7. Project# 1006864 15DRB-70060 AMENDMENT TO PRELIMINARY PLAT 15DRB-70059 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for PULTE request(s) the above action(s) for all or a portion of Tract(s) N-2-E, WATERSHED SUBD zoned SU-2, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL containing approximately 37.4647 acre(s). (H-8, 9, & J-8) THE AMENDED INFRASTRUCTURE LIST WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.

8. Project# 1009666 02/18/2015 15DRB-70050 EXT OF MAJOR PRELIMINARY PLAT

SURV-TEK INC agent(s) for CENTRAL PAINT AND BODY, LLC request(s) the above action(s) for all or a portion of Lot(s) 5-9, 1-4,, Block(s) 5 & 4, Tract(s) A & B, ANDERSON ADDITION & PARIS ADDITION zoned C-2, located on 4TH ST NW BETWEEN KINLEY AVE NW AND CONSTITUTION AVE NW containing approximately .6406 acre(s). (J-14) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

9. Project# 1009730 15DRB-70044 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 15DRB-70045 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2, zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19) [Deferred from 2/11/15] WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/15, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 8/30/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED. FINAL PLAT CONDITIONS ARE TO DEFINE RIGHT-OF-WAY DEDICATION, TO DEFINE MAINTENANCE AND BENEFICIARIES RESPONSIBILITY AND HYDROLOGY COMMENTS. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

10. Project# 1009843 15DRB-70046 MINOR - FINAL PLAT APPROVAL

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) [Deferred from 2/11/15] DEFERRED TO 2/25/15.

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

6. Project# 1010280

15DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70042 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS

RHD ENGINEERING, LLC/CONSTRUCTION SURVEY TECH agent(s) for JASON BUCHANON request(s) the above action(s) for all or a portion of Tract(s) 268 B1 & 268A1A, zoned R-1, located on EDNA BETWEEN RIO GRANDE BLVD AND RIO GRANDE RIVER containing approximately .8 acre(s). (J-13)THE PRELIMINARY/FINAL APPROVED WITH WAS FINAL DELEGATED PLANNING FOR TO EASEMENT AND CONSTRUCTION AROUND THE TWO **ABCWUA** POLES, AND TO **ESTABLISHMENT OF WATER ACCOUNT**

7. Project# 1009730

15DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70045 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for OAKLAND INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2, zoned RD, located on OAKLAND BETWEEN LOUISIANA AND QUAIL SPRINGS containing approximately .7302 acre(s). (C-19) DEFERRED TO 2/18/15.

8. Project# 1009843

15DRB-70046 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE GROUP agent(s) for KASSAM LAND GROUP 18 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 2, NORTH ALBUQUERQUE ACRES Unit(s) 3 TRACT 2, zoned RD, located on OAKLAND BETWEEN SHAHEEN AND ABIS containing approximately .88 acre(s). (C-19) DEFERRED TO 2/18/15.

9. Project# 1000870

15DRB-70019 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DSA ARCHITECTS agent(s) for APPLE INVESTOR GROUP request(s) the above action(s) for all or a portion of Tract(s) 1 AND 2, WEST OF WESTLAND, ATRISCO GRANT Unit(s) A, zoned C-2, located on 98TH ST BETWEEN AVALON AND VOLCANO containing approximately 4.0006 acre(s). (K-9) [Deferred from 1/28/15] DEFERRED TO 2/18/15.

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

10. Project# 1004404

15DRB-70048 SKETCH PLAT REVIEW AND COMMENT

BOHANNAN HUSTON INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, THE TRAILS UNIT 3A zoned VTML/VTRD, located on WOODMONT AVE BETWEEN RAINBOW BLVD AND PASEO DEL NORTE containing approximately 30.21 acre(s). (C-9)THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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

7. Project# 1007672

13DRB-70768 MINOR - 2YR SUBD IMP

AGMT EXT (2YR SIA)

MARSTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30A & 30B, Block(s) 16, NORTH ALBUQUERQUE ACRE TRACT 1 Unit(s) 3, zoned 3 DU/A RD, located on GLENDALE NORTH SIDE BETWEEN BARSTOW AND VENTURA containing approximately .89 acre(s). (B-20)THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

8. Project# 1006009 13DRB-70732 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 24, MESA DEL SOL INNOVATION PARK zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) [Deferred from 10/30/13 and 11/6/13] [Deferred from 11/13/13, 11/21/13] INDEFINITELY DEFERRED.

9. Project# 1009730

13DRB-70741 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
13DRB-70742 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS

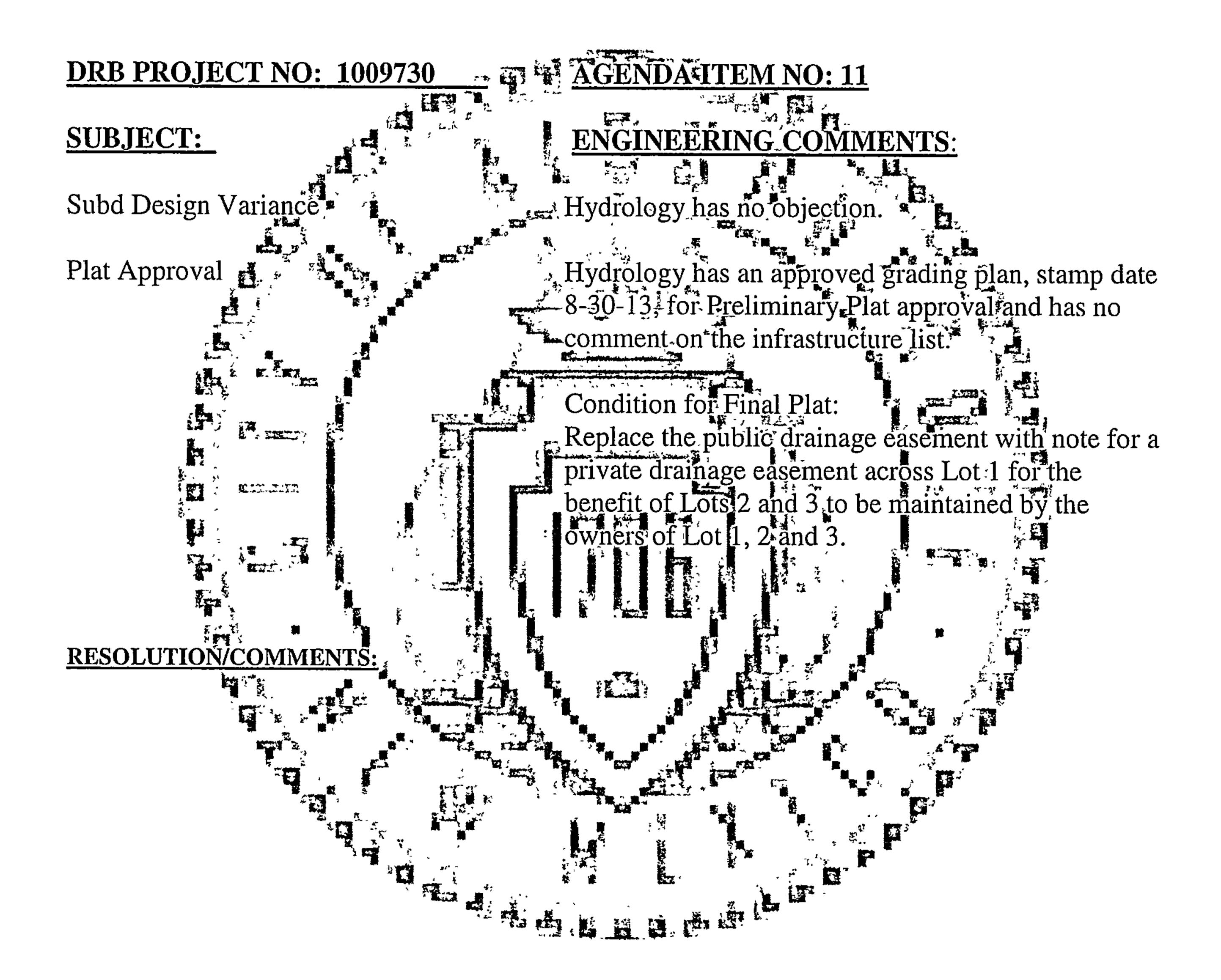
THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, Tract 2, Unit 3, NORTH ALBUQUERQUE zoned R-D, located on OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE containing approximately .7302 acre(s). (C-19) [Deferred from 11/6/13] [Deferred from 11/13/13, 11/21/13] WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/13, THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF INCLUSION OF DRAINAGE AND MAINTENANCE. FINAL PLAT IS DEFERRED FOR THE S.I.A (SUBDIVISION IMPROVEMENTS AGREEMENT). A SUBDIVISION VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

10. Project# 1008630 13DRB-70682 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, MANZANO MESA zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing approximately 3 acre(s). (L-21) [deferred from 9/25/13, 10/23/13, 11/6/13] [Deferred from 11/13/13, 11/21/13] DEFERRED TO 12/11/13.

DRB 12/4/13

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO



SIGNED:

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

DATE: 11-21-13

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO: 1009730 AGENDA ITEM NO: 11

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

Clarify existing conditions. Provide proposed cross sections for Oakland and Louisiana (as-built information would be useful).

Define amount of right of way to be dedicated (in square feet).

Define maintenance responsibilities for easements.

Infrastructure list – sidewalks must be included.

(Per applicant, Louisiana improvements are a part of the Alameda improvements project.)



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

RESOLUTION:

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

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

SIGNED: Kristal D. Metro DATE: NOVEMBER 21, 2013

Transportation Development 505-924-3991

8. Project# 1009730

13DRB=70741 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

13DRB-70742 SUBDN DESIGN VARIANCE
FROM MIN DPM STDS

THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES zoned R-D, located on OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE containing approximately .7302 acre(s). (C-19) [Deferred from 11/6/13] DEFERRED TO 11/21/13.

9. Project# 1002202 13DRB-70696 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for WINROCK PARTNERS LLC C/O GOODMAN REALTY GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1-A-1 & E-1, WINROCK CENTER ADDN zoned SU-3 MU-UPT, located on INDIAN SCHOOL RD NE BETWEEN LOUISIANA BLVD AND PENNSYLVANIA ST NE containing approximately 61.09 acre(s). (J-19) [deferred from10/09/13, 11/6/13]THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CLARIFICATION OF COMMON AREAS, AGIS DXF AND UTILITY COMPANY SIGNATURES.

10. Project# 1008630 13DRB-70682 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, MANZANO MESA zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containingapproximately 3 acre(s). (L-21) [deferred from 9/25/13, 10/23/13, 11/6/13] DEFERRED TO 11/21/13.

11. Project# 1009542
13DRB-70694 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, TRACTION PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) [deferred from 10/9/13,10/23/13, 11/6/13] DEFERRED TO 11/21/13.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT November 6, 2013 DRB Comments

ITEM# 9
PROJECT # 1009730

APPLICATION # 13-70742

RE: Lot 1, Block 3, Tract 2, Unit 3 North Albuquerque Acres

Unless right of way was secured by the City for Oakland Ave, the original North Albuquerque Acre lot extended to the middle of the street and this 'easement' area would need to be dedicated with this plat.

The beneficiaries of the private access easement need to be clearly called out on the plat; consistent language should be used on the plat drawing, i.e. private <u>access</u> not private <u>street</u> easement.

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

CITY OF ALBUQUERQUE PLANNING DEPARTMENT June 19, 2013 DRB Comments

ITEM #5

PROJECT # 1009730

APPLICATION # 13-70578

RE: Lot 1, Block 3, North Albuquerque Acres Tr 2 Unit 3

The site is zoned RD and is within the La Cueva Sector Development Plan – refer to the sector plan for development regulations. Refer to comments from Transportation Development regarding proposed street layout. The Private Access Easement would need to include Public Water and Public Sewer Easements, granted to ABCWUA.

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

Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Suppleme	ental F	orm (•
SUBDIVISION Maior out division potion		S	Z	ZONING & PLANNING Annexation
Major subdivision action X Minor subdivision action				
Vacation X Variance (Non-Zoning)		V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
SITE DEVELOPMENT PLAN		P		Adoption of Rank 2 or 3 Plan or similar
for Subdivision		•		Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
for Building Permit Administrative Amendment/Approval	(AA)			
IP Master Development Plan		D		Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)		L	Α	APPEAL / PROTEST of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan				Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
RINT OR TYPE IN BLACK INK ONLY. The application of the land of the services of the land of	er, 600 2	2 nd Str	eet N	ust submit the completed application in person to the IW, Albuquerque, NM 87102. forms for submittal requirements.
PPLICATION INFORMATION:				
Professional/Agent (if any): THE Group				PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE				FAX:
CITY: Rio Rancho	STATE	<u>NM</u>	ZIP_	87124 E-MAIL: ron@thegroup.cc
APPLICANT: Oakland Investments				PHONE: 505-315-6563
/ (DD) (LOO,	OTATE	NIR A	מול	FAX:
CITY: Albuquerque	STATE		_	
Proprietary interest in site: Owner Minor subdivision cres				ers:
ESCRIPTION OF REQUEST: Minor subdivision creations	audii oi t		Ot3.	
Lot or Tract No. 1 Subdiv/Addn/TBKA: North Albuquerque	<u>.</u>			CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY. Block: 3 Unit: 3 Tract 2
Existing Zoning: RD		d zonin	a: R	D MRGCD Map No
_	•		•	906401040920332
ASE HISTORY: List any current or prior case number that may be relev	ant to your	applic	ation (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
ASE INFORMATION: Within city limits? XYes Within 1000F	T of a long	1EIIO	NO	
· · · · · · · · · · · · · · · · · · ·				Total site area (acres): <u>0.7302</u>
	_	akla	-	_
LOCATION OF PROPERTY BY STREETS: On or Nea Between: Louisiana Blvd.	ı <u> </u>	and		ail Springs Place
	at/Plan 🔯 d			ation Review Team(PRT) □. Review Date: 2/3/2015
IGNATURE LOUIS MENT				DATE 2/3/15
(Print Name) Ron E. Hensley			<u>.</u>	Applicant: Agent: Agent: Agent: Agent: Agent: Agent: Agent
OR OFFICIAL USE ONLY				Revised: 4/2012
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	on case r	700	rs OU	Action S.F. Fees 12 F
F.H.D.P. fee rebate Hearing	date <u>F</u>	elo	<u>. 11</u>	<u>2015</u> \$375.00
2-3-15			Pro	ject # 1009730

Staff signature & Date

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

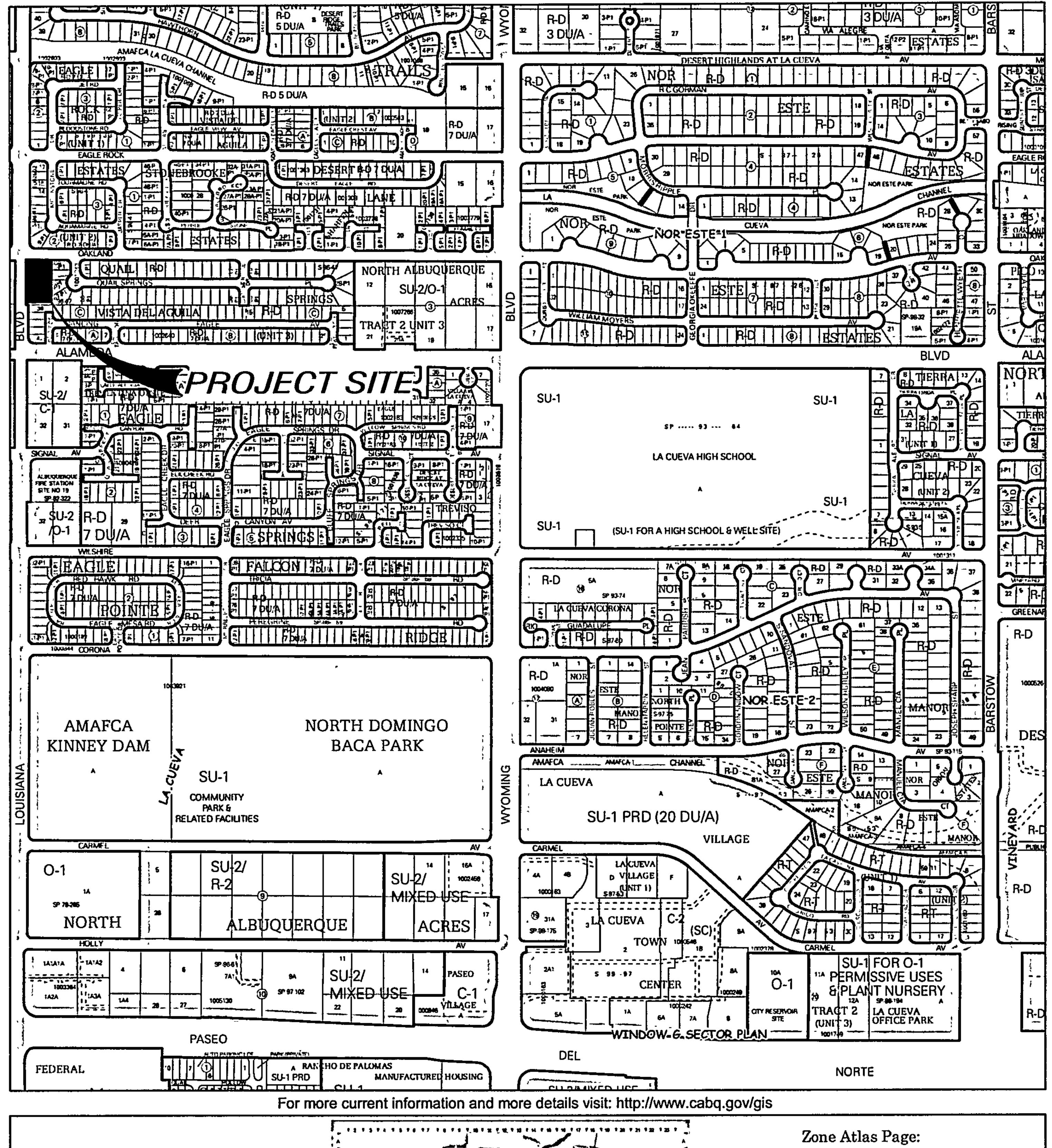
A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

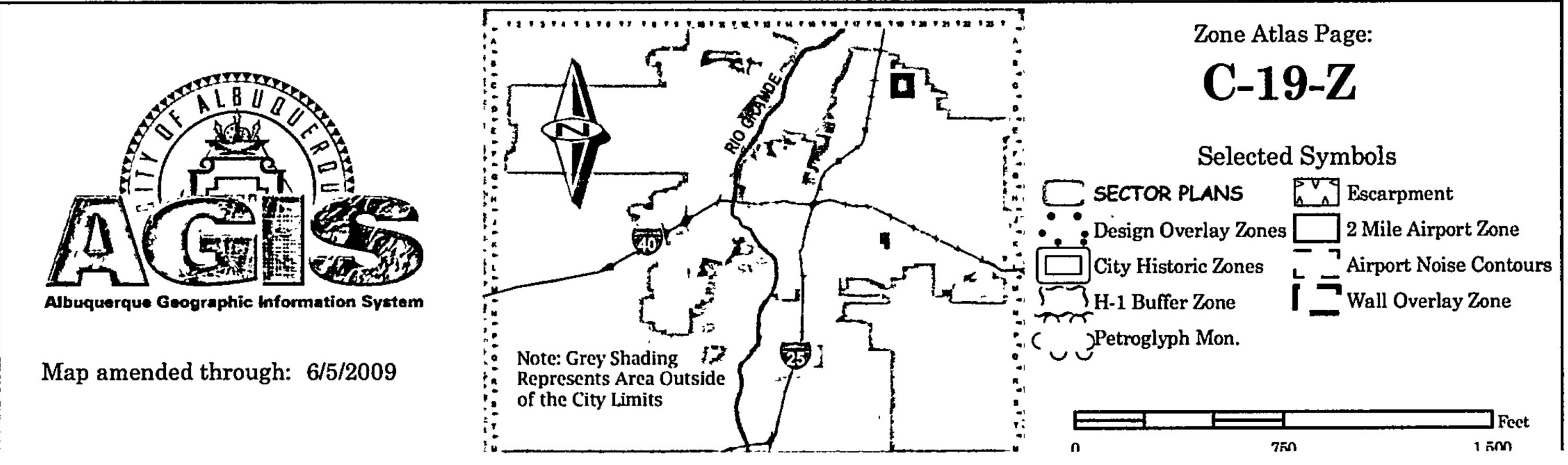
	Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing,	posed subdivision plat (folder ements showing structures, p	ed to fit into an earking, Bldg. so folded to fit into utlined request	Your attendance is requested 8.5" by 14" pocket) 6 copies setbacks, adjacent rights-of-way and street an 8.5" by 14" pocket) 6 copies	
	Letter briefly describing, Copy of DRB approved i Copy of the LATEST Off	I to 8.5" x 11" entire property(ies) clearly of explaining, and justifying the infrastructure list ficial DRB Notice of approval elated file numbers on the contract.	request for Preliminary over application	ry Plat Extension request	e is
	 Signed & recorded Final Design elevations & cro Zone Atlas map with the Bring original Mylar of pl Copy of recorded SIA Landfill disclosure and E List any original and/or re 	led to fit into an 8.5" by 14" p Pre-Development Facilities ss sections of perimeter wall entire property(ies) clearly o	Fee Agreemers Sacopies Outlined ty owner's and over application	nt for Residential development only d City Surveyor's signatures are on the p is within a landfill buffer	
	Signed & recorded Final Design elevations and considered Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing, Bring original Mylar of plants.	ate of No Effect or Approval Final Plat (folded to fit into an er's and City Surveyor's signary and City Surveyor's signary and City Surveyor's signary and perimeter was sections of perimeter was ements showing structures, are is any existing land use (entire property(ies) clearly described at to meeting, and justifying the at to meeting, ensure property in the control of the file numbers on the file numbers on the file numbers of the file numbers on the file numbers of the file numbers on the file numbers of t	8.5" by 14" ponatures are on Fee Agreemenalls (11" by 17" barking, Bidg. so folded to fit into outlined are request ty owner's and lar if property is over application eer)	ocket) 6 copies for unadvertised meeting the plat prior to submittal ant for Residential development only maximum) 3 copies setbacks, adjacent rights-of-way and strate an 8.5" by 14" pocket) 6 copies described City Surveyor's signatures are on the plant of the plan	reet
	PLEASE NOTE: There are amendments. Significant character proposed Amended Prespocket) 6 copies Original Preliminary Plate Zone Atlas map with the Letter briefly describing, Bring original Mylar of plate and present proposed Amended Prespondent proposed Prespondent Prespondent proposed Prespondent proposed Prespondent Prespondent proposed Prespondent proposed Prespondent	no clear distinctions between anges are those deemed by liminary Plat, Infrastructure L., Infrastructure L., Infrastructure List, and/or C. entire property(ies) clearly cexplaining, and justifying the at to meeting, ensure proper elated file numbers on the ce	significant and the DRB to reclaim to the DRB to reclaim the control of the contr	nd minor changes with regard to subdivise equire public notice and public hearing. ading Plan (folded to fit into an 8.5" by 14 folded to fit into an 8.5" by 14 docket) 6 docked to fit into an 8.5 doc	sion 4" copies
info with	he applicant, acknowledge ormation required but not so this application will likely terral of actions.	ubmitted	THE C	Applicant signature / date	UQUERQUE W MEXICO
	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	244 - - -	Form revised October 2007 2-3-1 Project # Planner signatu	re / date

FORM V: SUBDIVISION VARIANCES & VACATIONS (PUBLIC HEARING CASE) **BULK LAND VARIANCE (DRB04)** ___ 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) 6 copies Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")

Zone Atlas map with the entire property(ies) clearly outlined 24 copies= X Letter briefly describing, explaining, and justifying the variance N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts N/A Sign Posting Agreement N/A 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) I ist any original and/or related file numbers on the cover application.

	• • • • • • • • • • • • • • • • • • • •	ded by the County Clerk within one day noon filing deadline. Your a	
I, the applicant, acknowledge information required but not with this application will likely deferral of actions.	submitted	Ron E. Hensley - THE Ground Applicant name Applicant signature	(print)ALBUQUERQUE
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	Project #	Planner signature / date







February 2, 2015

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

Re: Vista Oakland Preliminary Plat and Design Variance

Attached is a preliminary plat and design variance submittal for a subdivision located within zone atlas page C-19.

The subdivision is a replat of "Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres" and is located at the intersection of Louisiana Boulevard and Oakland Avenue. The plat would create three lots from the existing site with additional right of way dedication. Louisiana is scheduled for widening in the future and this subdivision is designed for the right of way being proposed for the Louisiana improvements.

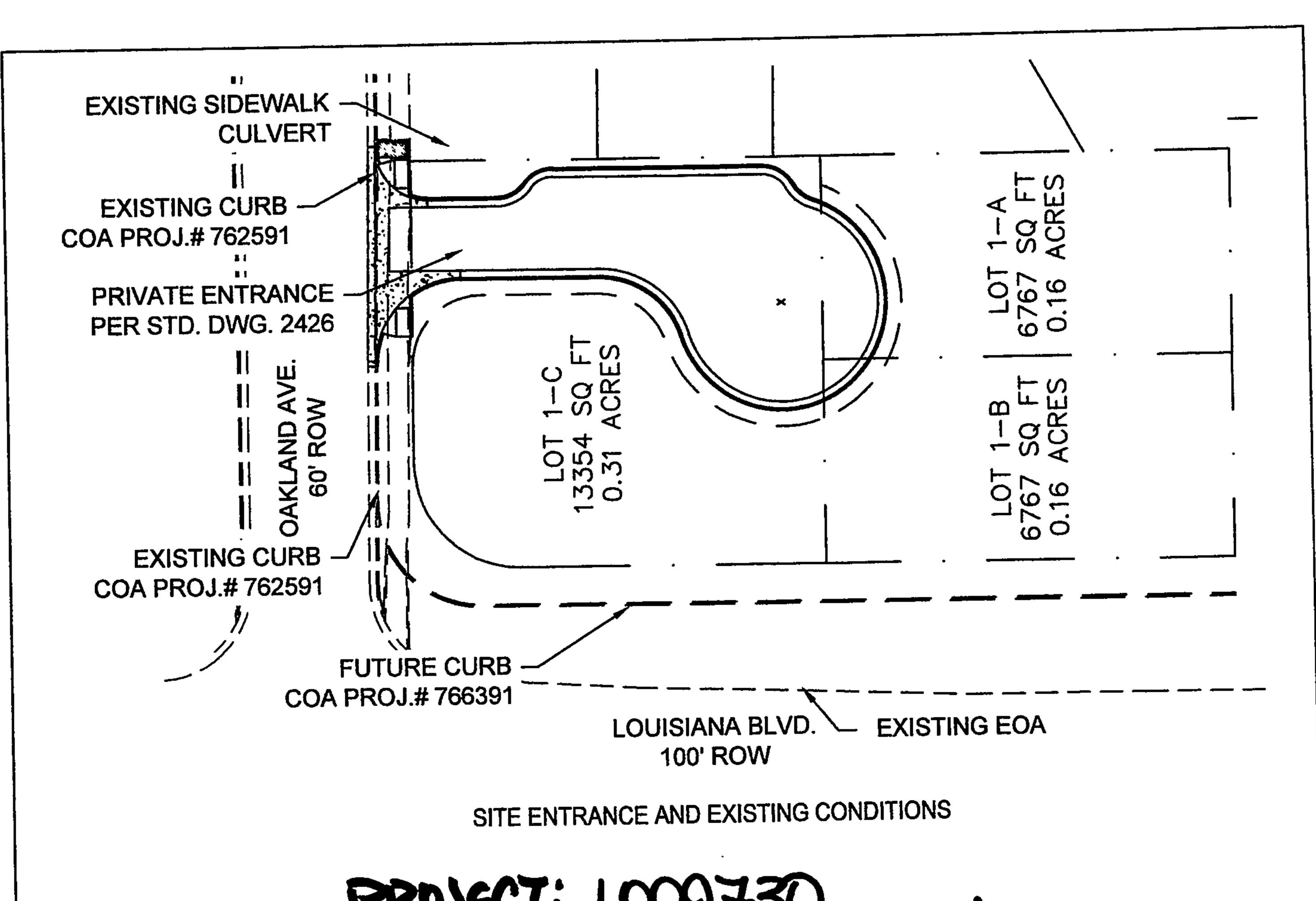
As part of this request, the applicant is requesting a design variance. The variance requested is for the eastern curb return of the site entrance. There is a sidewalk culvert approximately 1 foot from the eastern property line which conflicts with the construction of the standard curb return radius. A curb return with a radius of 15' is proposed for construction. The reduced radius allows for required site distances and increased separation of the entrance from the nearby intersection. In addition, the construction of a curb return entrance provides for a more efficient flow of traffic versus a drive-pad entrance. Therefore, it is desirable to develop the private entrance utilizing curb returns.

As agent for the owners, we are requesting a design variance for the east curb return radius of the private access, preliminary plat approval and final plat delegation of the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

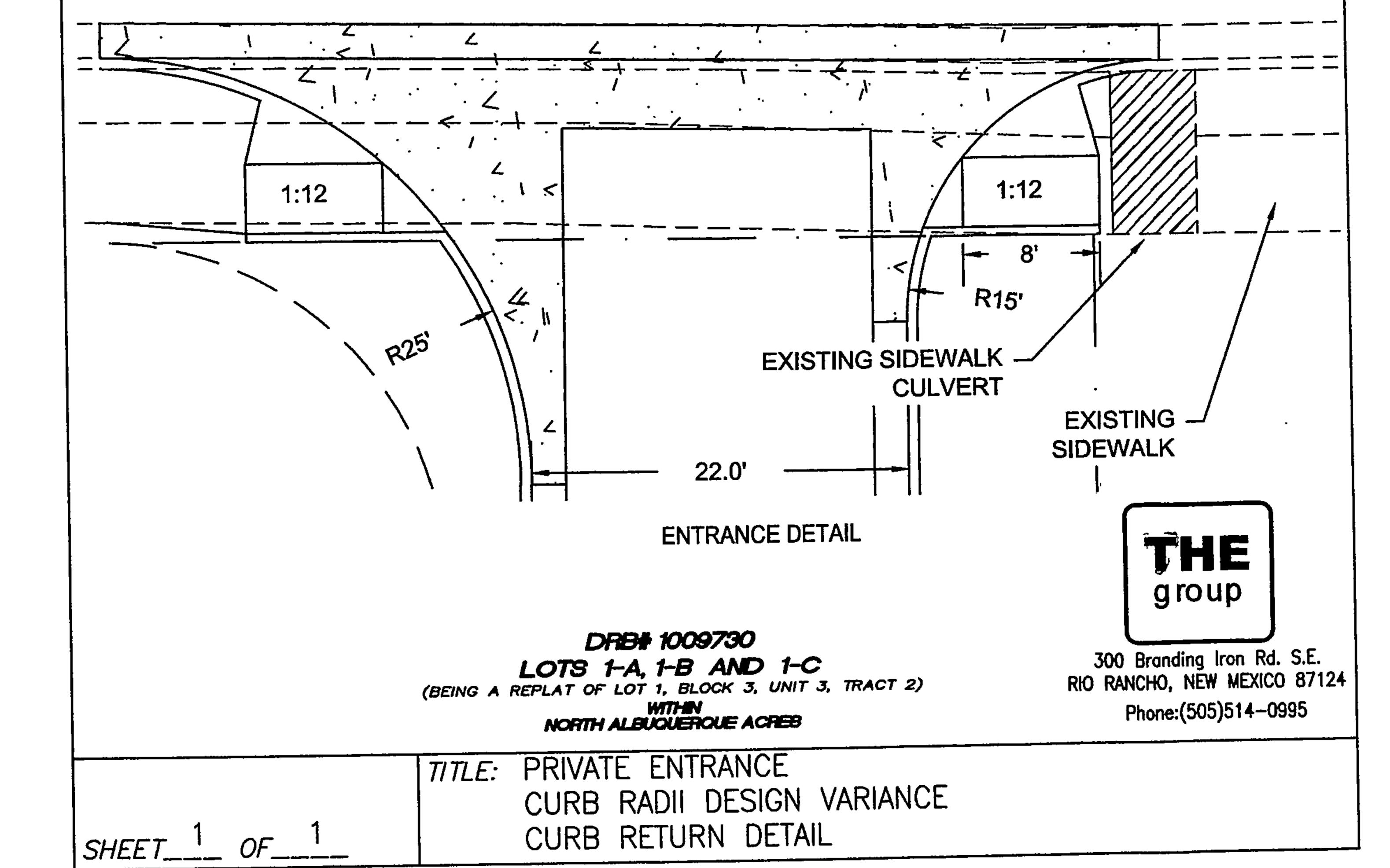
Sincerely,

Ron E. Hensley P.E. ron@thegroup.cc

Electrical * Civil * Mechanical * Development 300 Branding Iron Rd. S.E. ., Rio Rancho, NM 87124 Office: 505-410-1622



PROJECT: 1009730 DATE: 2-11-15 (P:F, BOV)



FINISHED GRADE		PILASTER 20' O.C.
FINISHED GRADE	1	
	1	
	6. WAL	
	.4 0 N 0 N 0	
	RET	
		DARK BROWN STANDARD BLOCK
DARK BROWN STANDARD BLOCK		DARK BROWN SPLIT FACED BLOCK
DARK BROWN STANDARD BLOCK DARK BROWN SPLIT FACED BLOCK		

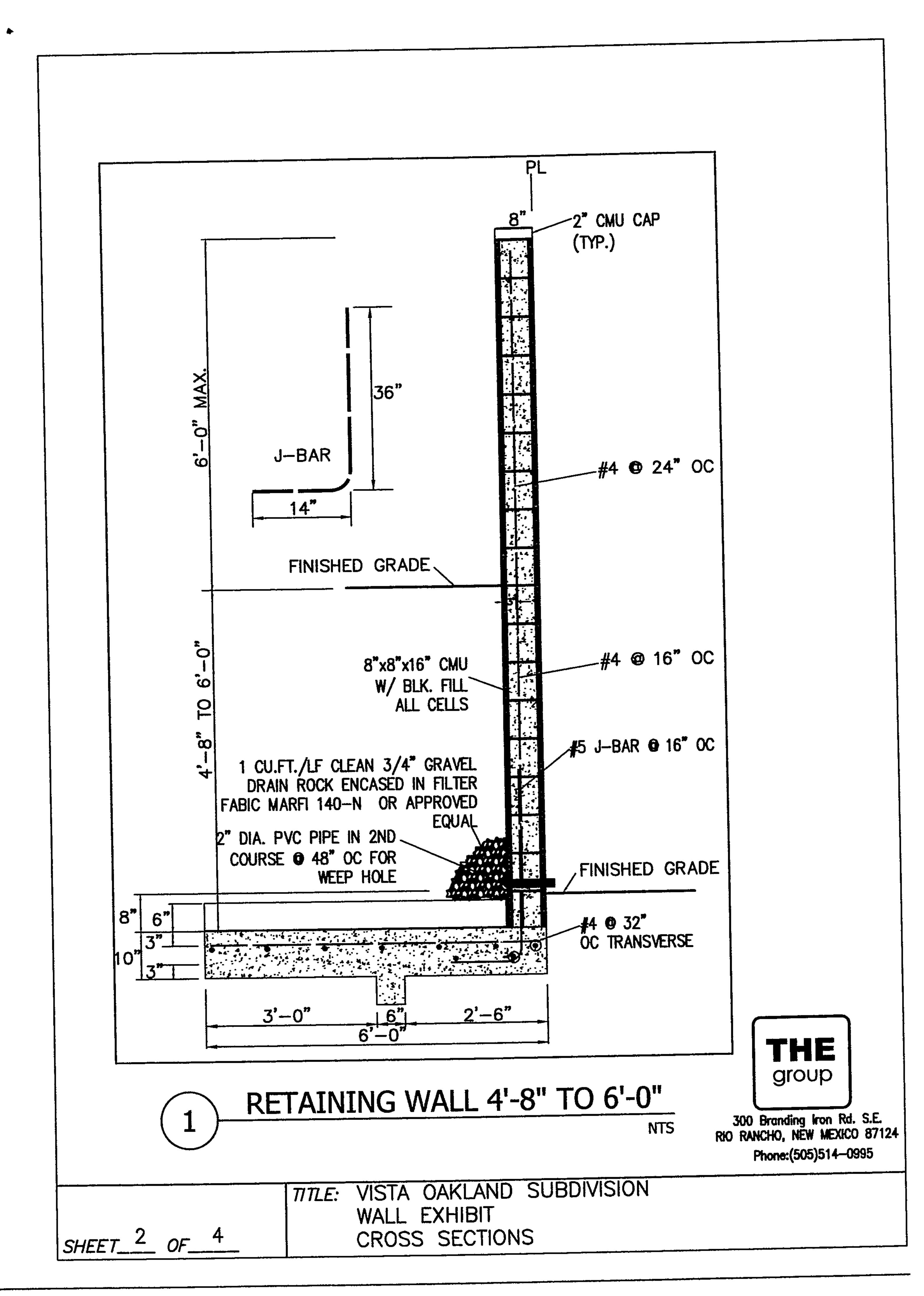
PROJECT: 1009730 PATE: 2-11-15 (PJF, SDV)

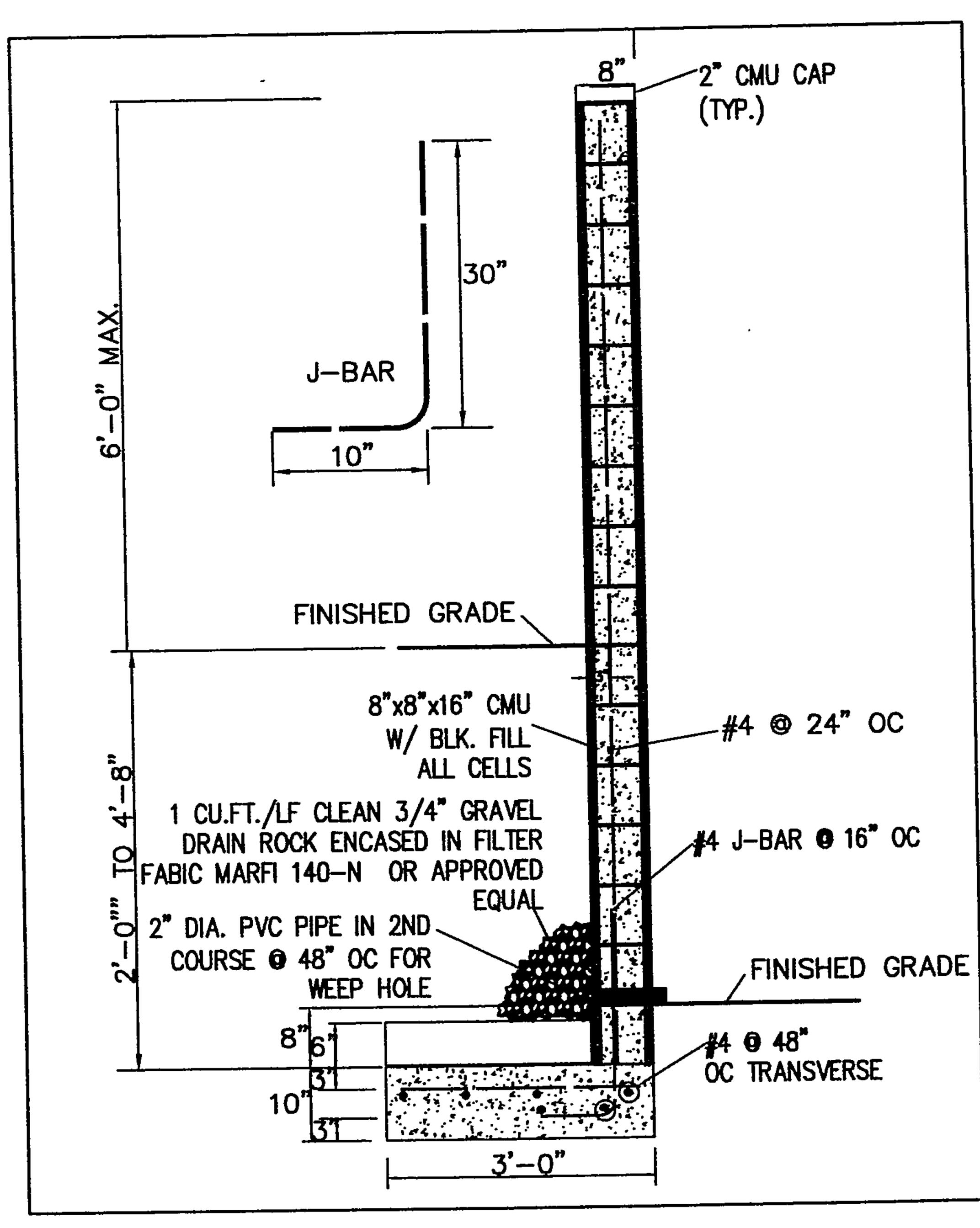
300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

TITLE: VISTA OAKLAND SUBDIVISION

WALL EXHIBIT ELEVATIONS

SHEET___1 OF___4





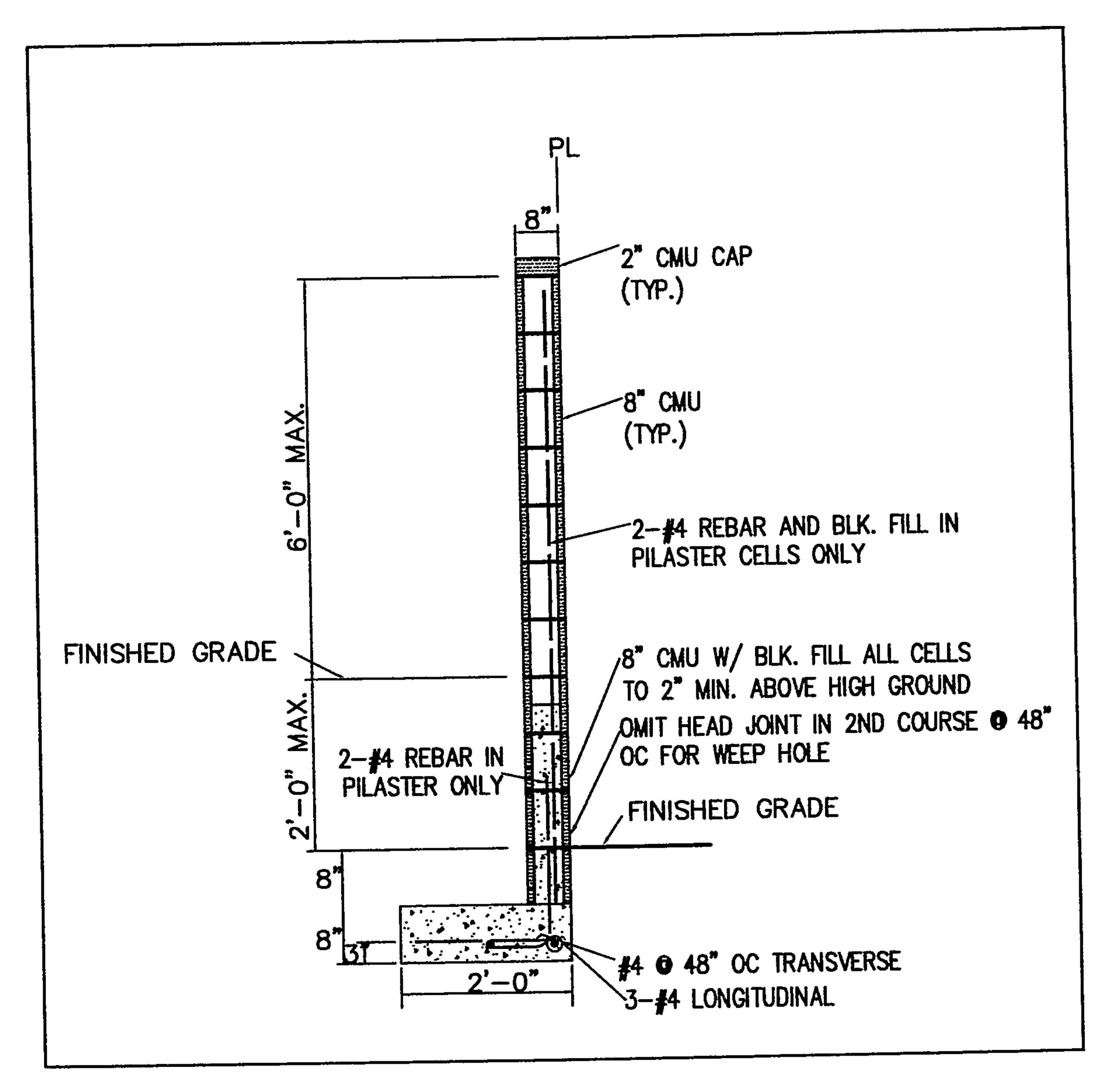
2) RETAINING WALL 2'-0" TO 4'-8"

NTS

THE

300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

SHEET_ 3 OF_ 4

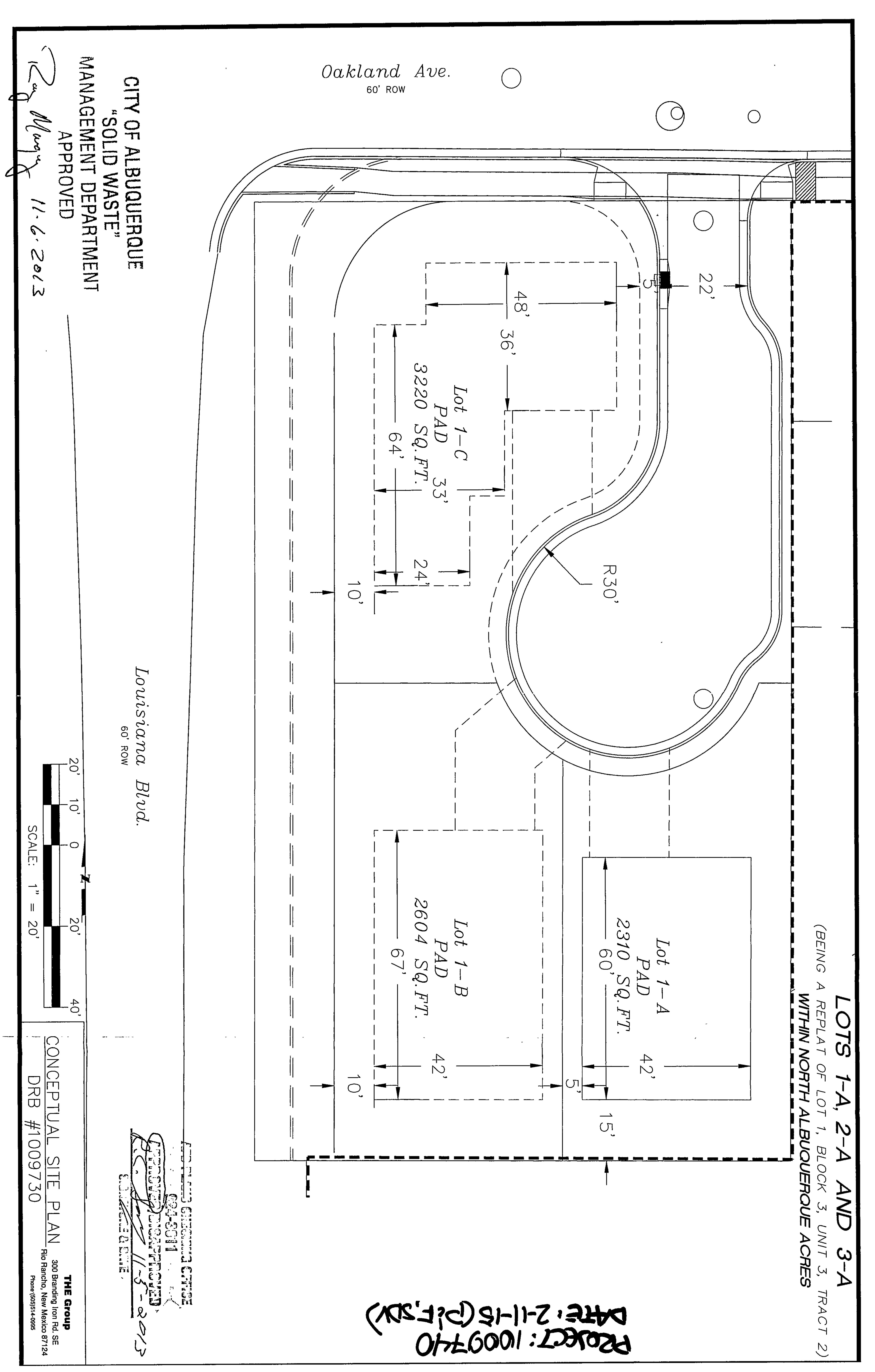


RETAINING WALL < 2'-0"

NTS

THE

300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995



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4 2008 (1.4 # 1.200)

Man Constant

Current DRC	
Project Number:	559083

FIGURE 12

Date Submitted:_	12/4/13	<u> </u>
Date Site Plan Approved:_	-	- 21
Date Preliminary Plat Approved:_	12-4-1	<u> 3</u>
Date Preliminary Plat Expires:_	12-4-1	1Y
DRB Project No.:_	1009730_	
DRB Application No.:_		0741

DE

INFRASTRUCTURE LIST

(Rev. 9-05)
EXHIBIT "A"

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

Vista Oakland Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

required as a co	naition of project a	acceptance an	d close out by the City.				Const	ruction Cer	tification
Financially	Constructed	Size	Type of improvement	Location	From	То	Priv		City Cnst
Guaranteed DRC #	Under DRC #	22' FF	Private Paving Res. Pvmt. C & G (Both Sides & Cul De Sac)	Vista Oakland Ct.	Oakland Ave.	144' South	Inspector	P.E. /	Engineer
		18"	Storm Drain Storm Drain W/ Type C Inlet	Vista Oakland Ct.	Oakland Ave.	40' South			
		42' FF	Public Paving Art. Pvmt.W/ 6' Sidewalk C & G, Median Curb	Lousiana Blvd.	South P/L	Oakland Ave.			
		6"	Water Water Line W/ Fire Hydrant and Appurtances	Oakland Ave.	Connection	Vista Oakland Ct.	1.		
		4"	Water Line W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South			/
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South			
				<u></u>	<u> </u>	<u> </u>			
							/		

Financially	Constructed		standard SIA requirements.			Construction Certification
Suaranteed	Under	Size	Type of Improvement	Location	From To	Private - City Cnst
DRC#	DRC#	0.20				Inspector P.E. Engineer
			<u> </u>			
		_				
	<u></u>					
	<u> </u>			Ap	proval of Creditable Items:	Approval of Creditable Items:
	:					
	<u>.</u>				pact Fee Admistrator Signature Date	City User Dept. Signature Dat
			1	NOTES	until the LOMR is approved by FEMA.	
2						
3						
3	AGENT / OWNER			DEVELOPMENT REVIEW	BOARD MEMBER APPROVALS	
				DEVELOPMENT REVIEW		ant 12-4-13
	E. Hensley P	.E.	DRBCH		Carol S. Dunu	9nt 12-4-13 ION - date
		E.	DRB CH	AIR - date		911-12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	.E.	15	AIR - date /2/4//3	PARKS & GENERAL RECREAT	911-12-4-13 ION - date
Ron	E. Hensley P NAME (print)		TRANSPORTATION	AIR - date /2/4//3 DEVELOPMENT - date	PARKS & GENERAL RECREAT	9NF-12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	// ///	TRANSPORTATION 1	AIR - date /2/4//3 DEVELOPMENT - date 12/04/	PARKS & GENERAL RECREAT AMAFCA - date	9nt 12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	Ly 12/4/1	TRANSPORTATION 1	AIR - date /2/4//3 DEVELOPMENT - date	PARKS & GENERAL RECREAT	9nt-12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	Ly 12/4/1	TRANSPORTATION I	AIR - date 12/4//3 DEVELOPMENT - date LOPMENT - date	PARKS & GENERAL RECREAT AMAFCA - date - date	914-12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	Ly 12/4/1	TRANSPORTATION I CONCULTIVE DEVEL Curta a C	AIR - date /2/4//3 DEVELOPMENT - date 12/04/	PARKS & GENERAL RECREAT AMAFCA - date - date	9nt-12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	Ly 12/4/1	TRANSPORTATION I CONCULTIVE DEVEL Curta a C	AIR - date /2/4//3 DEVELOPMENT - date LOPMENT - date ///////////////////////////////////	PARKS & GENERAL RECREAT AMAFCA - date - date	914-12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	Ly 12/4/1	TRANSPORTATION I WILLITY DEVEL Curte C CITY ENGI	AIR - date /2/4//3 DEVELOPMENT - date LOPMENT - date ///////////////////////////////////	PARKS & GENERAL RECREAT AMAFCA - date - date	9nd 12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	Ly 12/4/1	TRANSPORTATION I WILLITY DEVEL Curte C CITY ENGI	AIR - date 2/4//3 DEVELOPMENT - date 12/04/ LOPMENT - date 12-4-4-3 INEER - date	PARKS & GENERAL RECREAT AMAFCA - date date	9N - 12-4-13 ION - date
Ron	E. Hensley P NAME (print) THE Group	Ly 12/4/1	TRANSPORTATION I CONCULTIVE DEVEL Curta a C	AIR - date /2/4//3 DEVELOPMENT - date LOPMENT - date ///////////////////////////////////	PARKS & GENERAL RECREAT AMAFCA - date - date	9nt 12-4-13 ION - date

Current DRC	
Project Number:	559083

FIGURE 12

Date Submitted: /2/4//5

Date Site Pian Approved: / 2 - 4 - 13

Date Preliminary Plat Approved: / 2 - 4 - 14

Date Preliminary Plat Expires: / 2 - 4 - 14

DRB Project No.: 1009730

DRB Application No.: /3DRB - 70747

TO SUB

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Vista Oakland Subdivision

PROPOSED NAME OF PLAT ANDIOR OFF DEVELOPMENT PLAN

Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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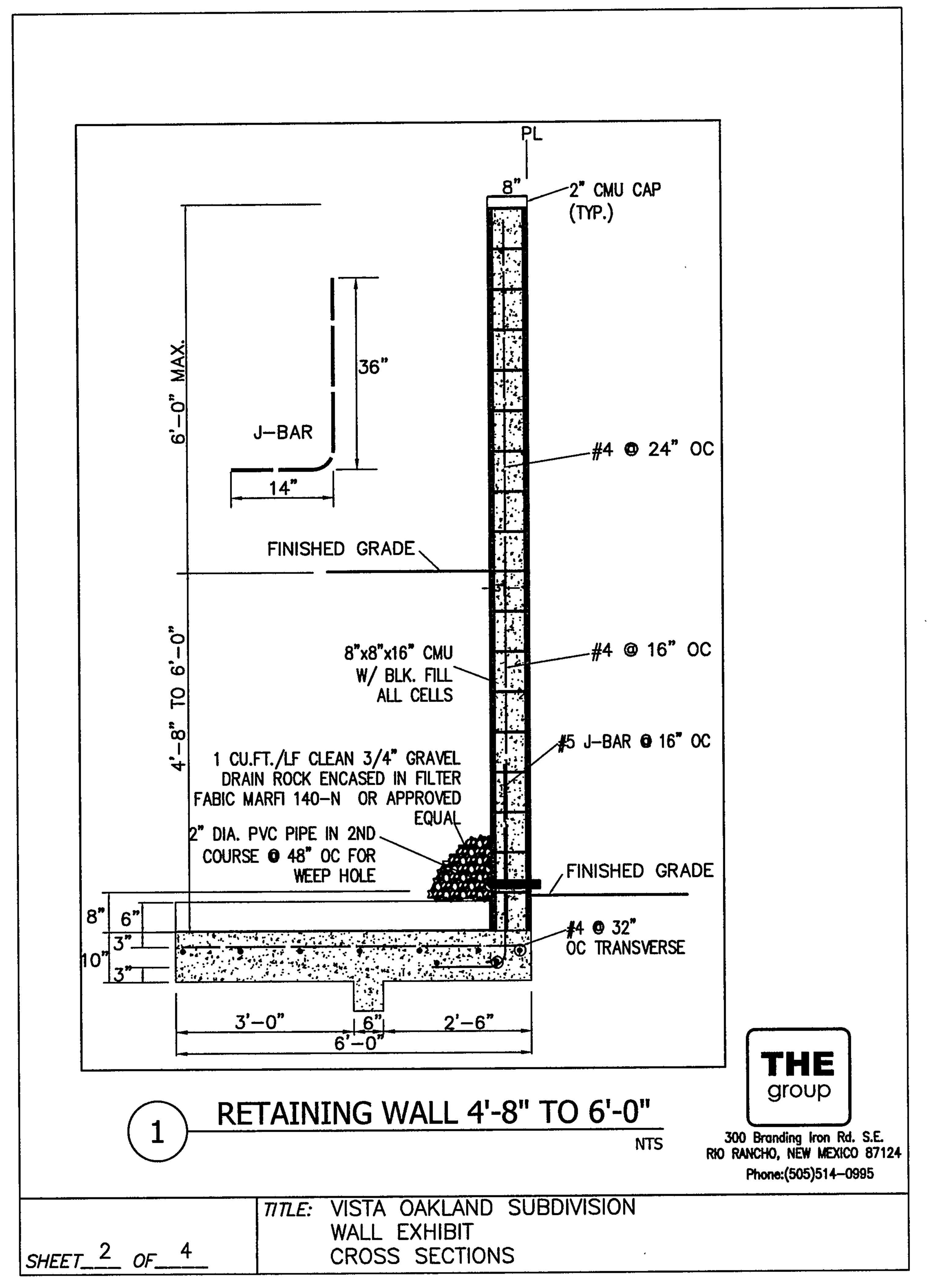
TOQUES & C	Official of project		d close out by the City.				Const	ruction Cen	
Financially	Constructed	Size	Type of Improvement	Location	From	To	Priv	والباكال المنطقة المسمون	City Cnst
Guaranteed DRC #	Under DRC#	22' FF	Private Paving Res. Pvmt. C & G (Both Sides & Cul De Sac)	Vista Oakland Ct.	Oakland Ave.	144' South	inspector	P.E. /	Engineer
		18"	Storm Drain Storm Drain W/ Type C Inlet	Vista Oakland Ct.	Oakland Ave.	40' South			
		42' FF	Public Paving Art. Pvmt.W/ 6' Sidewalk C & G, Median Curb	Lousiana Blvd.	South P/L	Oakland Ave.			
		6"	Water Water Line W/ Fire Hydrant and Appurtances	Oakland Ave.	Connection	Vista Oakland Ct.			
		4"	Water Line W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	1		
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	/		
		7. 77. (111.)		<u> </u>		<u> </u>	/		

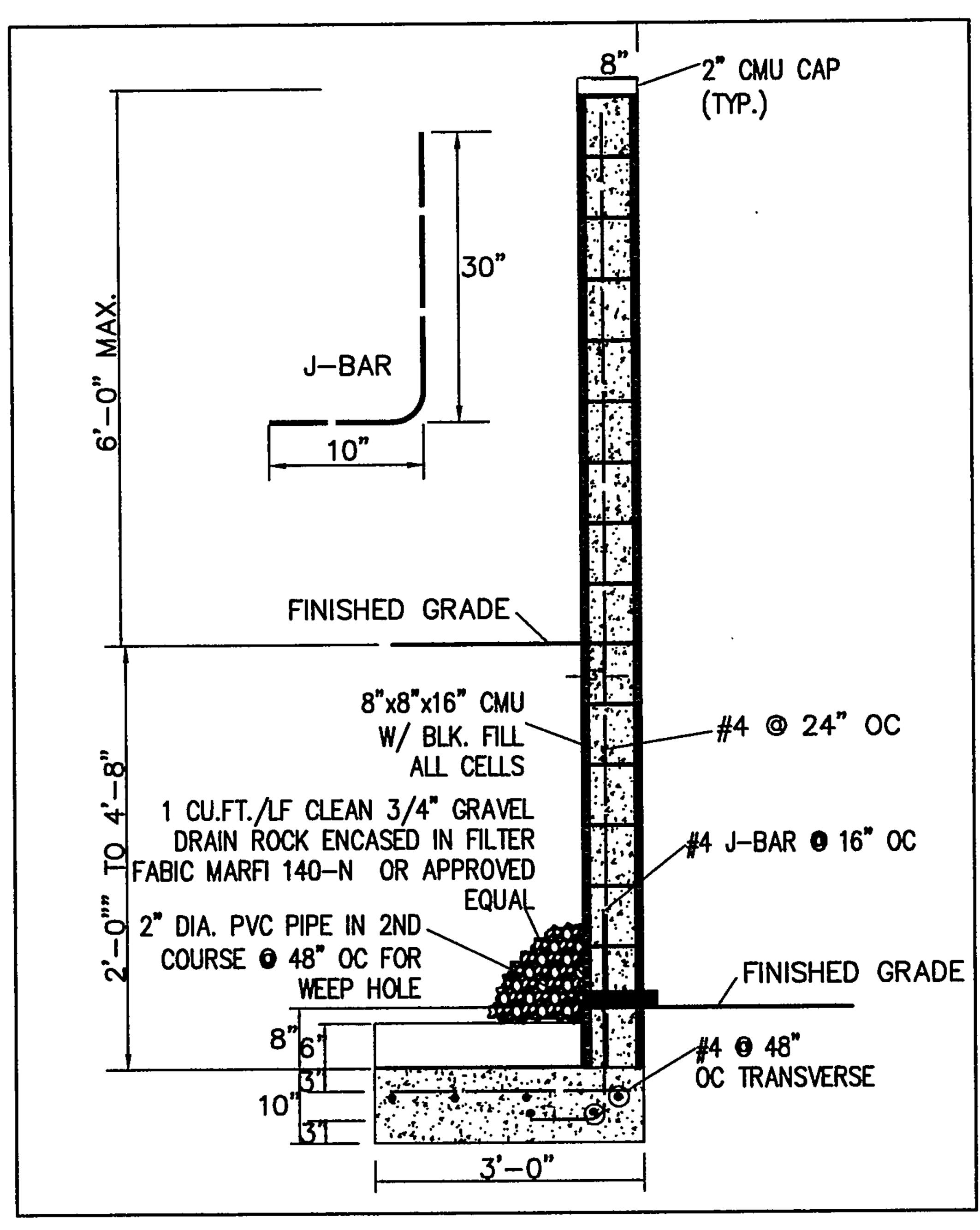
The items listing. The l	ted below are on ti	e CGIP and approach to the	oved for impact Fee credits. Signature standard SiA requirements.	2 HORR THE REPACT LES MUNIONS	TO ALLO TO CITY COOL DOP ALLOW		DKP abbrova	i or uns
Financially	Constructed					Cons	truction Certif	
Guaranteed	Under	Size	Type of Improvement	Location	From To	<u> </u>		City Cnst
DRC#	DRC#					Inspector	P.E.	Engineer
					Approval of Creditable Items:	Approval o	f Creditable it	ems:
					mpact Fee Admistrator Signature	Date City User	Dept. Signatu	re Date
		<u></u>		NOTES	· · · · · · · · · · · · · · · · · · ·			
3	AGENT / OWNER		Street is	DEVELOPMENT REVIE	W BOARD MEMBER APPROVALS			
					Caust 5. Li	mant 1	2-4-12	
Ro	n E. Hensley F	P.E.	DDD AU	IAID data	PARKS & GENERAL RE	CREATION - date	ピサーバン	
	NAME (print)		A DRECT	IAIR - date				
	THE Group			[2/4//	ARIACCA			
17	FIRM	la 12/4/1	/ $/$ 2	DEVELOPMENT - date	AMAFCA - :	uate		
	SIGNATURE - date		UTILITY DEVE	LOPMENT - date		- date		
			ante a	hun 12-443				
			- Court	INEER - date		- date		
					·			
			DESIGN	REVIEW COMMITTEE REVISIO	NS			
				LICED DEDARATE	MENT	AGENT /OWNER	<u> </u>	٦
	REVISION	DATE	DRC CHAIR	USER DEPART	MENT	AGENT /OWNER	· · · · · · · · · · · · · · · · · · ·	
	REVISION	DATE		USER DEPARTI	MENT	AGENT /OWNER		

PILASTER 20' O.C. FINISHED GRADE DARK BROWN STANDARD BLOCK 11-12-13
Wall Exhib DARK BROWN SPLIT FACED BLOCK group 300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124 Phone:(505)514-0995 VISTA OAKLAND SUBDIVISION TITLE: WALL EXHIBIT

ELEVATIONS

SHEET___



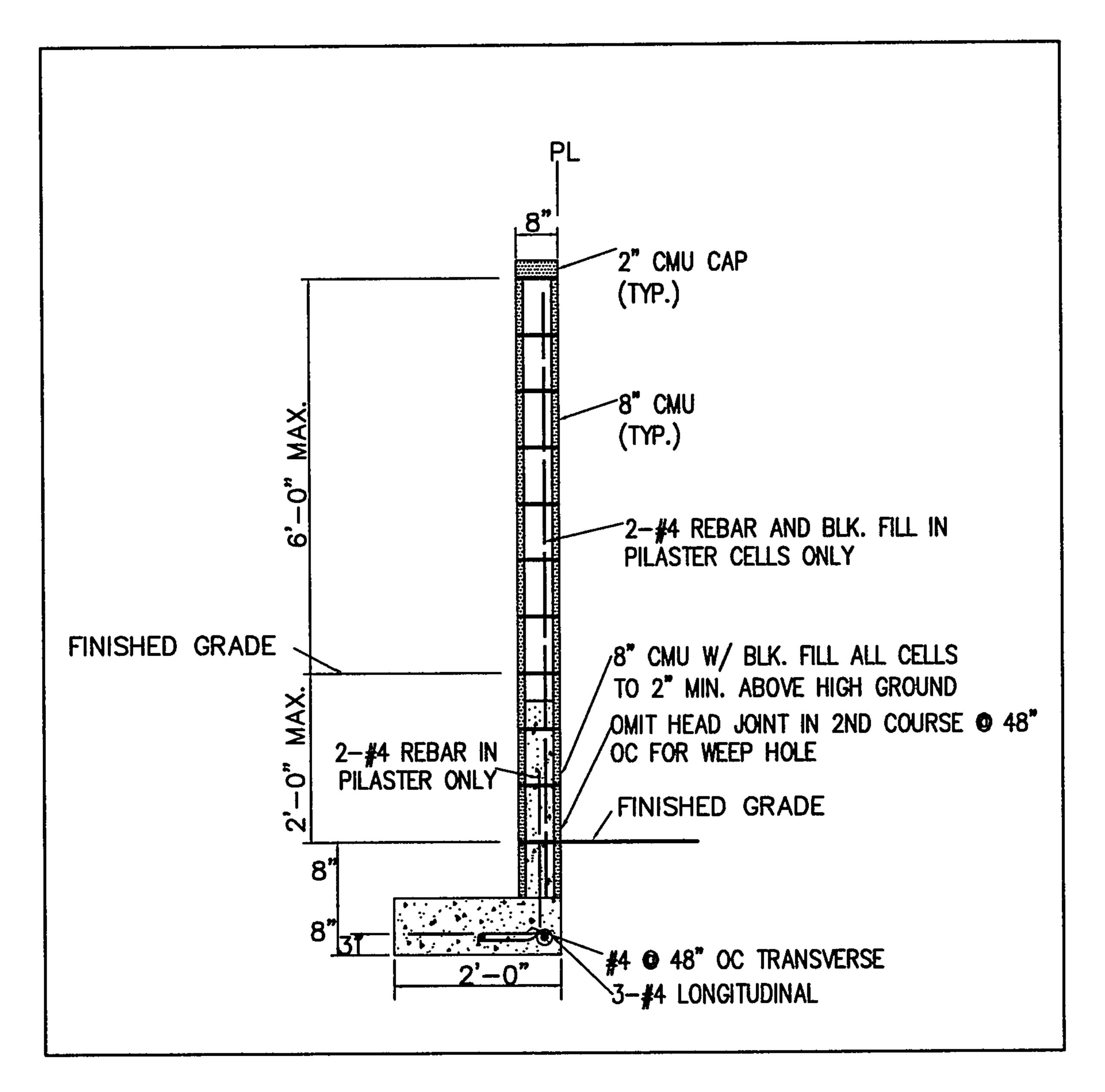


2 RETAINING WALL 2'-0" TO 4'-8"

NTS

THE

300 Branding Iron Rd. S.E. RW RANCHO, NEW MEXICO 87124 Phone:(505)514-0995



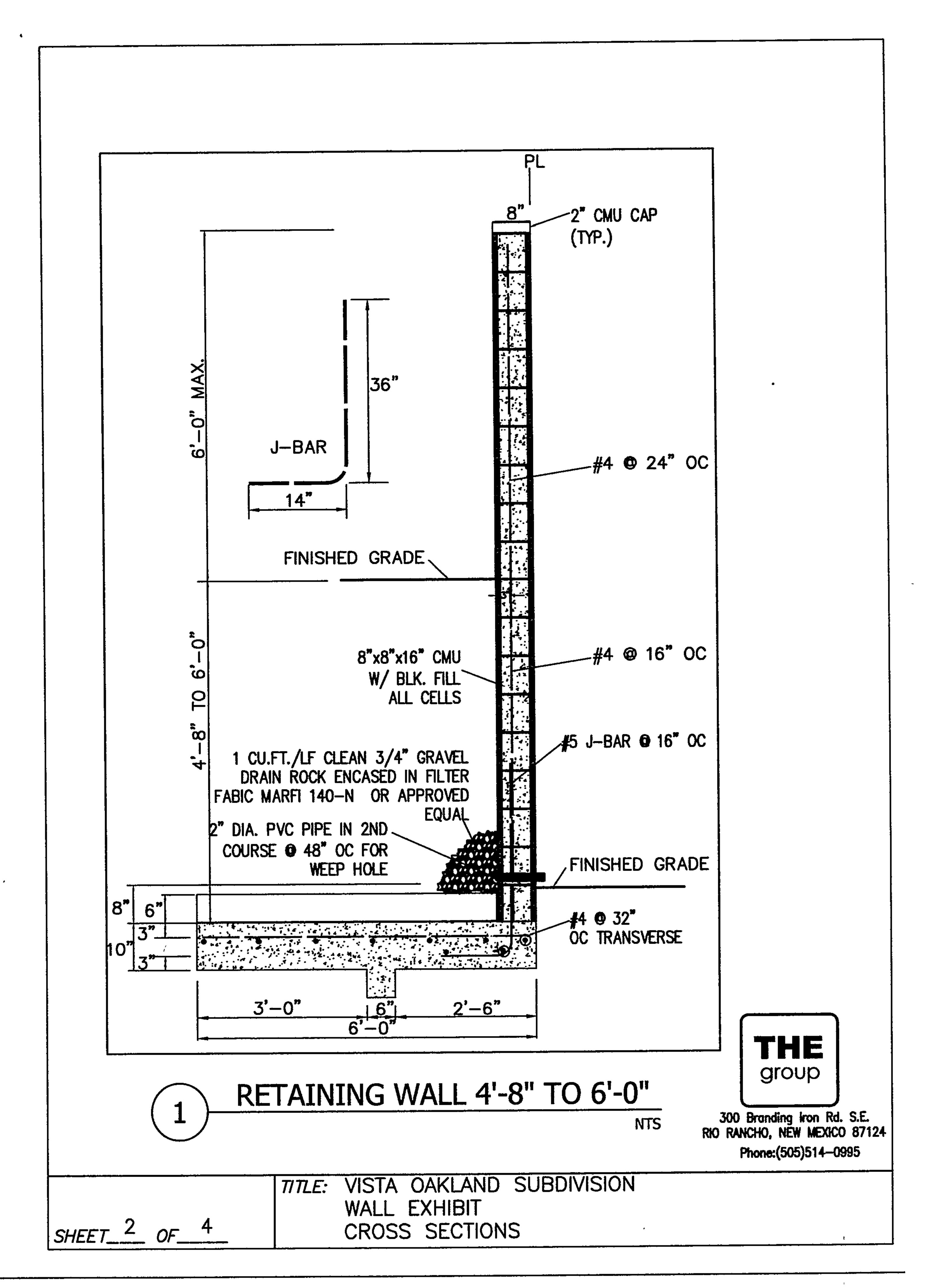
3 RETAINING WALL < 2'-0"

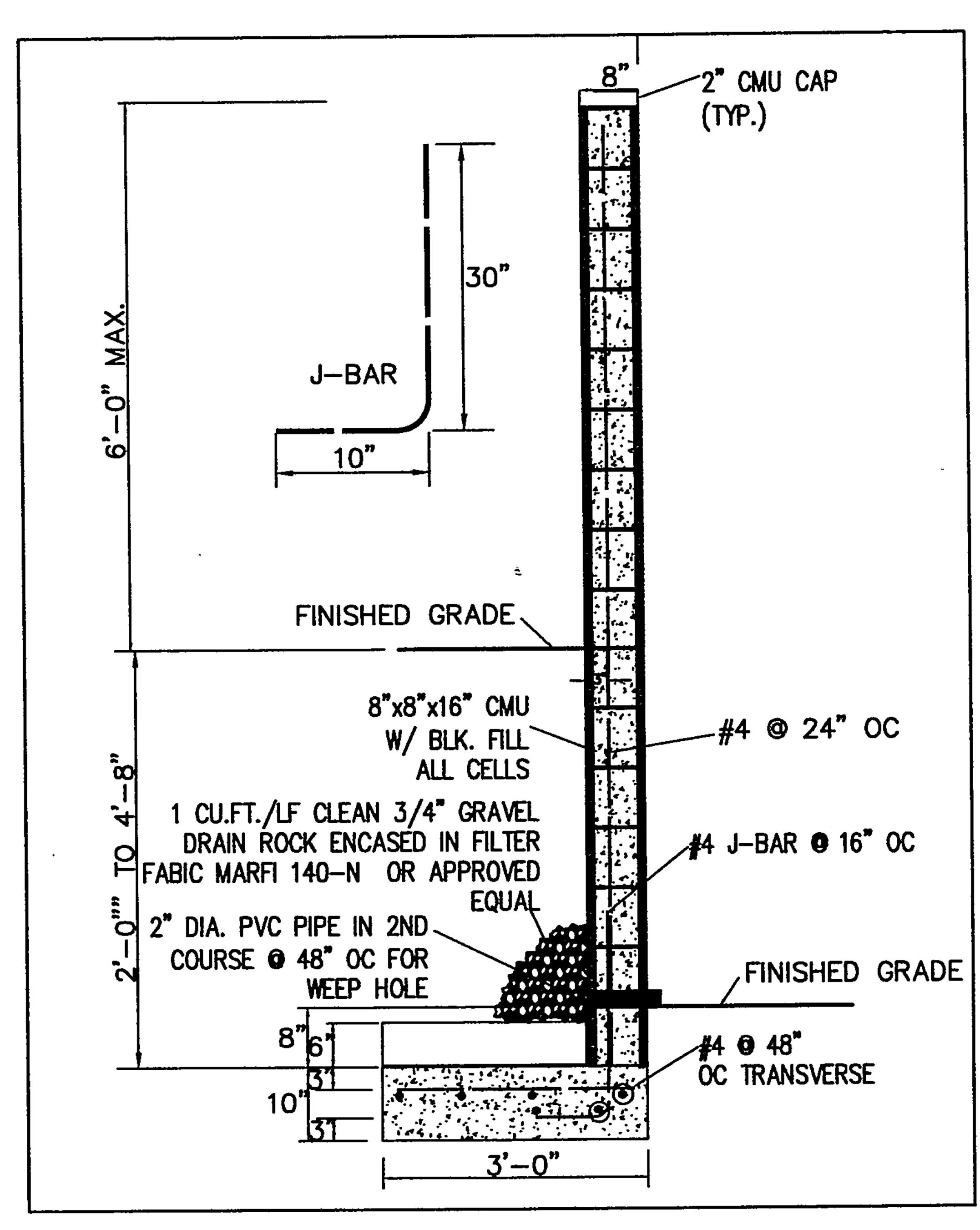
NTS

THE

300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

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	PILASTER 20' O.C.	
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ΈΤ/		
		FINISHED GRADE
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† †	DARK BROWN SPLIT FACED	BLOCK
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; ;		
<u> </u>		
		THE
!		group
		300 Branding Iron Rd. S. RiO RANCHO, NEW MEXICO 8 Phone:(505)514-0995
	TITLE: VISTA OAKLAND SUBDIVISION	
· ·	WALL EXHIBIT	





2 RETAINING WALL 2'-0" TO 4'-8"

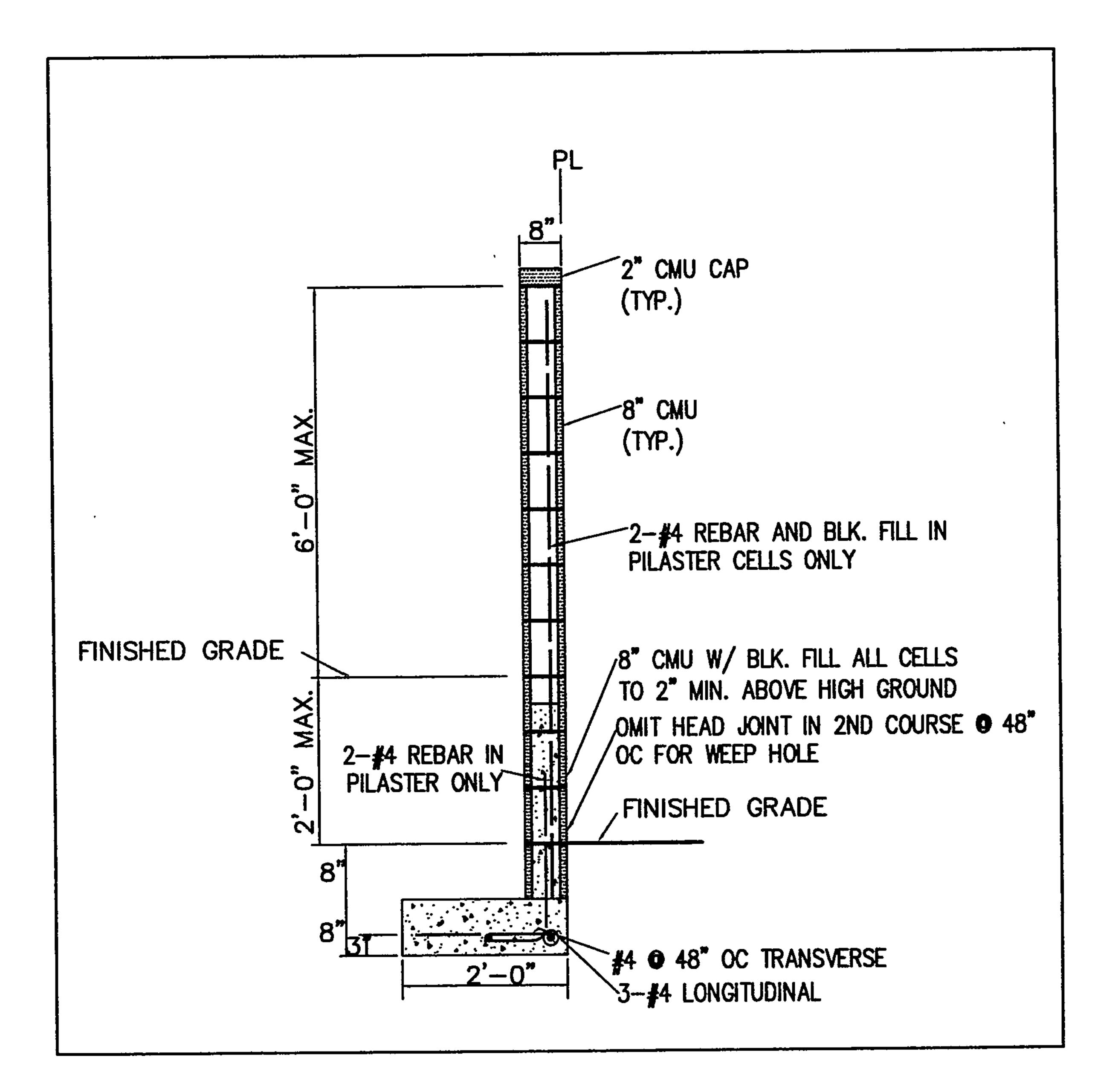
NTS

THE

300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

TITLE: VISTA OAKLAND SUBDIVISION
WALL EXHIBIT
CROSS SECTIONS

SHEET__ 3_ OF___4_



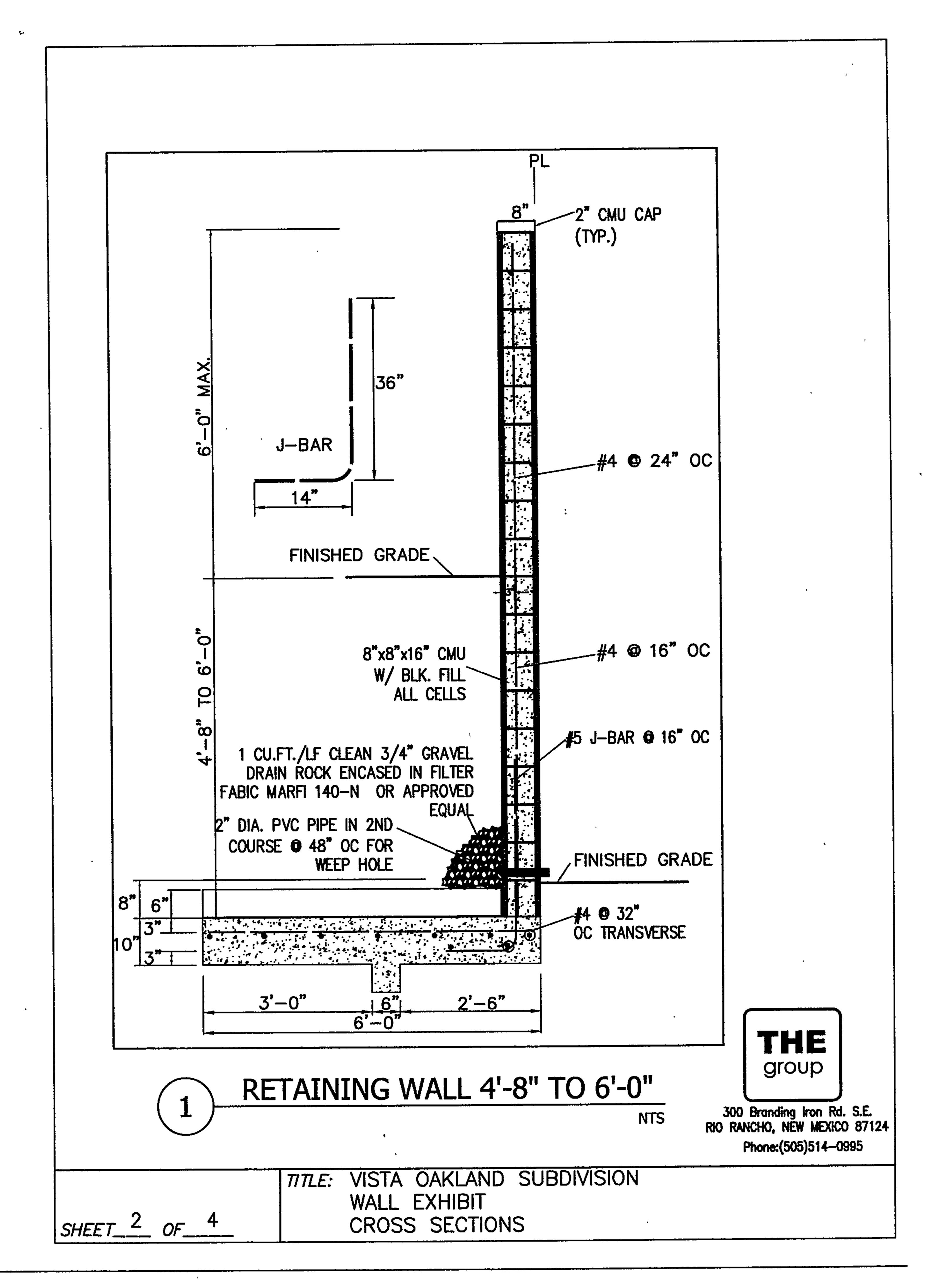
RETAINING WALL < 2'-0"

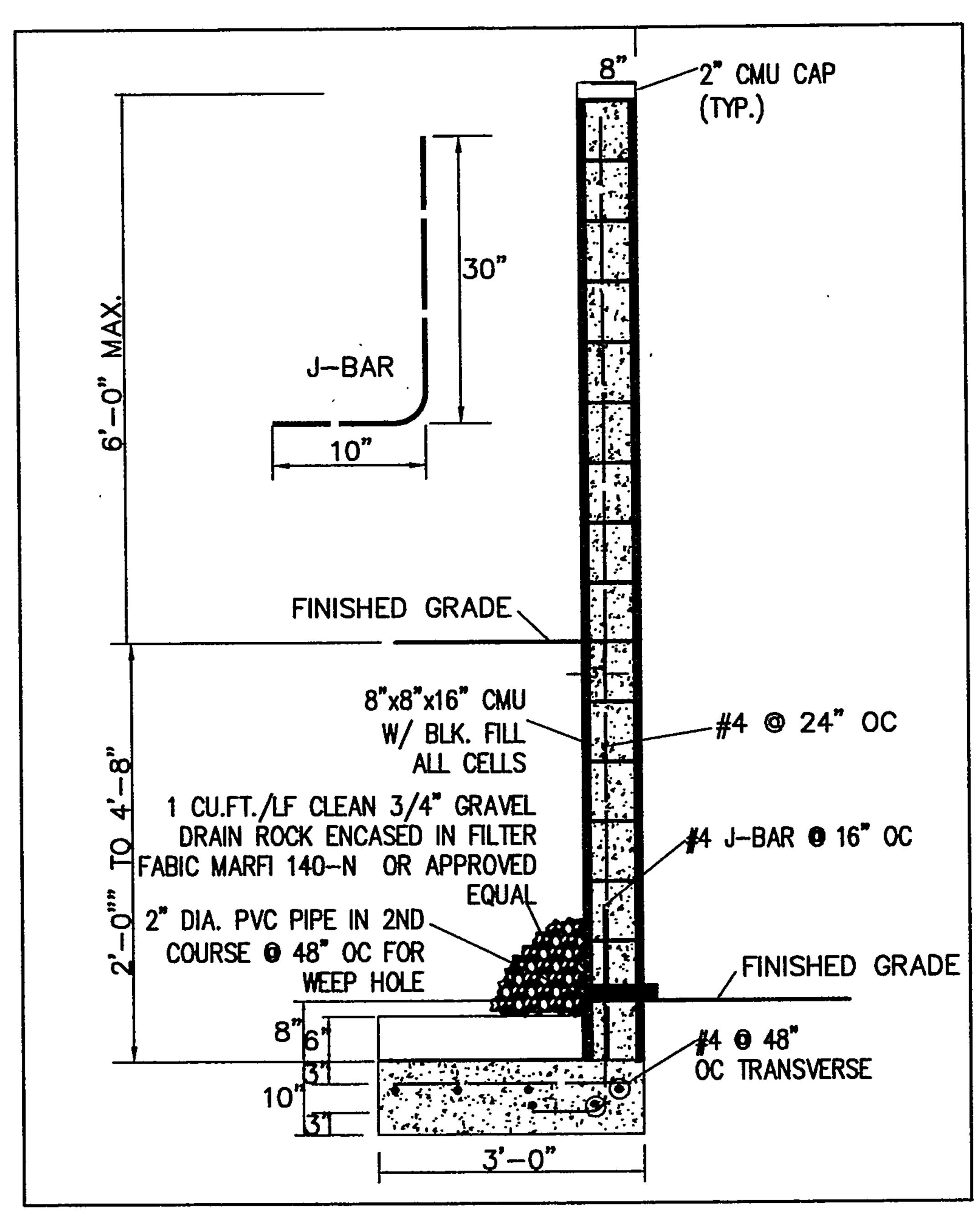
NTS

THE

300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124
Phone:(505)514-0995

	PILASTER 20' O.C.	
TO 6'		
A' TO 6' RETAINING WALL		
		FINISHED GRADE
DARK BROWN STANDARD BLOCK		
	DARK BROWN SPLIT FACED E	
		Group 300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124 Phone:(505)514-0995
SHEET4	777LE: VISTA OAKLAND SUBDIVISION WALL EXHIBIT ELEVATIONS	



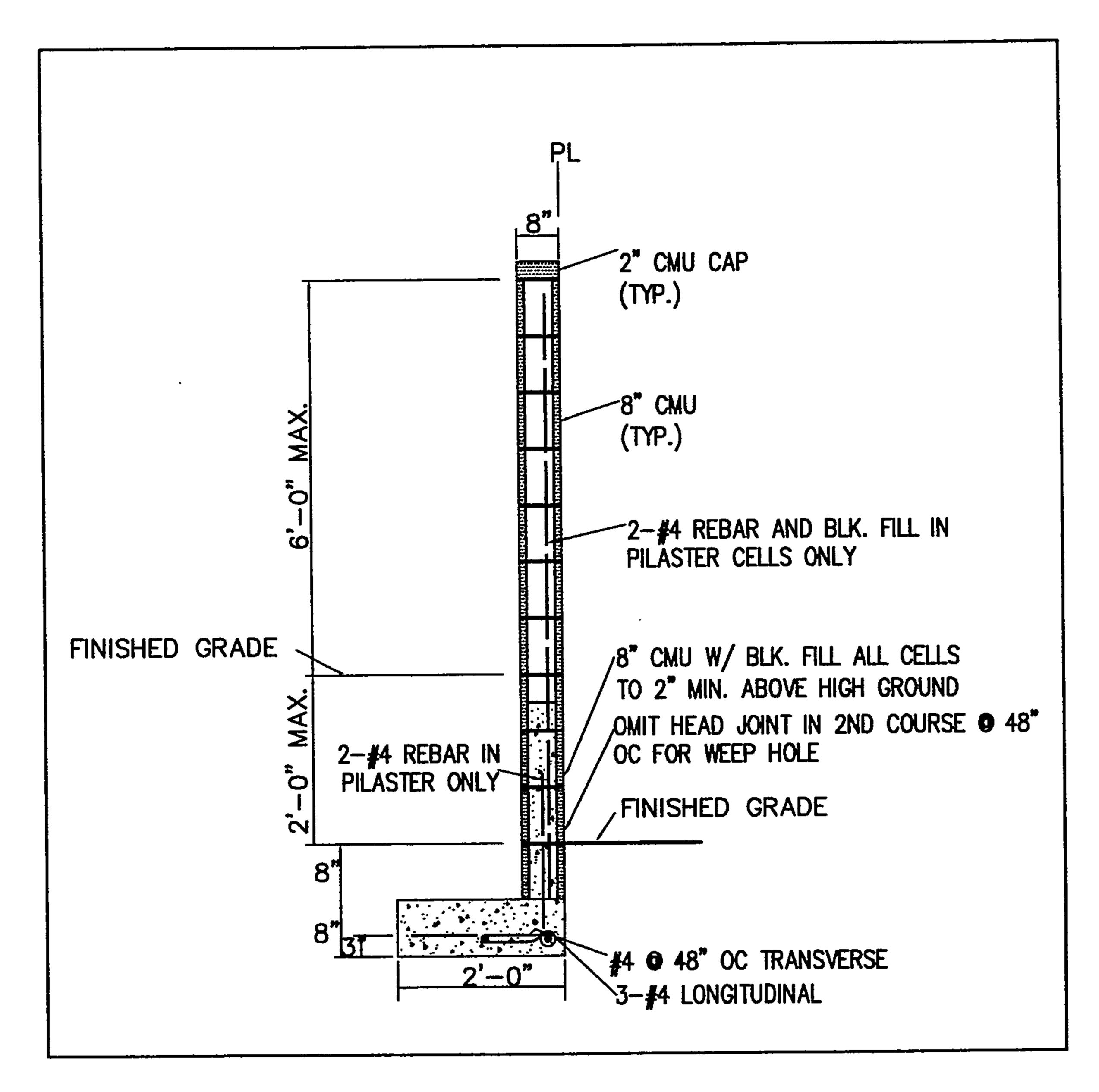


2 RETAINING WALL 2'-0" TO 4'-8"

NTS

THE

300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124 Phone:(505)514-0995



RETAINING WALL < 2'-0"

NTS

THE

300 Branding Iron Rd. S.E. RIO RANCHO, NEW MEXICO 87124 Phone:(505)514-0995



November 19, 2013

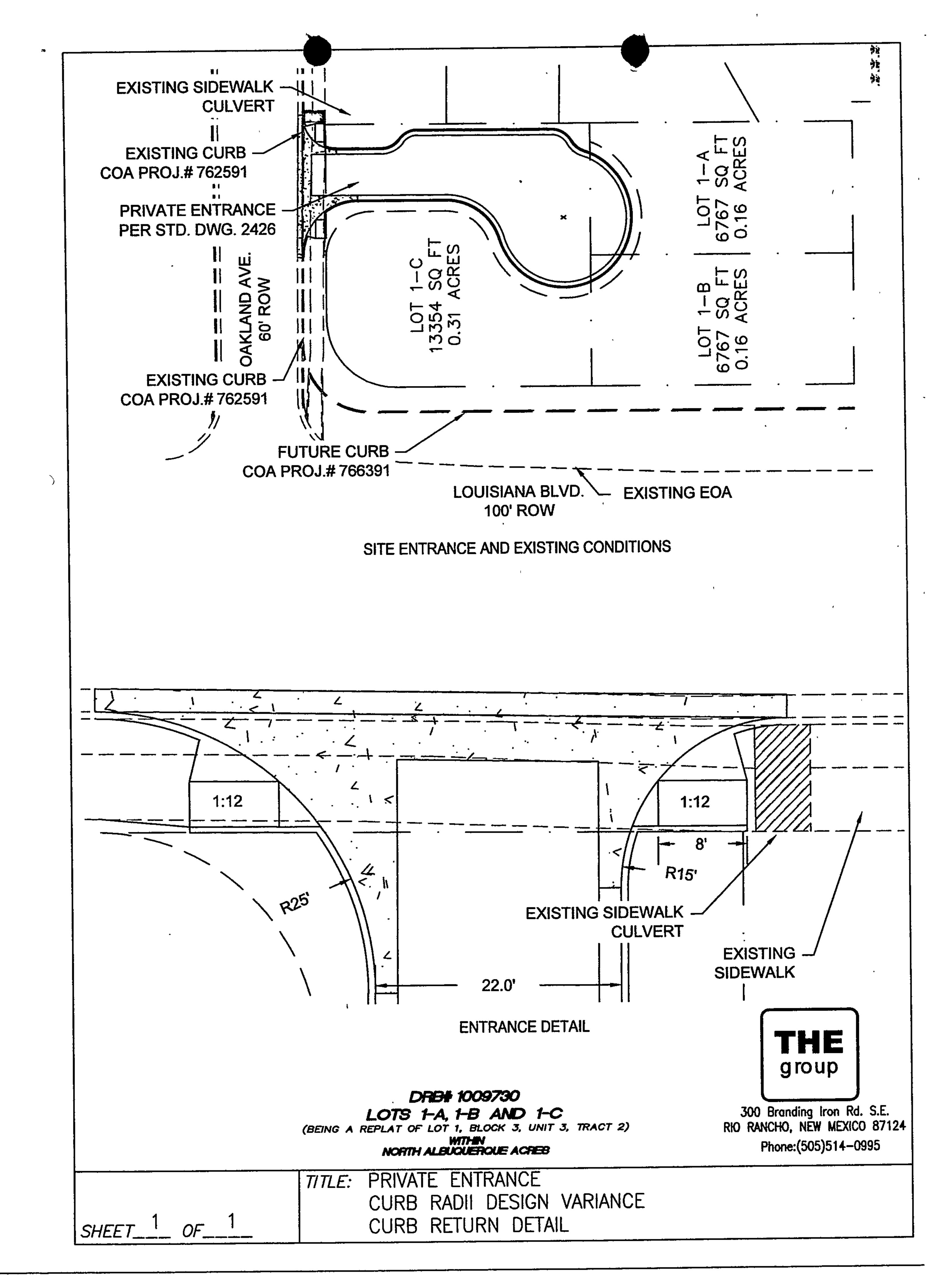
Mr. Jack Cloud DRB Chair City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: Vista Oakland Preliminary Plat and Design Variance Proj.#1009730

As agent for the owners, we are requesting a one week deferral of the preliminary plat approval and design variance of the proposed subdivision scheduled for hearing on November 20,2013. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,
Ron E. Hensley P.E.

ron@thegroup.cc



City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910 2013 070 741

11/19/2013 Issued By: BLDAVM 213335

13DRB-70741, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE

Project Number:

Application Number:

1009730

Applicant NAVISH LLC

Agent / Contact
THE GROUP

8504 WATERFORD PL NE ALBUQUERQUE NM 87122

300 BRANDING IRON RD SE RIO RANCHO NM 87124

315-6563

514-0995

Application Fees		
APN Fee		
Conflict Mgmt Fee		
DRB DEFERRAL		\$50.00
	TOTAL:	\$50.00

City of Albuquerque Treasury
Stat ID: WSUJUUUS Cashier: TRSCXG
Eatch: Z9U7 Trans F: IRSCXG
Receipt Num UU164843
Fayment Total: \$50.00
0903 DRB Actions
Check Tendered:

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

Issued By: BLDAVM 213335 10/29/2013

2013 070 741

Application Number:

13DRB-70741, Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE

Project Number:

1009730

Applicant NAVISH LLC

Agent / Contact THE GROUP

8504 WATERFORD PL NE **ALBUQUERQUE NM 87122**

315-6563

300 BRANDING IRON RD SE RIO RANCHO NM 87124

514-0995

Application Fees		
APN Fee		
Conflict Mgmt Fee		\$20.00
DRB Actions		\$355.00
	TOTAL:	\$375.00

Albuquerque Treasury 9/2013 Office:ANNEX 0009 Cashier:TRSRMS 3 Trans #:6 tions Tendered 170741 159793 fotal:\$375. t Manas. F T. \$355.00 \$355.00 \$375.00

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

S	upplemental Form (SF)	
SUBDIVISION	S Z ZONI	NG & PLANNING Annexation
Major subdivision action Minor subdivision action		Allitexation
Vacation X Variance (Non-Zoning)	. V	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector
	Þ	Development Plans) Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN for Subdivision for Building Permit		Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/Approval (IP Master Development Plan	AA) D	Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	L A APPE	EAL / PROTEST of
Storm Drainage Cost Allocation Plan		Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
RINT OR TYPE IN BLACK INK ONLY. The application of the services of the services of application. References the services of application.	er. 6002''' Street NVV, Al	bmit the completed application in person to the buquerque, NM 87102. for submittal requirements.
PPLICATION INFORMATION:		FOE EAA OOOE
Professional/Agent (if any): THE Group	<u> </u>	PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE		FAX:
CITY: Rio Rancho	STATE NM ZIP 871	24 E-MAIL: ron@thegroup.cc
APPLICANT: Navish LLC		PHONE: 505-315-6563
ADDRESS: 8504 Waterford Pl. N.E.		FAX:
	STATE NM ZIP 8712	22E-MAIL:
VIII.		
Proprietary interest in site: Owner ESCRIPTION OF REQUEST: Minor subdivision creations.	ation of three lots.	
ESCRIPTION OF REQUEST:		
Is the applicant seeking incentives pursuant to the Fami	ly Housing Development Prog	gram? YesX_No.
SITE INFORMATION: ACCURACY OF THE EXISTING LEG	GAL DESCRIPTION IS CRUC	CIALL ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No1		Block: 3 Unit: 3 Tract 2
	Acres	
	Proposed zoning: RD	MRGCD Map No
Existing Zoning: RD - C-19	UPC Code:101906	
Zone Atlas page(s): C-19	_ UP C Code,	
CASE HISTORY: List any current or prior case number that may be releved. 13DRB-70578 Project #1009730		App., DRB-, AX_,Z_, V_, S_, etc.):
CACE INCODMATION.	T of a landfill? NO	
		al site area (acres): <u>0.7302</u>
LOCATION OF PROPERTY BY STREETS: On or Nea		
natural Louisiana Rlyd	and Quail S	Springs Place
Check if project was previously reviewed by: Sketch Pl	at/Plan ix or Pre-application I	Review Team(PRT) □. Review Date: 6/19/2013
SIGNATURE ME	9	DATE10/28/2013
(Print Name) Ron E. Hensley		Applicant: □ Agent: ⊠
OR OFFICIAL USE ONLY	·	Revised: 4/2012
	tion case numbers	Action S.F. Fees \$355.00
All checklists are complete All fees have been collected (SDK)	(1) -10/1/1 (R -2074/2	41/2 - 22. M.
All case #s are assigned	<u>B70742</u>	50.00 \$20.00
AGIS copy has been sent		\$\$
☐ Case history #s are listed ————————————————————————————————————		<u> </u>
TEHDD density honus		Total
☐ F.H.D.P. fee rebate Hearin	g date Novemble	
N/m 10-29-	13 Project	# 1609730

Staff 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) Scale drawing of the proposed subdivision plat (folded Site sketch with measurements showing structures, paintenance improvements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the rule List any original and/or related file numbers on the cov	to fit into an 8.5" by rking, Bldg. setbacks lded to fit into an 8.5 lined equest	s, adjacent rights-of-way and Str	
	EXTENSION OF MAJOR PRELIMINARY PLAT required. Preliminary Plat reduced to 8.5" x 11"	(DRB08)	· Your attendance	e is
	Zone Atlas map with the entire property(ies) clearly ou Letter briefly describing, explaining, and justifying the Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the cov Extension of preliminary plat approval expires after or	request or Preliminary Plat E ver application	extension request	
			Your attendance is rec	auired.
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (I Proposed Final Plat (folded to fit into an 8.5" by 14" posigned & recorded Final Pre-Development Facilities For Design elevations & cross sections of perimeter walls	ee Agreement for <u>Re</u> 3 copies		
	Zone Atlas map with the entire property(ies) clearly of Bring original Mylar of plat to meeting, ensure property	tlined owner's and City S		plat
	Landfill disclosure and EHD signature line on the Myla List any original and/or related file numbers on the country DXF file and hard copy of final plat data for AGIS is re-	ver application	a landfill buffer	
X	MINOR SUBDIVISION PRELIMINARY/FINAL PLATE A Series or more: Certificate of No Effect or Approval	Γ APPROVAL (DR	B16) Your attendance is re	quired.
	Proposed Preliminary / Final Plat (folded to fit into an ensure property owner's and City Surveyor's sign Signed & recorded Final Pre-Development Facilities F	atures are on the place each term are also are each terminate the second	esidential development only	ings
	Design elevations and cross sections of perimeter was Site sketch with measurements showing structures, perimeter improvements, if there is any existing land use (for the provention of perimeter was site of the perimeter was sections of perimeter was site of the perimeter was sections of perimeter was site of the perimeter was sections of perimeter was site of the perimeter was sections of perimeter was sections of perimeter was sections.	arking, Blag. setbac olded to fit into an 8.	KS, adjacent ngms-or-way and s	treet
	Zone Atlas map with the entire property(ies) clearly of Letter briefly describing, explaining, and justifying the Bring original Mylar of plat to meeting, ensure property Landfill disclosure and EHD signature line on the Myl	request v owner's and City S	Surveyor's signatures are on the n a landfill buffer	plat
	Fee (see schedule) List any original and/or related file numbers on the continuous list if required (verify with DRB Engine DXF file and hard copy of final plat data for AGIS is related.	eer)		
	AMENDMENT TO PRELIMINARY PLAT (with min PLEASE NOTE: There are no clear distinctions between amendments. Significant changes are those deemed by Proposed Amended Preliminary Plat, Infrastructure L	significant and mind the DRB to require t	or changes with regard to subdividually build by the subdividual sublic hearing.	vision
	pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or G Zone Atlas map with the entire property(ies) clearly c Letter briefly describing, explaining, and justifying the	e reauest		
	Bring original Mylar of plat to meeting, ensure proper List any original and/or related file numbers on the content Amended preliminary plat approval expires after one	ty owners and City over application	Surveyor S Signatures are on the	, prac
1.	the applicant, acknowledge that any	Dan E Lland	sley - THE Group	Jen L
in W	formation required but not submitted ith this application will likely result in eferral of actions.	m &	2 a //i/ and a small animal)	ALBUQUENQUE NEW MEXICO
12	Checklists complete Application case numbers	•	n revised October 2007 \[\[\] \[·13
在 下 下	Fees collected Case #s assigned Related #s listed	Projec	t# \OPPlanner signa	ature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS (PUBLIC HEARING CASE) **BULK LAND VARIANCE (DRB04)** 24 copies Application for Minor Plat on FORM S-3, including those submittal requirements. 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 N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts N/A Sign Posting Agreement N/A 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 Ron E. Hensley, THE Group information required but not submitted Applicant name (print) with this application will likely result in ALBUQUENQUE deferral of actions. NEW MEXICO Applicant signature / date Form revised 4/07 Application case numbers Checklists complete 10-29-17 3DRB-

<u>-70742</u>

Project #

Planner signature / date

Fees collected

Case #s assigned

Related #s listed

A lbuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental Form (SF)	
- ·	s z zo	NING & PLANNING Annexation
Major subdivision action Minor subdivision action		
Vacation	V	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector
X Variance (Non-Zoning)	_	Development Plans) Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN for Subdivision	P	Text Amendment to Adopted Rank 1, 2 or 3
for Building Permit		Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/Approval IP Master Development Plan	(AA) D <u> </u>	Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	L A AF	PEAL / PROTEST of
Storm Drainage Cost Allocation Plan		Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
	plicant or agent must er. 600 2 nd Street NW.	submit the completed application in person to the Albuquerque, NM 87102. ns for submittal requirements.
PLICATION INFORMATION:		EOE E44 000E
Professional/Agent (if any): THE Group	<u> </u>	PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE		FAX:
CITY: Rio Rancho	STATE NM ZIP 8	7124 E-MAIL: ron@thegroup.cc
APPLICANT: Navish LLC		PHONE: 505-315-6563
ADDRESS: 8504 Waterford Pl. N.E.		FAX:
CITY: Albuquerque	STATE NM ZIP 87	122E-MAIL:
ESCRIPTION OF REQUEST: Minor subdivision cre	ation of three lots.	
ESCRIPTION OF REMODER.		
Is the applicant seeking incentives pursuant to the Fam ITE INFORMATION: ACCURACY OF THE EXISTING LE Lot or Tract No. 1	GAL DESCRIPTION IS CE	RUCIALI ATTACH A SEPARATE SHEET IF NECESSARY.
Subdiv/Addn/TBKA: North Albuquerque		
Existing Zoning: RD		MRGCD Map No
Zone Atlas page(s): C-19	UPC Code:1019	06401040920332
ASE HISTORY: List any current or prior case number that may be relevened.	vant to your application (Pro	oj., App., DRB-, AX_Z_, V_, S_, etc.):
13DRB-70578 Project #1009730		
13DRB-70578 Project #1009730 ASE INFORMATION:		
13DRB-70578 Project #1009730 CASE INFORMATION: Within city limits? _XYes Within 1000	FT of a landfill? NO	
13DRB-70578 Project #1009730 CASE INFORMATION: Within city limits? _XYes Within 1000 No. of existing lots: 1 No. of proper	FT of a landfill? NO	Total site area (acres): _0.7302_
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ASE INFORMATION: Within city limits? _XYes Within 1000 No. of existing lots:1 No. of proper LOCATION OF PROPERTY BY STREETS: On or New Between:Louisiana Blvd. Check if project was previously reviewed by: Sketch Plant Name) Ron E. Hensley OR OFFICIAL USE ONLY I INTERNAL ROUTING Applica	FT of a landfill? NO osed lots: 3 ar: Oakland Av and Qua	fotal site area (acres): _0.7302_ /e. il Springs Place on Review Team(PRT) □. Review Date: _6/19/2013 DATE 10/28/2013 Applicant: □ Agent: ☑
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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) Scale drawing of the proposed subdivision plat (folded to Site sketch with measurements showing structures, park improvements, if there is any existing land use (folded Zone Atlas map with the entire property(ies) clearly outling Letter briefly describing, explaining, and justifying the reconstruction. List any original and/or related file numbers on the cover	ing, Bidg. setbacks, ad ed to fit into an 8.5" by red ruest	1966tif tigitis-ol-way and succi
	required. Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly outling Letter briefly describing, explaining, and justifying the reduced to 8.5" x 10" Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the cover Extension of preliminary plat approval expires after one	quest Preliminary Plat Exten application	Your attendance is
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (DF Proposed Final Plat (folded to fit into an 8.5" by 14" pock Signed & recorded Final Pre-Development Facilities Fee Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property(ies) clearly outli Bring original Mylar of plat to meeting, ensure property of Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar List any original and/or related file numbers on the cove DXF file and hard copy of final plat data for AGIS is requ	et) 6 copies Agreement for Resid 3 copies ned wher's and City Surve f property is within a la	yor's signatures are on the plat
	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT A 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8.4 ensure property owner's and City Surveyor's signate Signed & recorded Final Pre-Development Facilities Fee Design elevations and cross sections of perimeter walls Site sketch with measurements showing structures, par improvements, if there is any existing land use (fold Zone Atlas map with the entire property(ies) clearly out! Letter briefly describing, explaining, and justifying the result or Bring original Mylar of plat to meeting, ensure property Landfill disclosure and EHD signature line on the Mylar Fee (see schedule) List any original and/or related file numbers on the cover Infrastructure list if required (verify with DRB Engineed DXF file and hard copy of final plat data for AGIS is required.)	b" by 14" pocket) 6 courses are on the plat price Agreement for Residual (11" by 17" maximum king, Bldg. setbacks, a ded to fit into an 8.5" by ined equest owner's and City Survey if property is within a larger application of the property is within a larger ap	pies for unadvertised meetings or to submittal lential development only 3 copies djacent rights-of-way and street y 14" pocket) 6 copies eyor's signatures are on the plat
	AMENDMENT TO PRELIMINARY PLAT (with minor PLEASE NOTE: There are no clear distinctions between stamendments. Significant changes are those deemed by the Proposed Amended Preliminary Plat, Infrastructure List pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grazone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the related preliminary plat to meeting, ensure property List any original and/or related file numbers on the cover Amended preliminary plat approval expires after one years.	e DRB to require public and/or Grading Plan ding Plan (folded to fit lined equest owner's and City Surv er application	c notice and public hearing. (folded to fit into an 8.5" by 14" into an 8.5" by 14" pocket) 6 copies
in W	the applicant, acknowledge that any formation required but not submitted ith this application will likely result in eferral of actions.	Appli	cant signature / date
	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers	Project #	Acceptable 2007 Accept

FO	RM V:	SUBDIVISION \	VARIANCES & VACATIONS				—
	— Ap	etter briefly described improvements to otice on the proposition of Community gn Posting Agreer see (see schedule) and original and	r Plat on FORM S-3, including sing and explaining: the reque sed Plat that there are condit & Neighborhood Coordination ment	est, compliance ions to subseque on inquiry respo	al requirements. with the Development Pro ent subdivision (refer to I nse, notifying letter, certif	ocess Manual OPM) ied mail recei	pies , and all pts
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	SZ L O SI FE LI	cale drawing show one Atlas map with etter briefly describ ffice of Community ign Posting Agreen se (see schedule) st any original and		sed variance or variance or variance or variance on inquiry response cover applications.	waiver (not to exceed 8.5 inse, notifying letter, certi-	" by 14") -24-	
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及安日	Fees of Case	clists complete collected #s assigned ed #s listed	Application case number 13DRB-	2742 ———	Project # \O9	Planner sign	
	-						



October 28, 2013

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

Re: Vista Oakland Preliminary Plat and Design Variance

Attached is a preliminary plat and design variance submittal for a subdivision located within zone atlas page C-19.

The subdivision is a replat of "Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres" and is located at the intersection of Louisiana Boulevard and Oakland Avenue. The plat would create three lots from the existing site with additional right of way dedication. Louisiana is scheduled for widening in the future and this subdivision is designed for the right of way being proposed for the Louisiana improvements.

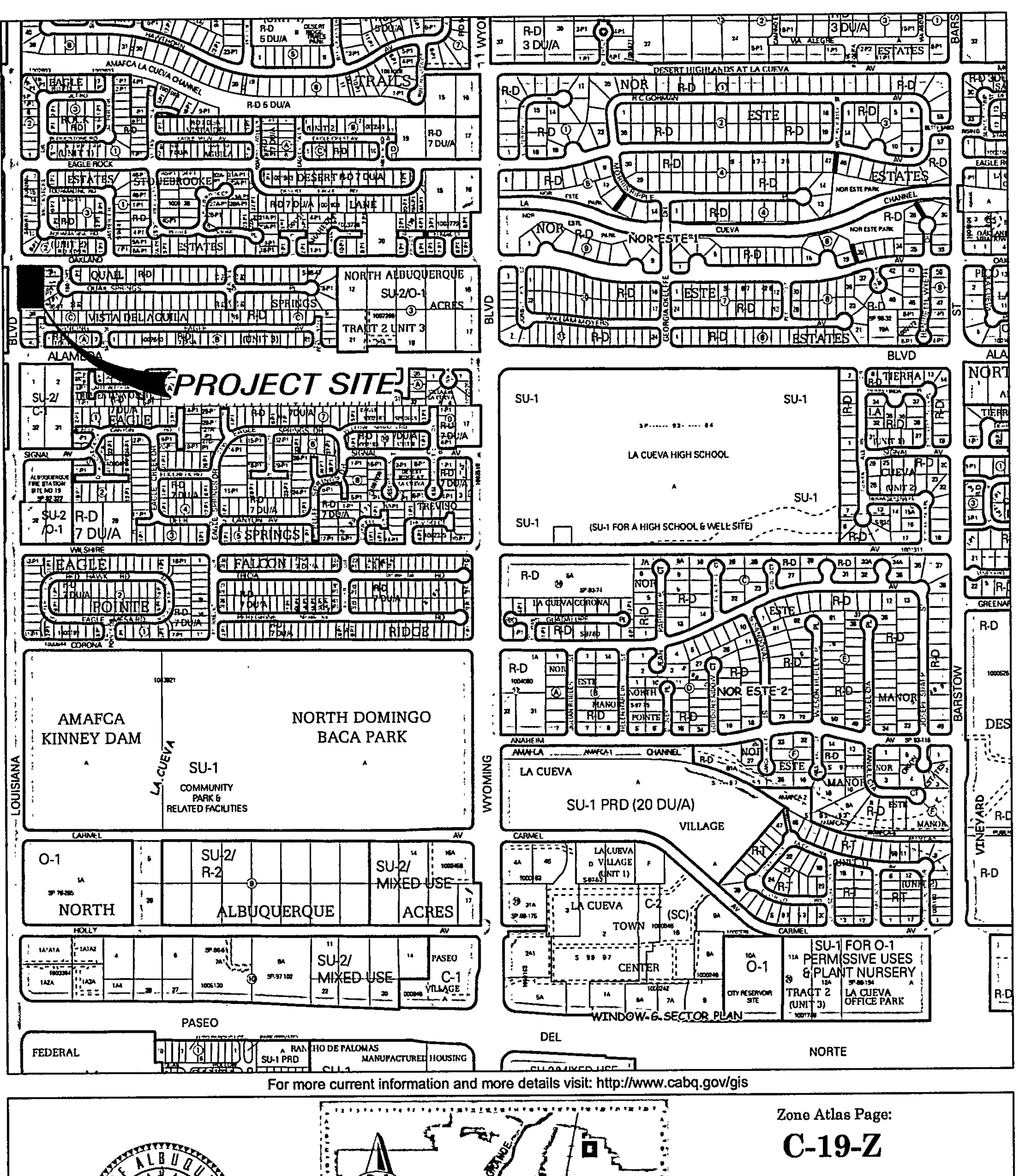
As part of this request, the applicant is requesting a design variance. The variance requested is for the eastern curb return of the site entrance. There is a sidewalk culvert approximately 1 foot from the eastern property line which conflicts with the construction of the standard curb return radius. A curb return with a radius of 15' is proposed for construction. The reduced radius allows for required site distances and increased separation of the entrance from the nearby intersection. In addition, the construction of a curb return entrance provides for a more efficient flow of traffic versus a drive-pad entrance. Therefore, it is desirable to develop the private entrance utilizing curb returns.

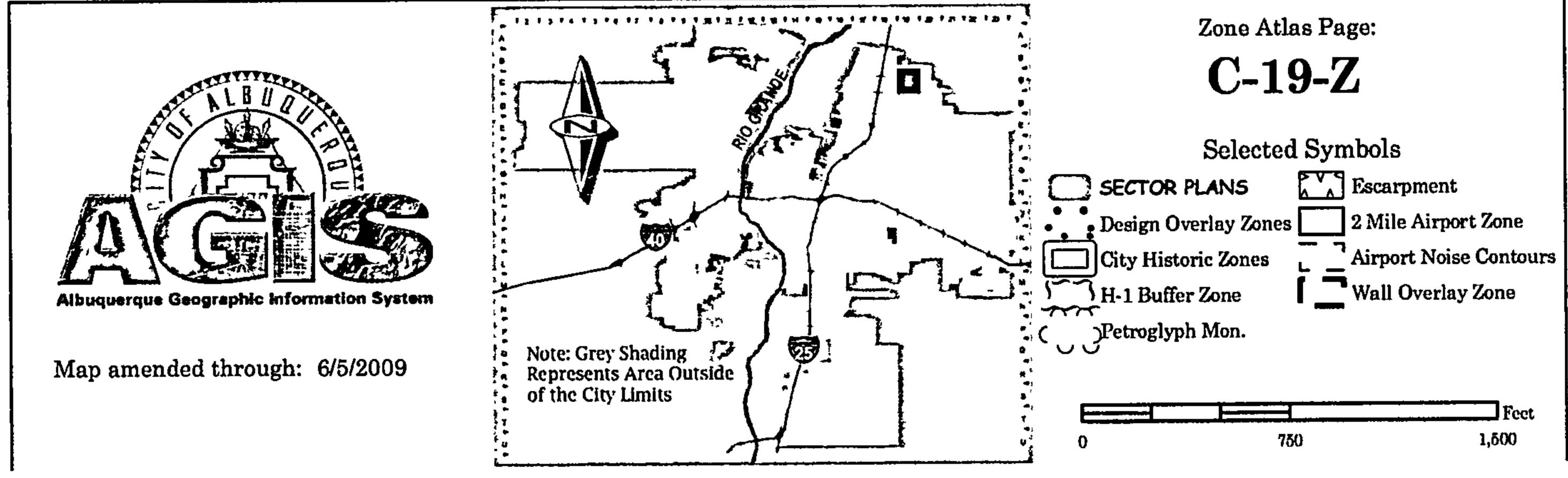
As agent for the owners, we are requesting a design variance for the east curb return radius of the private access, preliminary plat approval and final plat delegation of the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely

Ron E. Hensley P.E.

ron@thegroup.cc





DRB Project # 100 9730

APS Cluster La Cuera

North Albuniergae Acres

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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	
MAZISH LLC ("Developer") effective as of this 29 day of detaber, 20/3 and pertains to the	
subdivision commonly known as Vista Oakland, and more particularly described	

ract 7

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No.

(use new legal description of subdivision) (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 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 permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling

•

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 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 Acknowledgement 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.

Current DRC		
Project Number:	559083	

FIGURE 12

Date Submitted:	
Date Site Plan Approved:	
Date Preliminary Plat Approved:	,
Date Preliminary Plat Expires:	
DRB Project No.:	1009730
DRB Application No.:	<u> </u>

INFRASTRUCTURE LIST

(Rev. 9-05) EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Vista Oakland Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of

project acceptance and close out Financially Constructed	by the City. Size	Type of Improvement	Location	From	То	Priv	والبساسيسين والمتسيسين	City Cnst
Guaranteed Under DRC# DRC#	22' FF	Private Res. Pvmt. C & G (Both Sides & Cui De Sac)	Vista Oakland Ct.	Oakland Ave.	144' South	inspector	P.E. /	Engineer
	42' FF	Public Paving Art. Pvmt. C & G, Median Curb	Lousiana Blvd.	South P/L	Oakland Ave.			
	6"	Water Water Line W/ Fire Hydrant and Appurtances	Oakland Ave.	Connection	Vista Oakland Ct.			
	4"	Water Line W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	/		
	8"	Sanitary Sewer SAS W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South	, -		
	18"	Storm Drain Storm Drain W/ Type C Inlet	Vista Oakland Ct.	Oakland Ave.	40' South			
	l.							

PAGE __1_ OF __2_

			tandard SIA requirements.			Construction Certification	
Financially	Constructed	Size	Type of Improvement	Location	From To	Private City C	T T
Guaranteed	Under	\$12 9	t Aba of improvement	LOGULIOII		Inspector P.E. Engin	eer
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<u></u>	<u></u>		•	•			
			*				
				<u> </u>			
		_			Approval of Creditable Items:	Approval of Creditable Items:	
•]			Impact Fee Admistrator Signature Date	City User Dept. Signature	Date
		L	<u></u>	NOTES	impact ree Aumistrator Signature Date	Oity Cour Dopa Cigitalia	
3	AGENT / OWNER						
Ror	n E. Hensley F	·.E.			PARKS & GENERAL RECREAT	TION - date	
Ror		.E.		DEVELOPMENT - date	PARKS & GENERAL RECREATED AMAFCA - date	TION - date	
Ror	n E. Hensley F NAME (print) THE Group,		TRANSPORTATION	AIR - date	PARKS & GENERAL RECREAT	TION - date	
	n E. Hensley F NAME (print) THE Group,	10/2	TRANSPORTATION	AIR - date	PARKS & GENERAL RECREAT		
	n E. Hensley F NAME (print)	10/2	TRANSPORTATION UTILITY DEVE	AIR - date DEVELOPMENT - date	PARKS & GENERAL RECREATION AMAFCA - date		
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	NAME (print) THE Group FIRM SIGNATURE - date	102	TRANSPORTATION UTILITY DEVE	AIR - date DEVELOPMENT - date LOPMENT - date INEER - date REVIEW COMMITTEE RE	PARKS & GENERAL RECREATE AMAFCA - date date VISIONS		

Nazish LLC

8504 Waterford Pl. N.E. Albuquerque, NM 87122 505-315-6563

October 28, 2013
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres

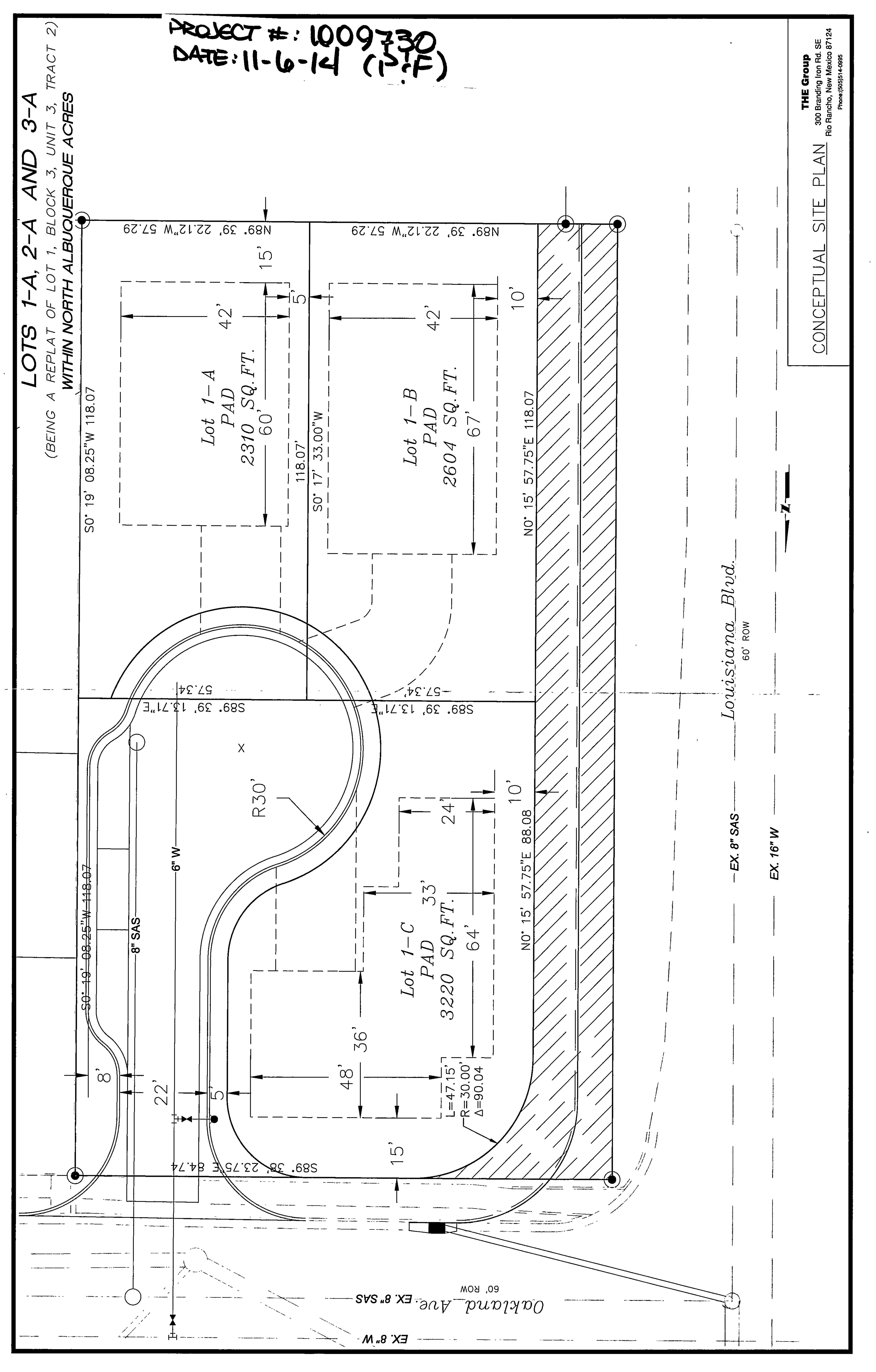
To Whom It May Concern:

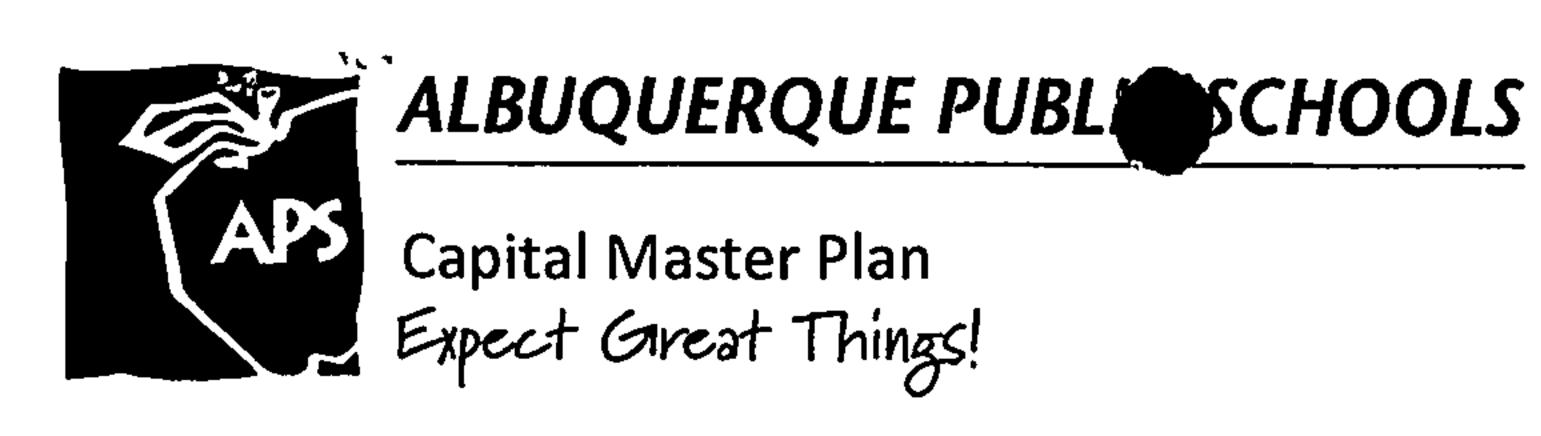
Please be advised that THE Group / Ron Hensley is hereby authorized to act on behalf of Nazish LLC., for Subdivision and Variance submittal for the above referenced project.

Please contact our office if you have any questions.

Sincerely,

Nazish LLC





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) 1009130
Please check one:
☐ Preliminary PDFF (Preliminary PDFF are (Final PDFF are required for required for preliminary plat submittals.) Maiver/Deferral (Must provide reason for Waiver/deferral)
Project Information
Subdivision Name: Vista Oakland Legal Description: Lot 1 Block 3 Tract 2 Unit 3 North Albuque que Acro
Location of Project (address or major cross streets) Louisian Bl.d. Oakland Ave. Proposed Number of Units 3 Single-Family Multi-Family Total Units
Waiver Information Property Owner: Legal Description: Zoning: Reason for Waiver/Deferral: Contact Information
Contact Information
Name: Ron Heusley Company: THE Group
Company: THE Grave
Phone: 410-1622
E-Mail: ron & shegroup, cc
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

DRB Project # 100 9730

APS Cluster La Cueva

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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 WAZISH LLC ("Developer") effective as of this 29 tday of detable, 2013 and pertains to the subdivision commonly known as Vista Oakland and more particularly described

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No.

North Albunaergae Acres (use new legal description of subdivision) (the "Subdivision".)

Tract 7

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 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:

- Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
- The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling

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 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 Acknowledgement 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.

DRB Project # 1009730

APS Cluster 4 (U-QU)

Signature

Signature

SHAKEL RIZVI

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10-29-13, by SHakeel A RIZVI as PRESIDENT of NAZISH LLC, a corporation.

OFFICIAL SEAL

OFFICIAL SEAL

Annette V. Ortiz

NOTARY PUBLIC

STATE OF NEW MEXICO

My Commission Expires:

Notary Public

My commission expires: 11 - 7 - 10

ALBUQUERQUE PUBLIC SCHOOLS

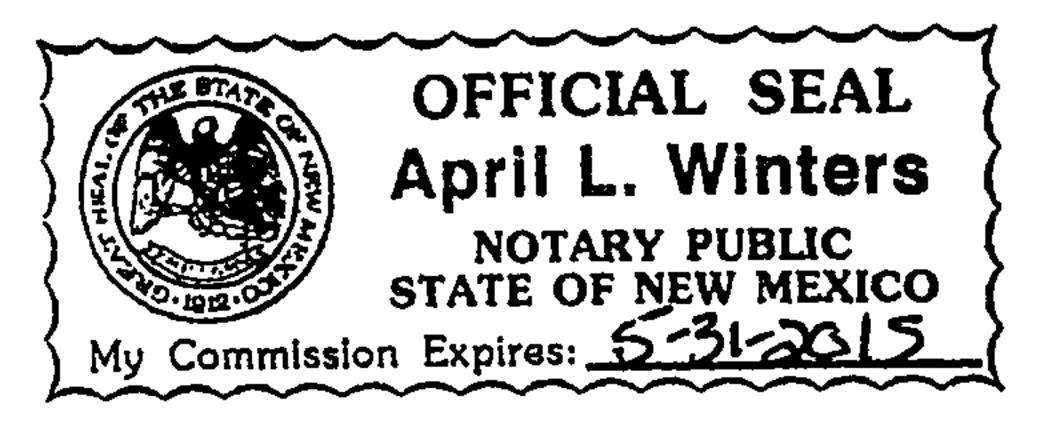
By:_____Signature

Name (typed or printed) and title

STATE OF NEW MEXICO COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1624-313, by Elvita Coez as Plantus Demographus of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal)



Notary Public

My commission expires: May 31, 005

DRB Project # 1009730

APS Cluster 19 (UEVa

Signature

Signature

SHAKEL PIZVI

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10-29-13, by SHakeel A. Riztvi as PRESIDENT of NAZISH LLC, a corporation.

OFFICIAL SEAL

OFFICIAL SEAL

Annette V. Ortiz

NOTARY PUBLIC

STATE OF NEW MEXICO

My Commission Expires:

Notary Public

My commission expires: 11-7-10

ALBUQUERQUE PUBLIC SCHOOLS

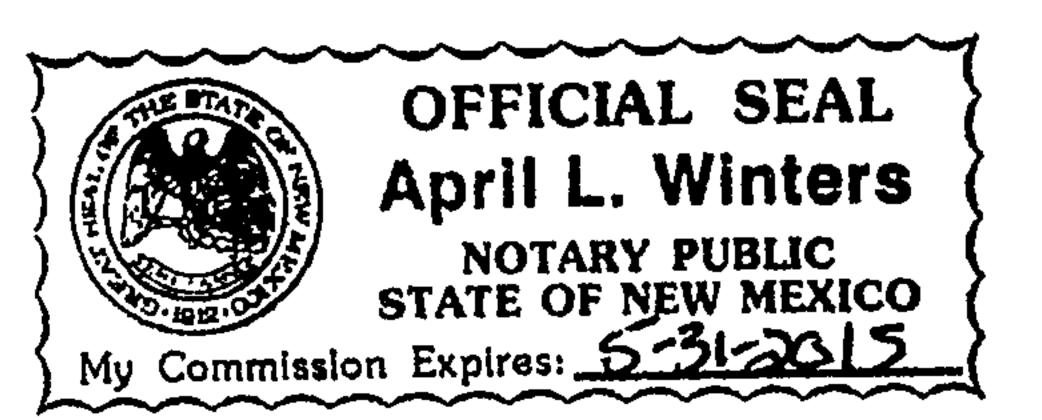
By: _____

Planner Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO COUNTY OF BERNALILLO

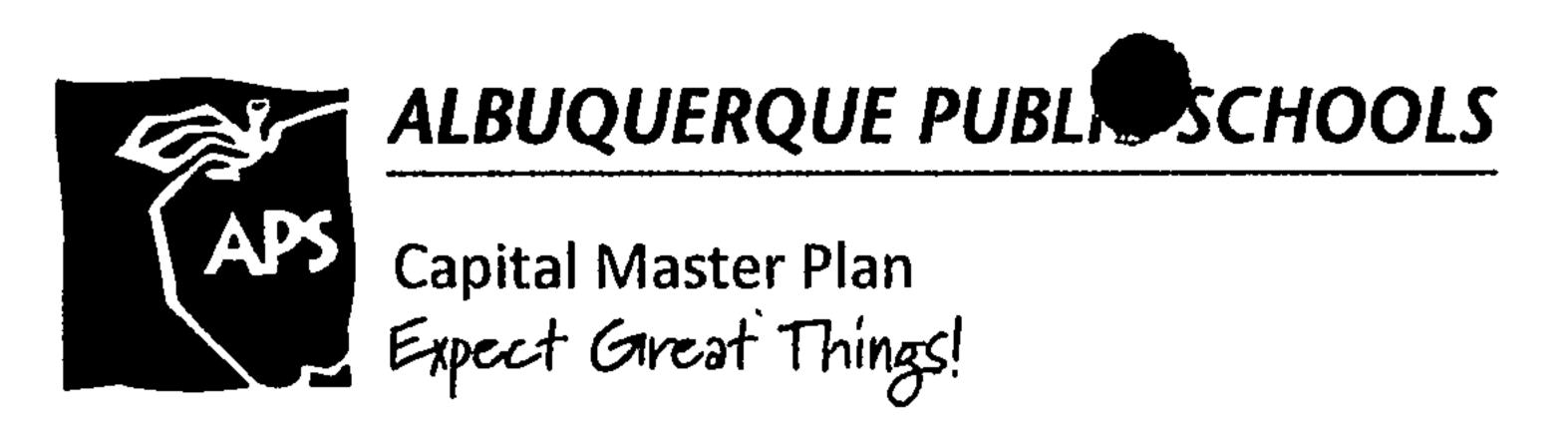
This instrument was acknowledged before me on 1624-313, by Elvita Lopez as Planted Demographes of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal)



Motary Public

My commission expires: May 31, 005

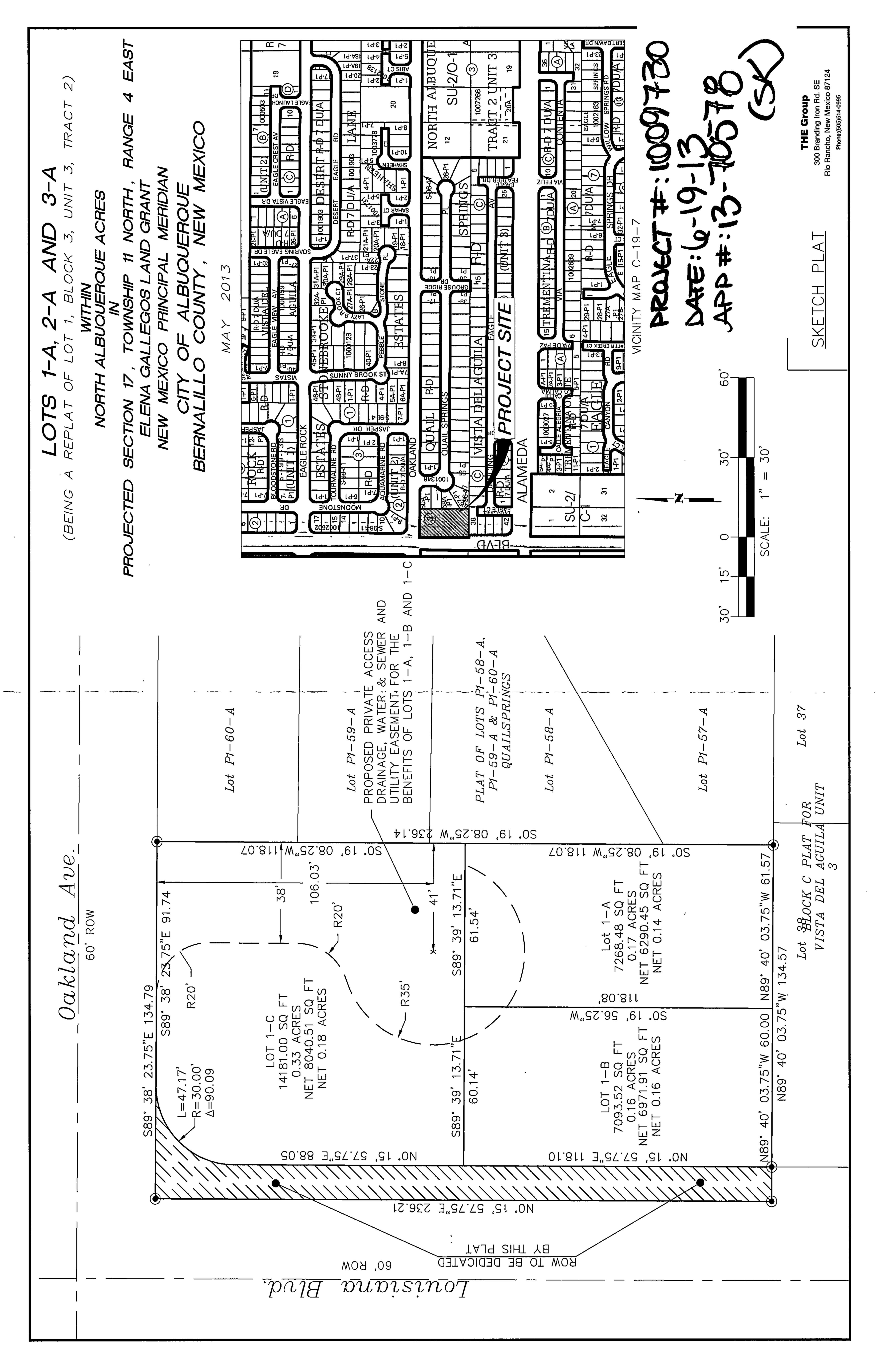


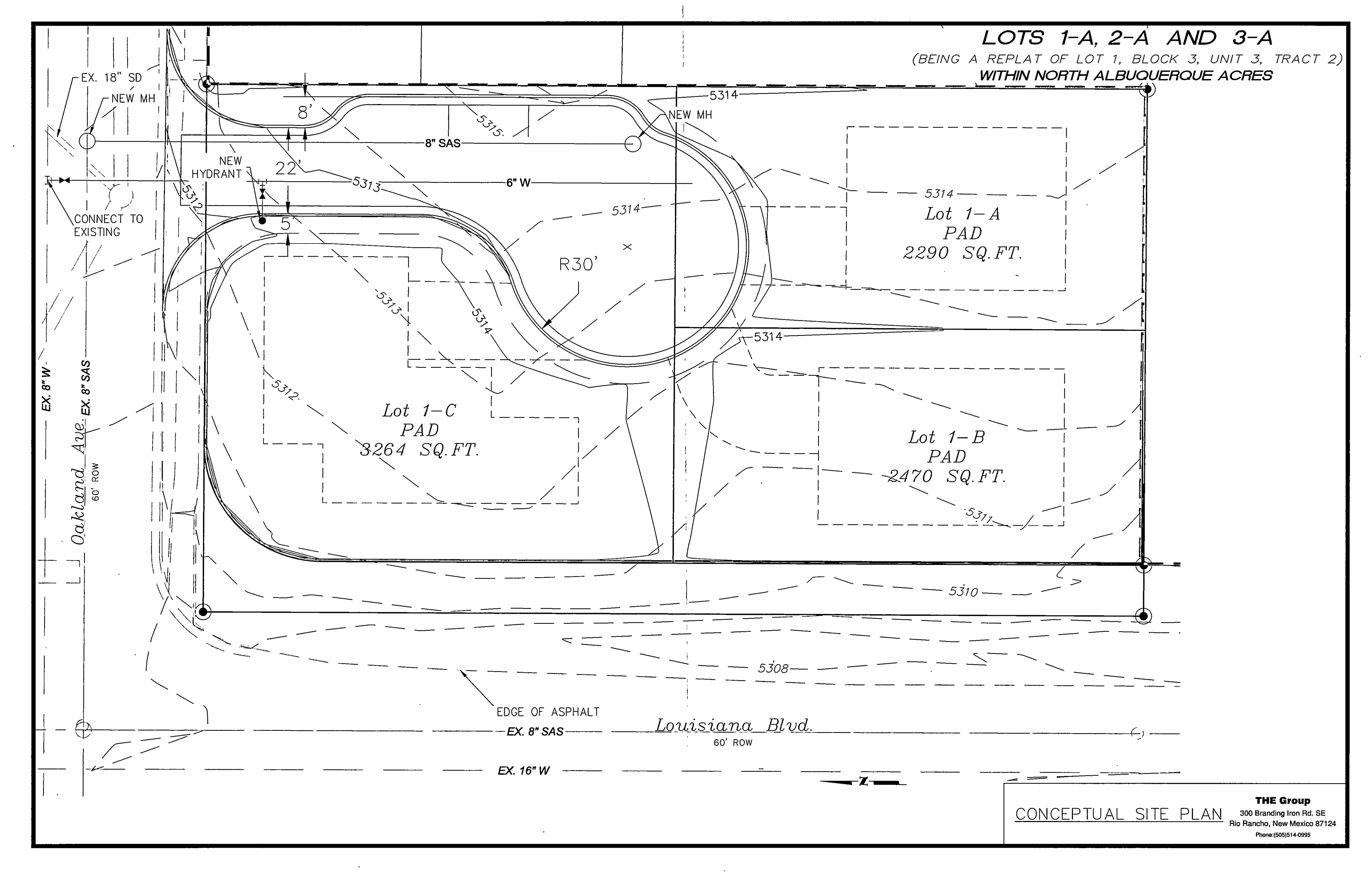
Pre-Development Facilities Fee (PDFF)

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) 1009130
Please check one:
☐ Preliminary PDFF (Preliminary PDFF are (Final PDFF are required for required for preliminary plat submittals.) (Preliminary PDFF are (Final PDFF are required for required for preliminary final plat submittals and plat submittals and plat submittals.) (Must provide reason for Waiver/deferral) (Must provide reason for Waiver/deferral) (DRB hearing)
Project Information Subdivision Name: Vista Oakland Legal Description: Lot 1 Block 3 Tract 2 Unit 3 North Albuquerque Acres
Location of Project (address or major cross streets) Louisian Bl.d. Oakland Ave. Proposed Number of Units 3 Single-Family Multi-Family Total Units
Waiver Information Property Owner:Legal Description: Zoning: Reason for Waiver/Deferral:
Contact Information
Name: Ron Heusley Company: THE Group Phone: 410-1622 E-Mail: ron @ thegroup.cc
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# 2013118662 10/29/2013 12:16 PM Page: 1 of 4 AGRE R:\$10.00 M. Toulouse Oliver, Bernalillo County





A lbuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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-	V	Major subdivision action						Annexation			
	•	Minor subdivision action Vacation			V			Zone Man Ame	endment (Fs	tablish or Change	
		Vacation Variance (Non-Zoning)			V			Zoning, include	•		
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•		EVELOPMENT PLAN for Subdivision			P			Adoption of Ra		an or similar ed Rank 1, 2 or 3	
		for Building Permit							•	ubd. Regulations	
_		Administrative Amendme	nt/Approval (AA)	•					,	•	
		IP Master Development F			D			Street Name C	hange (Loca	al & Collector)	
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5		DRAINAGE (Form D) Storm Drainage Cost Allo						Decision by: Di	RB, EPC, LL	JCC, Planning of Appeals, other	
Planning	Depart	E IN BLACK INK ONL ment Development Ser	vices Center, 6	00 2	nd Str	eet N	W, Albu	querque, NM	B7102.	tion in person to	the
		aid at the time of application	ation. Refer to	supp	leme	ntal f	orms for	r submittal req	uirements.		
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		Agent (if any): THE Gr	-			-,	 		PHONE:_	505-514-099	<u>5</u>
ADDR	RESS: 30	00 Branding Iron Ro	<u>d. SE</u>						FAX:		
CITY:	Rio F	Rancho	STA	TE 1	<u>MV</u>	ZIP_	87124	E-MAIL:	ron@the	group.cc	
1		•									
APPL	.ICANT:_	Oakland Investme	ents	· ······				PH	ONE: 505-3	315-6563	
		8504 Waterford Pl. N.E				•		FA	X:		
CITY:		iquerque		TE	NM	710	87122	E-MAIL:			
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SIGNATUR	RE	1 14 -	Levy,		-				DATE	5/10/2013 .	
Print !	Name)	Ron E. Hensley							Applicant: □	Agent: ⊠	
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r.H.D.	P. fee re	pate	Hearing date		<u> </u>	ne	19,2	013		\$	
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100			u(v)			110	CUL IT	1UUT 13	2		

Staff signature & Date

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scaled site sketch and related drawings showing proposed adjacent rights-of-way and street improvements, etc. Zone Atlas map with the entire property(ies) clearly out. Letter briefly describing, explaining, and justifying the related and or related file numbers on the covered Meetings are approximately 8 DAYS after the Tuesday not seem to be supported by the street of the stree	osed land use it tc. (folded to fit tlined equest er application	into an 8	structures, parking 5.5" by 14" pocke	t) 6 copies.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (D 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopp Scaled site plan and related drawings (folded to fit into Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the related of authorization from the property owner if application completed Site Plan for Subdivision Checklist 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 covered Meetings are approximately 8 DAYS after the Tuesday not your attendance is required.	ping Center: Can 8.5" by 14" elined equest the DRB	ted by an	of No Effect or A copies	
	SITE DEVELOPMENT PLAN FOR BUILDING PERM	AIT (D	RB17)	Max	imum Size: 24"
	5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shope Site plan and related drawings (folded to fit into an 8.5') Site Plan for Subdivision, if applicable, previously approached Solid Waste Management Department signature on Site Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the rescribed Letter of authorization from the property owner if applied Copy of the document delegating approval authority to 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 Meetings are approximately 8 DAYS after the Tuesday not Your attendance is required.	by 14" pocket oved or simultate Plan lined equest the DRB	tted by an	submitted. 6 cop	oies.
	AMENDED SITE DEVELOPMENT PLAN FOR BUIL AMENDED SITE DEVELOPMENT PLAN FOR SUBI Proposed amended Site Plan (folded to fit into an 8.5" DRB signed Site Plan being amended (folded to fit into Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the reletter of authorization from the property owner if application Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist (not Fee (see schedule) List any original and/or related file numbers on the cove Meetings are approximately 8 DAYS after the Tuesday not Your attendance is required.	by 14" pocket) an 8.5" by 14' dined equest cation is submit required for ar er application	RB02) 6 copies ' pocket) ted by an	Maximum 3 6 copies 1 agent 1 of SDP for Sub	Size: 24" x 36" division)
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因也以	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers 13 - DRB - 7057	8	ject #	Sed October 200 Plan Oq 73	<i>(₀-10-13</i> ner signature / date

Albuquerque

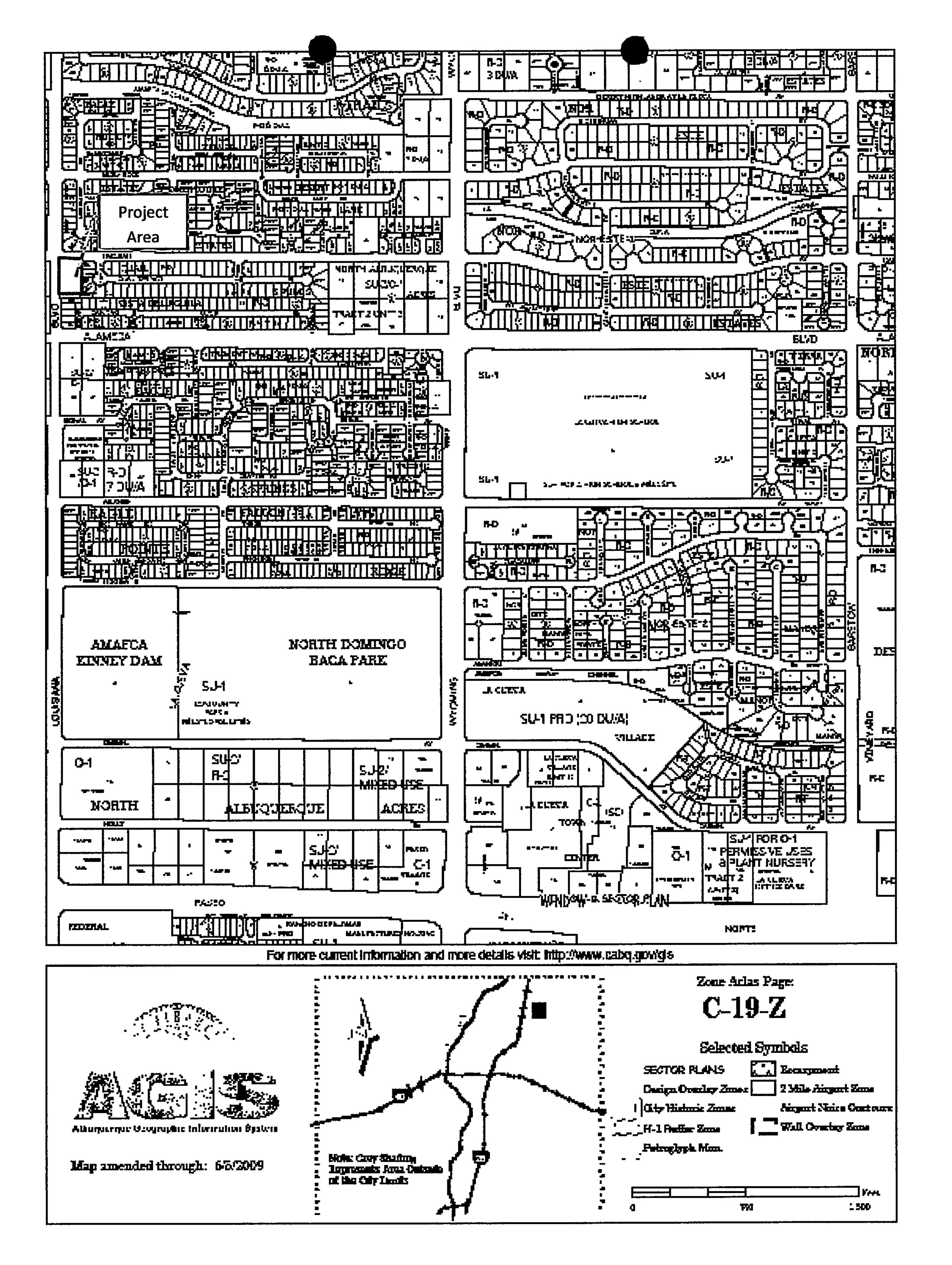


DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (SF)
SUBDIVISION	S Z ZONING & PLANNING
Major subdivision action Minor subdivision action	Annexation
Vacation	V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector
Variance (Non-Zoning)	Development Plans)
SITE DEVELOPMENT PLAN	P Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3
for Subdivision for Building Permit	Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/Approv IP Master Development Plan	val (AA) D Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	L A APPEAL / PROTEST of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Pl	Decision by: DRB, EPC, LUCC, Planning an Director, ZEO, ZHE, Board of Appeals, other
lanning Department Development Services Ce	applicant or agent must submit the completed application in person to the enter, 600 2 nd Street NW, Albuquerque, NM 87102. efer to supplemental forms for submittal requirements.
PPLICATION INFORMATION:	
Professional/Agent (if any): THE Group	PHONE: 505-514-0995
ADDRESS: 300 Branding Iron Rd. SE	FAX:
CITY: Rio Rancho	STATE NM ZIP 87124 _E-MAIL: ron@thegroup.cc
APPLICANT: Oakland Investments	PHONE: 505-315-6563
ADDRESS: 8504 Waterford Pl. N.E.	FAX:
CITY: Albuquerque	STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner	List all owners:
ESCRIPTION OF REQUEST: Minor subdivision of	
ITE INFORMATION: ACCURACY OF THE EXISTING I Lot or Tract No. 1	LEGAL DESCRIPTION IS CRUCIALI ATTACH A SEPARATE SHEET IF NECESSARY. Block: 3 Unit: 3 Tract 2
Subdiv/Addn/TBKA: North Albuquerqu	<u>e Acres</u>
	Proposed zoning: RD MRGCD Map No
Zone Atlas page(s): C-19	UPC Code:101906401040920332
ASE HISTORY: List any current or prior case number that may be rel	evant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
	OFT of a landfill? NO
	posed lots: 3 Total site area (acres): _0.7302_
LOCATION OF PROPERTY BY STREETS: On or N	
Between: Louisiana Blvd.	and Quail Springs Place
	Plat/Plan □ or Pre-application Review Team(PRT) □. Review Date:
IGNATURE // // // // // // // // // // // // //	DATE 6/10/2013
(Print Name) Ron E. Hensley	Applicant: 🗀 Agent: 🖾
R OFFICIAL USE ONLY	Revised: 4/2012
, ,	ation case numbers Action S.F. Fees
All fees have been collected)lb -70578
All case #s are assigned	
AGIS copy has been sent Case history #s are listed	<u></u> <u></u> \$
Site is within 1000ft of a landfill	
F.H.D.P. density bonus	Total
F.H.D.P. fee rebate Hearing	19 date <u>June 19,2013</u>
6-10-1	7 Project # \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\

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

	Zone Atlas map with the Letter briefly describing List any original and/or	v AND COMMENT (DRB22) related drawings showing proposed vay and street improvements, etc. (e entire property(ies) clearly outlined, explaining, and justifying the requirelated file numbers on the cover at 8 DAYS after the Tuesday noon file.	d land use including struction and the struction of the struction in the structure of the s				
	5 Acres or more & zone Scaled site plan and re Zone Atlas map with the Letter briefly describing Letter of authorization for Copy of the document of Completed Site Plan for Infrastructure List, if relative Fee (see schedule) List any original and/or	related file numbers on the cover a 8 DAYS after the Tuesday noon fi	g Center: Certificate of No. 8.5" by 14" pocket) 6 coped est on is submitted by an age pplication	nt			
		LAN FOR BUILDING PERMIT	(DRB17)	Maximum Size: 24"			
	Site Plan and related dr Site Plan for Subdivision Solid Waste Manageme Zone Atlas map with the Letter briefly describing Letter of authorization for Copy of the document of Infrastructure List, if related Site Plan for Copy of Site Plan with It Fee (see schedule) List any original and/or	r Building Permit Checklist Fire Marshal's stamp related file numbers on the cover a y 8 DAYS after the Tuesday noon fi	14" pocket) 6 copies ed or simultaneously submed ed est on is submitted by an age on DRB	nitted. 6 copies.			
	AMENDED SITE DEVEL Proposed amended Site DRB signed Site Plan by Zone Atlas map with the Letter briefly describing Letter of authorization for Infrastructure List, if released to the plan for Completed Site Plan for Fee (see schedule) List any original and/or	r Building Permit Checklist (not req related file numbers on the cover a 8 DAYS after the Tuesday noon fi	ISION (DRB02) 14" pocket) 6 copies 8.5" by 14" pocket) 6 copied est on is submitted by an agent uired for amendment of Sapplication	Maximum Size: 24" x 36" pies the SDP for Subdivision)			
I, the information with	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. The applicant, acknowledge that any normation required but not submitted with this application will likely result in deferral of actions.						
			Form revised C	gnature / date October 2007			
图图	Checklists complete Fees collected	Application case numbers 13 - DRB - 70578		G-10-13 Planner signature / date			
Ø	Case #s assigned Related #s listed		Project #	Planner signature / date			





June 9, 2013

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

Re: Oakland Investors Sketch Plat Review

Attached is a sketch plat submission for a subdivision located within zone atlas page C-19. The subdivision is a replat of "Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres" and is located at the intersection of Louisiana Boulevard and Oakland Avenue. The plat would create three lots from the existing site with additional right of way dedication. Louisiana is scheduled for widening in the future and this subdivision is designed for the right of way being proposed for the Louisiana improvements.

As agent for the owners, we are requesting a review of the lot configuration, private access, public utilities and any additional comments on the development of the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley ron@thegroup.cc

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