



Supplemental Form (SF)

### SUBDIVISION

- ☒ Major subdivision action  
☐ Minor subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- ☐ Annexation  
☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
☐ Adoption of Rank 2 or 3 Plan or similar  
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations  
☐ Street Name Change (Local & Collector)  
☒ **A APPEAL / PROTEST of...**  
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

### APPLICATION INFORMATION:

Professional/Agent (if any): RIO GRANDE ENGINEERING PHONE: 505.321.9099  
 ADDRESS: PO BOX 93924 FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: VANDY, LLC PHONE: \_\_\_\_\_  
 ADDRESS: 6501 EAGLE ROCK NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87133 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY PLAT

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

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

Lot or Tract No. LOTS 4-10 & 23-29 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Adn/TBKA: NORTH ALBUQUERQUE ACRES  
 Existing Zoning: SU2IP OR NC Proposed zoning: SU2IP OR NC MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C18 UPC Code: 101806434040610329

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): \_\_\_\_\_  
PROJECT#1009881

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ NO  
 No. of existing lots: 14 No. of proposed lots: 60 Total site area (acres): 12.4  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA  
 Between: SAN PEDRO NE and LOUISIANA NE

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

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

### FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Application case numbers  
14DRB - 70245  
14DRB - 70246

Action	S.F.	Fees
<u>DP</u>		\$ <u>1465.00</u>
<u>TDS</u>		\$ <u>25.00</u>
<u>ADV</u>		\$ <u>75.00</u>
<u>CMF</u>		\$ <u>20.00</u>
		\$ _____
		\$ _____
		Total
		\$ <u>1560.00</u>

Hearing date August 16, 2014

Staff signature & Date 7-11-14

Project # 1009881

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

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

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

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

**Preliminary plat approval expires after one year.**

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

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

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

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

**Amended preliminary plat approval expires after one year.**

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

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

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

David J. Sore

Applicant name (print)

DAJ

Applicant signature / date



Form revised October 2007

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

Application case numbers

14NRB-70243

Project #

Planner signature / date

7-11-14

1009881



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- ☐ **BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **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.**
- ☐ **SEWALK VARIANCE (DRB20)**
- ☐ **SEWALK WAIVER (DRB21)** **6 copies**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**
- ☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**
- ☒ **TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB19)**
- ☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB07)**
- ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - ☒ Zone Atlas map with the entire property(ies) clearly outlined
  - ☒ Letter briefly describing, explaining, and justifying the deferral or extension
  - ☒ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**
- ☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
- ☐ **VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

David Salk  
Applicant name (print)  
DM  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
14DRB 70246

7-11-14  
Planner signature / date  
Project # 1009881

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 22, 2014 To August 6, 2014

5. REMOVAL

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

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

AM  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued 2 signs for this application, 7-11-14  
(Date)

Rog  
(Staff Member)

PROJECT NUMBER: 1009881



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

**STANDARD APPLICATION, Paper Plans Required**

### DEVELOPMENT REVIEW BOARD

07/11/2014 Issued By: E08375 245983

**Category Code 910  
2014 070 245**

**Application Number:** 14DRB-70245, Major - Preliminary Plat Approval

**Address:**

**Location Description:** ALAMEDA BETWEEN SAN PEDRO NE AND LOUISIANA NE

**Project Number:** 1009881

#### Applicant

VANDY, LLC

6501 EAGLE ROCK NE  
NM 87133

#### Agent / Contact

RIO GRANDE ENGINEERING

DAVID SOULE

1606 CENTRAL AVE SE STE 201

ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

#### Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$1,465.00
<b>TOTAL:</b>	<b>\$1,560.00</b>

City of Albuquerque Treasury  
Date: 7/11/2014 Office: AMHEX  
Stat ID: W3000007 Cashier: TRSCXS  
Batch: 3920 Trans #: 23  
Permit: 2014070245  
Receipt Num: 00211125  
Payment Total: \$1,560.00  
0910 APN Fee \$75.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$1,465.00  
Check Tendered \$1,560.00



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*  
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*  
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*  
AMAFCA.....*Lynn Mazur*  
APD CRIME PREVENTION.....*Steve Sink*  
OPEN SPACE DIVISION.....*Kent Reed Swanson*  
FIRE DEPARTMENT.....*Antonio Chinchilla*  
ZONING ENFORCEMENT INSPECTOR.....*David Kilpatrick*  
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*  
PNM.....*Daniel Aragon*  
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*  
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*  
COMCAST CABLE.....*Mike Mortus*  
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*  
ENVIRONMENTAL HEALTH.....*Paul Olson*

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

PROJECT # 1009881

**WEDNESDAY, August 6, 2014**

Comments must be received by:

**Monday, July 30, 2014**

EXHIBIT A

PRELIMINARY

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

Vandy, llc ("Developer") effective as of this 12th day of Dec., 2013 and pertains to the subdivision commonly known as Eagle Crest Subdivision, and more particularly described as Lots 4-10 & 23-29, Block 29, unit B, tract A, north albuquerque  
acres (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.



DRB Project # 1009881

APS Cluster La Cueva

[Signature]  
Signature

Aleem Kassam / PRESIDENT  
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec 12, 2013 by Aleem Kassam  
as President of Wandy, LLC, a corporation.

(Seal)



OFFICIAL SEAL  
ANN STEVENS  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 7/19/17

[Signature]

Notary Public

My commission expires: 7/19/17

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

Planner / Demographer  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

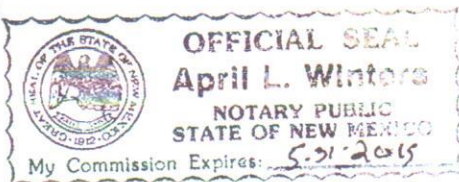
This instrument was acknowledged before me on Dec 12, 2013 by Elvira Lopez  
as Planner Demographer of the Albuquerque Municipal School District No. 12,  
Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State  
of New Mexico.

[Signature]

Notary Public

My commission expires: May 31, 2015

(Seal)



July 11, 2014

Mr. Jack Cloud  
Chair- Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Preliminary Plat Approval  
Eagle Crest Subdivision  
Project # 1009881  
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the enclosed preliminary plat. The proposed development is consistent with the site plan for subdivision submitted with action 13DRB 70744. The enclosed documents include all items required for the board to render a decision the approval of the preliminary plat. In addition, were requesting temporary deferral of internal sidewalks along the frontage of the proposed lots to allow for the home construction first. This letter is also being sent the neighborhood associations with a copy of the proposed preliminary plat.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

Enclosures

Cc;

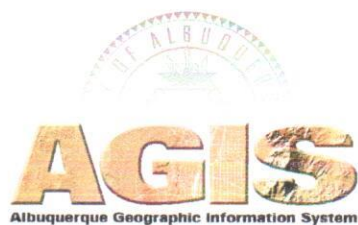
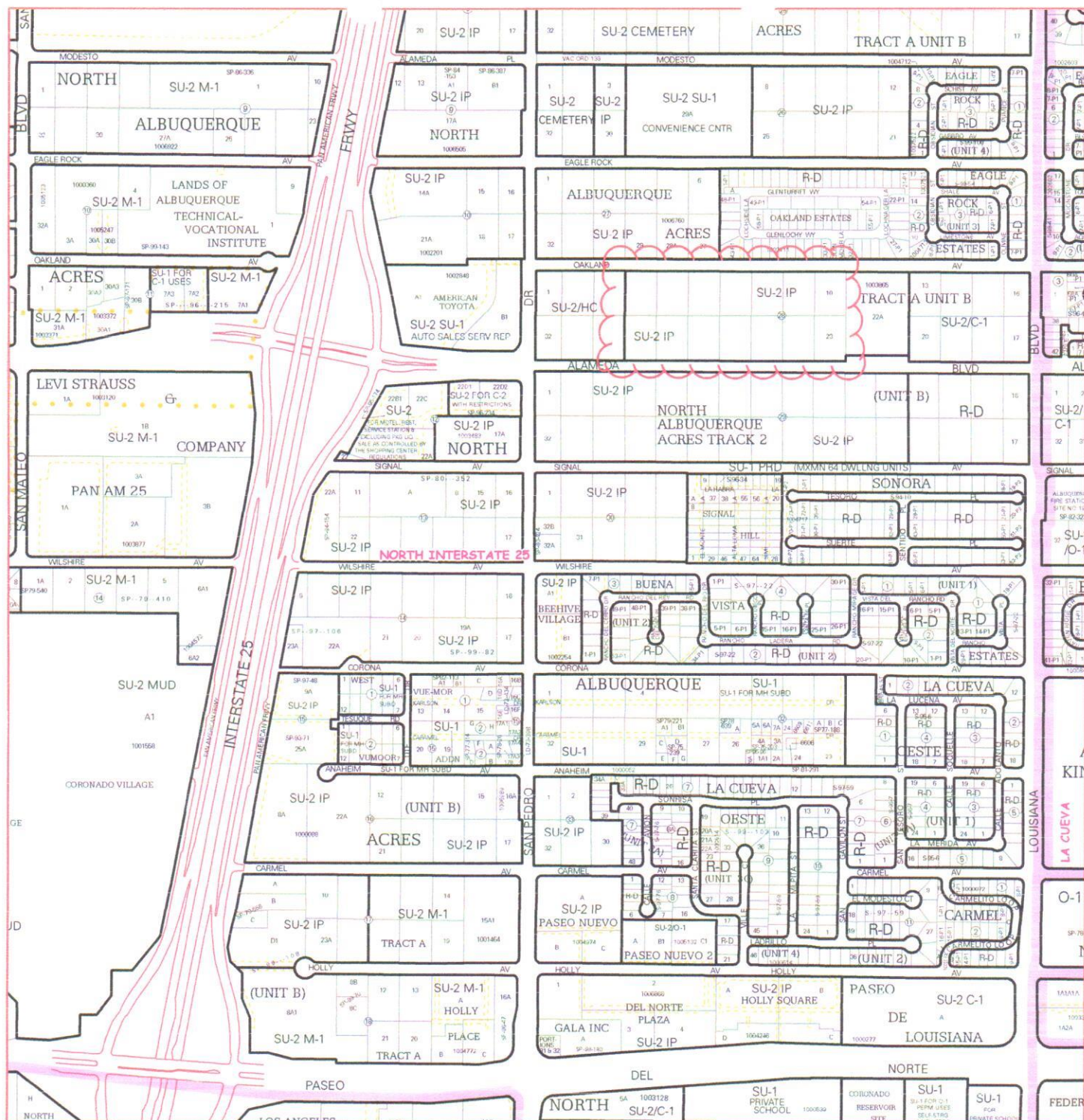
Jeff Peterson,  
7800 Eagle Rock NE  
Albuquerque NM 87122

Joe Yardumian  
7801 RC Gorman NE  
Albuquerque, NM 87122

Peggy Neff  
8305 Calle Sequelle  
Albuquerque, 87113

Brenda Holley  
8208 Santa Clarita NE  
Albuquerque, NM 87113





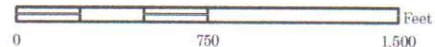
Note: Grey Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:

**C-18-Z**

## Selected Symbols

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







# City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor

September 11, 2013

Robert J. Perry, CAO

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

Project Number(s):

Case Number(s):

Agent: Rio Grande Engineering of NM, LLC

Applicant: Vandy LLC

Legal Description: Lots 4-10 & 23-29, Block 28; Tract A, Unit B, North Albuquerque

Acres

Zoning: SU-2 for IP

Acreage: 12.3 acres

Zone Atlas Page: C-18

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☐ No ☐

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

Certificate of Completion, Oakland Avenue Landfill, NMED letter of June 23, 2009

SITE VISIT: n/a

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .*

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 25, 2013

David Soule  
Rio Grande Engineering  
P.O. Box 93924  
Phone: 505-321-9099/Fax: 505-872-0999  
E-mail: [david@riograndeengineering.com](mailto:david@riograndeengineering.com)

Dear David:

Thank you for your inquiry of **October 25, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 4-10 AND 23-29, BLOCK 28, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOCATED ON ALAMEDA BOULEVARD NE BETWEEN SAN PEDRO DRIVE NE AND LOUISIANA BOULEVARD NE** zone map **C-18**.

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

**NOR ESTE N.A. "R"**

Jeff Peterson, 7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

**WEST LA CUEVA N.A. "R"**

\*Peggy Neff, 8305 Calle Sequelle NE/87113 923-6409 (w)  
Brenda Holley, 8208 Santa Clarita St. NE/87113

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

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

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



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: 10/25/13 Time Entered: 2:50 p.m. ONC Rep. Initials: siw



July 11, 2014

Mr. Jack Cloud  
Chair- Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

**RE: Preliminary Plat Approval  
Eagle Crest Subdivision  
Project # 1009881  
Albuquerque, New Mexico**

Letter Sent  
to neighbors

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the enclosed preliminary plat. The proposed development is consistent with the site plan for subdivision submitted with action 13DRB 70744. The enclosed documents include all items required for the board to render a decision the approval of the preliminary plat. In addition, were requesting temporary deferral of internal sidewalks along the frontage of the proposed lots to allow for the home construction first. This letter is also being sent the neighborhood associations with a copy of the proposed preliminary plat.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

Enclosures

Cc;

Jeff Peterson,  
7800 Eagle Rock NE  
Albuquerque NM 87122

Joe Yardumian  
7801 RC Gorman NE  
Albuquerque, NM 87122

Peggy Neff  
8305 Calle Sequelle  
Albuquerque, 87113

Brenda Holley  
8208 Santa Clarita NE  
Albuquerque, NM 87113

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City, State, ZIP+4

Joe Yurdumian  
 7801 RL Gorman  
 Alb NM 87127

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or PO Box No.

City, State, ZIP+4

Peggy Niff  
 8305 Calle Segulli  
 Alb NM 87113

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Brenda Halley  
 8208 Santa Clara  
 Alb NM 87113

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or PO Box No.

City, State, ZIP+4

Jeff Peterson  
 7800 Engle Rd  
 Alb NM 87122

PS Form 3800, August 2006

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