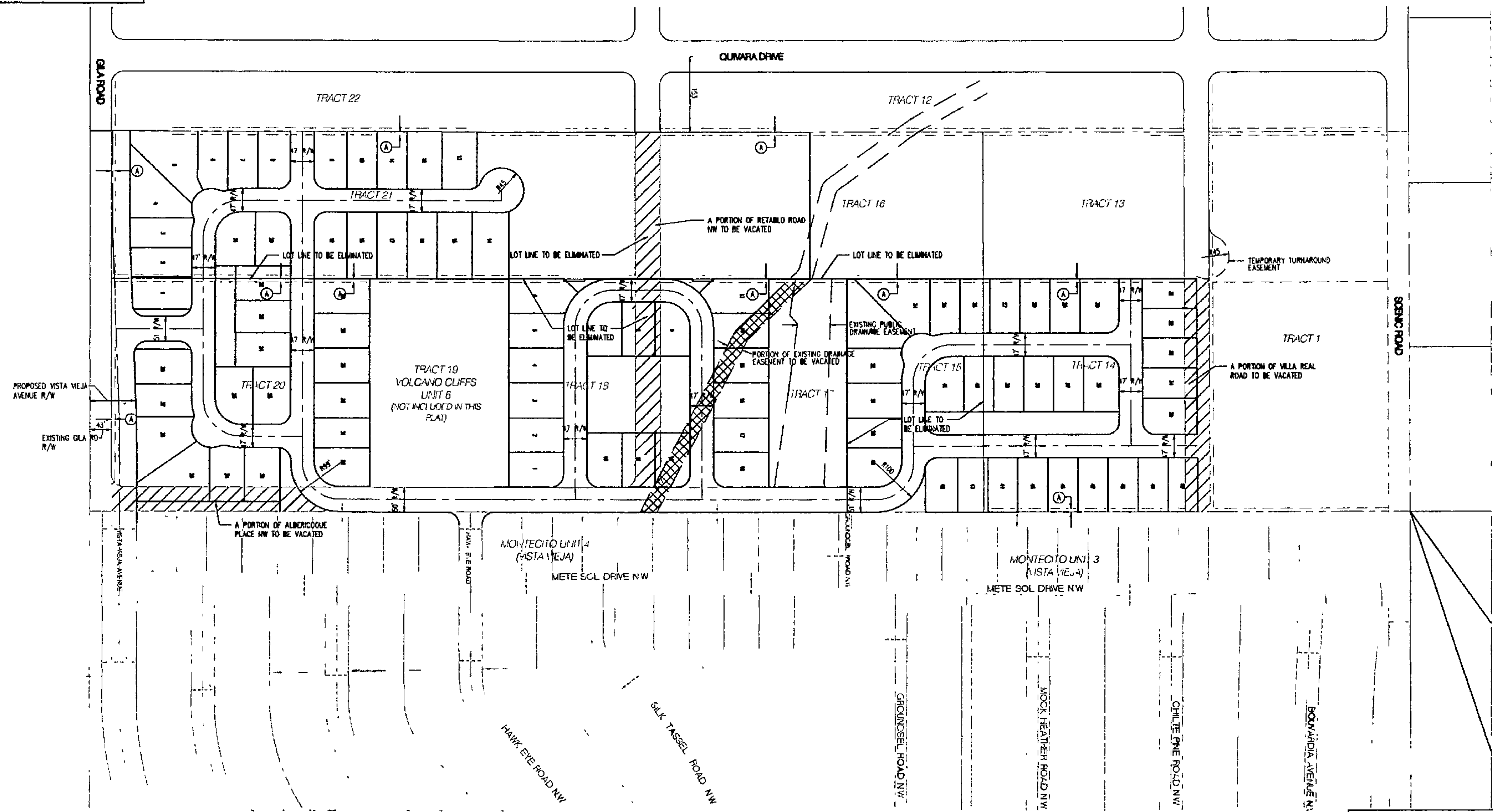
KEYED NOTES

- Ⓐ EXISTING 7' PUBLIC UTILITY EASEMENT TO BE VACATED

NOTES

1. ACREAGE: 31.44 AC.
2. NUMBER OF LOTS: 88
3. OPEN SPACE: 9.55 AC.
4. ZONING: SU-2 VOLCANO CLIFFS RURAL RESIDENTIAL (MORR)
5. UNLAWFUL EXISTING LOT: 2.95 AC.
6. TO BE DEVELOPED AS A PRIVATE COMMONS DEVELOPMENT (PCD) PER CITY ZONING CODE 14-10-3-16
7. BULK LAND PLAT TO BE SUBMITTED FOR TRACT 1 TO VACATE A PORTION OF VILLA REAL ROAD AND GRANT TEMPORARY TURN AROUND EASEMENT

SKETCH PLAT FOR MONTECITO WEST BEING A REPLAT OF TRACTS 14-18, 20-21, VOLCANO CLIFFS UNIT 6 AND A PORTION OF ALBERICOQUE PLACE NW, RETABALO ROAD NW & VILLA REAL ROAD NW



December 4-2013

Unit# 1

1009506



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Victory Land, LLC (Scott Schiabor) PHONE: (505) 828-9900

ADDRESS: 8300 Carmel Avenue, NE Suite 401 FAX: (505) 828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: fred@scottpatrickhomes.com

Proprietary interest in site: Owner 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. Tracts 14-18, 20-21 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Volcano Cliffs Unit 6

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____

Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1009506 12DRB-70352

CASE INFORMATION:

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

No. of existing lots: 7 No. of proposed lots: 88 Total area of site (acres): 30.07

LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place

Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott J. Steffen DATE 4/23/13

(Print) SCOTT J. STEFFEN Applicant: Agent: Form revised 4/07

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB-70522</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>May 1, 2013</u>				Total \$ <u>0</u>

Planner signature / date [Signature] 4-23-13 Project # 1009506

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

SCOTT STEFFEN
 Applicant name (print)
Scott Steffen 4/23/13
 Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB-70522

4-23-13
 Planner signature / date
 Project # 1009506



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Victory Land, LLC (Scott Schiabor) PHONE: (505) 828-9900
 ADDRESS: 8300 Carmel Avenue, NE Suite 401 FAX: (505) 828-9901
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: fred@scottpatrickhomes.com
 Proprietary interest in site: Owner 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. Tracts 14-18, 20-21 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Volcano Cliffs Unit 6
 Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____
 Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX-, Z-, V-, S-, etc.). 1009506 12DRB-70352

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 7 No. of proposed lots: 88 Total area of site (acres): 30.07

LOCATION OF PROPERTY BY STREETS. On or Near: Albericoque Place
 Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott Steffen DATE 4/23/13
 (Print) SCOTT J. STEFFEN Applicant: Agent:
 Form revised 4/07

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>13 DRB-70522</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
					Total <u>0</u>

Hearing date May 1, 2013

[Signature]
4-23-13
 Planner signature / date

Project # 1009506

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

SCOTT STEFFEN
 Applicant name (print)
Scott Steffen 4/23/13
 Applicant signature / date

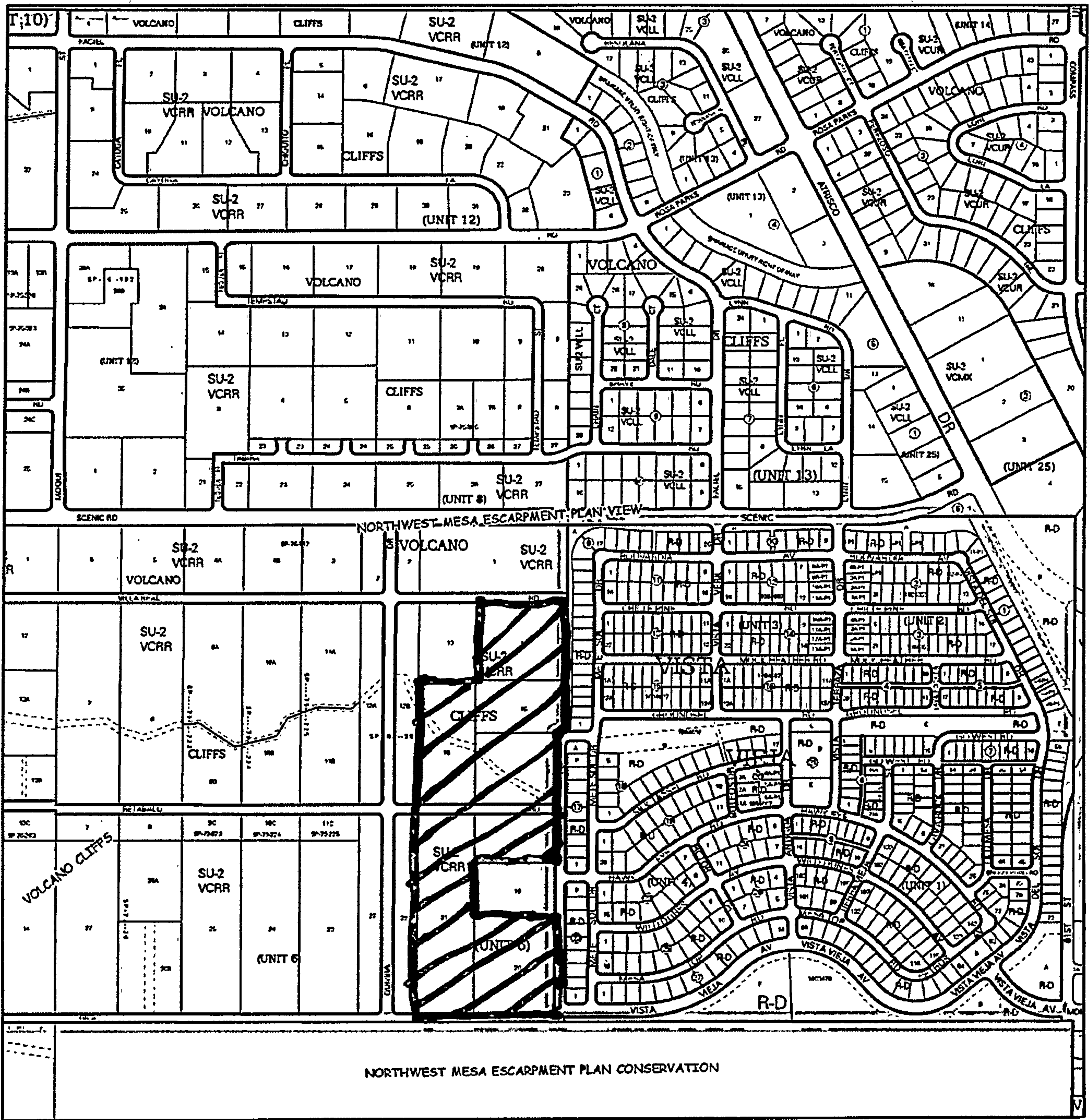


Form revised October 2007


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

Application case numbers
13 - DRB-70522

[Signature] 4-23-13
 Planner signature / date
 Project # 1009506

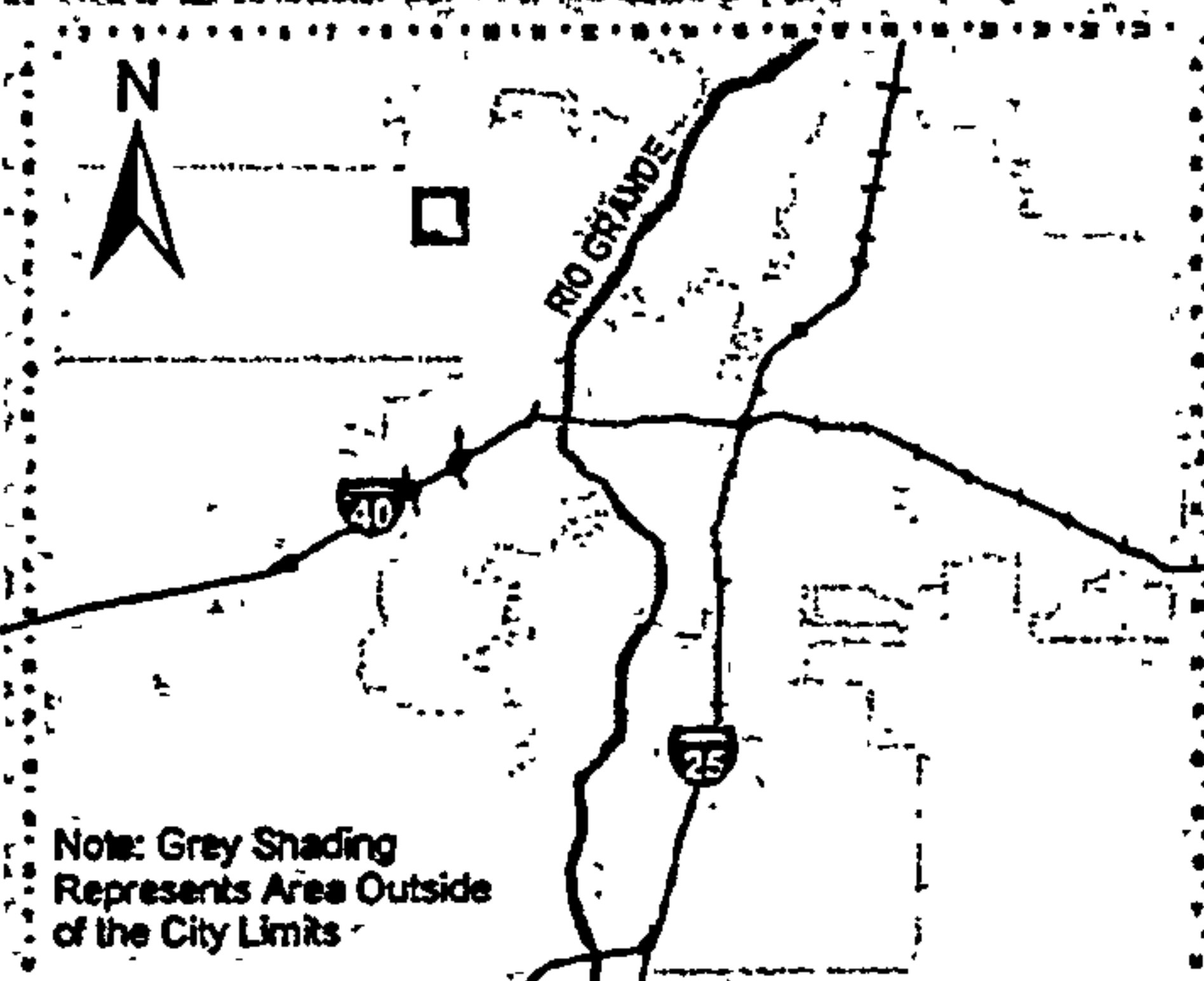


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System







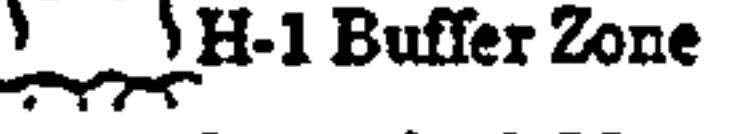


Map amended through: 4/2/2012



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-Z

Selected Symbols

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

0 750 1,500 Feet

April 23, 2013

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

Re: Sketch Plat Review and Comment for Montecito West

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Sketch Plat
- Six (6) copies of the Volcano Cliffs Subdivision Unit 6 plat
- Zone Atlas Map
- Six (6) copies Response to DRB Comments

This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment on the revised layout that addresses comments received at the previous sketch plat, heard by DRB on March 27, 2013. In addition, a written response to comments is enclosed with the submittal package.

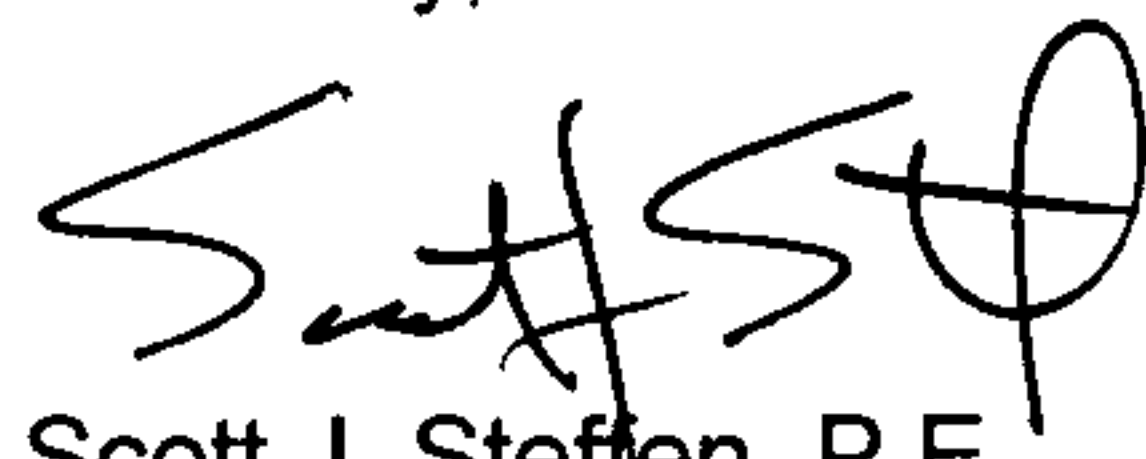
Proposed is a subdivision of Tracts 14-18 and 20-21, Volcano Cliffs Subdivision Unit 6, consisting of 88 single-family residential lots on approximately 30.1 acres. The site is located west of the Vista Vieja (Montecito) Units 3 and 4 Subdivisions and can be accessed from Vista Vieja Avenue to the south, from Hawk Eye Road in Vista Vieja Unit 4 and Groundsel Road in Vista Vieja Unit 3. The land is currently zoned SU-2, Volcano Cliffs Rural Residential (VCRR).

The project will be developed as a Private Commons Development (PCD) per the City Zoning Code Section 14-16-2-16. It is our understanding that a Site Plan for Subdivision, along with a preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, right-of-way vacations requests, and public easement vacations requests at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter was requested on January 30, 2013. There is existing sanitary sewer and water in Hawk Eye Road and Groundsel Road, and water in Vista Vieja Avenue. There are storm drain outfalls in Scenic Road to the north, on the south side of Groundsel Road (middle branch of the Boca Negra Arroyo) and in Hawk Eye Road.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on May 1, 2013.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
Chairperson
Development Review Board
City of Albuquerque
600 2nd St. NW

Requested by: Scott Steffen

Date: April 23, 2013

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: 924-3880

Job No.: 20130312.001.01.cdpabq

Job Name: Montecito West

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Sketch Plat submittal package

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

Response to comments from Transportation Section and Planning Department

Planning Comments:

- 1) Participation of Tract 1: Owner of Tract 1 is participating in the vacation of Villa Real Road adjacent to proposed PCD, specifically by allowing for a temporary turn-around easement at the proposed east end of Villa Real. Villa Real is currently a dead-end street without any turn-around or connection to the existing Montecito. This temporary turn-around would allow for access until such time as Tract 13 and Tract 1 submit development plans.
- 2) Single loaded streets are due to nature of the existing tract configurations, intent to create private common areas which are visible to street, and in the case of the revised plan – to provide for visibility of adjacent homes into the private commons area at middle pod (a request of City Planning and Open Space).
- 3) Tract 19 is not participating in development and unwilling to sell property - it can be developed without the requirement for a dead-end street. Tract 19 has approximately 270 lf of frontage on Albericoque Place on its east border. The Tract is approximately 2.6 acres which under the current zoning would allow for 2 dwelling units; these lots could easily be served with direct access from Albericoque without the need for any internal street network. If a Private Commons Development were to be proposed, it would allow for 7 dwelling units which could be served with a simple loop road with two access point from Albericoque Place.

Transportation Comments:

- 1) An interconnected network is provided for the revised development. The development has a total of 6 actual or planned connections for the total subdivision of 86 homes (1 @ south, 2 @ west, 2 @ east, and 1 @ north). The single cul-de-sac remains for visual and physical access to the proposed Private Common Area and is deemed acceptable to Planning. All dead-end stub streets have been eliminated.
- 2) Vista Vieja Avenue/Gila Road has been maintained consistent with the Scenic Corridor intent of the Sector Plan. It provides for residential homes on one side only, provides additional open space buffer against the Monument Open Space, and is deemed consistent with the Sector Plan by Planning.
- 3) There are no Collector streets identified in the development according to the Long Range Street Plan (as determined by Planning).
- 4) The eastern portion of Villa Real is being vacated adjacent to the proposed development. That street is currently an approximately 800' long dead-end street terminating at the east into residential lots in Montecito. The owner of Tract 1 to the north is participating in the vacation of the street adjacent to the proposed Montecito West development and is consenting to a **temporary** turn-around at the east end of the shortened Villa Real. With the inclusion of future road connections from the proposed development (see west and north connections in north pod), the requirement for the temporary turn-around should be eliminated with the development of Tract 13 to the west, and Tract 1 to the north. The proposed solution to Villa Real is an improvement over the current condition.
- 5) Additional comments to be addressed with Preliminary Plat.

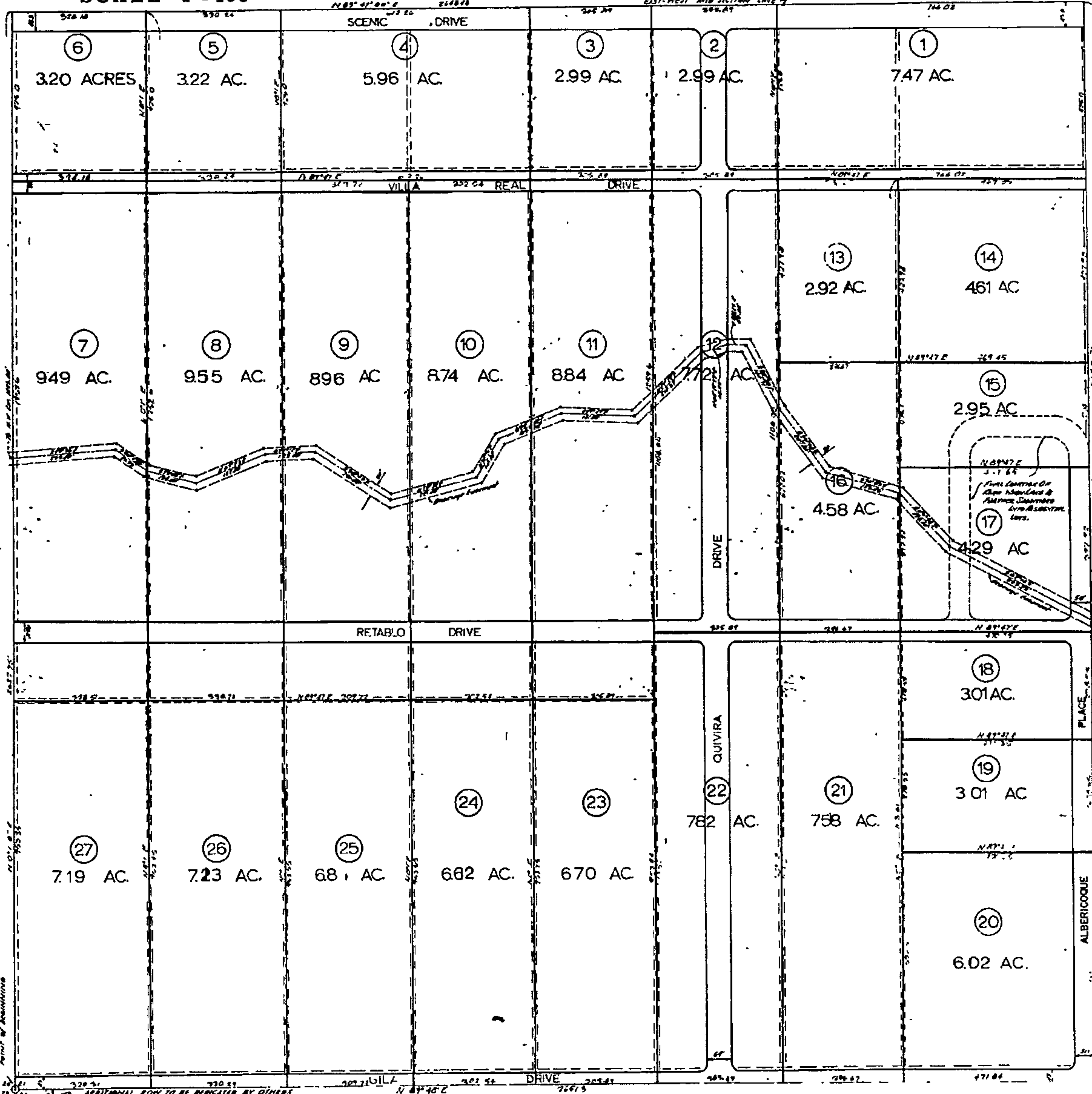
VOLCANO CLIFFS SUBDIVISION

UNIT 6

FEBRUARY 1970

SCALE 1" = 100'

80637
 Plat of Vol. 100 | 10
 City of Albuquerque
 The following is a true and correct copy of the original map as recorded in the Public Records of the County of Bernalillo, New Mexico, on the 11th day of February, 1970.
 JAMES H. WALKER
 State Engineer
 Notary Public
 State of New Mexico



DEDICATION

The foregoing subdivision of that certain tract of land being the Southwest 1/4 of Section 21, T 11 N, R 2 E, N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Southeast corner of the tract herein described and being cozen to the QLO brass cap marking Sections 20, 21, 28 & 29 of said range and township; thence N 0° 01' E 2637.35 feet to the Northwest corner and being a point along the east-west mid-section line; thence N 49° 47' E 2643.45 feet along said mid-section line to the Northeast corner; thence S 0° 21' E 2638.71 feet to the Southeast corner being a point along the south line of Section 21; thence along said section S 32° 43' W 2661.3 feet to the place of beginning and containing 102.42 acres more or less.

The dedication of the subdivided land shown herein together with the public streets and public utility easements being seven feet on each side of interior lot lines and as otherwise shown herein for the construction, use, and maintenance of overhead and underground service lines including the right of ingress and egress and the right to trim interfering trees and shrubs is in accordance with the desires and with the free consent of the undersigned owners and the subdivision is to be known as Volcano Cliffs Subdivision, Unit No. 6, subdivision under contract to be annexed to the City of Albuquerque, New Mexico.

Dallas Title Co. of Albuquerque
 as trustee.

By: [Signature]
 Vice President

Attest: [Signature]

Date of recording: 4-15-70

County of Bernalillo, New Mexico, a duly public
 in and for the County of Bernalillo, New Mexico, a duly public
 Title Co. of Albuquerque, a corporation organized under the laws
 of the State of New Mexico and that the said instrument
 is the Corporation seal of said corporation and that said
 instrument was signed and sealed in behalf of said corporation, by
 authority of its Board of Directors and said ED. CLARKE
 as duly authorized agent to be the free act and deed of said
 corporation.

Wherefore, I have recorded this by hand and seal on the
 day of April 15, 1970, at Albuquerque, New Mexico, as Commissioner of Public
 Lands.

[Signature]
 Commissioner of Public Lands

We, the Dallas Title Co. of Albuquerque hereby certify that all taxes
 have been paid in full for the period of the last ten years, up to
 and including 1970, for all the property included in the plat,
 Volcano Cliffs, Unit 6, subdivision in Bernalillo County, New
 Mexico, upon which this certificate appears.

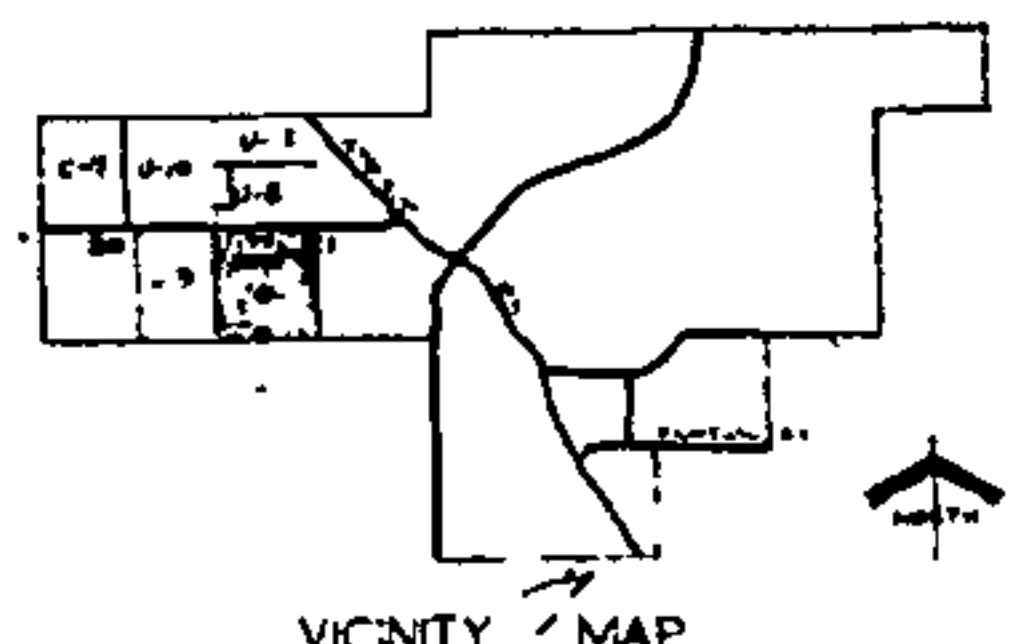
- [Signature] 4-8-70
Mayor
- [Signature] 4-15-70
Approved for utilities, etc.
- [Signature] 4-15-70
Public Service Co.
- [Signature] 4-7-70
M. Sts. Tel. & Tel. Co.
- [Signature] 4-7-70
Southern Union Gas Co.
- [Signature] 4-10-70
City Traffic Engineer
- [Signature] 6-16-70
City Engineer
- [Signature] 4-14-70
Director of Parks & Recreation
- [Signature] 4-9-70
Chairman, City Planning Commission
- [Signature] 4-1-70
Sec. Secretary City Planning Commission
- [Signature] 5-12-70
City Engineer
- [Signature] 4-1-70
City Planning Commission
- [Signature] 4-7-70
City Planning Commission

[Signature] 4-15-70
City Engineer

[Signature] 4-1-70
City Planning Commission

[Signature] 4-7-70
City Planning Commission

[Signature]
 City Engineer



MATERIAL EASEMENT CERTIFICATE

I hereby certify that location of the drainage easement was determined under
 my direction and that it is correct to the best of my knowledge and belief.

[Signature]
 S. H. P. L. O. No. 4179

ENGINEER'S CERTIFICATE

This is to certify that I am a registered Engineer and
 Land Surveyor and that this plat was prepared by me or under
 my direction from field notes of an actual survey and that
 it is correct to the best of my knowledge and belief.

[Signature]
 Stewart H. Walker
 Stewart H. Walker PECS 3334



CONFIDENTIAL



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc (Scott Steffen) PHONE: (505) 823-1000

ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Victory Land, LLC (Scott Schiabor) PHONE: (505) 828-9900

ADDRESS: 8300 Carmel Avenue, NE Suite 401 FAX: (505) 828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: fred@scottpatrickhomes.com

Proprietary interest in site: Owner 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. Tracts 14-18, 20-21 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Volcano Cliffs Unit 6

Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____

Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1009506 12DRB-70352

CASE INFORMATION:

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

No. of existing lots: 7 No. of proposed lots: 88 Total area of site (acres): 30.07

LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place

Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott Steffen DATE 3/19/13

(Print) SCOTT J STEFFEN Applicant: Agent: Form revised 4/07

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70486</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 27, 2013</u>			Total \$ <u>0</u>

3-19-13
Planner signature / date

Project # 1009506

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

SCOTT J STEFFEN
Applicant name (print)
Scott Steffen 3/19/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70480

[Signature] 3-19-2013
Planner signature / date
Project # 1009506



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Victory Land, LLC (Scott Schiabor) PHONE: (505) 828-9900
 ADDRESS: 8300 Carmel Avenue, NE Suite 401 FAX: (505) 828-9901
 CITY: Albuquerque STATE: NM ZIP: 87122 E-MAIL: fred@scottpatrickhomes.com
 Proprietary interest in site: Owner 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. Tracts 14-18, 20-21 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Volcano Cliffs Unit 6
 Existing Zoning: SU-2 Volcano Cliffs Rural Residential (VCRR) Proposed zoning: SU-2 VCRR PCD MRGCD Map No _____
 Zone Atlas page(s): D9 UPC Code: 100906326503030108

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc.): 1009506 12DRB-70352

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 7 No. of proposed lots: 88 Total area of site (acres): 30.07
 LOCATION OF PROPERTY BY STREETS: On or Near: Albericoque Place
 Between: Vista Vieja Avenue and Scenic Drive

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

SIGNATURE Scott Steffen DATE 3/19/13
 (Print) SCOTT J STEFFEN Applicant: Agent:
 Form revised 4/07

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB 70486</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 27, 2013</u>			Total \$ <u>0</u>

[Signature] 3-19-13 Project # 1009506
 Planner signature / date

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required

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

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

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

Amended preliminary plat approval expires after one year

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


 Applicant name (print)


 Applicant signature / date 3/19/13

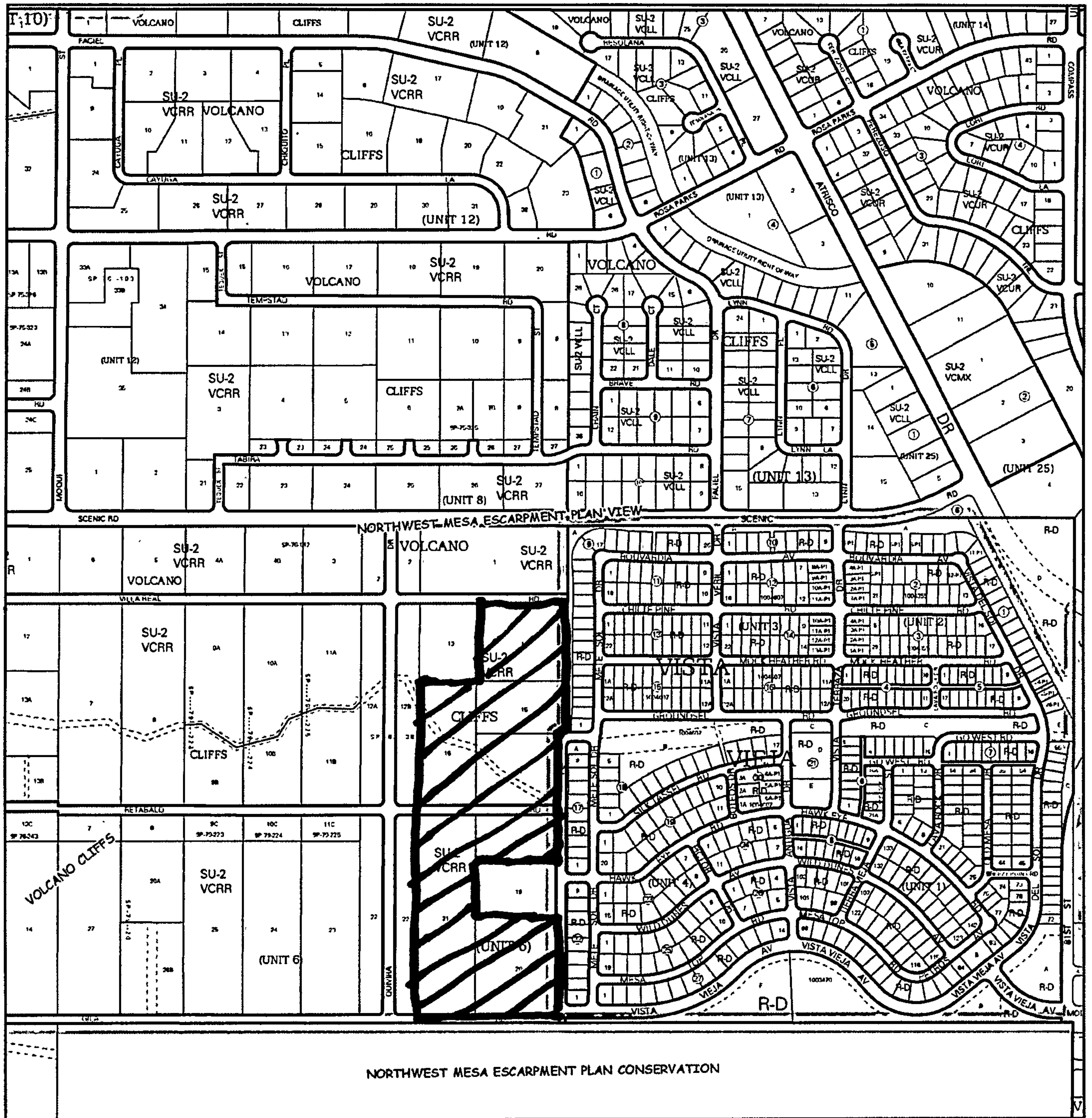


Form revised October 2007

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

Application case numbers
 13 - DRB - 70486


 Planner signature / date 3-19-2013
 Project # 1009506



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

City of Albuquerque
AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-Z

Selected Symbols

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

0 750 1,500 Feet

March 19, 2013

www.bhinc.com

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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Sketch Plat Review and Comment for Montecito West

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Sketch Plat
- Six (6) copies of the Volcano Cliffs Subdivision Unit 6 plat
- Zone Atlas Map

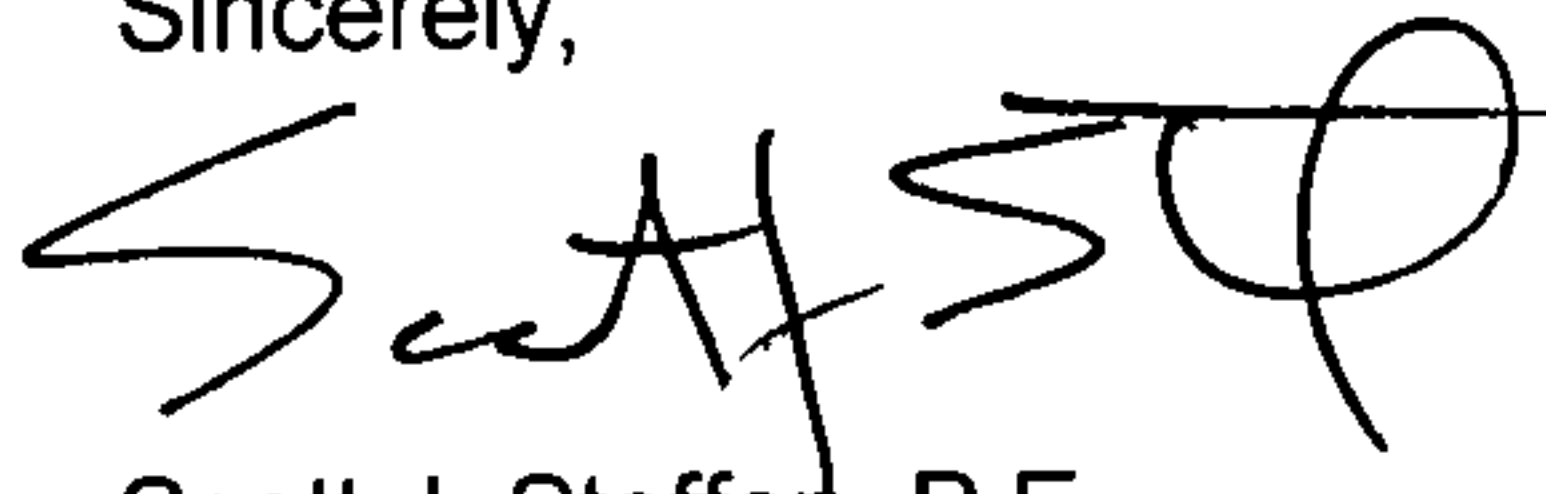
This sketch plat is being represented to the Development Review Board for the purpose of obtaining City input and comment on the revised layout that addresses comments received at the previous sketch plat, heard by DRB on November 14, 2012. Proposed is a subdivision of Tracts 14-18 and 20-21, Volcano Cliffs Subdivision Unit 6, consisting of 88 single-family residential lots on approximately 30.1 acres. The site is located west of the Vista Vieja (Montecito) Units 3 and 4 Subdivisions and can be accessed from Vista Vieja Avenue to the south, from Hawk Eye Road in Vista Vieja Unit 4 and Groundsel Road in Vista Vieja Unit 3. The land is currently zoned SU-2, Volcano Cliffs Rural Residential (VCRR).

The project will be developed as a Private Commons Development (PCD) per the City Zoning Code Section 14-16-2-16. It is our understanding that a Site Plan for Subdivision, along with a preliminary plat approval will be required by the Development Review Board. There will also be sidewalk deferral and waiver requests, right-of-way vacations requests, and public easement vacations requests at the time of the preliminary plat application.

The grading and drainage will be addressed in a separate drainage submittal to the City Hydrology department for their review and approval. A water/sewer availability letter was requested on January 30, 2013. There is existing sanitary sewer and water in Hawk Eye Road and Groundsel Road, and water in Vista Vieja Avenue. There are storm drain outfalls in Scenic Road to the north, on the south side of Groundsel Road (middle branch of the Boca Negra Arroyo) and in Hawk Eye Road.

I would appreciate any comments you may have on the enclosed sketch plat and the information I have mentioned above. Please place this item on the DRB Agenda to be heard on March 27, 2013.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

VOLCANO CLIFFS SUBDIVISION

UNIT 6

SCALE 1" = 100'

80687
 Date of this Survey: July 1, 1970
 Date of recording: July 1, 1970
 Book & Page: 104-104
 County & District: Bernalillo, N.M.
 City & Recorder: City of Albuquerque, N.M.

DEDICATION

The foregoing subdivision of that certain tract of land being the Southwest 1/4 of Section 21, T 11 N, R 2 E, N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Southwest corner of the tract herein described and being common to the GLO brass cap marking Sections 20, 21, 28 & 23 of said range and township, thence N 0° 01' E 2637.35 feet to the Northwest corner and being a point along the east-west mid-section line, thence N 89° 47' E 2648.48 feet along said mid-section line to the Northeast corner, thence S 0° 21' E 2638.71 feet to the Southeast corner being a point along the south line of Section 21, thence along said section S 32° 48' W 2651.3 feet to the place of beginning and containing 156.43 acres more or less.

The dedication of the subdivided land shown herein together with the public streets and public utility easements being seven feet on each side of interior lot lines and as otherwise shown hereon for the construction, use, and maintenance of overhead and underground service lines including the right of ingress and egress and the right to trim interfering trees and shrubs is in accordance with the desires and with the free consent of the undersigned owners and the subdivision is to be known as Volcano Cliffs Subdivision, Unit 6, a subdivision under contract to be annexed to the City of Albuquerque, New Mexico.

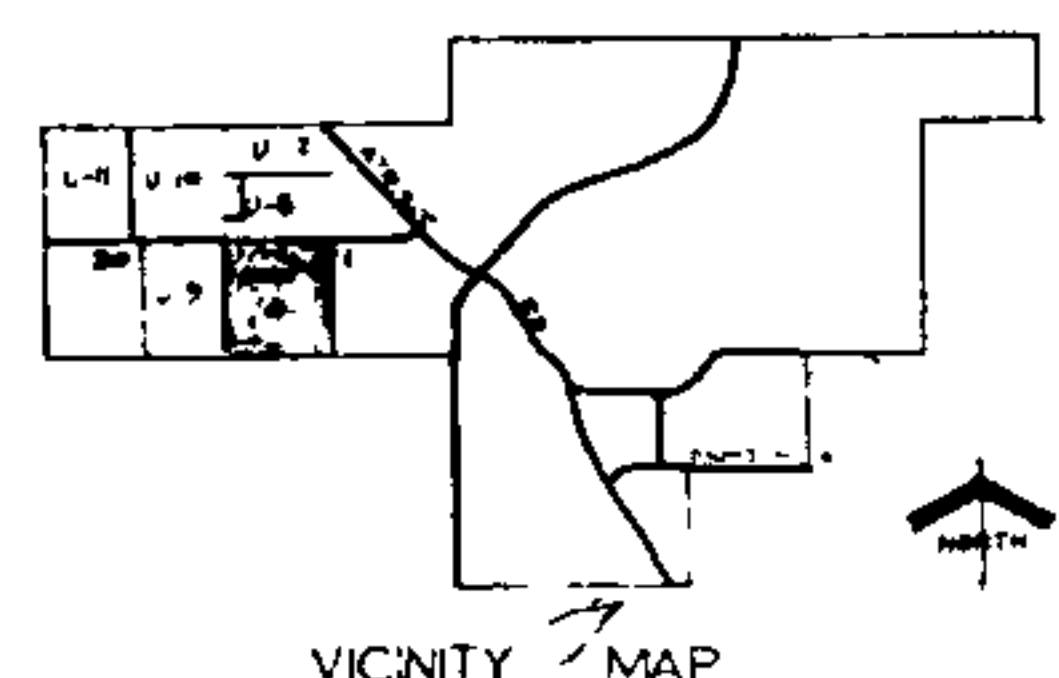
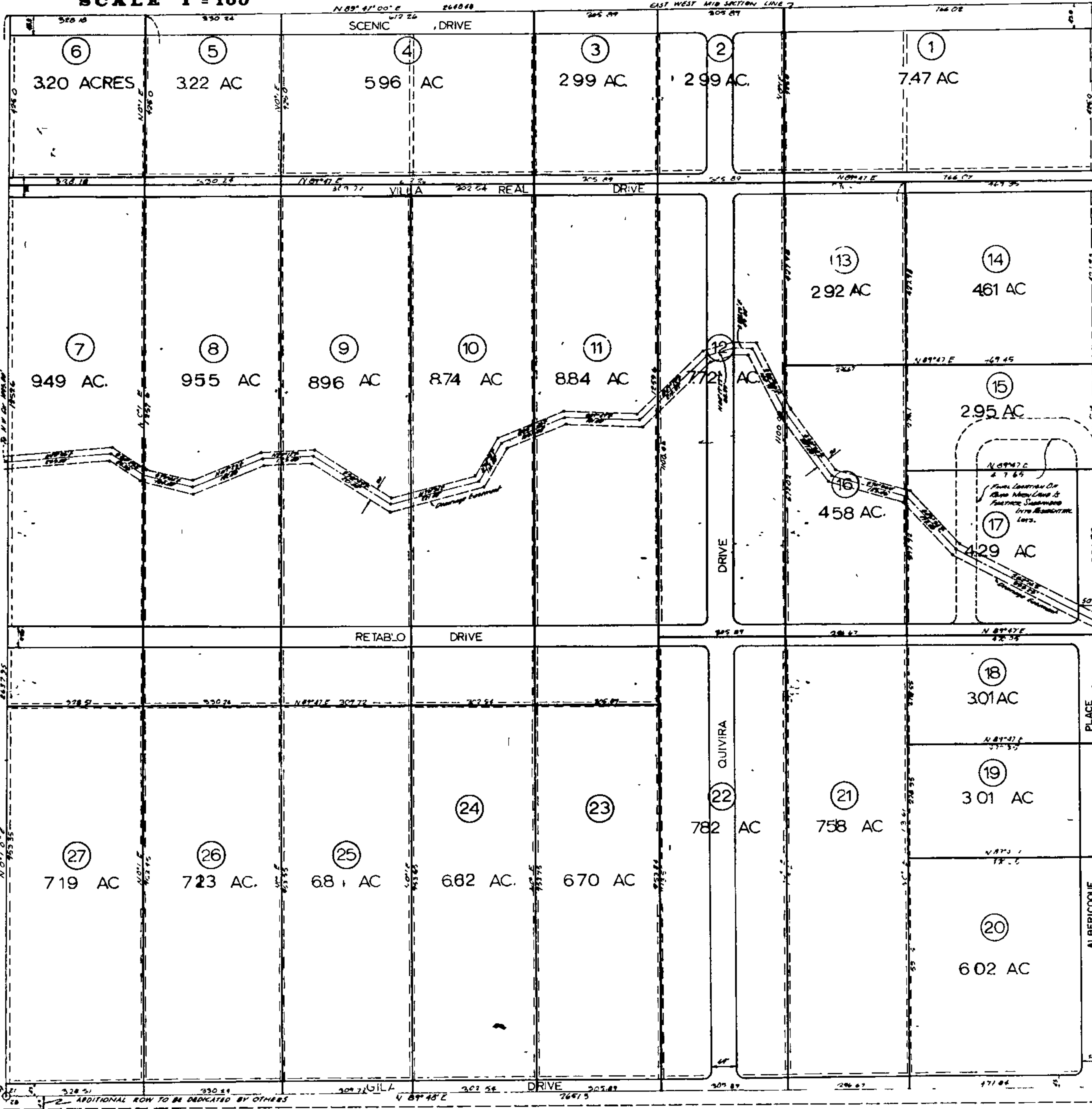
Dallas Title Co. of Albuquerque
 as trustee
 By: *[Signature]*
 Vice President
 Attest: *[Signature]*

I, *[Signature]*, of the County of Bernalillo, State of New Mexico, do hereby certify that I am a duly sworn and qualified notary public in and for the State of New Mexico, and that I am the Vice President of the Dallas Title Co. of Albuquerque, a corporation organized under the laws of the State of New Mexico, and that the seal of said corporation is the Corporation seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by the authority of its Board of Directors and said *[Signature]* is a duly sworn and qualified notary public in and for the State of New Mexico.

We, the Dallas Title Co. of Albuquerque, hereby certify that all taxes have been paid in full for the period of the last ten years, up to and including 1970 for all the property included in the plot, Volcano Cliffs, Unit 6, a subdivision in Bernalillo County, New Mexico, upon which this certificate appears.

- | | |
|--|---------|
| <i>[Signature]</i> | 4-5-70 |
| Approved for utilities, etc. | Date |
| <i>[Signature]</i> | 4-15-70 |
| Public Service Co. | Date |
| <i>[Signature]</i> | 4-7-70 |
| At. Dis. Tel. & Tel. Co. | Date |
| <i>[Signature]</i> | 4-7-70 |
| Southern Union Gas Co. | Date |
| <i>[Signature]</i> | 4-10-70 |
| City Traffic Engineer | Date |
| <i>[Signature]</i> | 6-16-70 |
| City Engineer | Date |
| <i>[Signature]</i> | 4-14-70 |
| Director of Parks & Recreation | Date |
| <i>[Signature]</i> | 4-9-70 |
| Chairman, City Planning Commission | Date |
| <i>[Signature]</i> | 4-1-70 |
| Exec. Secretary City Planning Commission | Date |
| <i>[Signature]</i> | 5-12-70 |
| Edul. Surveyor | Date |
| <i>[Signature]</i> | 4-1-70 |
| City Engineer | Date |
| <i>[Signature]</i> | 4-7-70 |
| Exec. Sec. County, Bernalillo | Date |

[Signature]
 City Engineer
 Date: 4-7-70



MATERIAL EASEMENT CERTIFICATE

I hereby certify that location of the drainage easement was calculated under my direction and that it is correct to the best of my knowledge and belief.

[Signature]
 S.M.P.L.S. No. 4429

ENGINEERS CERTIFICATE

This is to certify that I am a registered Engineer and Land Surveyor and that this plat was prepared by me or under my direction from field notes of an actual survey and that it is correct to the best of my knowledge and belief.

[Signature]
 Stewart H. Whitler PERMS 3334

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
Chairperson
Development Review Board
City of Albuquerque
600 2nd St. NW

Requested by: Scott Steffen
Date: March 19, 2013

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: 924-3880
Job No.: 20130312.001.01.cdpabq

Job Name: Montecito West

DELIVERY VIA

Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Sketch Plat submittal package

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

March 27, 2013

PROJECT

1009506

App #

Action

Date

13-70486

SK

3-27-13



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009506

TO: ALL MEMBERS

Application No. 14-70238

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: 7-23-14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW

SUBMITTAL DESCRIPTION: revised plat

CONTACT NAME: Will Plotner

TELEPHONE: 896-3050 EMAIL: WPlotnerJA@gmail.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

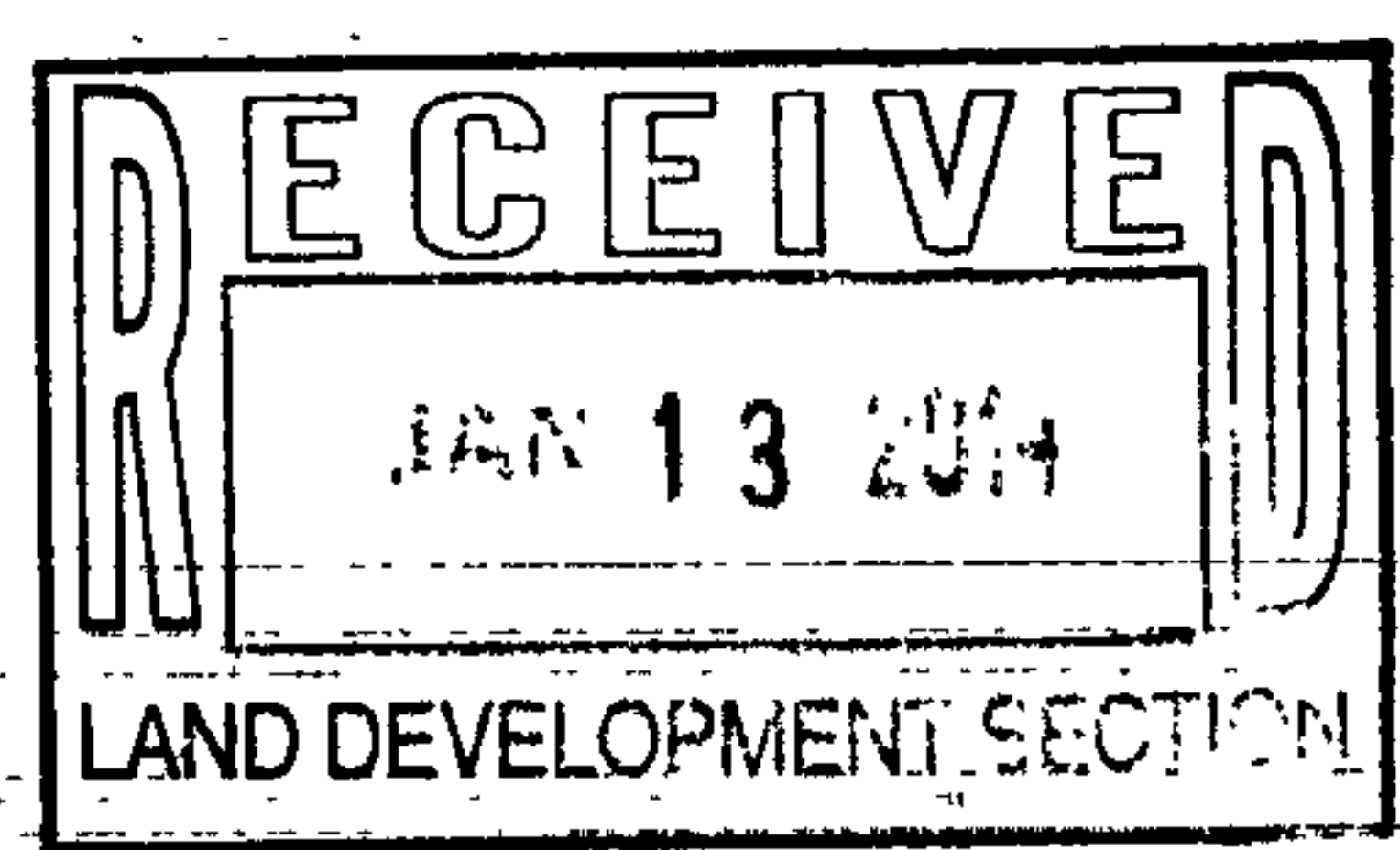
TO: PROJECT NO. 1009506
ALL MEMBERS Montecito West Units 1 and 2
 Jack Cloud, DRB Chairman, Planning Department
Curtis Cherne, P.E., Hydrology
Kristal Metro, P.E., Transportation Development
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: January 15, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: _____

1. Fire Marshal approval on the Unit 1 and 2 Site Development Plans.



CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1009506
 ALL MEMBERS Montecito West Unit 1

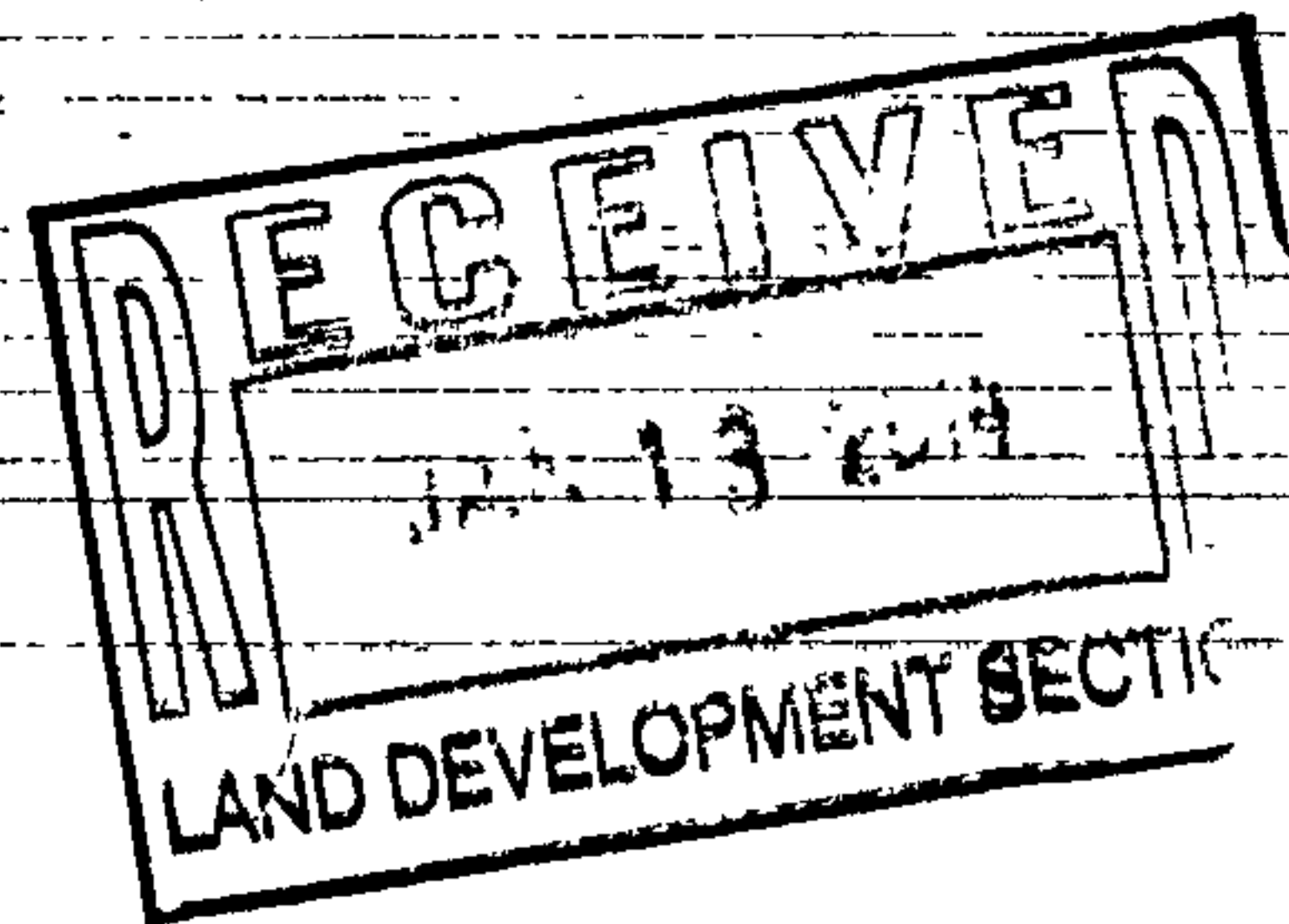
- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA
- ~~Christina Sandoval~~, Parks/Municipal Development
- Carol DuMont

NEXT HEARING DATE: January 15, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

1. Revised Preliminary Plat and Site Plan addressing comments received to date. Removed 25' public drainage easement over Tract 4. Defined public drainage easement on Tract 6 (Open Space) as a floating easement to be defined at final plat.
2. Revised Infrastructure List addressing hydrology comments on the drainage section.
3. Revised Grading Plan addressing Hydrology comments.



CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com

79



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1009506
 ALL MEMBERS Montecito West Unit 2

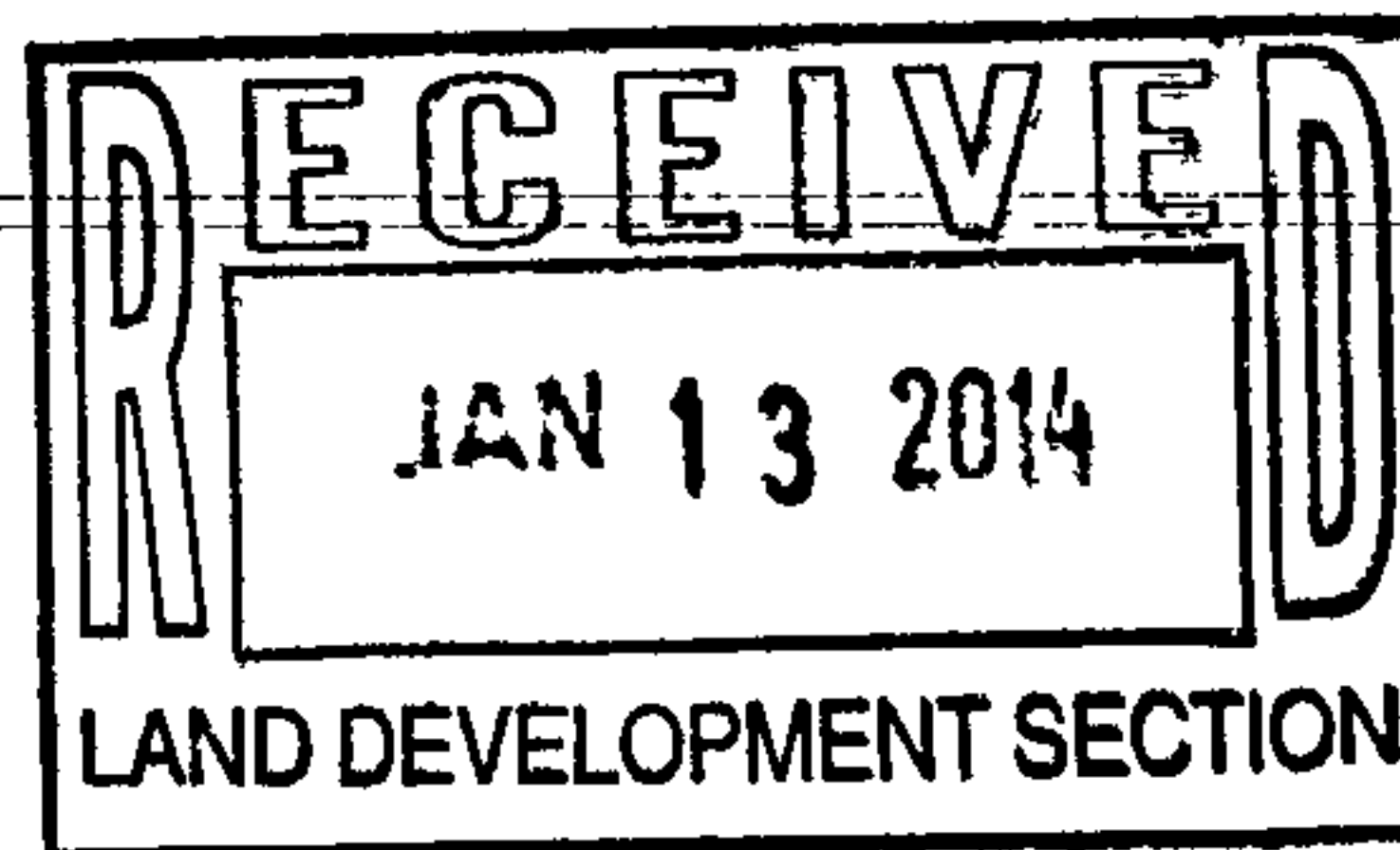
- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- ~~Christina Sandoval~~, Parks/Municipal Development
- Carol DuMont

NEXT HEARING DATE: January 15, 2014

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:

1. Revised Preliminary Plat and Site Plan addressing comments received to date. Defined public drainage easement in Open Space from Unit 1 as a floating easement to be defined at final plat.
2. Revised Infrastructure List addressing hydrology comments on the drainage section.



CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com