

DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project #: 1009881

Application #: 13DRB-70744

Project Name: NORTH ALBUQUERQUE ACRES

Agent: RIO GRANDE ENGINEERING

Phone #:

Your request was approved on 8-20-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): 15-day appeal

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.


Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.


ALL SITE PLANS:

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

2. **Project# 1009881**
14DRB-70169– SITE DEVELOPMENT
PLAN FOR SUBDIVISION
14DRB-70245 - PRELIMINARY PLAT
14DRB-70246 - TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION 

RIO GRANDE ENGINEERING agents for VANDY LLC request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18)[*Deferred from 8/6/14, 8/13/14*]
THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/20/14 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 8/19/14, THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS: LANDSCAPE AGREEMENT, EXPANSION OF DRAINAGE EASEMENT (60X60), A RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT, AND FLOOD ZONE NOTE.

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

3. **Project# 1009710**
13DRB-70546 - MINOR - FINAL PLAT
APPROVAL 

ARCH + PLAN LAND USE CONSL. agent(s) for CHRISTOPHER SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) P-1, Q-1& R-1, **THE PALISADES** zoned R-1, located on 5215, 5209 & 5219 LA BAJADA NW containing approximately .4944 acre(s). (J-11) [*deferred from 5/22/13, 2/19/14, 2/26/14*]
THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADDRESS COMMENTS AND TO PLANNING FOR AGIS DXF AND UTILITY SIGNATURES.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 9, 2014
DRB Comments**

ITEM # 6

PROJECT # 1009881 APPLICATION # 14-70169

**RE: Lot 4-10 & 23-29, Block 29, Tr. A Unit B, North Albuquerque
Acres**

The extent of Tract "C" is not clear, and the proposed pedestrian access to Alameda Blvd on the east side of the subdivision does not appear adequate; more detail is needed regarding interface with proposed Lot 6. Refer to comments from Transportation Development and affected agencies plus any public hearing comments.

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 4, 2013

Project# 1009881

13DRB-70744 MAJOR – SITE DEVELOPMENT PLAN FOR SUBDIVISION

RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18)

AMAFCA No comment.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Affected NA/HOA's: Nor Este NA (R), West La Cueva NA (R)
APS No comments provided.
POLICE DEPARTMENT - No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Subdivision request at this time.
FIRE DEPARTMENT All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.
PNM ELECTRIC & NMGCO No comments provided.
COMCAST No comments provided.
CENTURYLINK No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No comments provided.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER
TRANSPORTATION DEVELOPMENT Site Plan for Subdivision

Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line for Oakland and Alameda. Right of way dedication may be required.
A note indicates that the roadways are "Easement – PAE Private Access." What does PAE indicate?
What is the status of the platting action?
It is recommended that the infrastructure be tied to the platting action, not the Site Plan for Subdivision.
Provide a cross section for the proposed private roadway(s).
Show all easements, existing and proposed. Provide recording information.
Street names must be shown on the Site Plan for Subdivision.
A pedestrian connection is shown on the future neighborhood development. Provide additional information.

PARKS AND RECREATION

ABCWUA

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

PLANNING DEPARTMENT

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

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 20, 2014

Project# 1009881

14DRB-70169– SDP FOR SUBDIVISION 14DRB-70245 - PRELIMINARY PLAT
14DRB-70246 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

RIO GRANDE ENGINEERING agents for VANDY LLC request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18)[*Deferred from 8/6/14, 8/13/14*]

At the August 20, 2014 Development Review Board meeting, the Site Development Plan for Subdivision was approved with final sign-off delegated to The Planning Department for 15 day appeal period. With the signing of the infrastructure list dated 8/20/14 and with an approved grading and drainage plan engineer stamp dated 8/19/14, the preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

Conditions of final plat include 1) completion of a Landscape Agreement with the City, 2) show the Flood Zone on the plat and/ or add a Flood Zone note, 3) expansion of the Temporary Drainage Easement to 60' x 60' to match the approved Grading Plan, and 4) a recorded Subdivision Improvements Agreement with financial guarantees or completion and acceptance by the City of Infrastructure Improvements.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by September 4, 2014, in the manner described: Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

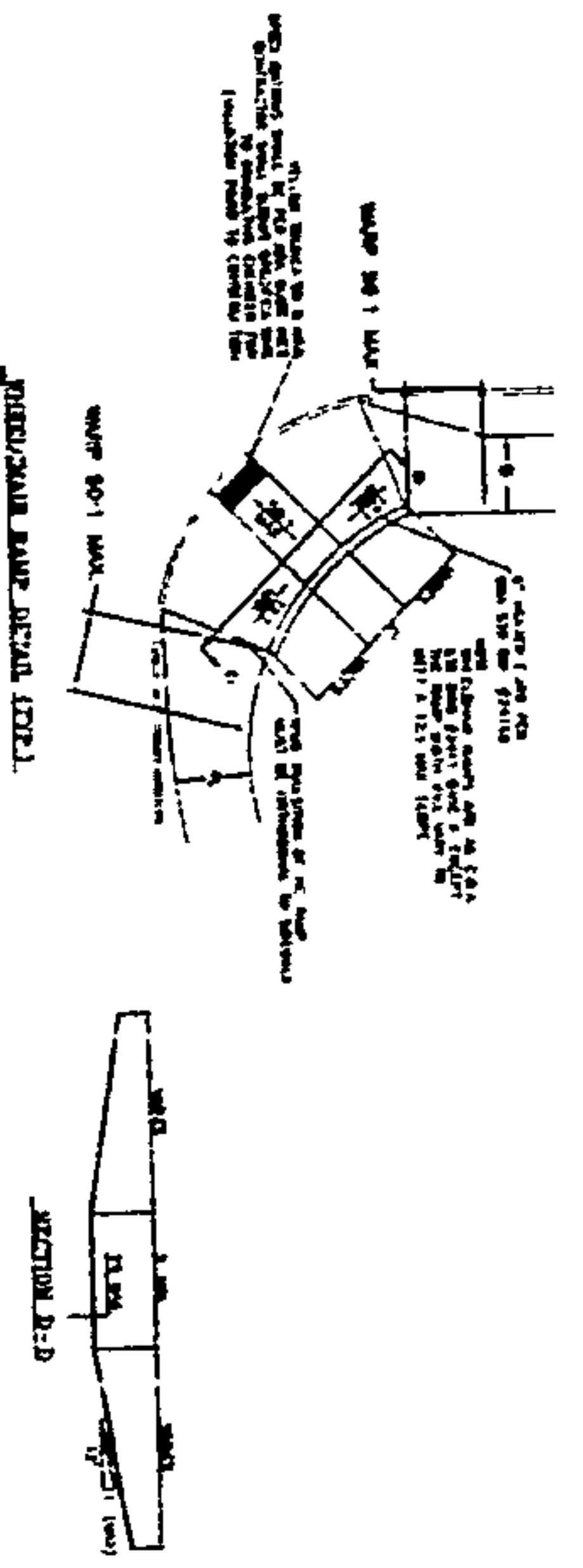
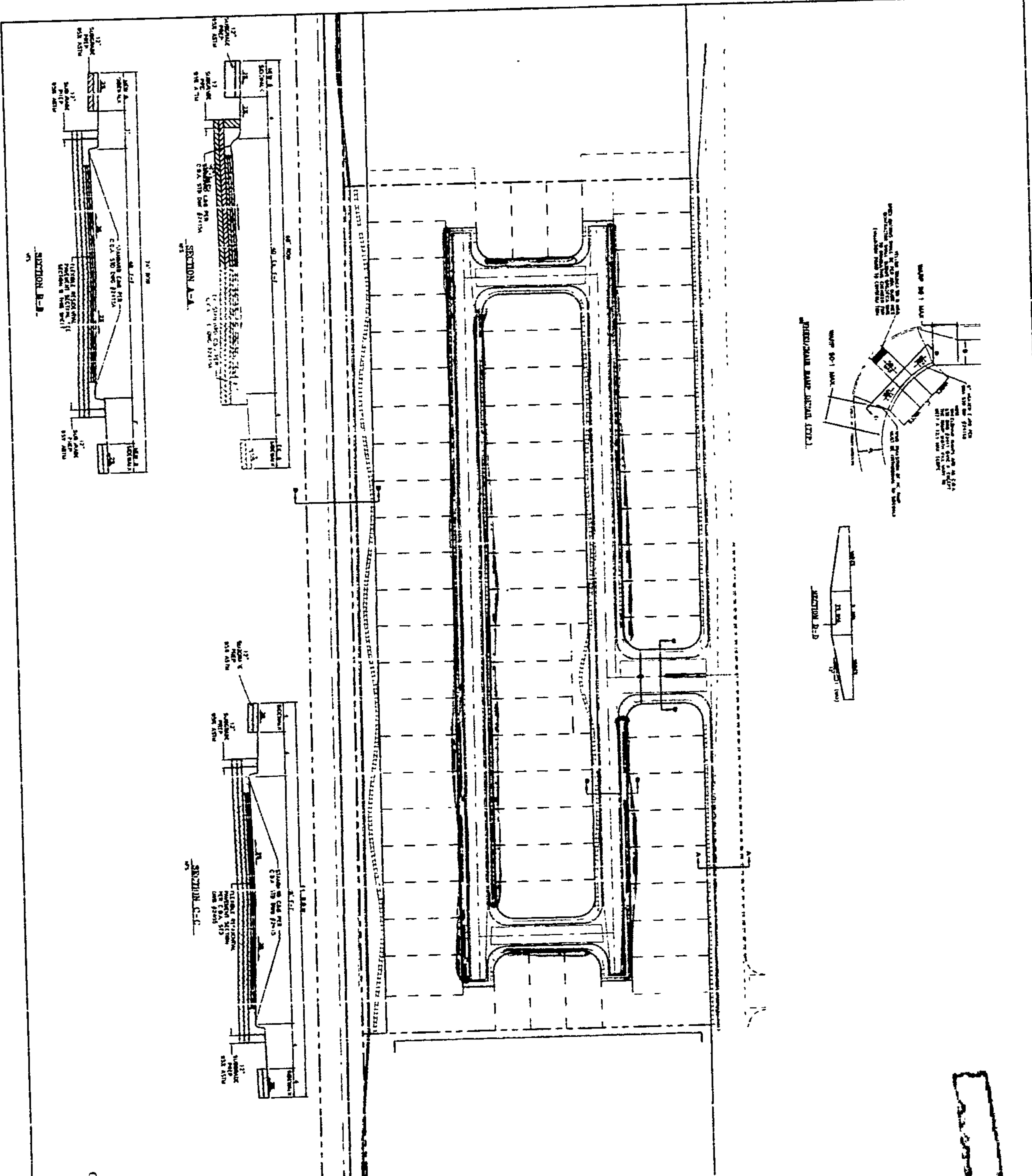
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing. You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

A handwritten signature in black ink, appearing to read 'Jack Cloud'.

Jack Cloud, DRB Chair

Cc: RIO GRANDE ENGINEERING

PROJECT#: 1009881
 DATE: 1-22-14



Deferred Sidewalks

- LEGEND**
- 1. 1/2\"/>

NOTES:

1. ALL WALL FINISHES SHALL BE COMPLETED AND INSULATED TO THE EXTERIOR SURFACE OF ALL EXTERIOR WALLS FROM INTERIOR.
2. ALL WALL FINISHES SHALL BE COMPLETED AND INSULATED TO THE EXTERIOR SURFACE OF ALL EXTERIOR WALLS FROM INTERIOR.

Cinelli
 Architectural & Interior Design
 10000 Alameda Blvd., Suite 200
 Alameda, CA 94501
 Phone: (925) 762-1111
 Fax: (925) 762-1112
 www.cinelli.com

ALAMEDA SUBDIVISION

MASTER PLANNING PLAN

DRB.05

GRAPHIC SCALE
 SCALE 1"=30'

STANDARD FINISH BLOCK
"SKY" BIRCH (A7)

12" WIDE BY 4" CAP BLOCK
- STANDARD FINISH -
COFFEE (191)

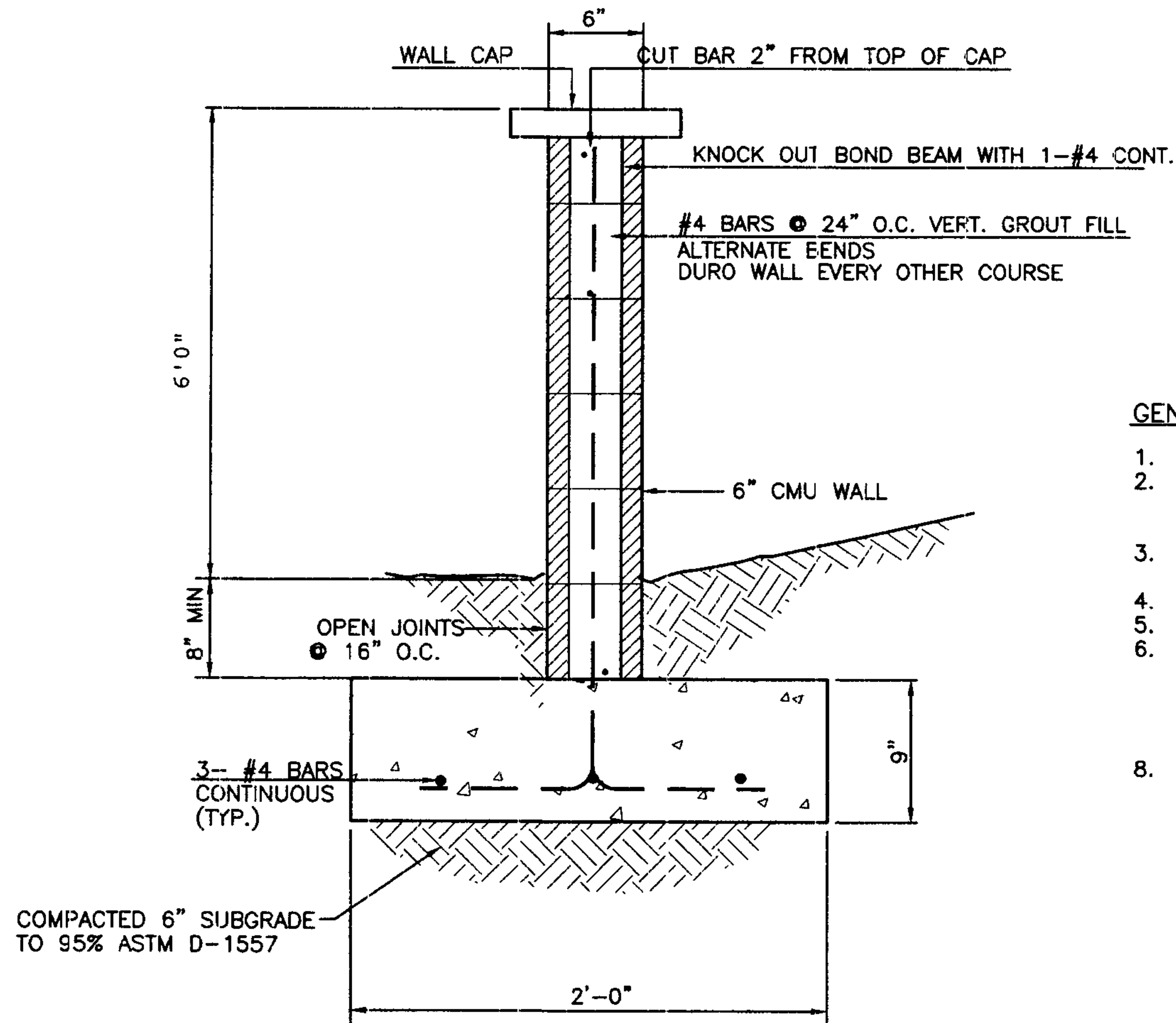
6'-0"

12" x 16" STANDARD
FINISH BLOCK PILASTER
@ 16' O.C. COFFEE (191)

SPLITFACE " MOUNTAIN " RE-
PEATING PATTERN
COFFEE (191)

3 PERIMETER WALL DETAIL
1/4" = 1'-0"

PROJECT: 1009881
DATE: 1-22-14
APP#: 13-70805 (TDS)
13-70806 (PP)

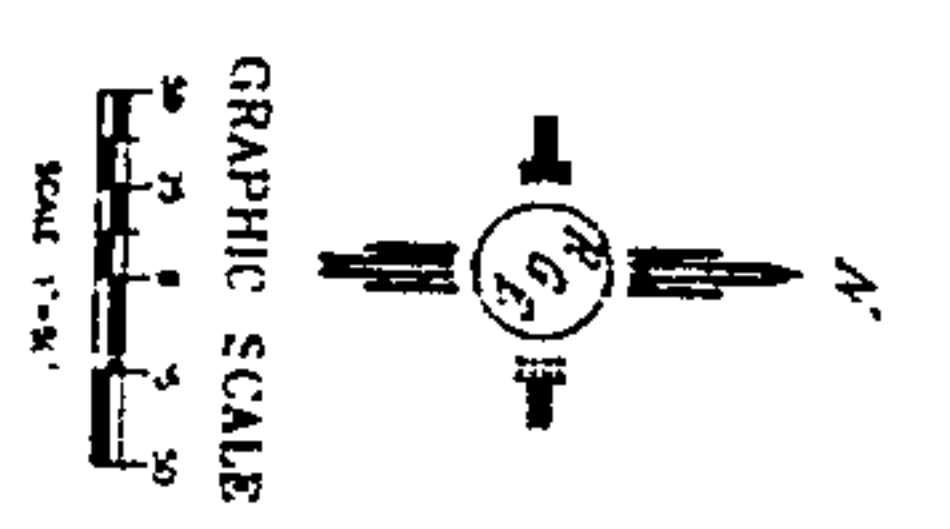
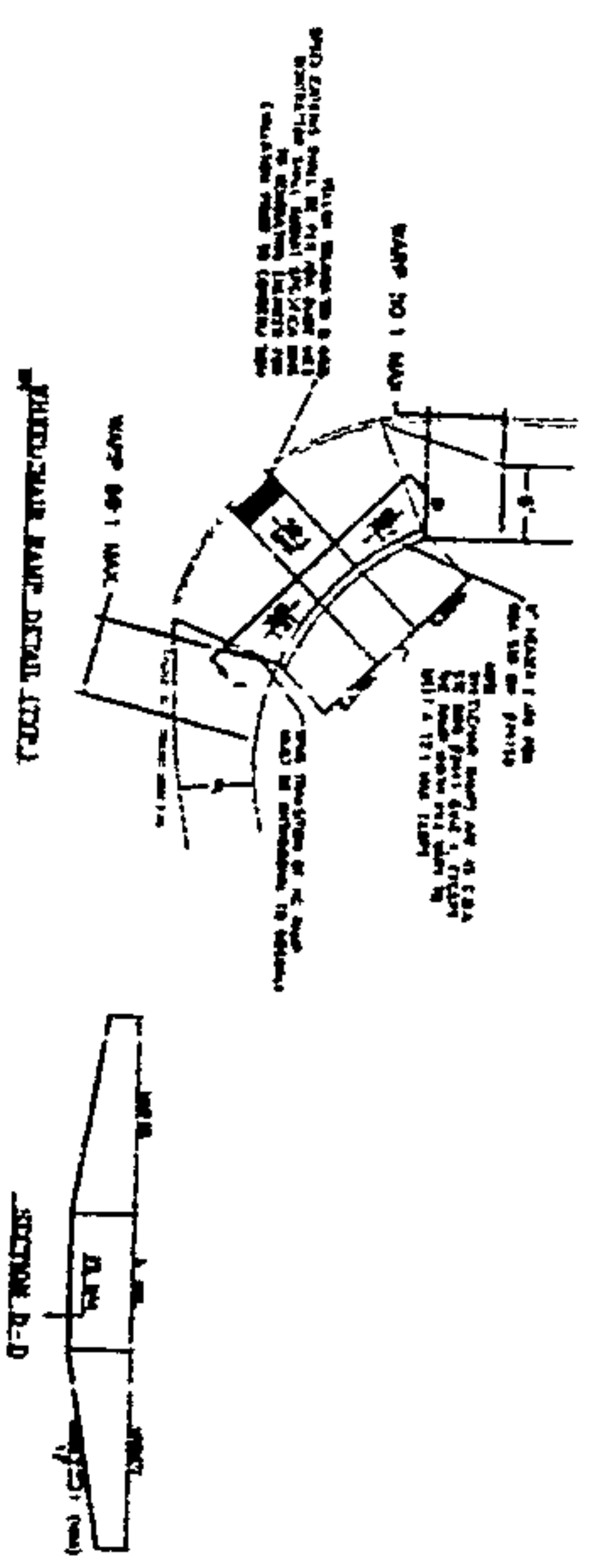
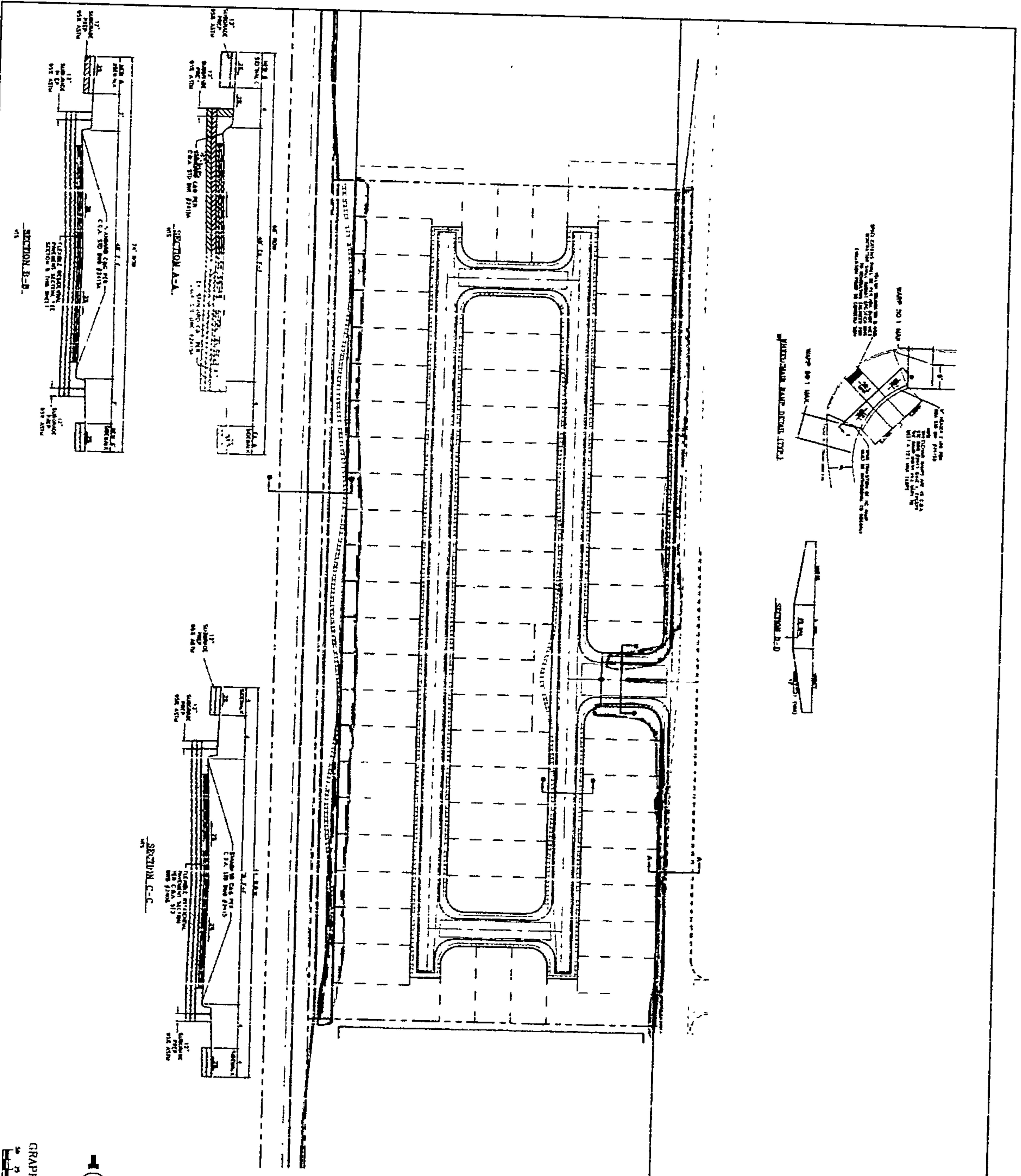


GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE \pm 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
8. USE PILASTERS EVERY 16' EVERY 16'.

SCREEN WALL DETAIL

NTS



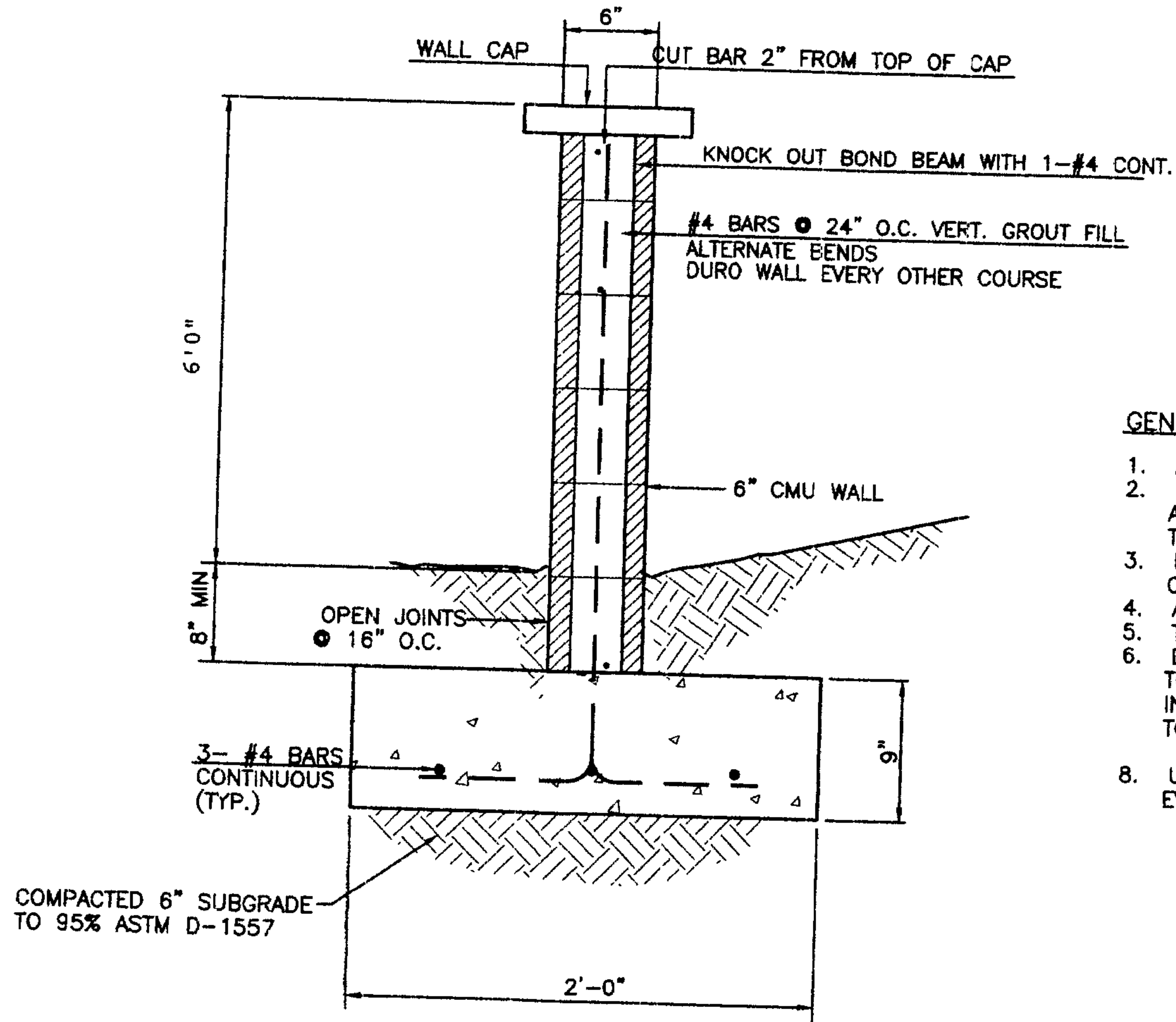
Cinelli / Signal Creek & Assoc
 10000 Signal Creek Road
 Signal Creek, MO 64688
 (417) 261-1111

Alameda Subdivision

MASTER PAVING PLAN

DRB.05

- LEGEND**
- 1. 12' WIDE SHOULDER
 - 2. 12' WIDE TRAVEL LANE
 - 3. 12' WIDE TRAVEL LANE
 - 4. 12' WIDE TRAVEL LANE
 - 5. 12' WIDE TRAVEL LANE
 - 6. 12' WIDE TRAVEL LANE
 - 7. 12' WIDE TRAVEL LANE
 - 8. 12' WIDE TRAVEL LANE
 - 9. 12' WIDE TRAVEL LANE
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 - 49. 12' WIDE TRAVEL LANE
 - 50. 12' WIDE TRAVEL LANE

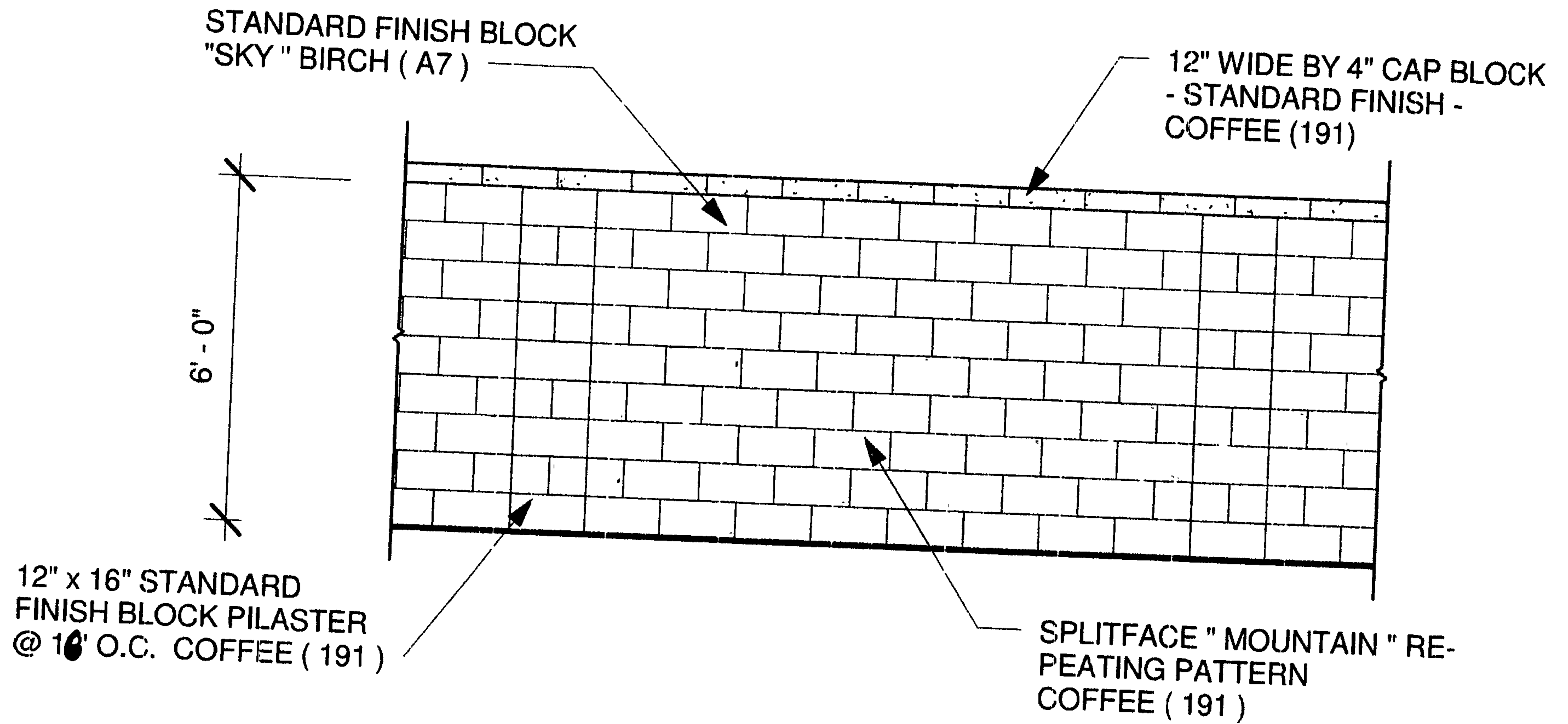


GENERAL NOTES:

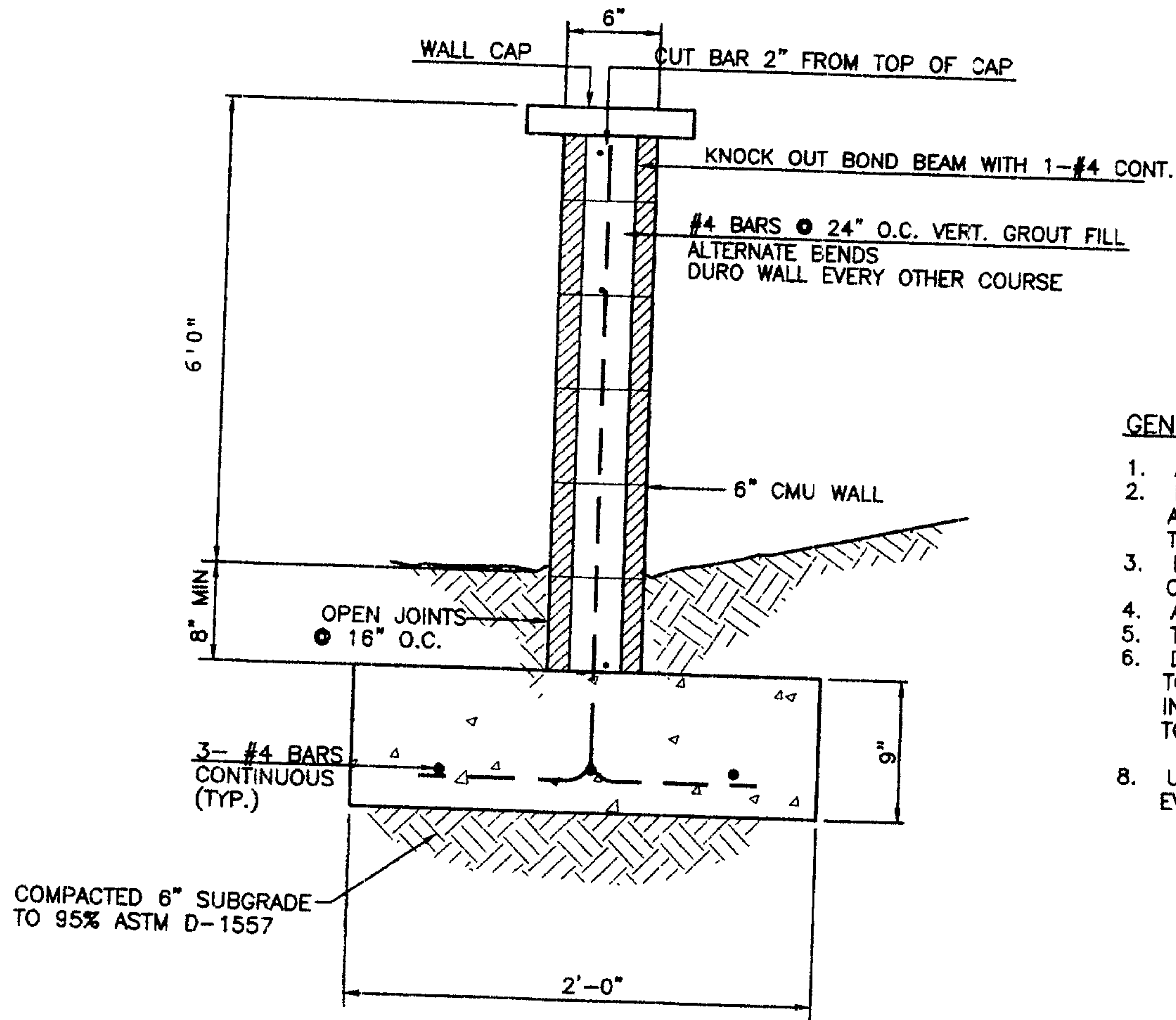
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SCREEN WALL DETAIL

NTS



3 PERIMETER WALL DETAIL
1/4" = 1'-0"

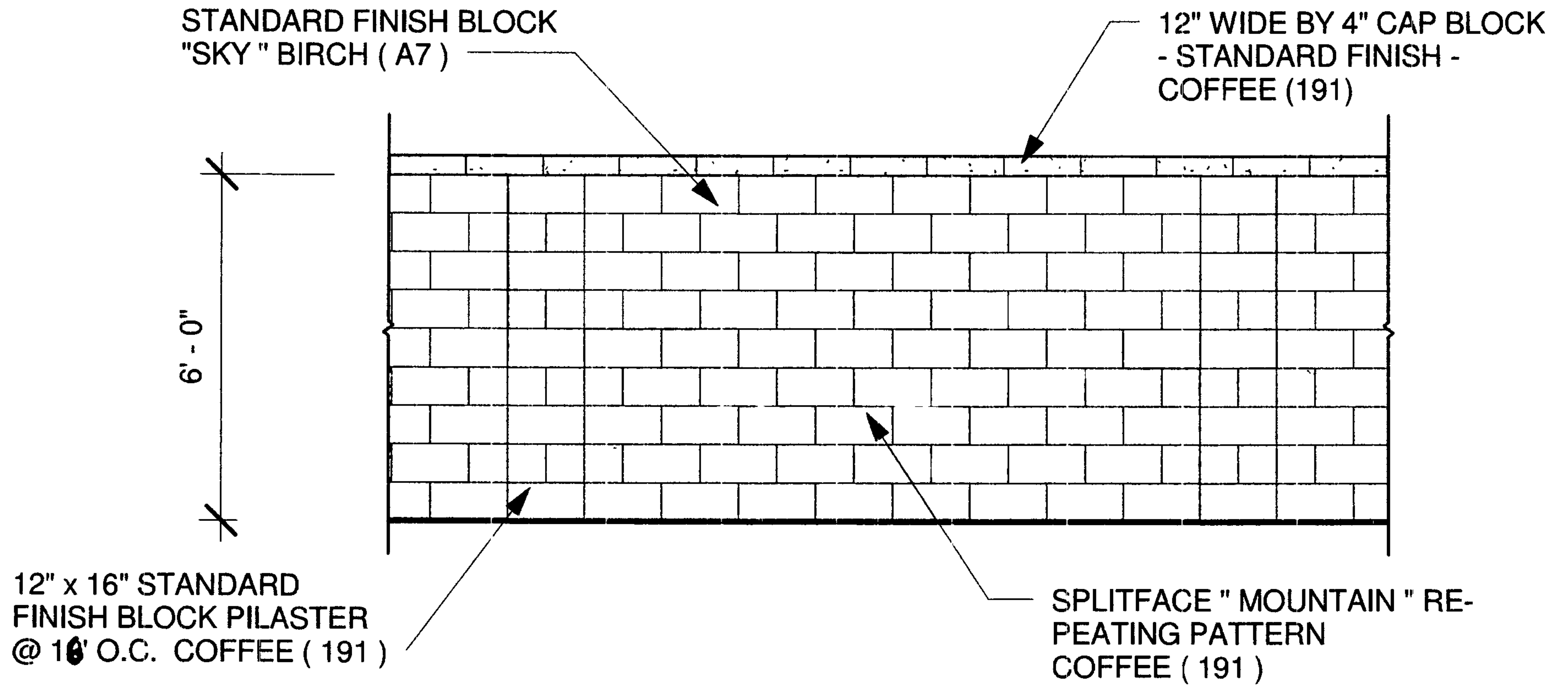


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SCREEN WALL DETAIL

NTS



3 PERIMETER WALL DETAIL
1/4" = 1'-0"



DRB PUBLIC HEARING SIGN IN SHEET

Project #: ~~70246~~ 1009881

Date: _____

NAME: JAY PARKS ADDRESS: 5135 High Desert Rd ZIP: 87111

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____



DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1009 881

Date: _____

NAME: Lyle E Randal ADDRESS: 3515 OAKLAND BL ZIP: 87130

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009881

TO: **Application No.** 04DRB70245

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

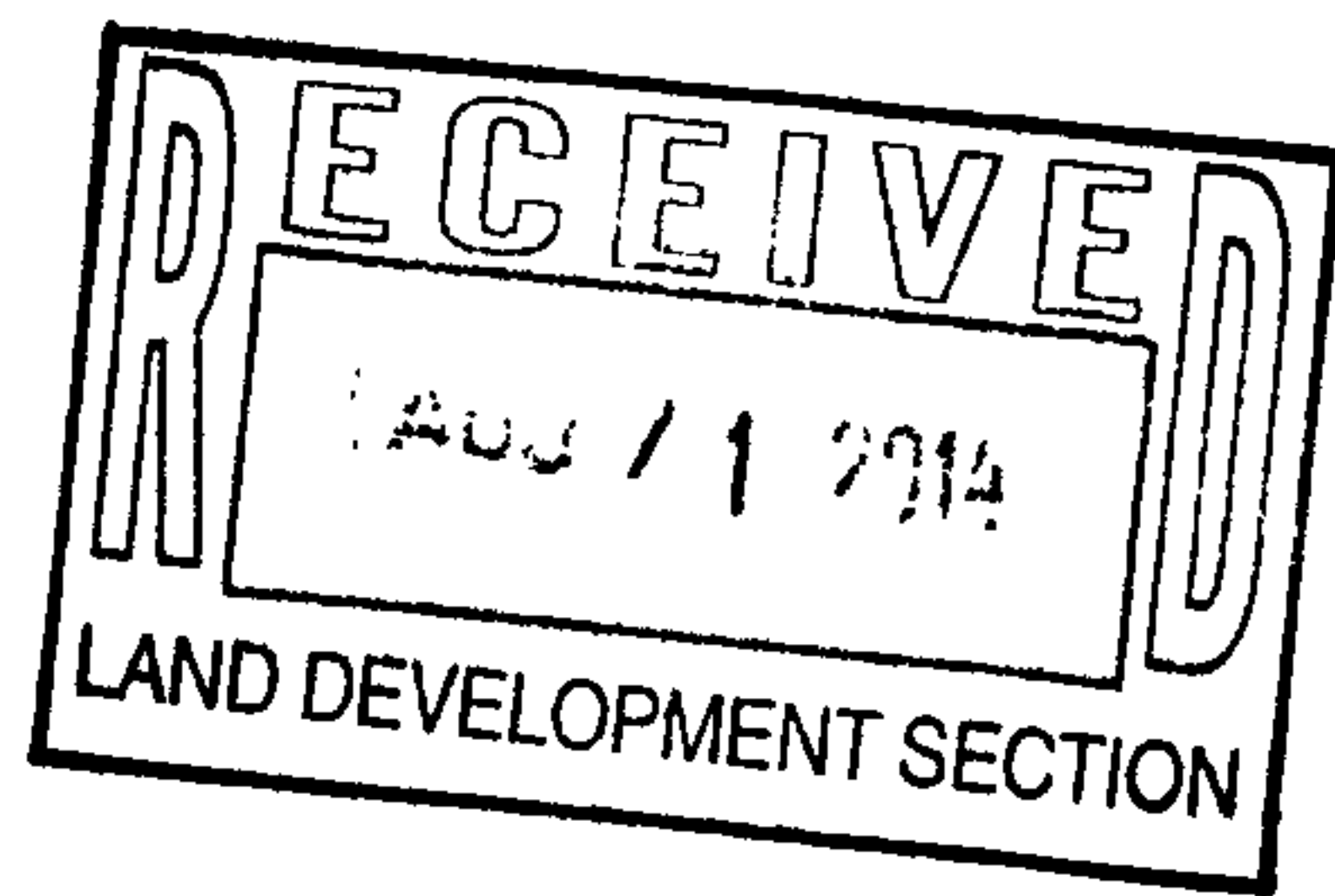
Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 8/6/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED PLANS AND INFRASTRUCTURE LIST

wrglby wrky



CONTACT NAME: _____

TELEPHONE: _____ **EMAIL:** _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

EAGLE CREST SUBDIVISION- PHASE-1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4-10&23-29, Block 28, North Albuquerque Acres, Tract A, Unit B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1									
<input type="text"/>	<input type="text"/>	24' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside)	Oakland ave	west property line	east property line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Oakland ave	existing	san pedro blvd	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Oakland ave	existing	san pedro blvd	/	/	/
<input type="text"/>	<input type="text"/>	30"	Storm drain	Oakland ave	San pedro blvd	west property line	/	/	/
<input type="text"/>	<input type="text"/>	30"	Storm drain	oakland	existing	East pl	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Coltons drive	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Coltons drive	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Coltons drive	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Soaring	lot 6	lot 10	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	Soaring	lot 6	lot 11	/	/	/
		8"	Sewerline	Soaring	lot 6	lot 11	/	/	/
		na	Temporary retention pond	West terminous Soaring	na	na	/	/	/
		5'	concrete pedestrian trail	tract C	Soaring Ave	Alameda Blvd	/	/	/
		12 5' F-E	Residential Road with Curb and Gutter including 6' wide Sidewalk (northside) to make ulimate half section of 32' F-F	Alameda blvd	west property line	east property line	/	/	/
		\$50,000	FEMA Letter of Map Resion	existing floodplain	affected lots	affected lots	/	/	/
		24"	Storm drain	alameda	existing inlet	10' past ROW	/	/	/
		10"	Waterline	Alameda Blvd	west property line	ease property line	/	/	/
		8"	Sewerline	Alameda Blvd	west property line	ease property line	/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 Engineers Certification of Grading required prior to release of SIA and Financial Guarantee

- 2 Internal sidewalks to be temporarily deferred per approved exhibit

- 3 This site is impacted by flood zone AO-1'. The financial guarantee will not be released until the LOMR is approved by FEMA

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

NAME (print)	DRB CHAIR - date	PARKS & RECREATION DEPARTMENT - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 25, 2014
DRB Comments**

ITEM # 5

PROJECT # 1009881

APPLICATION # 14-70169

**RE: Lot 4-10 & 23-29, Block 29, Tr. A Unit B, North Albuquerque
Acres**

An additional, internal roadway connection would eliminate up to two curb cuts on Signal (North I-25 Design Reg. 4.2.f.2). Pedestrian access to Alameda Blvd should be provided on the east side of the proposed subdivision for compliance with North I-25 Policy CD3. Refer to comments from Transportation Development and affected agencies plus any public hearing comments.

Item 5. APPROVAL PROCESS of the site plan needs to indicate that no further DRB review is required, and that a site plan, landscape plan and building elevations consistent with this site plan for subdivision may be submitted directly with building permit applications.

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



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009881

TO: **Application No.** 14DRB-70169

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6/25/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED PLANS PER OWNER COMMENTS

CONTACT NAME: _____

TELEPHONE: _____ **EMAIL:** _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

EAGLE CREST SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4-10&23-29, Block 28, North Albuquerque Acres, Tract A, Unit B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside)	Oakland ave	west property line	east property line	/	/	/
		10"	Waterline	Oakland ave	existing	san pedro blvd	/	/	/
		8"	Sewerline	Oakland ave	existing	san pedro blvd	/	/	/
		30"	Storm drain	Oakland ave	San pedro blvd	west property line	/	/	/
		30"	Storm drain	oakland	existing	East pl	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Dr	Oakland ave	Soaring Ave	/	/	/
		8"	Waterline	Aerie Dr	Oakland ave	Soaring Ave	/	/	/
		8"	Sewerline	Aerie Dr	Oakland ave	Soaring Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Shanes Dr	Oakland ave	Soaring Ave	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	Shanes Dr	Oakland ave	Soaring Ave	/	/	/
		8"	Sewerline	Shanes Dr	Oakland ave	Soaring Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Highcliff Dr	Oakland ave	Soaring Ave	/	/	/
		8"	Waterline	Highcliff Dr	Oakland ave	Soaring Ave	/	/	/
		8"	Sewerline	Highcliff Dr	Oakland ave	Soaring Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Coltons DR	Oakland ave	Soaring Ave	/	/	/
		8"	Waterline	Coltons DR	Oakland ave	Soaring Ave	/	/	/
		8"	Sewerline	Coltons DR	Oakland ave	Soaring Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Soaring Ave	East terminous	West terminous	/	/	/
		8"	Waterline	Soaring Ave	East terminous	West terminous	/	/	/
		8"	Sewerline	Soaring Ave	East terminous	West terminous	/	/	/
		24"	Storm drain	private stormdrain easement	w termious Soaring av	ex inlet Alameda blvd	/	/	/
		5'	concrete pedestrian trail	pedestrian access	Soaring Ave	Alameda Blvd	/	/	/
		\$50,000	FEMA Letter of Map Resion	existing floodplain Ao-1	affected lots	affected lots	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	12' F-E	Residential Road with Curb and Gutter including 6' wide Sidewalk (northside) to make ultimate half section of 30' F-F	Alameda blvd	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Alameda Blvd	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Alameda Blvd	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 Engineers Certification of Grading required prior to release of SIA and Financial Guarantee
- 2 Internal sidewalks to be temporarily deferred per approved exhibit
- 3 This site is impacted by flood zone AO-1' The financial guarantee will not be released until the LOMR is approved by FEMA

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

NAME (print)

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

INFRASTRUCTURE LIST

EXHIBIT "A"

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

EAGLE CREST SUBDIVISION

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<input type="text"/>	<input type="text"/>	24' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside)	Oakland ave	west property line	east property line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Oakland ave	existing	san pedro blvd	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Oakland ave	existing	san pedro blvd	/	/	/
<input type="text"/>	<input type="text"/>	30"	Storm drain	Oakland ave	San pedro blvd	west property line	/	/	/
<input type="text"/>	<input type="text"/>	30"	Storm drain	oakland	existing	East pl	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Aerie Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Aerie Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Shanes Dr	Oakland ave	Soaring Ave	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8"	Waterline	Shanes Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Shanes Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Highcliff Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Highcliff Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Highcliff Dr	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Coltons DR	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Coltons DR	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Coltons DR	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Soaring Ave	East terminous	West terminous	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Soaring Ave	East terminous	West terminous	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Soaring Ave	East terminous	West terminous	/	/	/
<input type="text"/>	<input type="text"/>	24"	Storm drain	private stormdrain easement	w termious Soaring av	ex inlet Alameda blvd	/	/	/
<input type="text"/>	<input type="text"/>	5'	concrete pedestrian trail	pedestrian access	Soaring Ave	Alameda Blvd	/	/	/
<input type="text"/>	<input type="text"/>	\$50,000	FEMA Letter of Map Resion	existing floodplain Ao-1	affected lots	affected lots	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	12' F-E	Residential Road with Curb and Gutter including 6' wide Sidewalk (northside) to make ultimate half section of 30' F-F	Alameda blvd	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Alameda Blvd	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Alameda Blvd	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009891

TO: ALL MEMBERS

Application No. 14 DRB-70164

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

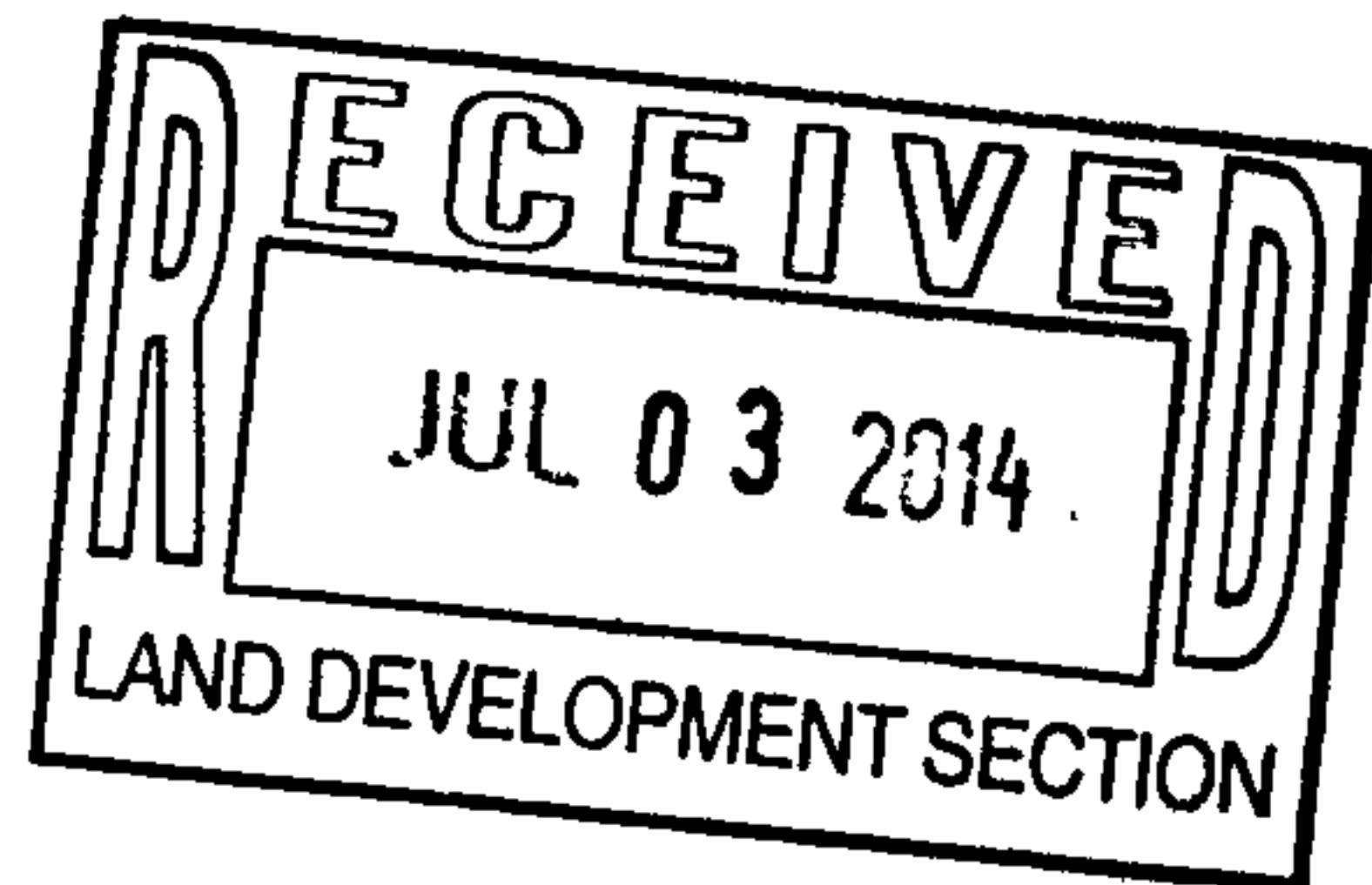
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 7/9/14

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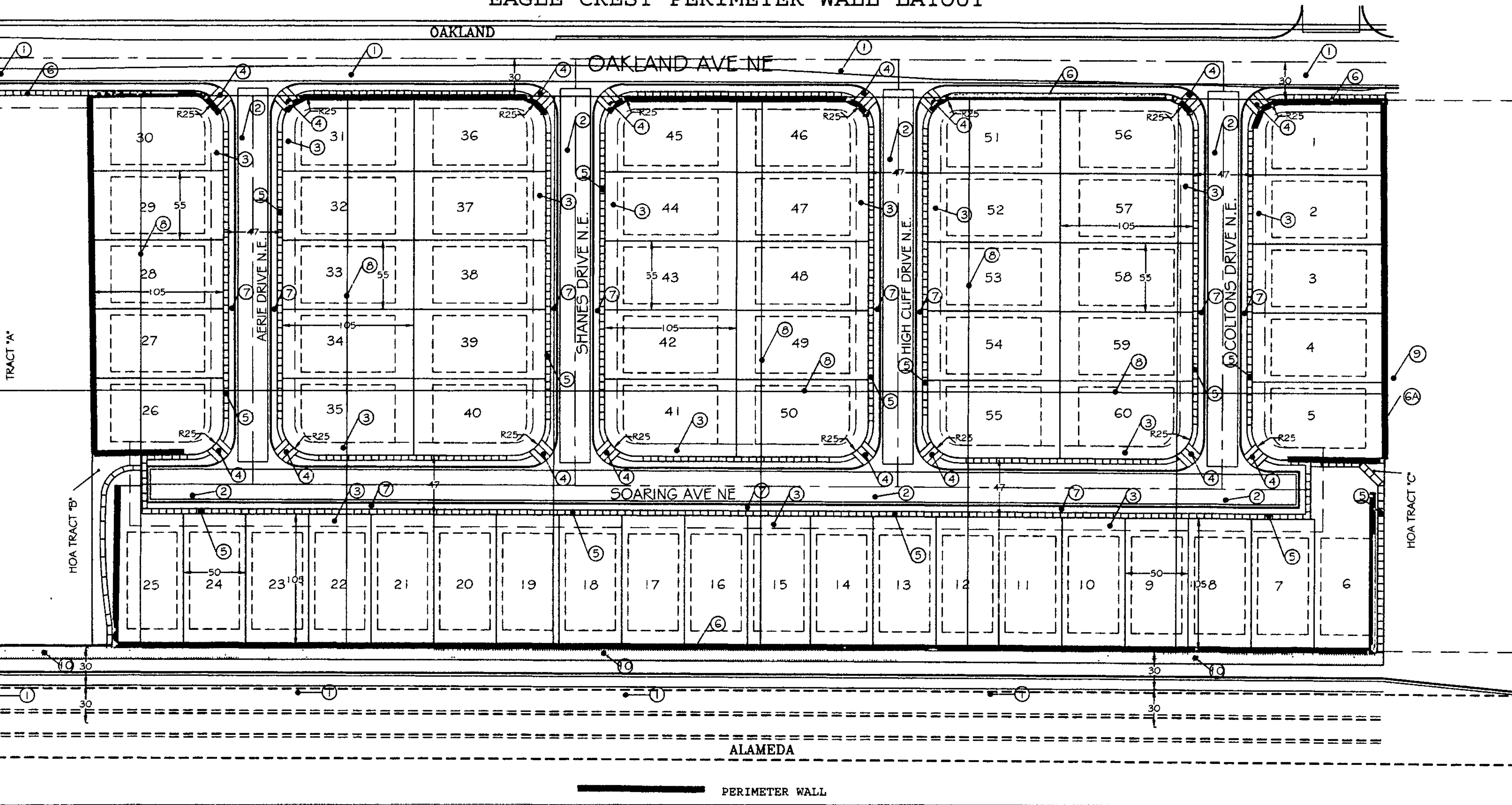
SUBMITTAL DESCRIPTION: Address (summary)



CONTACT NAME: David Sout

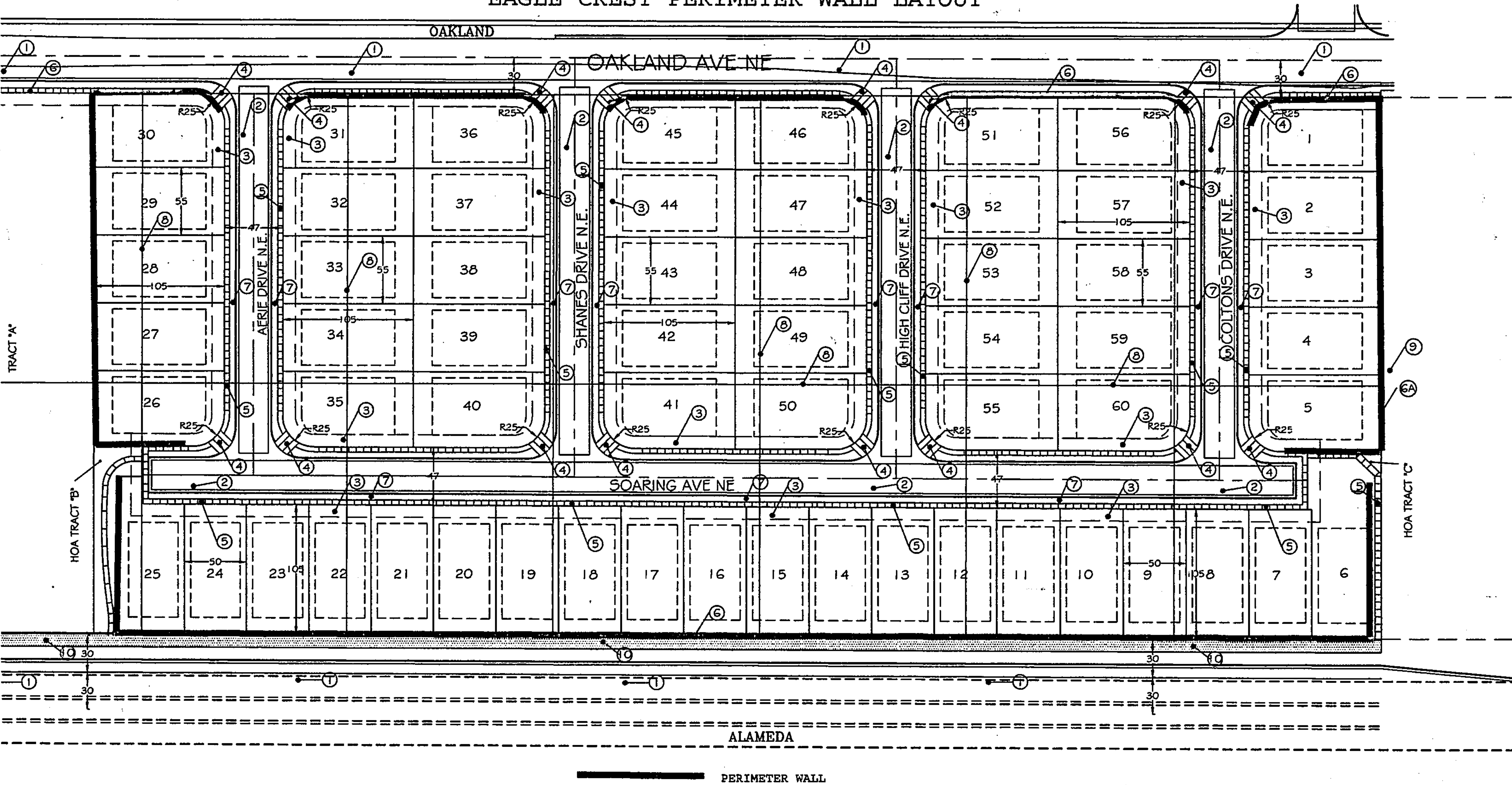
TELEPHONE: 321-9011 EMAIL: _____

EAGLE CREST PERIMETER WALL LAYOUT



PROJECT: 1009881
DATE: 8-6-14 (PP, TDS)

EAGLE CREST PERIMETER WALL LAYOUT



PROJECT: 1009881
DATE: 8-6-14 (P2, TDS)

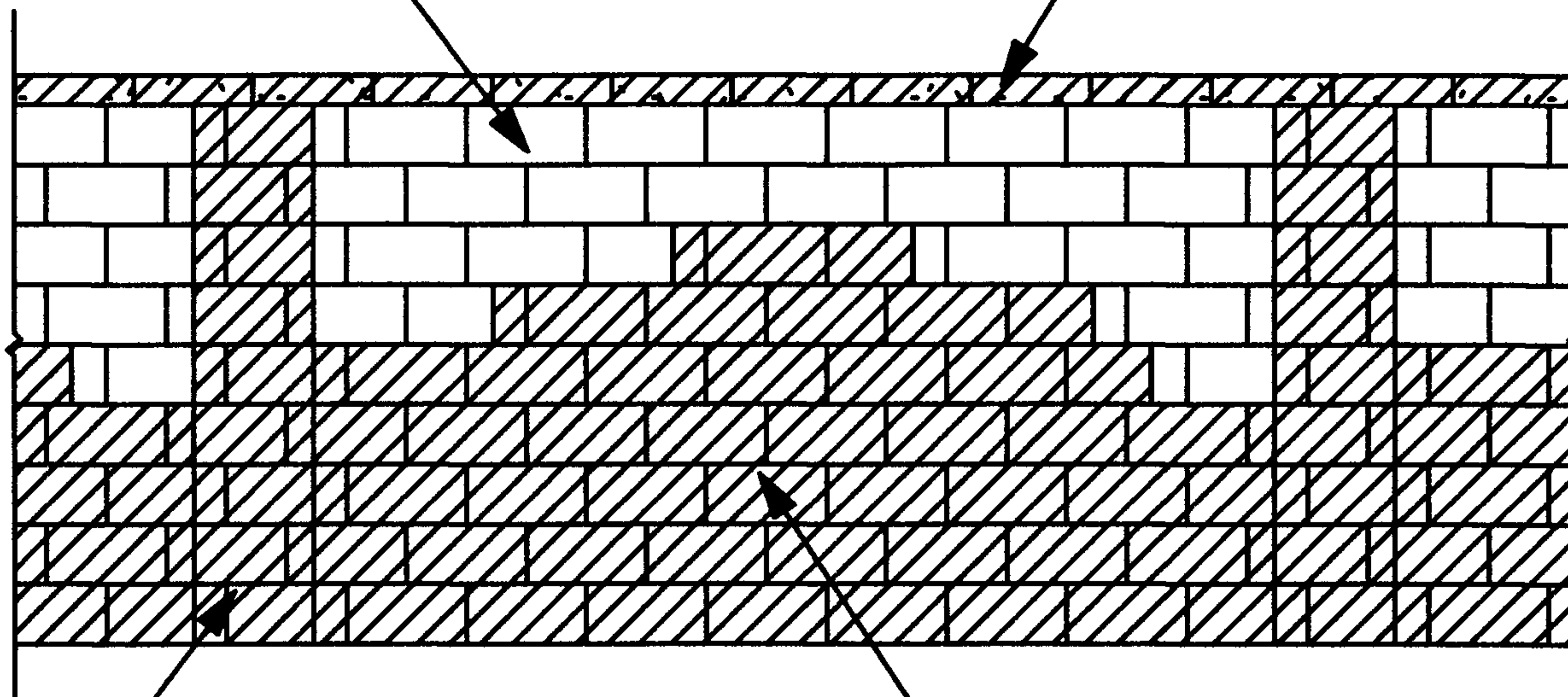
STANDARD TEXTURE "SKY"
BIRCH (A7)

12" WIDE BY 4" CAP BLOCK
COFFEE (191)

6'-0"

12" x 16" STANDARD
TEXTURE PILASTER
@ 12' O.C. COFFEE (191)

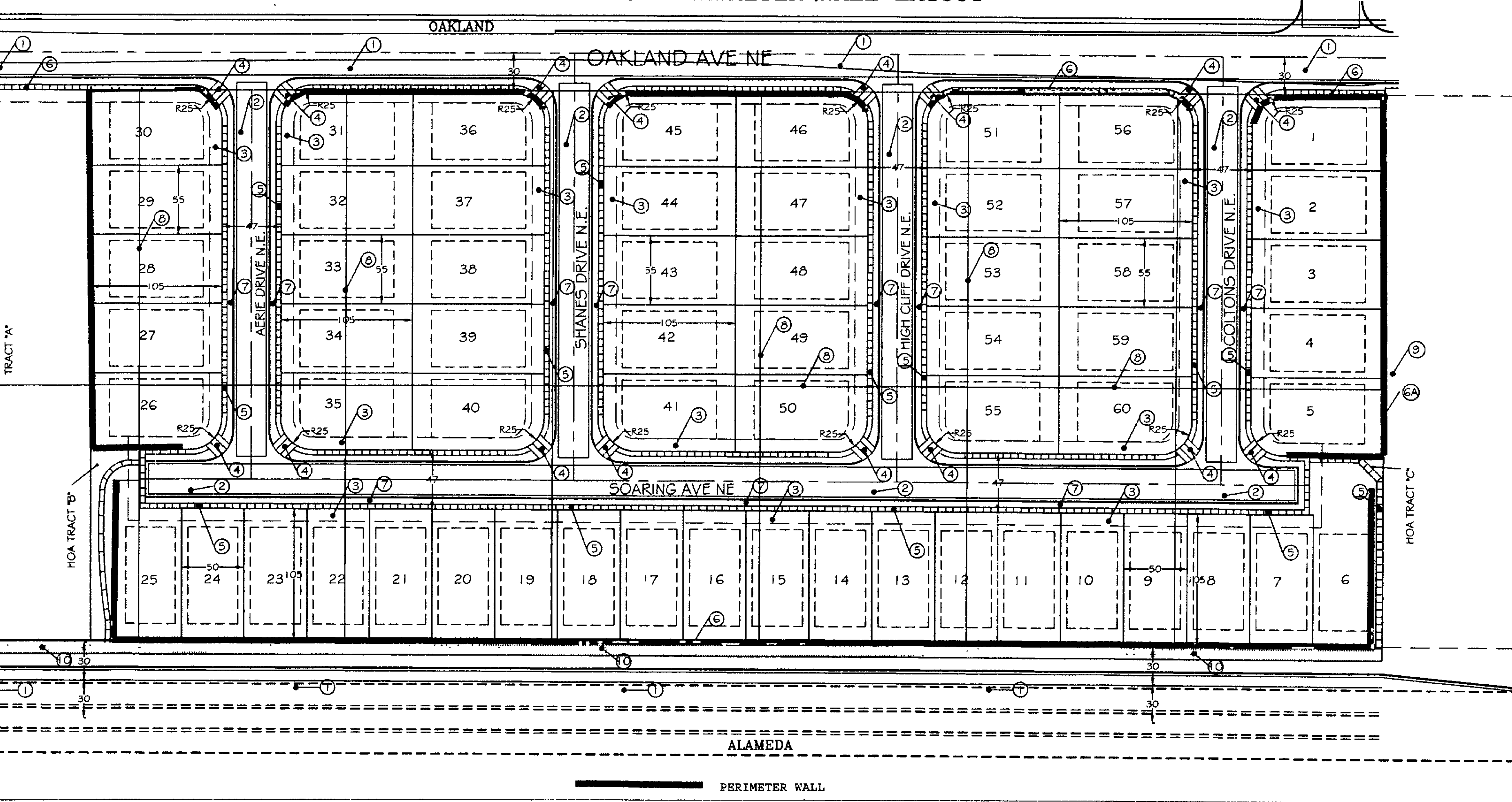
SPLITFACE "MOUNTAIN" RE-
PEATING PATTERN
COFFEE (191)



PERIMETER WALL

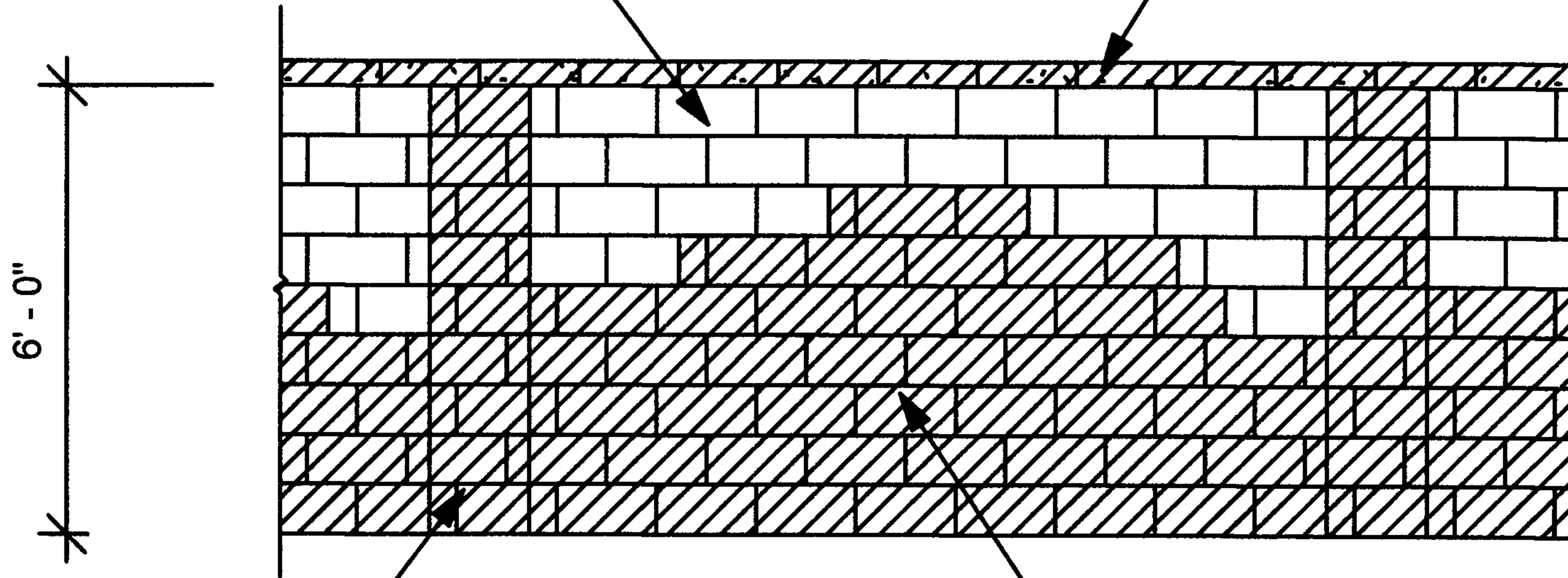
NTS

EAGLE CREST PERIMETER WALL LAYOUT



STANDARD TEXTURE "SKY"
BIRCH (A7)

12" WIDE BY 4" CAP BLOCK
COFFEE (191)



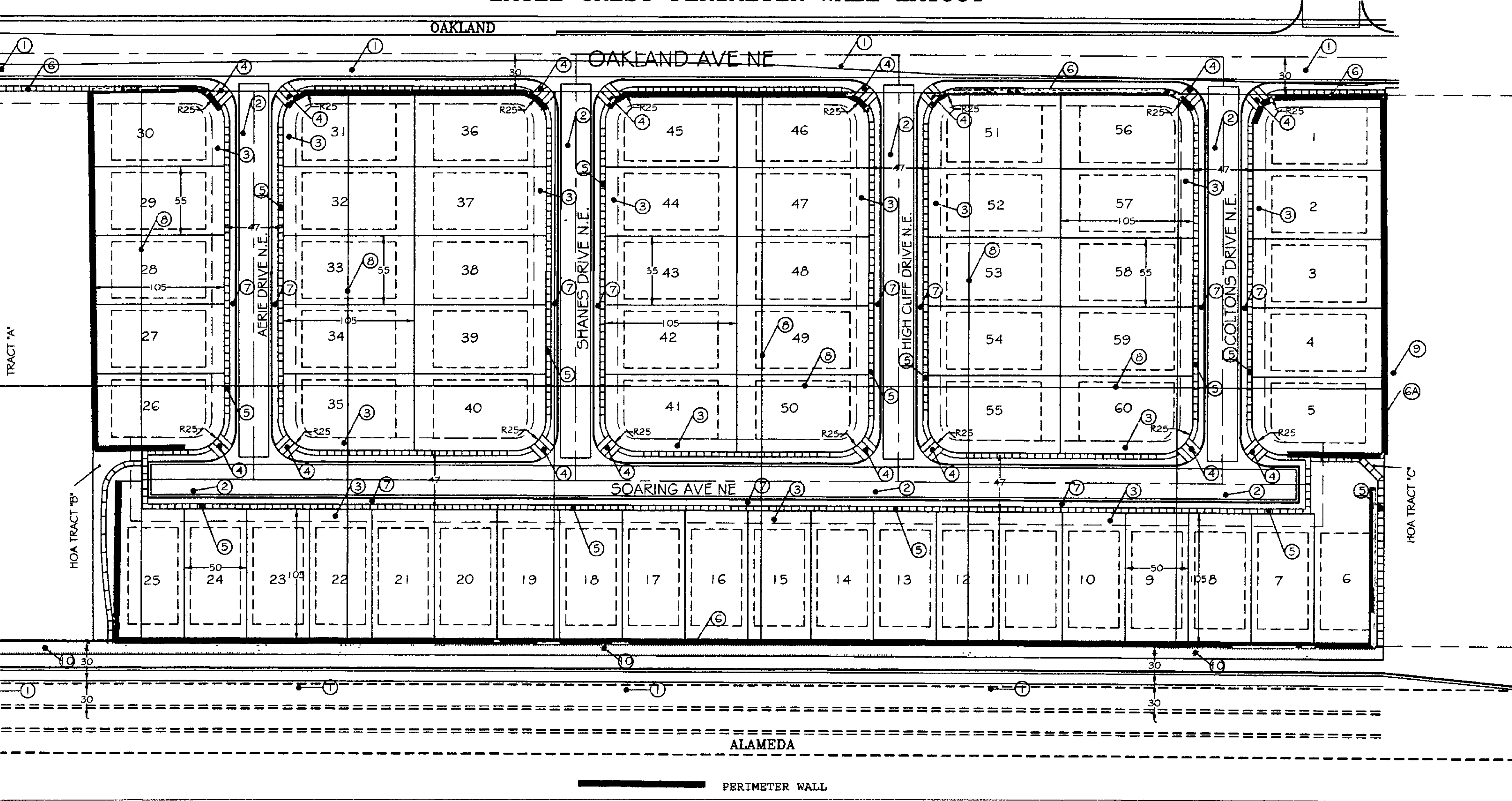
12" x 16" STANDARD
TEXTURE PILASTER
@ 12' O.C. COFFEE (191)

SPLITFACE "MOUNTAIN" RE-
PEATING PATTERN
COFFEE (191)

PERIMETER WALL

NTS

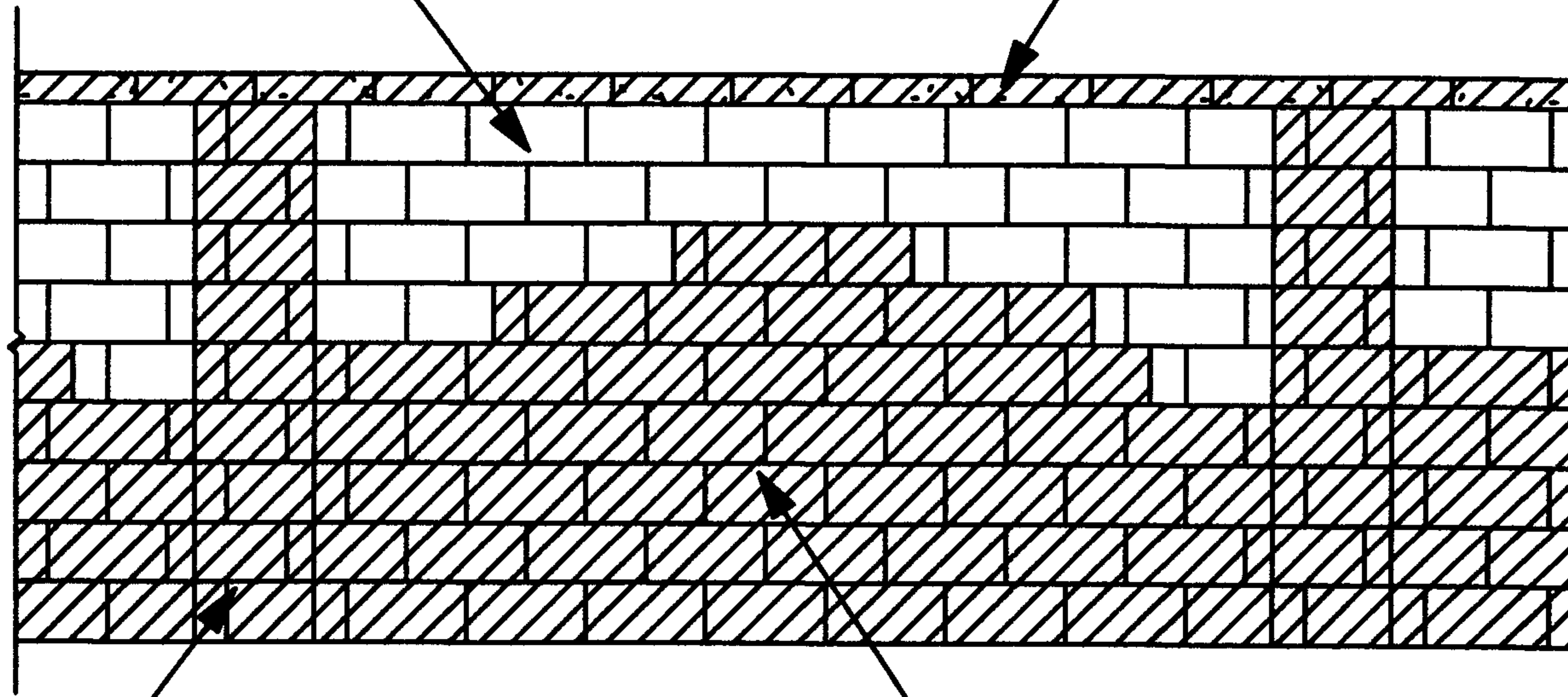
EAGLE CREST PERIMETER WALL LAYOUT



STANDARD TEXTURE "SKY"
BIRCH (A7)

12" WIDE BY 4" CAP BLOCK
COFFEE (191)

6'-0"



12" x 16" STANDARD
TEXTURE PILASTER
@ 12' O.C. COFFEE (191)

SPLITFACE "MOUNTAIN" RE-
PEATING PATTERN
COFFEE (191)

PERIMETER WALL

NTS

August 6, 2014

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

**RE: PREVIOUSLY APPROVED (WITH DELIGATION) SITE PLAN FOR SUBDIVISION
AND PRELIMINARY PLAN
Eagle Crest Subdivision
Project # 1009881
DRB# 13DRB70744,13DRB70806
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests withdrawal of the previously approved site plan for subdivision and preliminary plat. The developers of the site have chosen a new layout and phasing requirements. The current Site Plan and preliminary plat are being reviewed by the DRB, and will replace the previous approved plans

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

INFRASTRUCTURE LIST

EXHIBIT "A"

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

EAGLE CREST SUBDIVISION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1									
<input type="text"/>	<input type="text"/>	24' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside)	Oakland ave	west property line	east property line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Oakland ave	existing	san pedro blvd	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Oakland ave	existing	san pedro blvd	/	/	/
<input type="text"/>	<input type="text"/>	30"	Storm drain	Oakland ave	San pedro blvd	west property line	/	/	/
<input type="text"/>	<input type="text"/>	30"	Storm drain	oakland	existing	East pl	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Coltons drive	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Coltons drive	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Coltons drive	Oakland ave	Soaring Ave	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Soaring	lot 6	lot 10	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	Soaring	lot 6	lot 11	/	/	/
		8"	Sewerline	Soaring	lot 6	lot 11	/	/	/
		na	Temporary retention pond	West terminous Soaring	na	na	/	/	/
		5'	concrete pedestrian trail	tract C	Soaring Ave	Alameda Blvd	/	/	/
		12.5' F-E	Residential Road with Curb and Gutter including 6' wide Sidewalk (northside) to make ulimate half section of 32' F-F	Alameda blvd	west property line	east property line	/	/	/
		\$50,000	FEMA Letter of Map Resion	existing floodplain	affected lots	affected lots	/	/	/
		24"	Storm drain	alameda	existing inlet	10' past ROW	/	/	/
		10"	Waterline	Alameda Blvd	west property line	ease property line	/	/	/
		8"	Sewerline	Alameda Blvd	west property line	ease property line	/	/	/
PHASE 2									
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Highcliff	Oakland ave	Soaring Ave	/	/	/
		8"	Waterline	Highcliff	Oakland ave	Soaring Ave	/	/	/
		8"	Sewerline	Highcliff	Oakland ave	Soaring Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Soaring	lot 10	lot 16	/	/	/
		8"	Waterline	Soaring	lot 10	lot 16	/	/	/
		8"	Sewerline	Soaring	lot 10	lot 16	/	/	/

		na	Temporary retention pond	West terminous Soaring	na	na	/	/	/
PHASE 3									
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Shanes Drive	Oakland ave	Soaring Ave	/	/	/
		8"	Waterline	Shanes Drive	Oakland ave	Soaring Ave	/	/	/
		8"	Sewerline	Shanes Drive	Oakland ave	Soaring Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Soaring	lot15	lot 21	/	/	/
		8"	Waterline	Soaring	lot15	lot 21	/	/	/
		8"	Sewerline	Soaring	lot15	lot 21	/	/	/
		na	Temporary retention pond	West terminous Soaring	na	na	/	/	/
PHASE 4									
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie	Oakland ave	Soaring Ave	/	/	/
		5'	concrete pedestrian trail	Tract b	Soaring Ave	Alameda Blvd	/	/	/
		8"	Waterline	Aerie	Oakland ave	Soaring Ave	/	/	/
		8"	Sewerline	Aerie	Oakland ave	Soaring Ave	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Soaring	lot20	tract B	/	/	/
		8"	Waterline	Soaring	lot20	tract B	/	/	/
		8"	Sewerline	Soaring	lot20	tract B	/	/	/
		24"	Storm drain	Tract B	Alameda	soaring	/	/	/

SIA Sequence # _____	COA DRC Project # _____	Size _____	Type of Improvement _____	Location _____	From _____	To _____	Private Inspector ____/____/____	City Inspector ____/____/____	City Cnst Engineer ____/____/____
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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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Lots 4-10&23-29, Block 28, North Albuquerque Acres, Tract A, Unit B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside)	Oakland ave	west property line	east property line	/	/	/
		10"	Waterline	Oakland ave	existing	san pedro blvd	/	/	/
		8"	Sewerline	Oakland ave	existing	san pedro blvd	/	/	/
		30"	Storm drain	Oakland ave	San pedro blvd	west property line	/	/	/
		8"	Waterline	public water, sewer stormdrain easement	Oakland ave	soaring lane	/	/	/
		8"	Sewerline	public water, sewer stormdrain easement	Oakland ave	soaring lane	/	/	/
		30"	Storm drain	Oakland ave	East property line	Lot 56	/	/	/
		8"	Waterline	High Cliff Way	Oakland ave	soaring lane	/	/	/
		24"	Storm drain	High Cliff Way	Oakland ave	soaring lane	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring lane	Shanes way	Coltons way	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring lane	Shanes way	West Terminous	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring lane	Coltons way	East Terminous	/	/	/
		8"	Waterline	soaring lane	east terminous	west terminous	/	/	/
		8"	Sewerline	soaring lane	east terminous	west terminous	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Lane	Shanes way	Coltons way	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Lane	Shanes way	West Terminous	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Lane	Coltons way	East Terminous	/	/	/
		8"	Waterline	Aerie Lane	east terminous	west terminous	/	/	/
		8"	Sewerline	Aerie Lane	east terminous	west terminous	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Shanes way	soaring lane	Aerie Lane	/	/	/
		8"	Waterline	Shanes way	soaring lane	Aerie Lane	/	/	/
		8"	Sewerline	Shanes way	soaring lane	Aerie Lane	/	/	/
		24"-30"	Storm drain	private stormdrain easement	Aerie Lane	Oakland ave	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Coltons way	soaring lane	Aerie Lane	/	/	/
		8"	Waterline	Coltons way	soaring lane	Aerie Lane	/	/	/
		8"	Sewerline	Coltons way	soaring lane	Aerie Lane	/	/	/
		12' F-E	Residential Road with Curb and Gutter including 6' wide Sidewalk (northside)	Alameda blvd	west property line	ease property line	/	/	/
		10"	to make ulimate half section of 30' F-F Waterline	Alameda Blvd	west property line	ease property line	/	/	/
		8"	Sewerline	Oakland ave	west property line	ease property line	/	/	/
		5'	asphalt pedestrian trail	pedestrian access easement	Aerie Lane	Alameda Blvd	/	/	/
		48' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	High Cliff Way	Oakland ave	soaring lane	/	/	/
		NA	Private Drainage covenant	all on site storm drain	inlets	outlets	/	/	/
		18"-24"	Storm drain	Aerie Lane stormdrain easement	Lot 1 block 2	offsite stormdrain easement	/	/	/
		18"-24"	Storm drain	Soaring Lane stormdrain easement	Lot 1 block 2	offsite stormdrain easement	/	/	/
		\$50,000	FEMA Letter of Map Resion	existing floodplain Ao-1	affected lots	affected lots	/	/	/
							/	/	/
							/	/	/

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

In Situ →

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 Sore
 Applicant name (print)
DS
 Applicant signature / date



Form revised October 2007

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

Application case numbers
14NRB-70243

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

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

David Sale
 _____ Applicant name (print)
 _____ Applicant signature / date



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

Application case numbers
 14DRB - 70246

Form revised 4/07
 _____ Planner signature / date
 Project # 1009881

7-11-14

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.

(Applicant or Agent) _____ (Date)

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

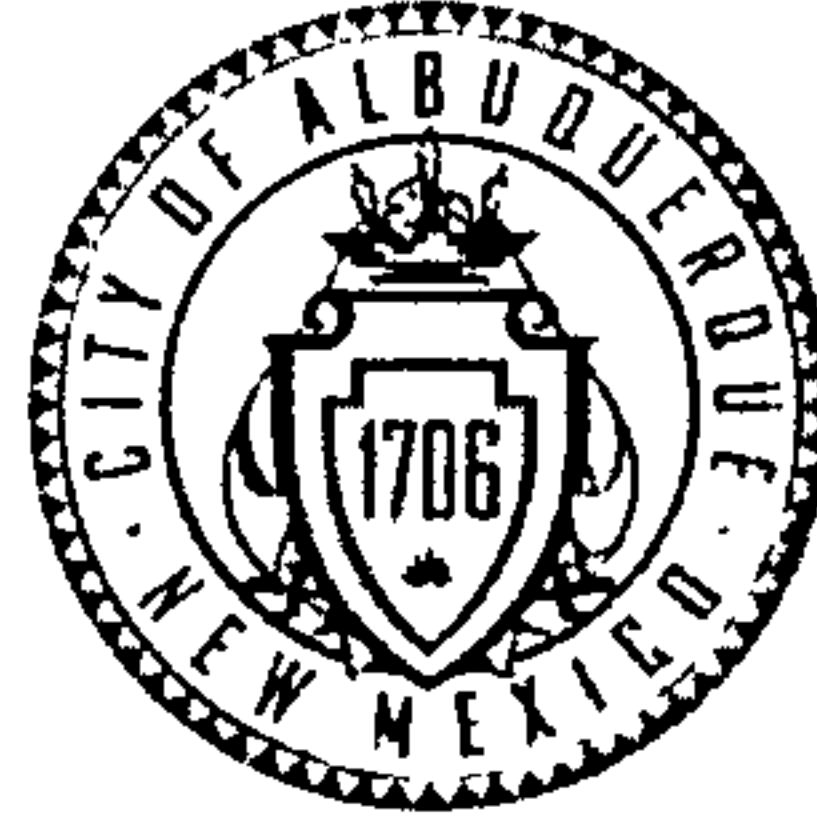
APN Fee \$75.00

Conflict Mgmt Fee \$20.00

DRB Actions \$1,465.00

TOTAL: \$1,560.00

City of Albuquerque Treasury
Date: 7/11/2014 Office: AMHEX
Stat ID: W5000007 Cashier: TRSCXG
Batch: 3920 Trans #: 23
Permit: 2014070245
Receipt Num: 00211125
Payment Total: \$1,560.00
0900 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

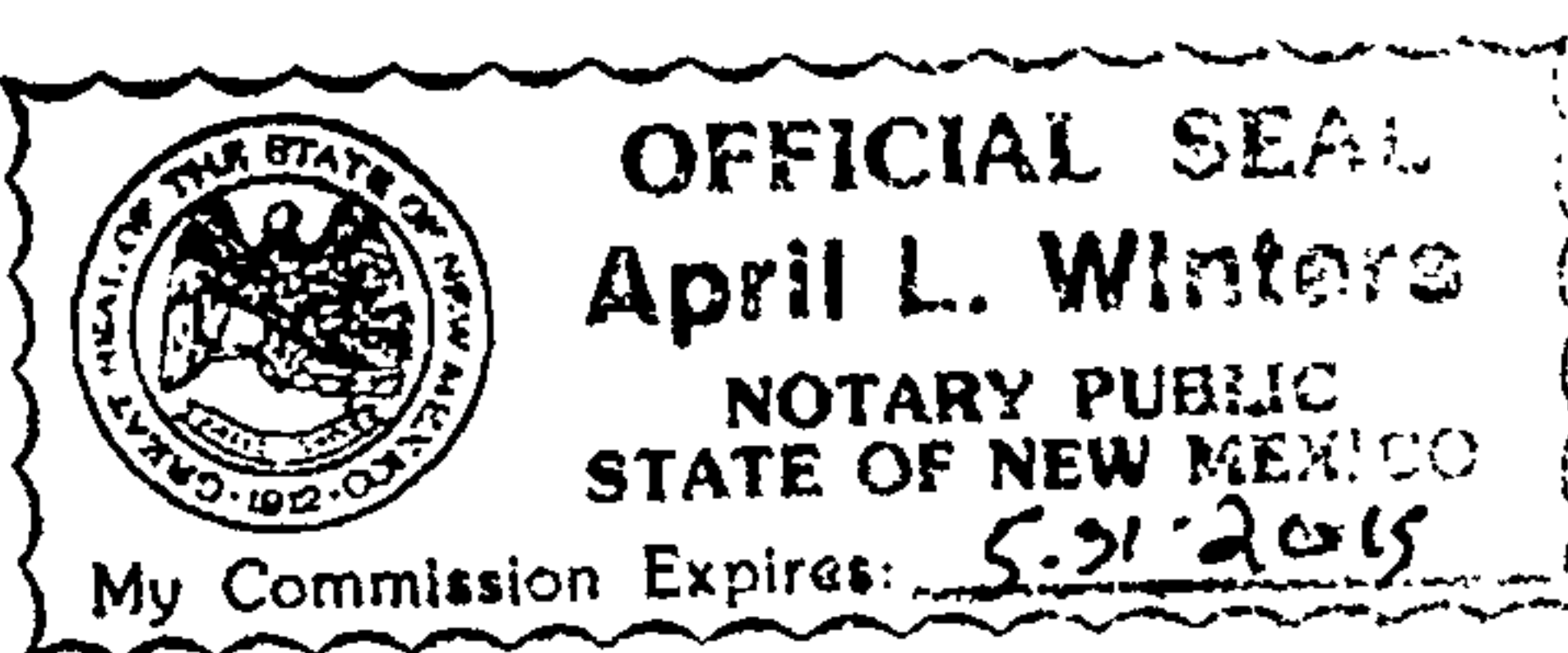
Planner / Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec 11, 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)  OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5.31.2015

July 11, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd 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

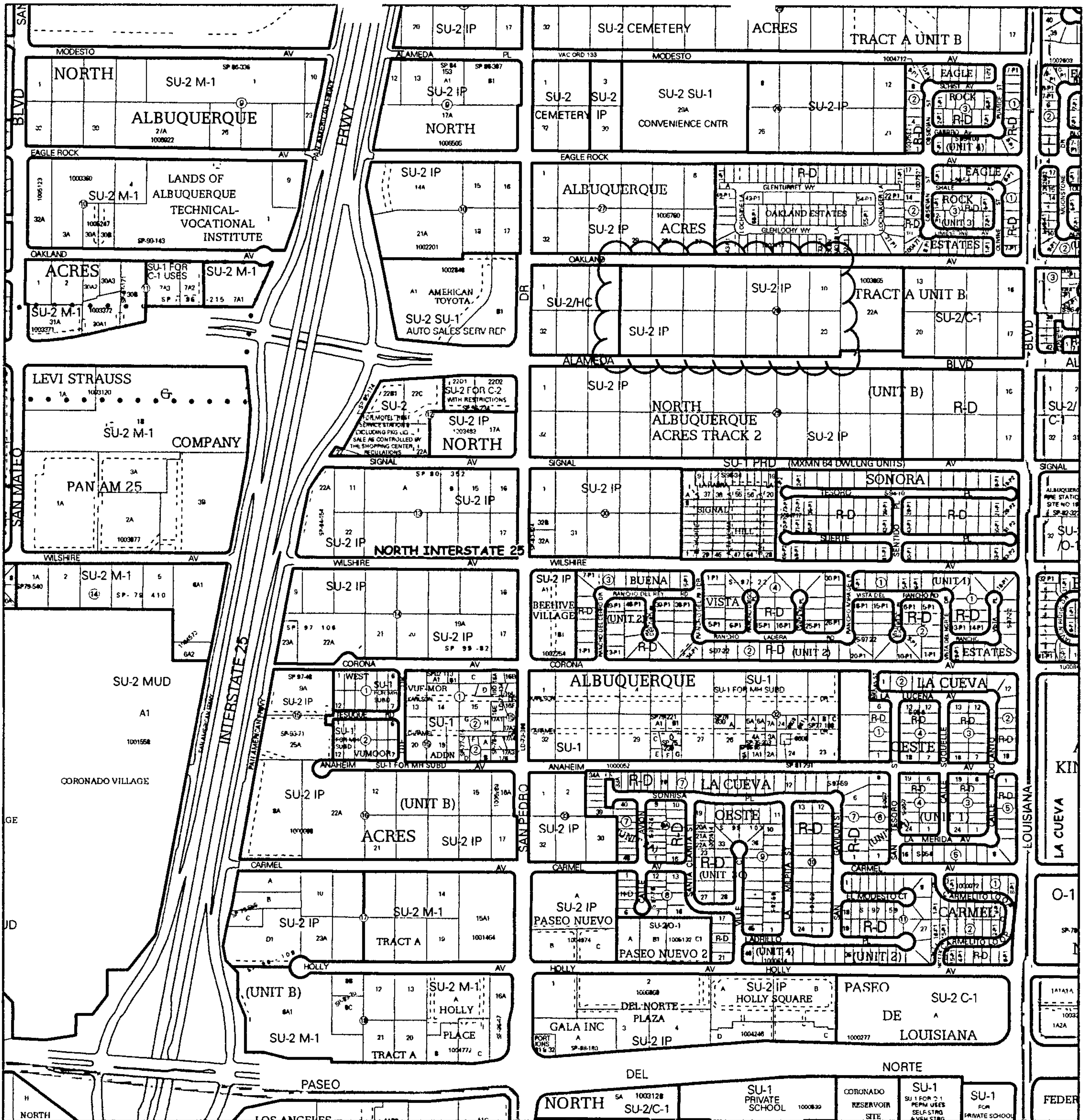
Cc;

Jeff Peterson,
7800 Eagle Rock NE
Albuquerque NM 87122

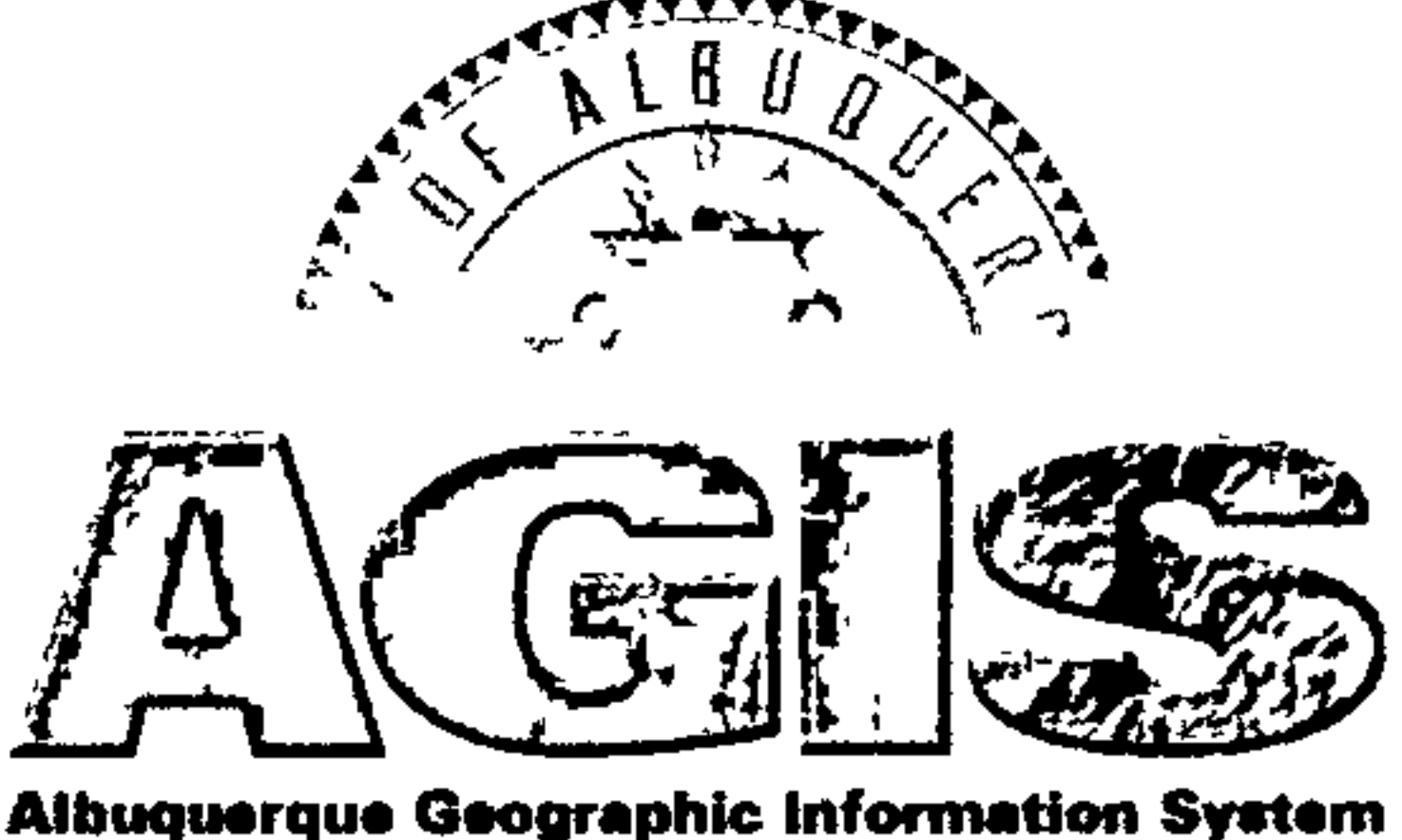
Joe Yardumian
7801 RC Gorman NE
Albuquerque, NM 87122

Peggy Neff
8305 Calle Sequelle
Albuquerque, 87113

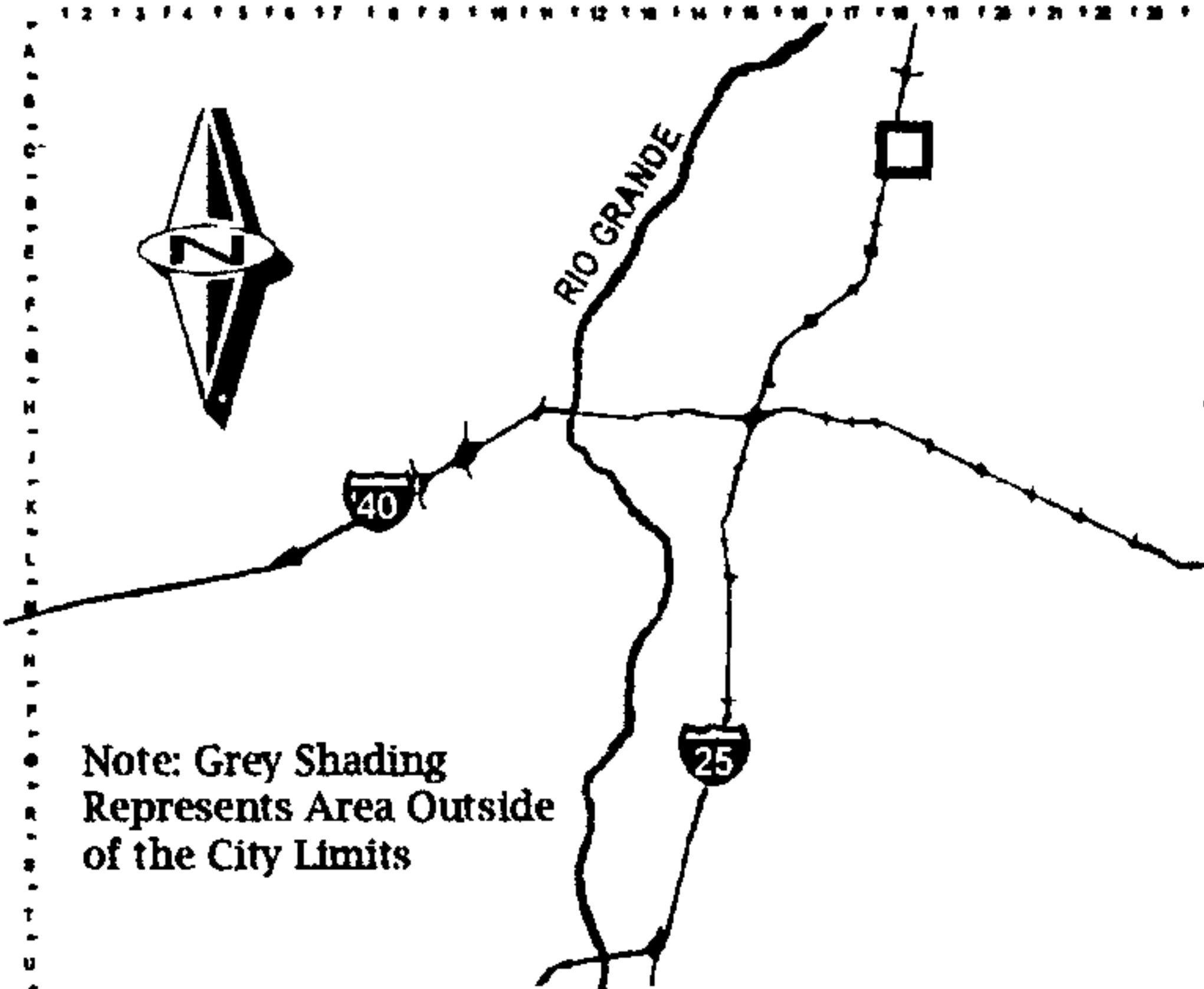
Brenda Holley
8208 Santa Clarita NE
Albuquerque, NM 87113



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





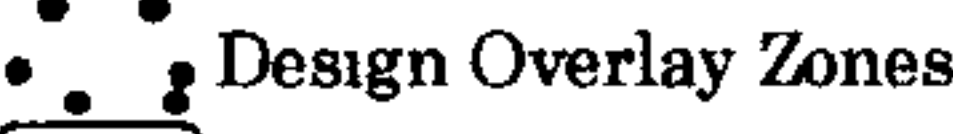



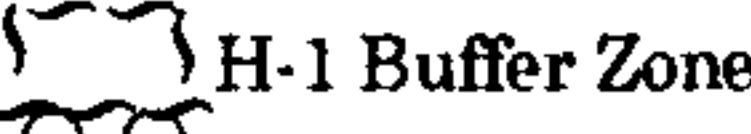

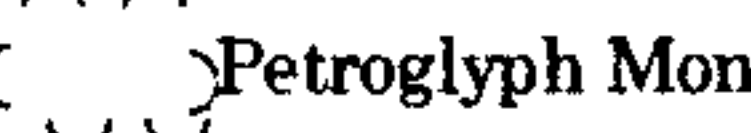
Map amended through: 2/4/2010



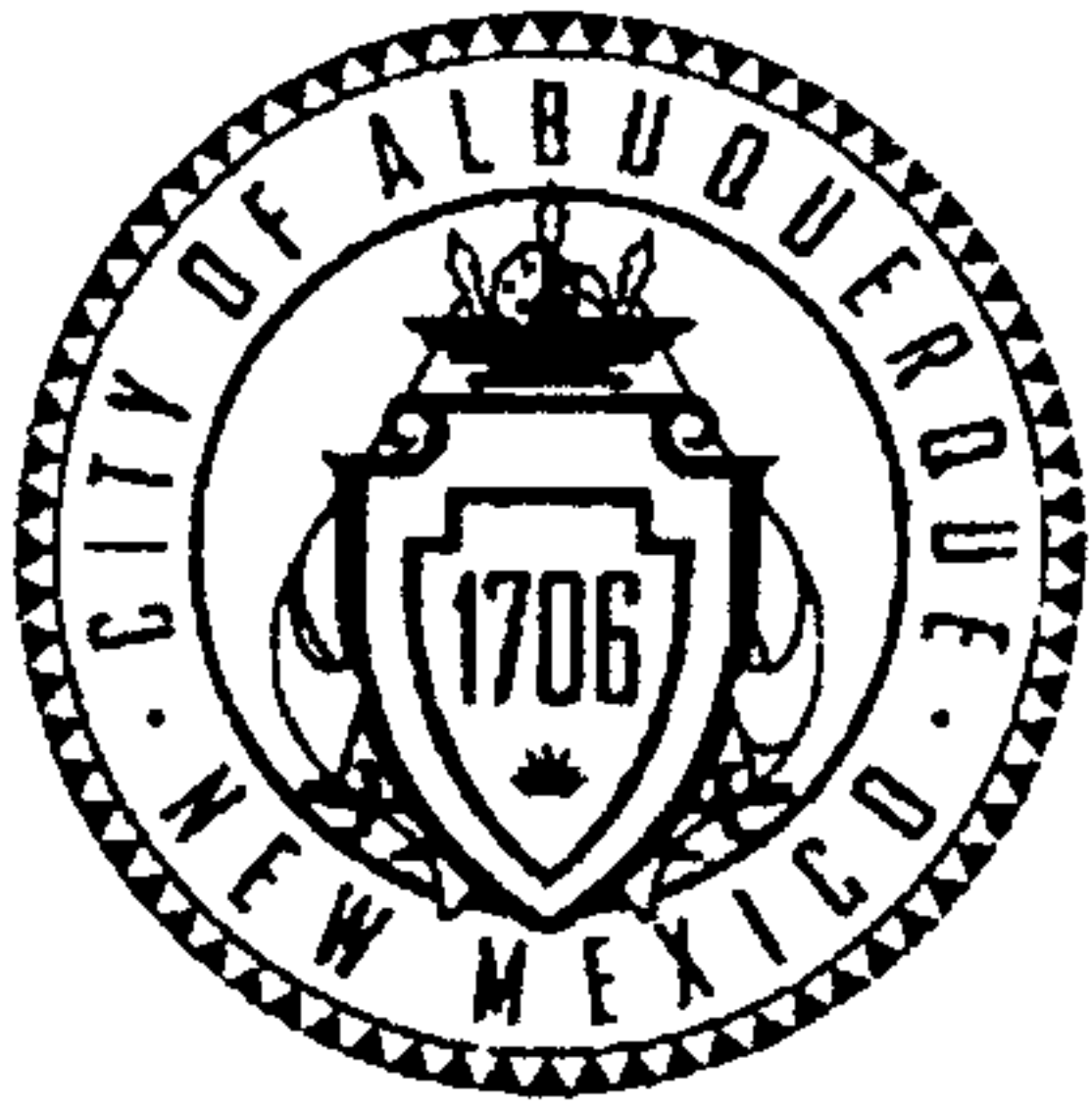
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet



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

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

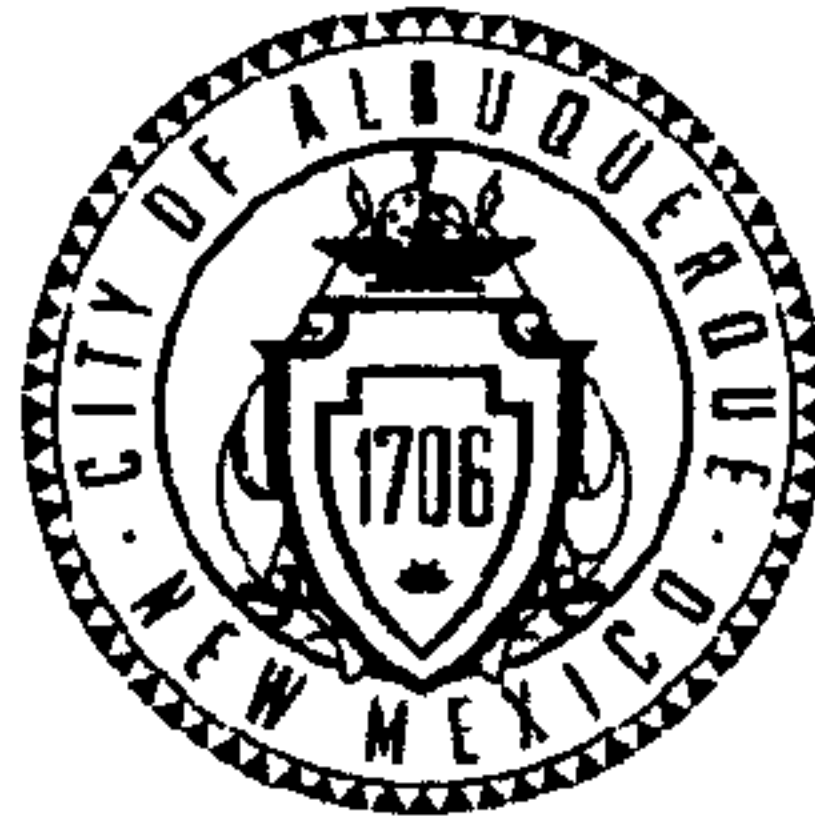
SITE VISIT: n/a

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

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 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.

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 2nd street NW
Albuquerque, NM 87102

Letter Sent
to neighbors.

**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

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ALBUQUERQUE, NM 87122 OFFICIAL USE

Postage	\$ 0.70
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.70



Sent To: Joe Yurdumian
 Street, Apt. No., or PO Box No.: 7801 RL Gorman
 City, State, ZIP+4: ALB NM 87127

PS Form 3800, August 2006 See Reverse for Instructions

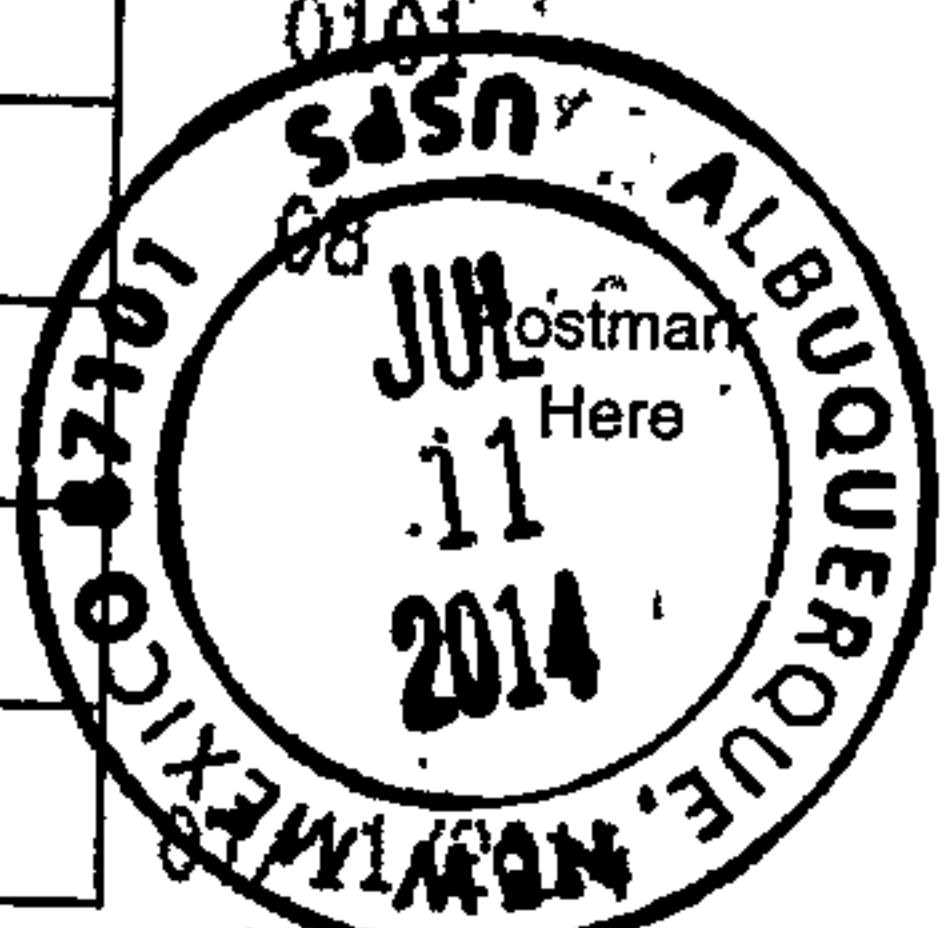
7013 1090 0002 4289 3913

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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To: Peggy Neff
 Street, Apt. No., or PO Box No.: 8305 Calle Segulli
 City, State, ZIP+4: ALB NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0002 4289 3937

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To: Brenda Halley
 Street, Apt. No., or PO Box No.: 8208 Santa Clara
 City, State, ZIP+4: ALB NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

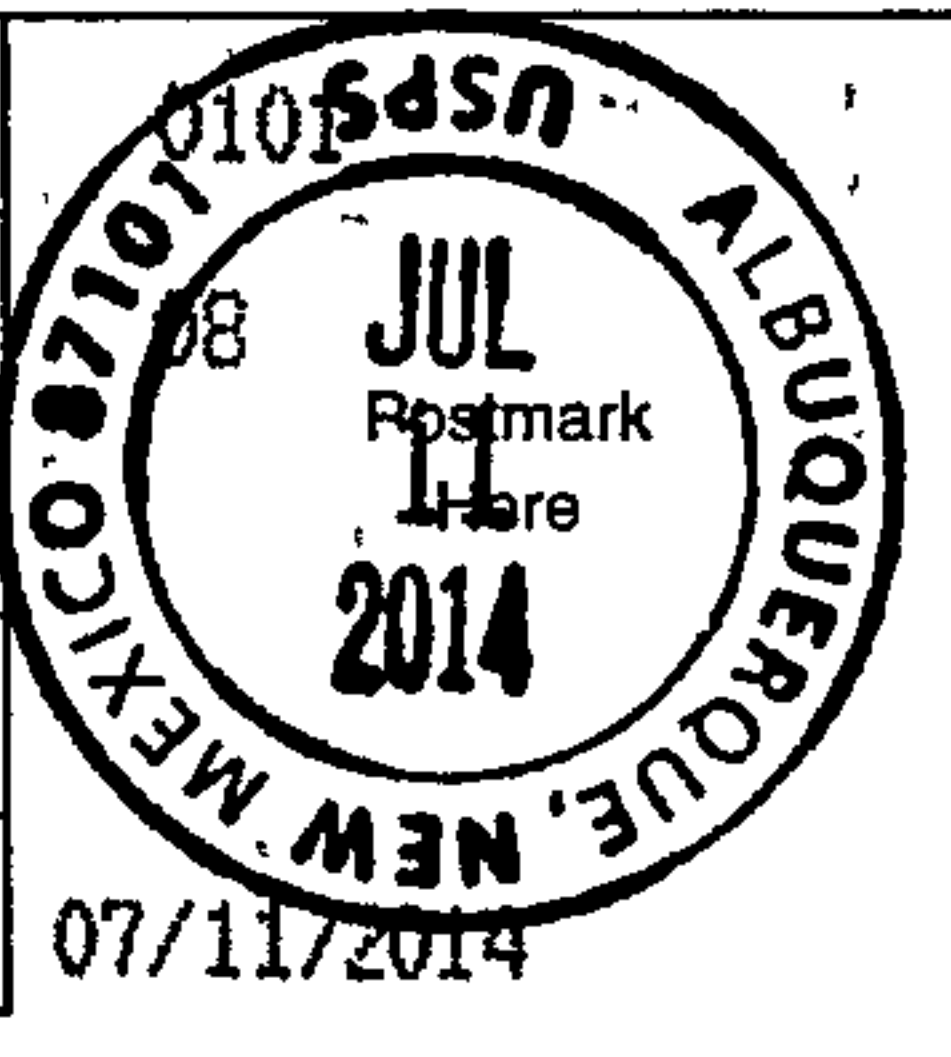
7013 1090 0002 4289 3920

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.70



Sent To: Jeff Peterson
 Street, Apt. No., or PO Box No.: 7800 Eagle Rock
 City, State, ZIP+4: ALB NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

PROJECT #
1009881

AUGUST 6. 2014

PP
TDS



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

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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, INVESTMENTS PHONE: _____
 ADDRESS: 6501 EAGLE ROCK NE FAX: _____
 CITY: ALB STATE NM ZIP 87133 E-MAIL: _____
 Proprietary interest in site: SOLE List all owners: _____

DESCRIPTION OF REQUEST: SIDEWALK VARIANCE

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: 28 Unit: B
 Subdiv/Addn/TBKA: NORTH ALB ACRES TRACT A
 Existing Zoning: SU2-IP Proposed zoning: SU2-IP 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.): 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 BLVD NE
 Between: SAN PEDRO NE and LOUISIANNA NE

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

SIGNATURE [Signature] DATE 5/15/14
 (Print Name) DAVID SOULE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70169</u>	<u>SPS</u>		<u>\$ 365.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				<u>\$ 480.00</u>

Hearing date June 11, 2014

[Signature] 5-16-14
 Staff signature & Date

Project # 1009881

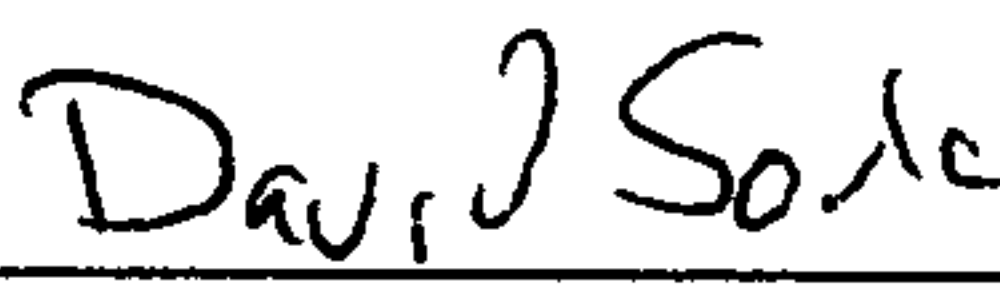

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB - Site Plan - North I-25 Sector Plan
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

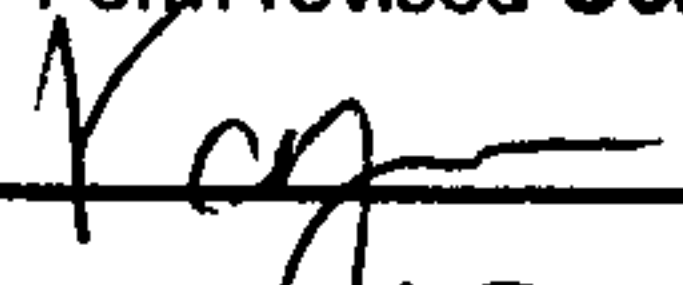

 _____ Applicant name (print)

 _____ Applicant signature / date



Form revised October 2007

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

Application case numbers
 14DRB- _____ -70169
 _____ - _____
 _____ - _____


 _____ 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 May 27, 2014 To ~~June 11, 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.

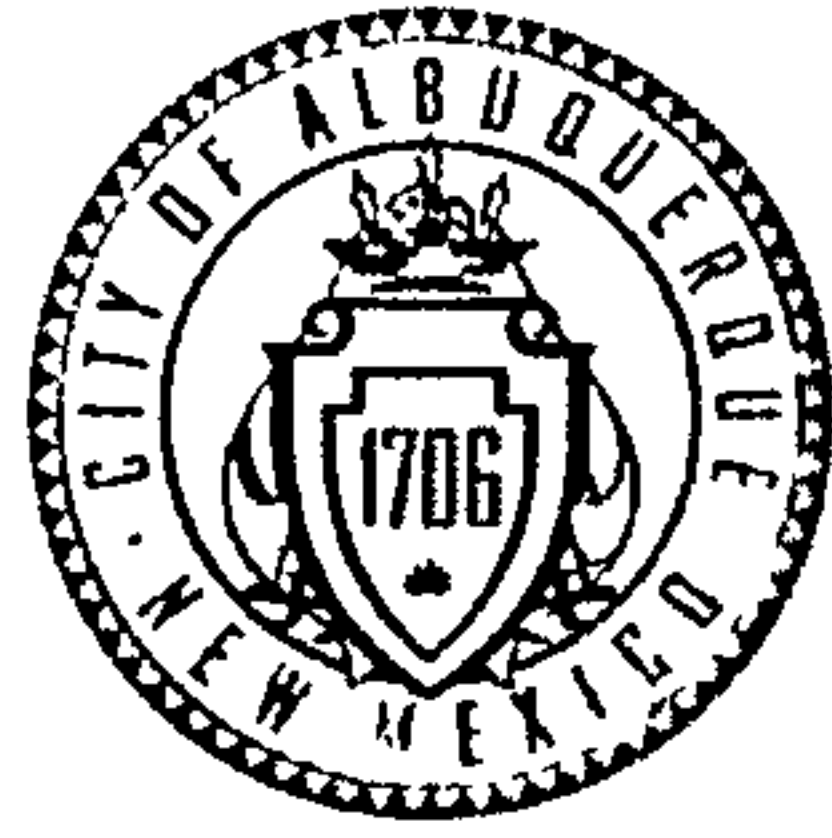
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

DM
(Applicant or Agent)

5/16/14
(Date)

I issued 2 signs for this application, 5-16-2014 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1009881



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*

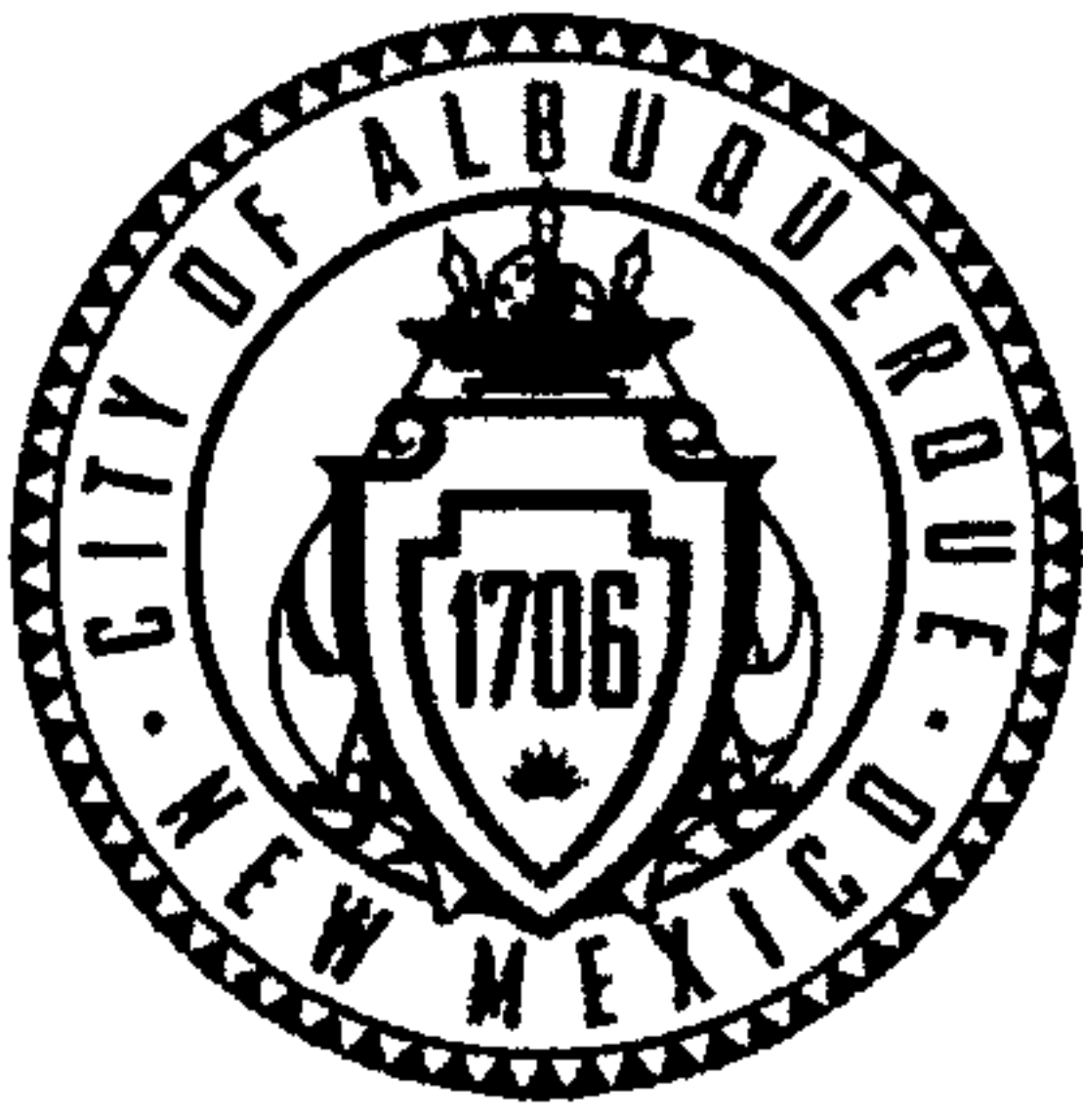
Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009881

WEDNESDAY, June 11, 2014

Comments must be received by:

Friday, June 6, 2014



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

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

May 16, 2014

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

**RE: REVISED SITE PLAN FOR SUBDIVISION
Eagle Crest Subdivision
Project # 1009881
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the enclosed revised site plan for subdivision. The site was recently approved for a 68 lot subdivision. Due to the desire to phase the development the layout has changed. It is the intent of the site plan to allow each cul-de-sac to be constructed independently, or together or a combination there off. The lot size and home construction product has not changed. 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;

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7800 Eagle Rock NE
Albuquerque NM 87122

Joe Yardumian
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Albuquerque, NM 87122

Peggy Neff
8305 Calle Sequelle
Albuquerque, 87113

Brenda Holley
8208 Santa Clarita NE
Albuquerque, NM 87113

Letter of Authorization

I, Aleem Kassam, Managing Member of Vandy Investments, owner of LOTS 4-10 & 23-29, BLOCK 28, NORTH ALBUQUERQUE ACRES UNIT A TRACT B hereby authorize Rio Grande Engineering of New Mexico, LLC and DAC, LLC to act as our agent regarding the submittal and approval process for the site plan and platting actions required within City of Albuquerque NM for the subject property

Property Owners: [Signature]

Date 10/25/13

STATE OF NEW MEXICO

County of Bernalillo

Aleem Kassam

SUBSCRIBED and SWORN TO before me on

Oct 25, 2013

My commission Expires:

7/19/17

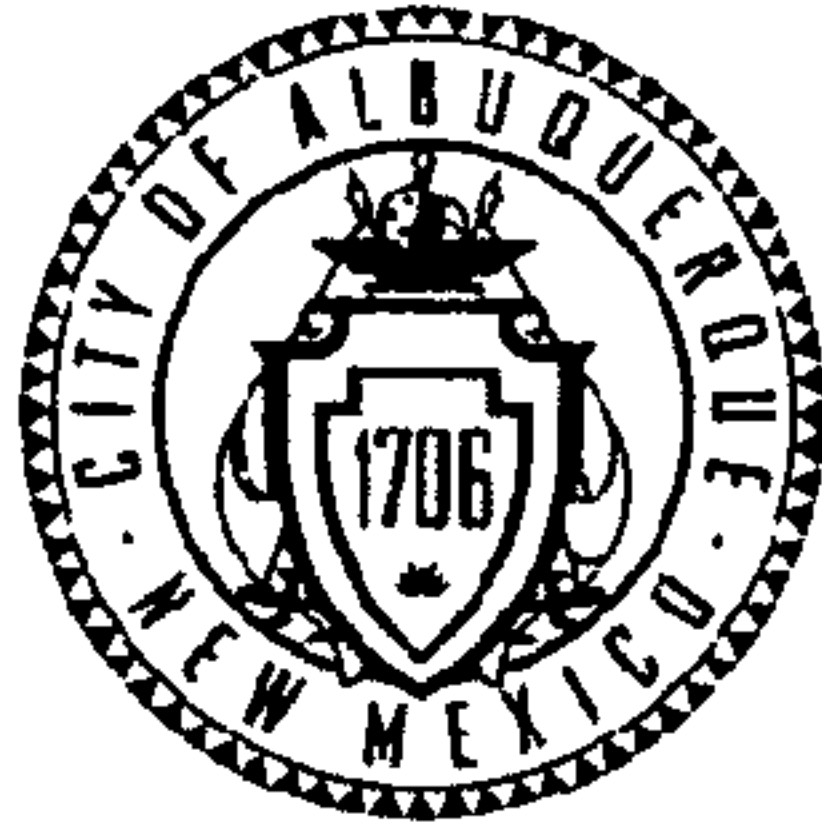
Notary Public:

[Signature]



OFFICIAL SEAL
ANN STEVENS
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 7/19/17



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

Dear David:

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

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Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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Brenda Holley, 8208 Santa Clarita St. NE/87113

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Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Vicinity Map
- 5. Signature Block (for DRB site dev. plans only)
- 6. The Site (property lines)
- 7. Current/Existing Zoning
- 8. Proposed Use(s) and List of Applicable Plans
- 9. Pedestrian Ingress and Egress (Access)
- 10. Vehicular Ingress and Egress (Access)
- 11. Any Internal Circulation Requirements
- 12. Existing easements with recording information
- 13. For each lot:
 - 26 a. Maximum Building Height
 - 15 b. Minimum Building Setback
 - 60 c. Maximum Total Dwelling Units and / or
 - NA d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

- A. Conceptual Grading and Drainage Plan is required for the following:
- X • Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
 - X • Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS (OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)

ACCOMPANYING MATERIAL

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT

In cases where sites are not governed by design regulations other than those in the Zoning Code, and where an applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards shall be provided and approved by the EPC to guide future development. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement and should reference compliance with applicable plans and regulations. Since Zoning Code design requirements are considered minimal, the proposed Design Standards should go above and beyond what is already required by the Zoning Code.

At a minimum, the design standards should address the following elements of design.

Site Design

- Overall layout of site and buildings, relationship to adjacent buildings and sites
- Building placement, orientation, and setbacks
- Pedestrian and vehicular circulation and connectivity (internal and external)
- Parking location and design (parking should not dominate the street frontage; shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc. (aggregate outdoor space is strongly encouraged)
- Screening/buffering techniques
- Design and purpose of all walls and wall openings
- Design and purpose of all lighting
- How to address topographic challenges/opportunities
- Sustainable techniques such as permeable paving and other “green” features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – subject to the Street Tree Ordinance

Landscaping

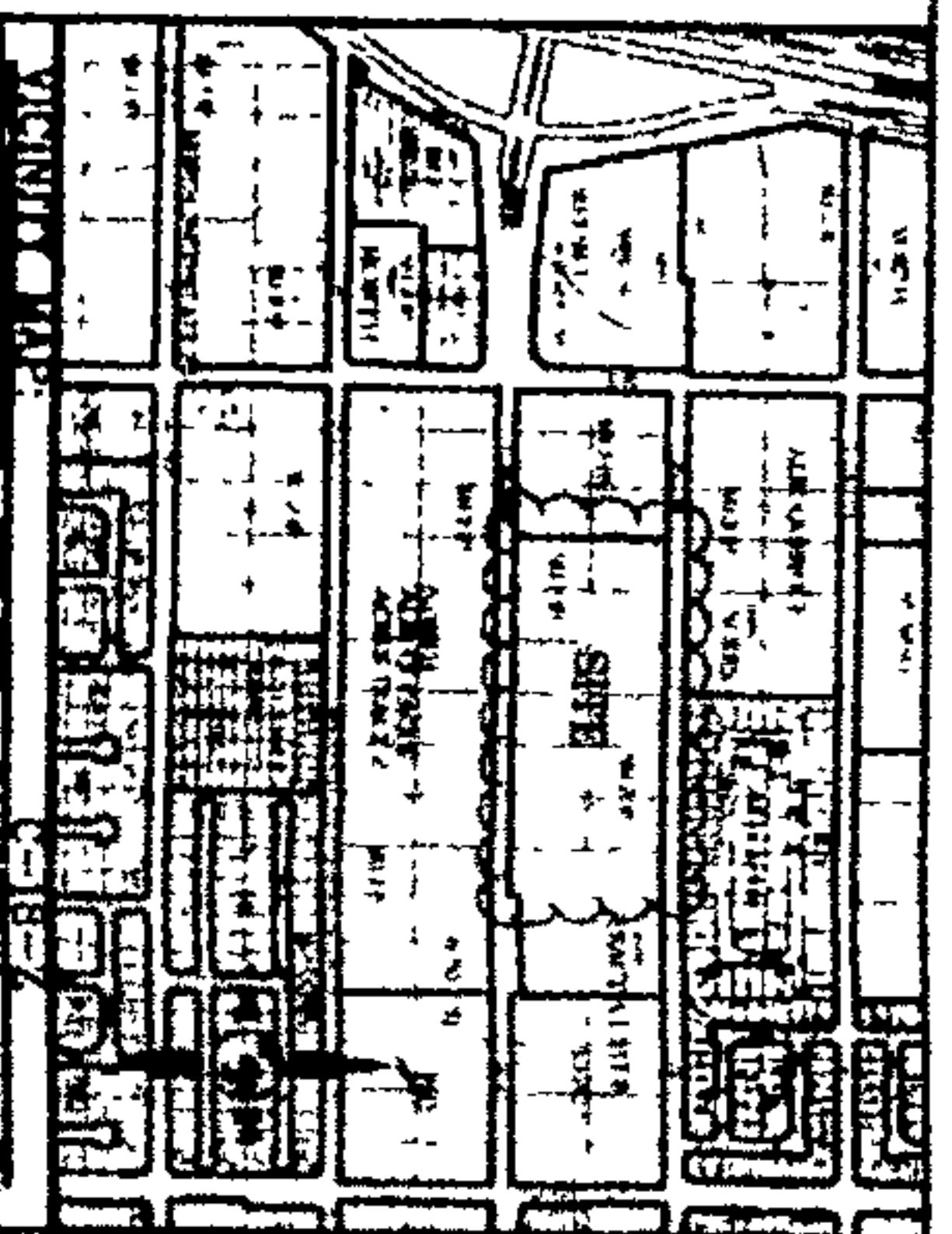
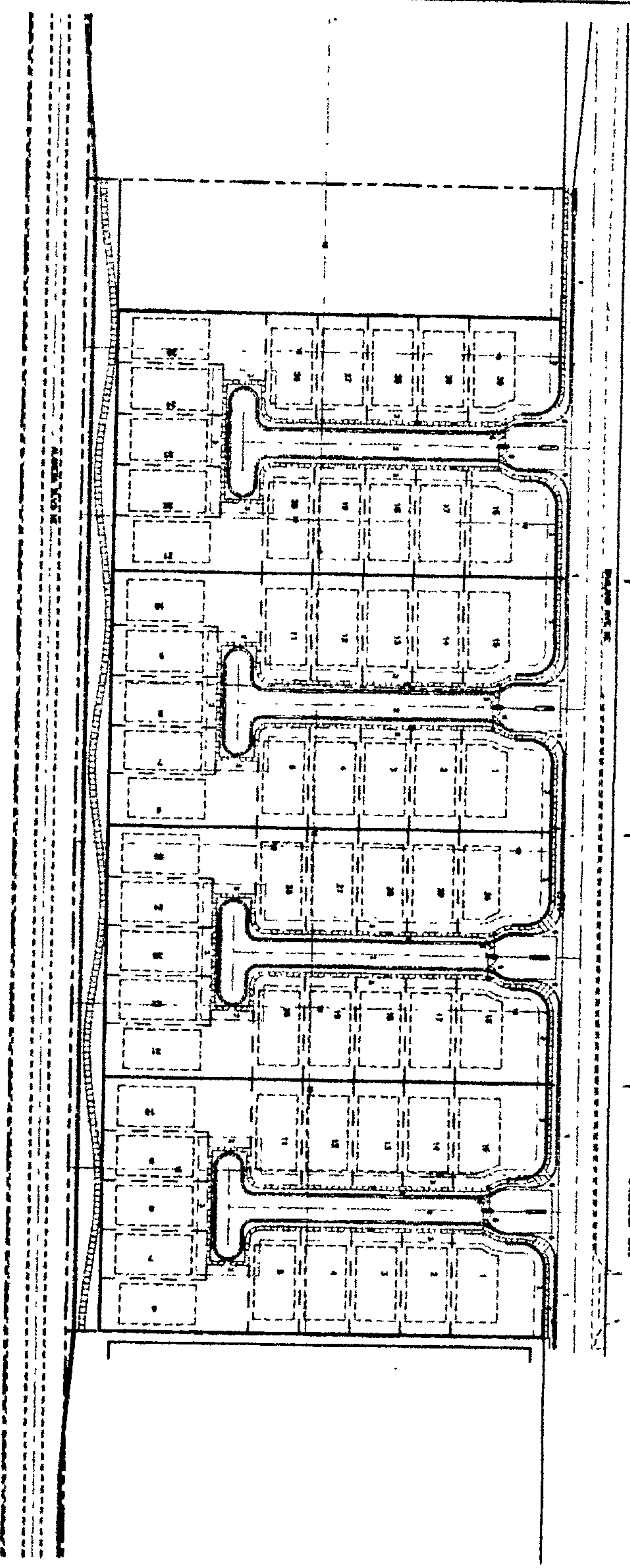
- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Maximum building height, scale, massing, materials, colors, and articulation

Signage

- Signage Plan indicating the general dimensions, location, colors, lighting and materials of all proposed signage.

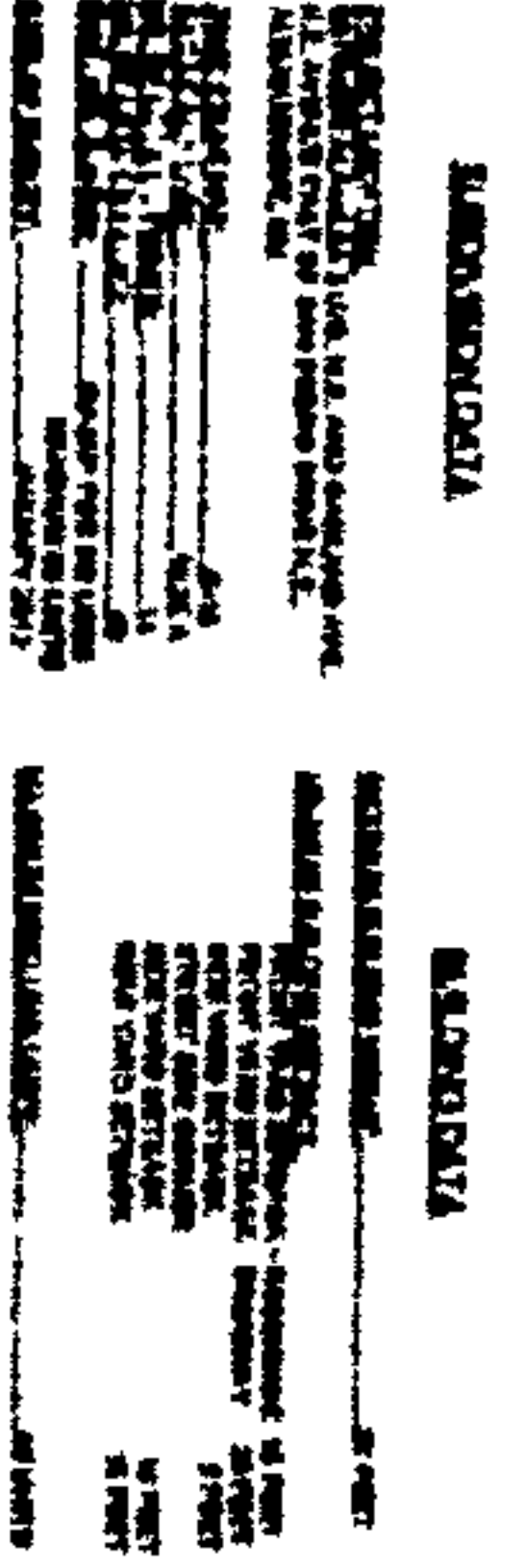


GENERAL NOTES

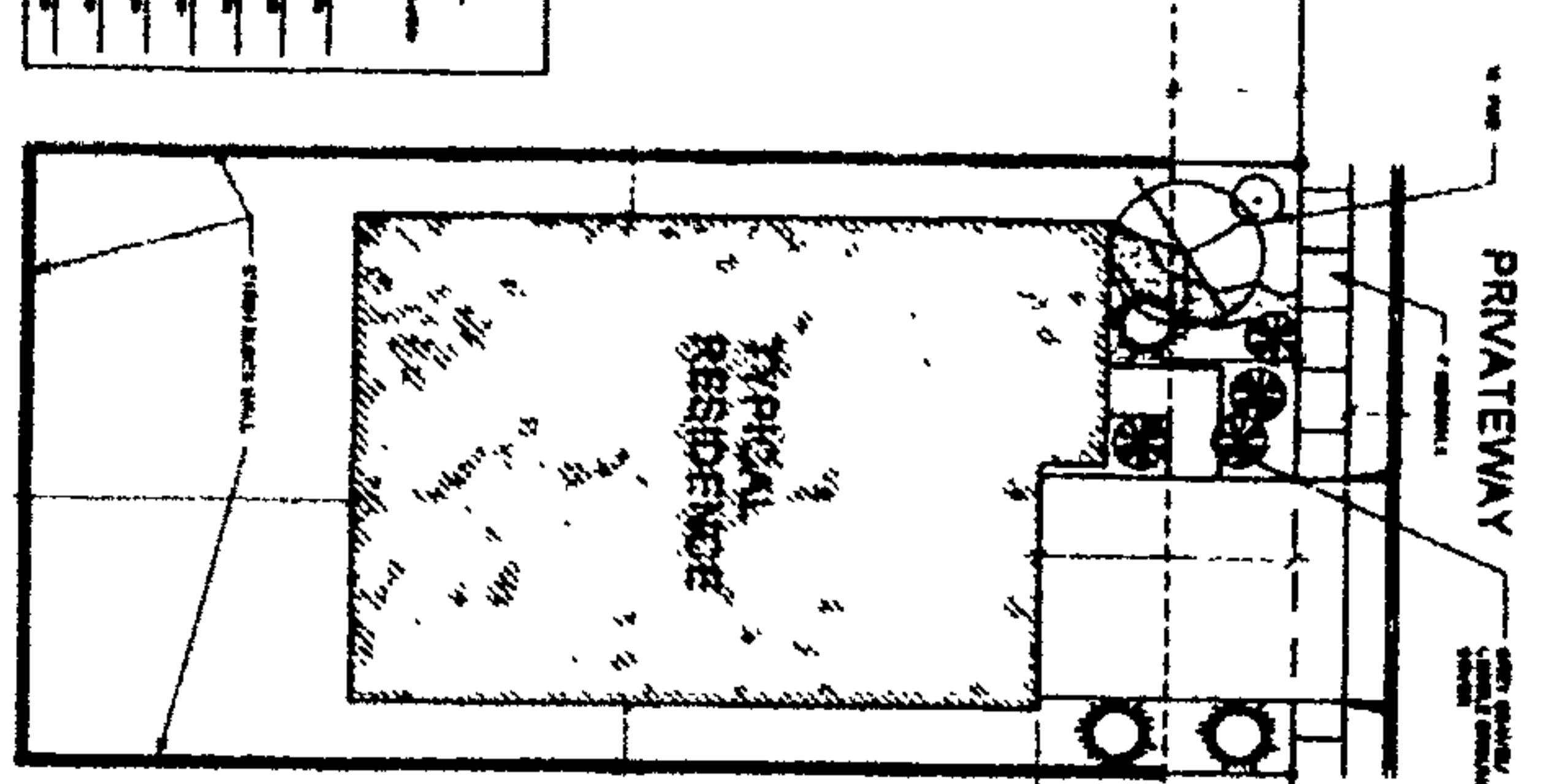
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GENERAL NOTES

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4. THE EXISTING LOT LINES SHALL BE SHOWN BY DASHED LINES AND THE PROPOSED LOT LINES SHALL BE SHOWN BY SOLID LINES.



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



GRAPHIC SCALE

1" = 10'

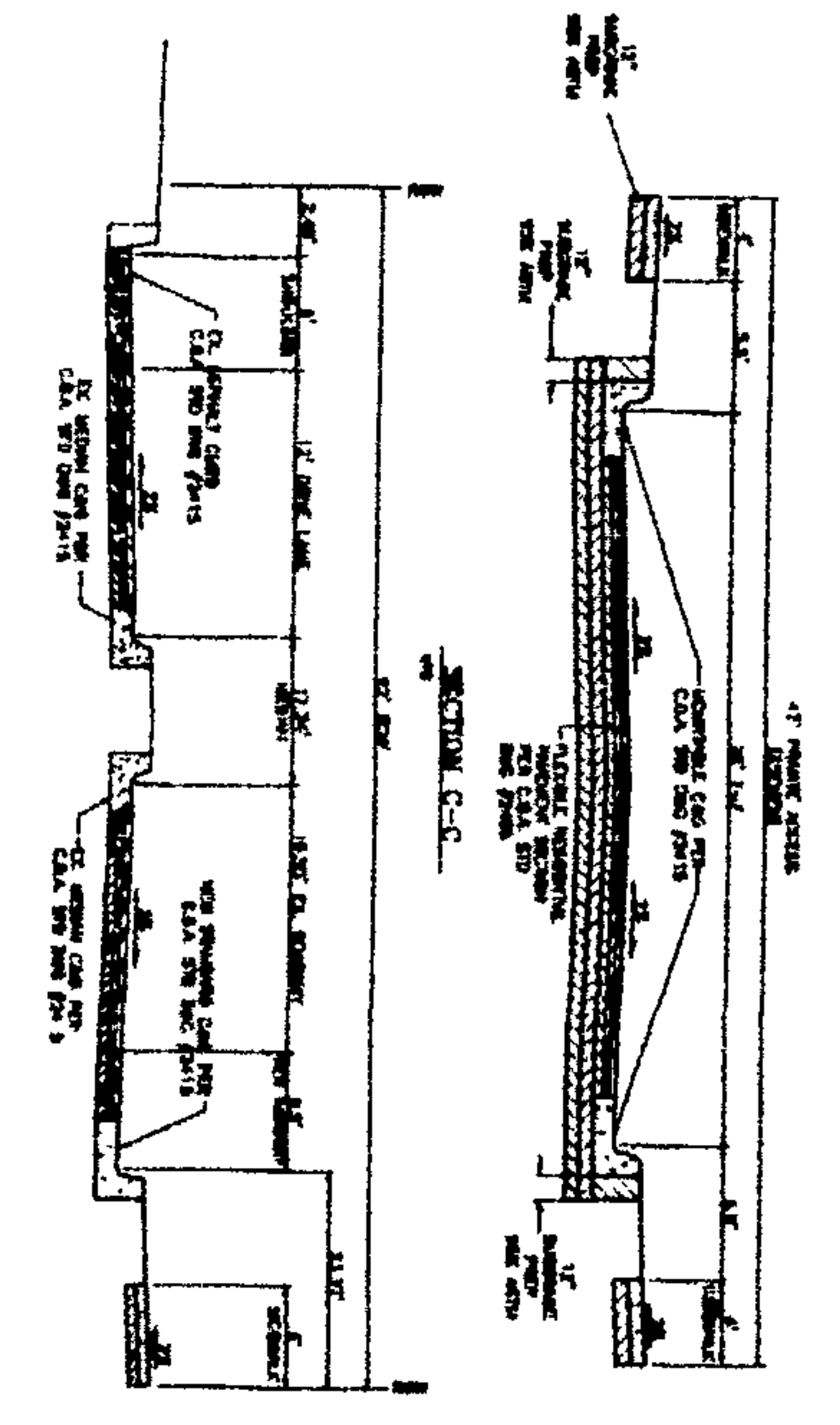
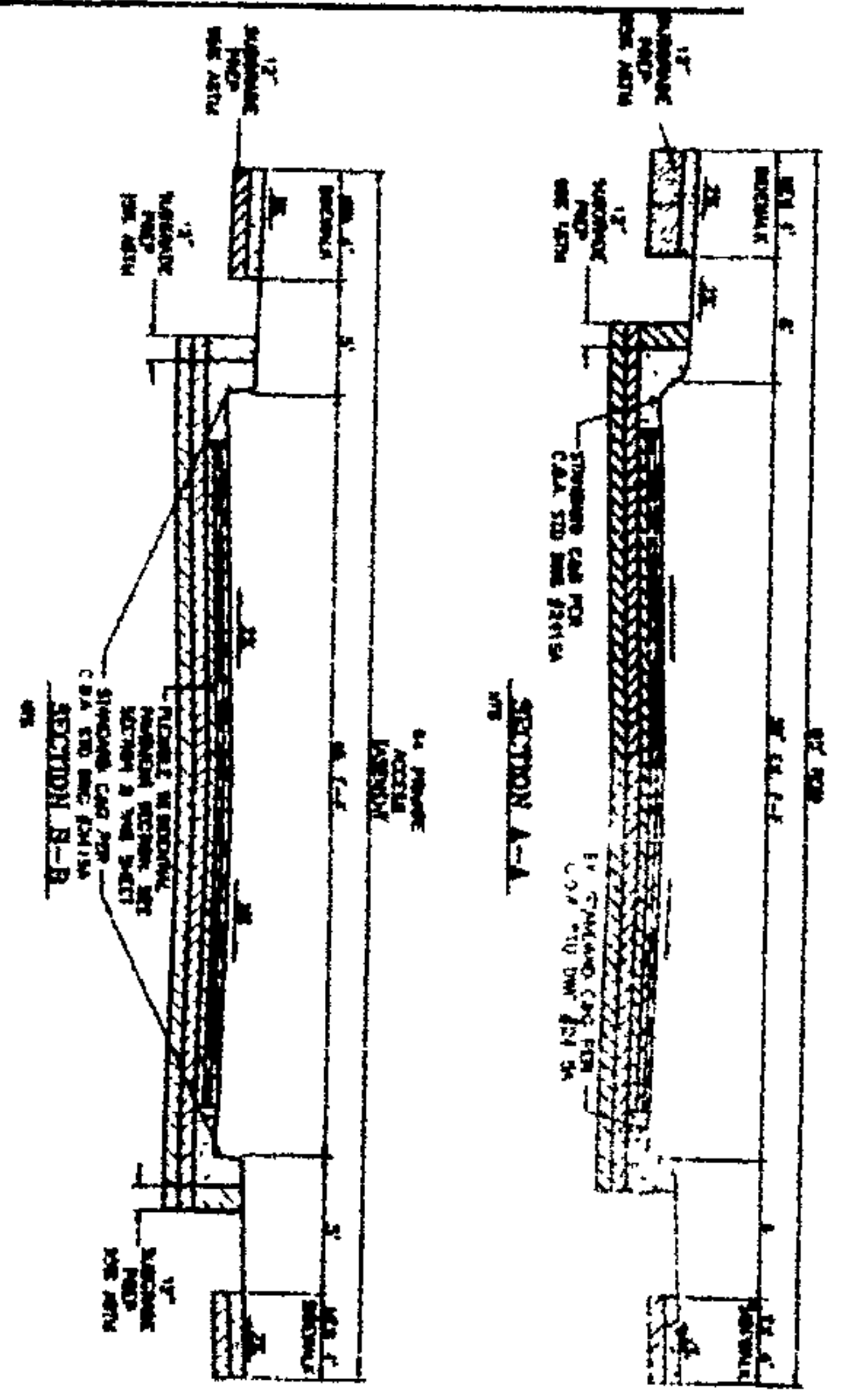
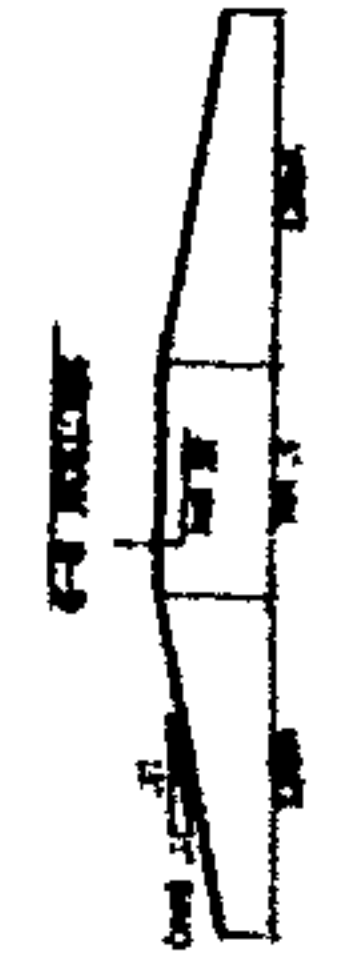
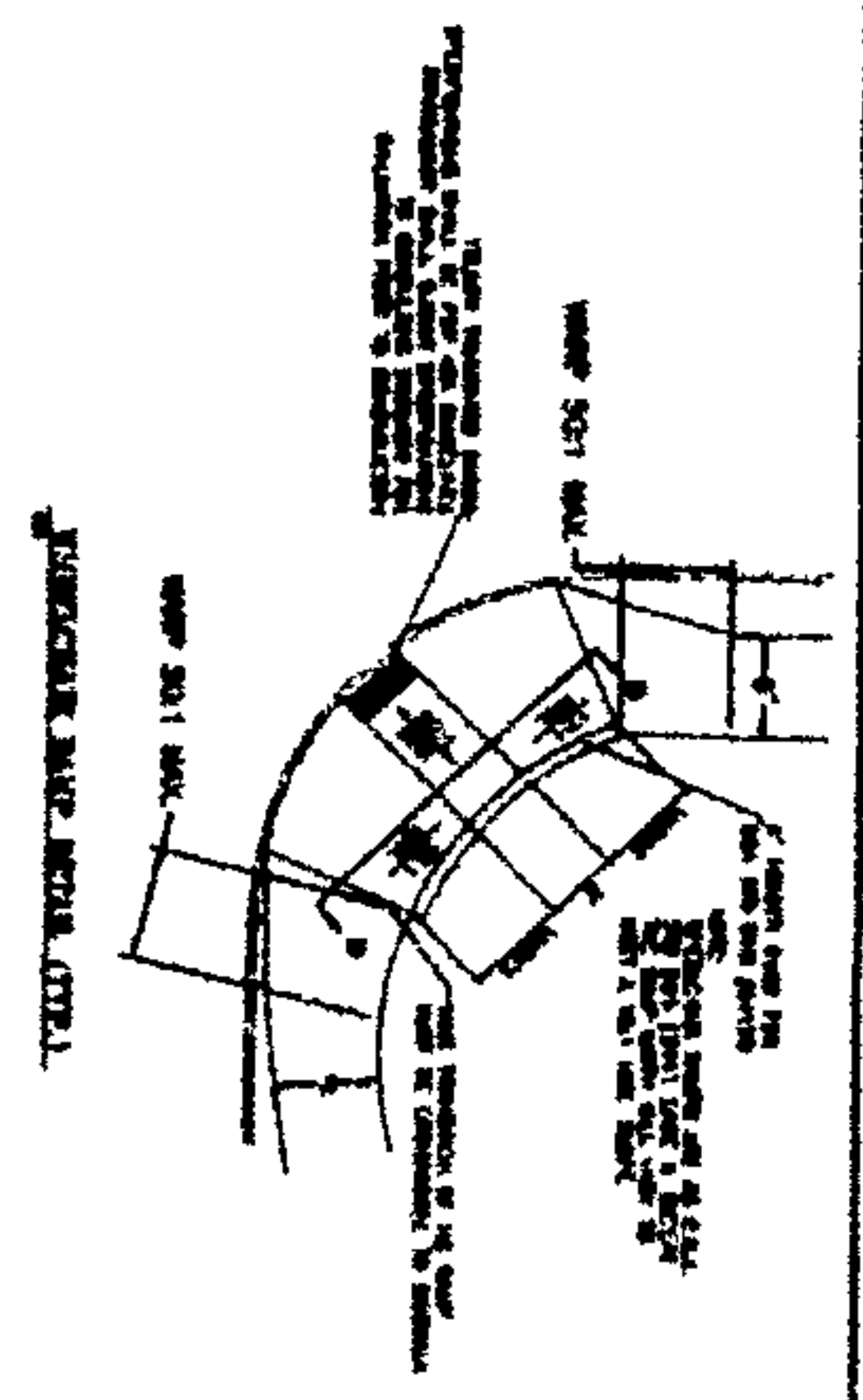
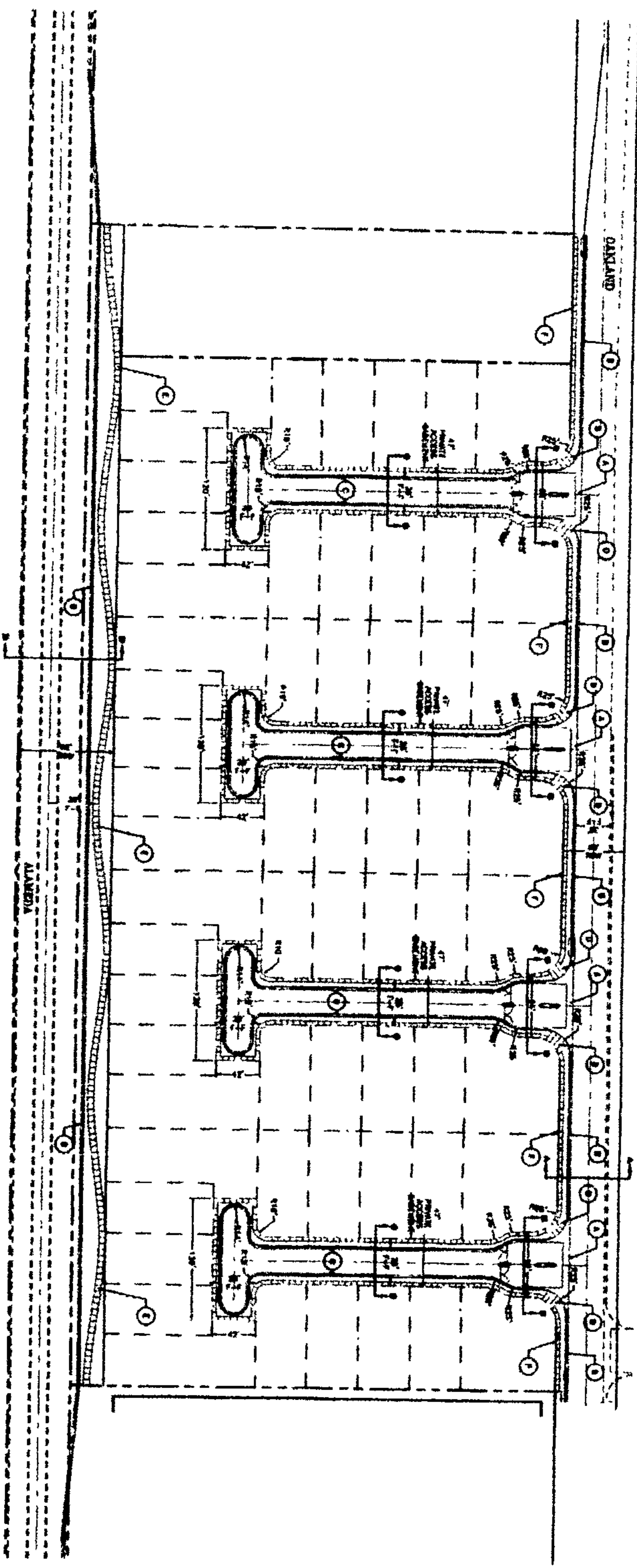
PROJECT INFORMATION

PROJECT NAME: Eagle Crest Subdivision

APPLICANT: Eagle Crest Subdivision

DATE: 10/1/2010

DRB.01



NOTES:

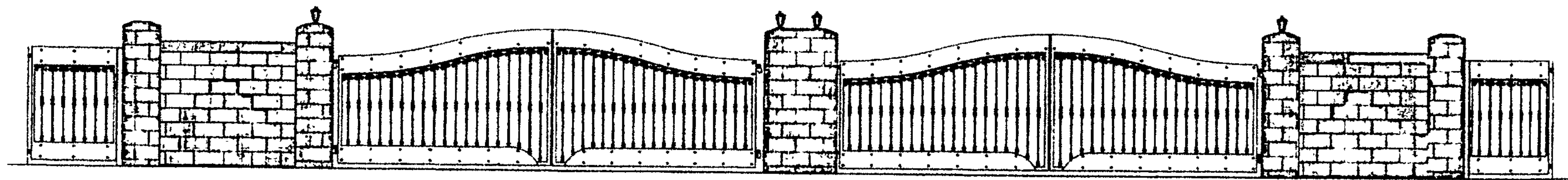
1. ALL WALL PENETRATIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE PROTECTED BY ALL BUILDING CODES, LOCAL ORDINANCES AND REGULATIONS.
2. ALL WALL PENETRATIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE PROTECTED BY ALL BUILDING CODES, LOCAL ORDINANCES AND REGULATIONS.
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5. ALL WALL PENETRATIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE PROTECTED BY ALL BUILDING CODES, LOCAL ORDINANCES AND REGULATIONS.

ALAMEDA SUBDIVISION

MASTER PAVING PLAN

DRB.05

Graphic scale: 1" = 20'



BLOCK WALL AND PILASTERS SHALL MAINTAIN SAME COLOR AND PATTERN AS PERIMETER WALL
 GATE SHALL BE BLACK IRON

Cinelli / Paper Detail & Assoc. <small>2012 Island View Lane N.W. Grand Rapids, MI 49508-1011</small>	
PROJECT TITLE: EAGLE CREST SUBDIVISION	
DRAWING TITLE: GATE ELEVATION PLAN	
SEAL:	DATE: DESIGNED BY: DRB 6.0

INFRASTRUCTURE LIST

EXHIBIT "A"

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

EAGLE CREST SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4-10&23-29, Block 28, North Albuquerque Acres, Tract A, Unit B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside)	Oakland ave	west property line	east property line	/	/	/
		10"	Waterline	Oakland ave	existing	san pedro blvd	/	/	/
		8"	Sewerline	Oakland ave	existing	san pedro blvd	/	/	/
		30"	Storm drain	Oakland ave	San pedro blvd	west property line	/	/	/
		8"	Waterline	public water, sewer stormdrain easement	Oakland ave	soaring lane	/	/	/
		8"	Sewerline	public water, sewer stormdrain easement	Oakland ave	soaring lane	/	/	/
		30"	Storm drain	Oakland ave	East property line	Lot 56	/	/	/
		8"	Waterline	High Cliff Way	Oakland ave	soaring lane	/	/	/
		24"	Storm drain	High Cliff Way	Oakland ave	soaring lane	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring lane	Shanes way	Coltons way	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring lane	Shanes way	West Terminous	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring lane	Coltons way	East Terminous	/	/	/
		8"	Waterline	soaring lane	east terminous	west terminous	/	/	/
		8"	Sewerline	soaring lane	east terminous	west terminous	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Lane	Shanes way	Coltons way	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Lane	Shanes way	West Terminous	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie Lane	Coltons way	East Terminous	/	/	/
		8"	Waterline	Aerie Lane	east terminous	west terminous	/	/	/
		8"	Sewerline	Aerie Lane	east terminous	west terminous	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Shanes way	soaring lane	Aerie Lane	/	/	/
		8"	Waterline	Shanes way	soaring lane	Aerie Lane	/	/	/
		8"	Sewerline	Shanes way	soaring lane	Aerie Lane	/	/	/
		24"-30"	Storm drain	private stormdrain easement	Aerie Lane	Oakland ave	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Coltons way	soaring lane	Aerie Lane	/	/	/
		8"	Waterline	Coltons way	soaring lane	Aerie Lane	/	/	/
		8"	Sewerline	Coltons way	soaring lane	Aerie Lane	/	/	/
		12' F-E	Residential Road with Curb and Gutter including 6' wide Sidewalk (northside) to make ulimate half section of 30' F-F	Alameda blvd	west property line	ease property line	/	/	/
		10"	Waterline	Alameda Blvd	west property line	ease property line	/	/	/
		8"	Sewerline	Oakland ave	west property line	ease property line	/	/	/
		5'	asphalt pedestrian trail	pedestrian access easement	Aerie Lane	Alameda Blvd	/	/	/
		48' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	High Cliff Way	Oakland ave	soaring lane	/	/	/
		NA	Private Drainage covenent	all on site storm drain	inlets	outlets	/	/	/
		18"-24"	Storm drain	Aerie Lane stormdrain easement	Lot 1 block 2	offsite stormdrain easement	/	/	/
		18"-24"	Storm drain	Soaring Lane stormdrain easement	Lot 1 block 2	offsite stormdrain easement	/	/	/
		\$50,000	FEMA Letter of Map Resion	existing floodplain Ao-1	affected lots	affected lots	/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN _____

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

- 1 Engineers Certification of Grading required prior to release of SIA and Financial Guarantee

- 2 Internal sidewalks to be temporarily deferred per approved exhibit

- 3 This site is impacted by flood zone AO-1'. The financial guarantee will not be released until the LOMR is approved by FEMA

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

June 11. 2014

SFS



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input checked="" type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): 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, INVESTMENTS PHONE: _____
 ADDRESS: 6501 EAGLE ROCK NE FAX: _____
 CITY: ALB STATE NM ZIP 87133 E-MAIL: _____
 Proprietary interest in site: SOLE List all owners: _____

DESCRIPTION OF REQUEST: SIDEWALK VARIANCE

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: 28 Unit: B
 Subdiv/Addn/TBKA: NORTH ALB ACRES TRACT A
 Existing Zoning: SU2 Proposed zoning: SU2 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.): 1009881

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 14 No. of proposed lots: 68 Total site area (acres): 12.4

LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD NE
 Between: SAN PEDRO NE and LOUISIANNA NE

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

SIGNATURE [Signature] DATE 1/23/14
 (Print Name) DAVID SOULE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70020</u>	<u>SV</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>20.00</u>

Hearing date February 5, 2014

[Signature]
 Staff signature & Date 1-24-14

Project # 1009881

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

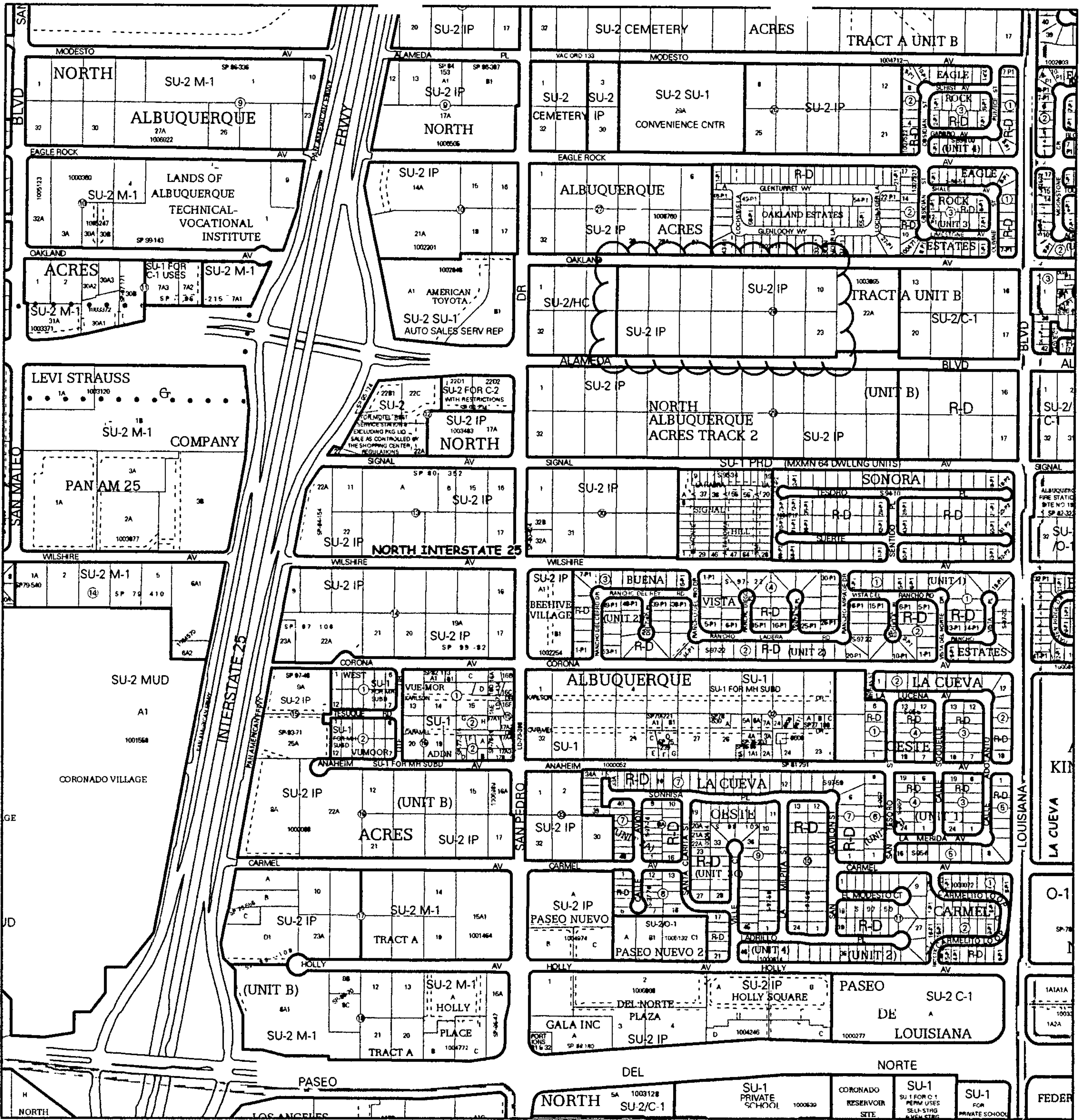
David Souk
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 14DRB-_____-70020

[Signature] 1-24-14
 Planner signature / date
 Project # 1009881



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet

January 24, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd 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 a sidewalk variance. We desire to have the 6' sidewalk on the north side of Alameda and the 4' sidewalk on the south side of Soaring lane to meander. Since they will be in non-standard alignments we request a variance to allow as shown on attached plan.

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

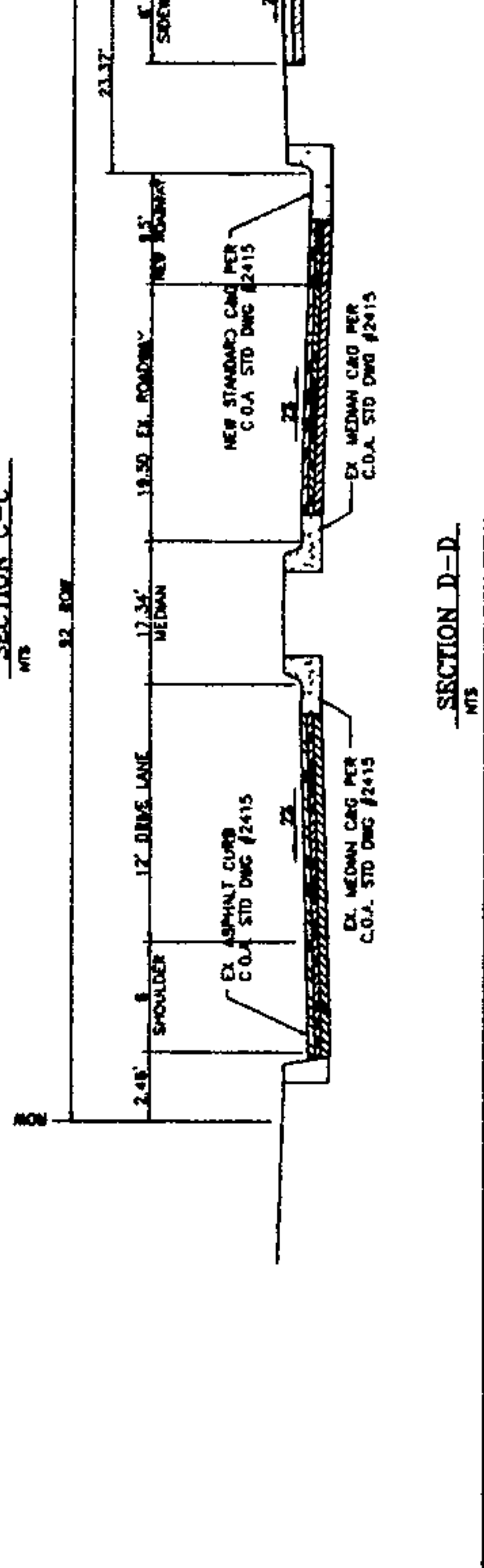
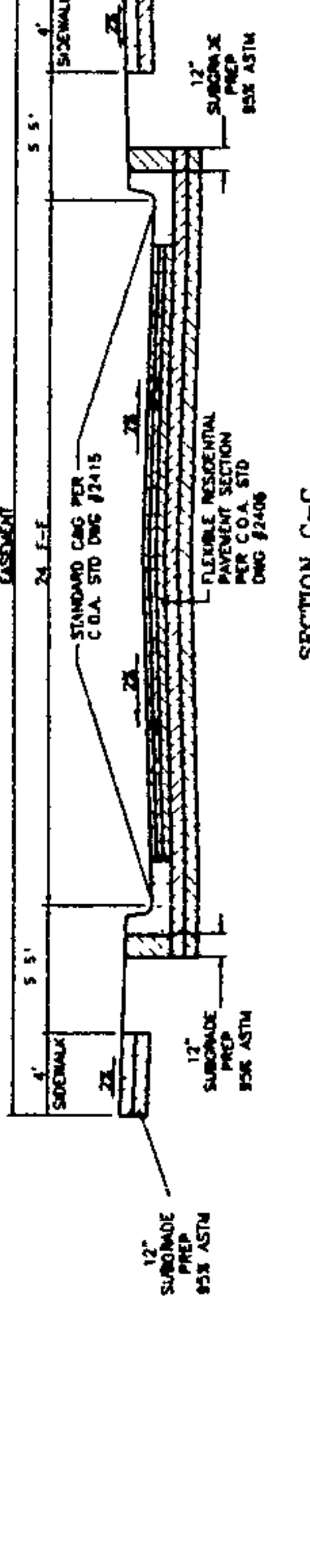
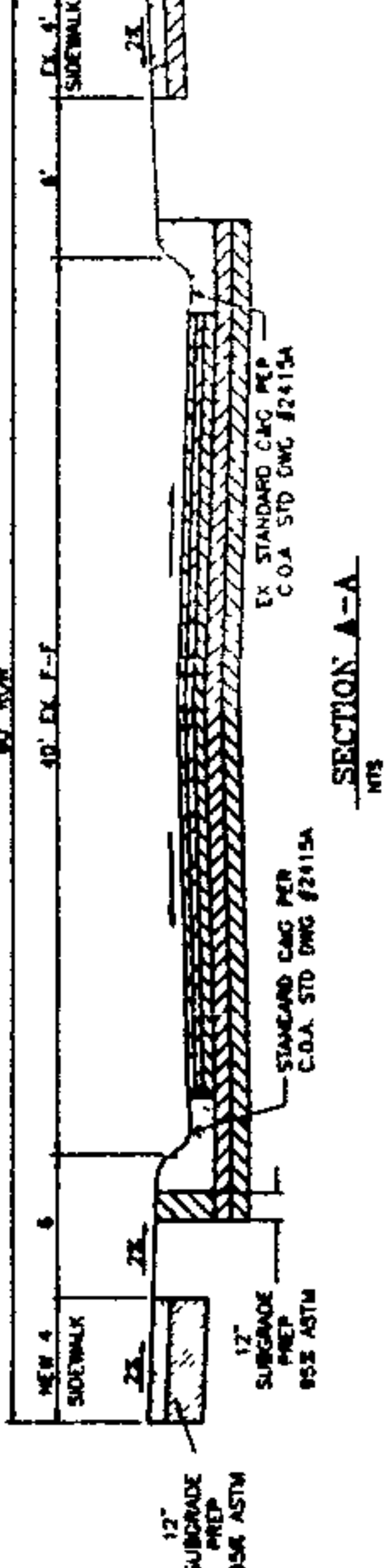
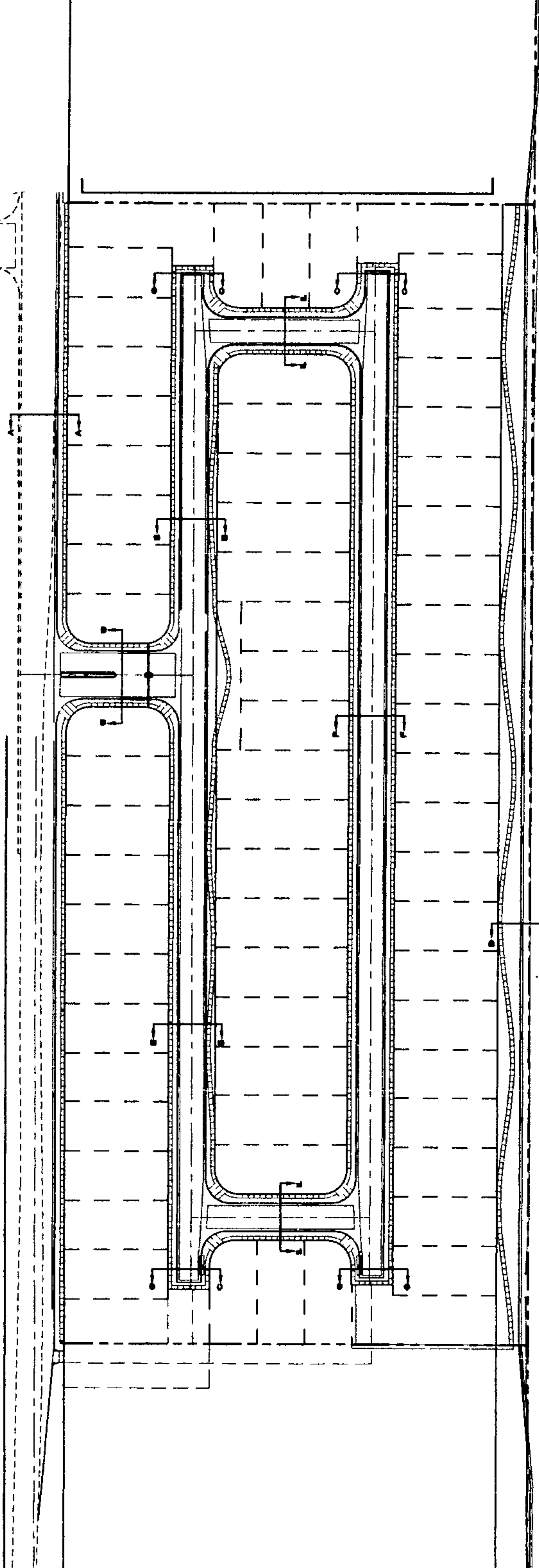
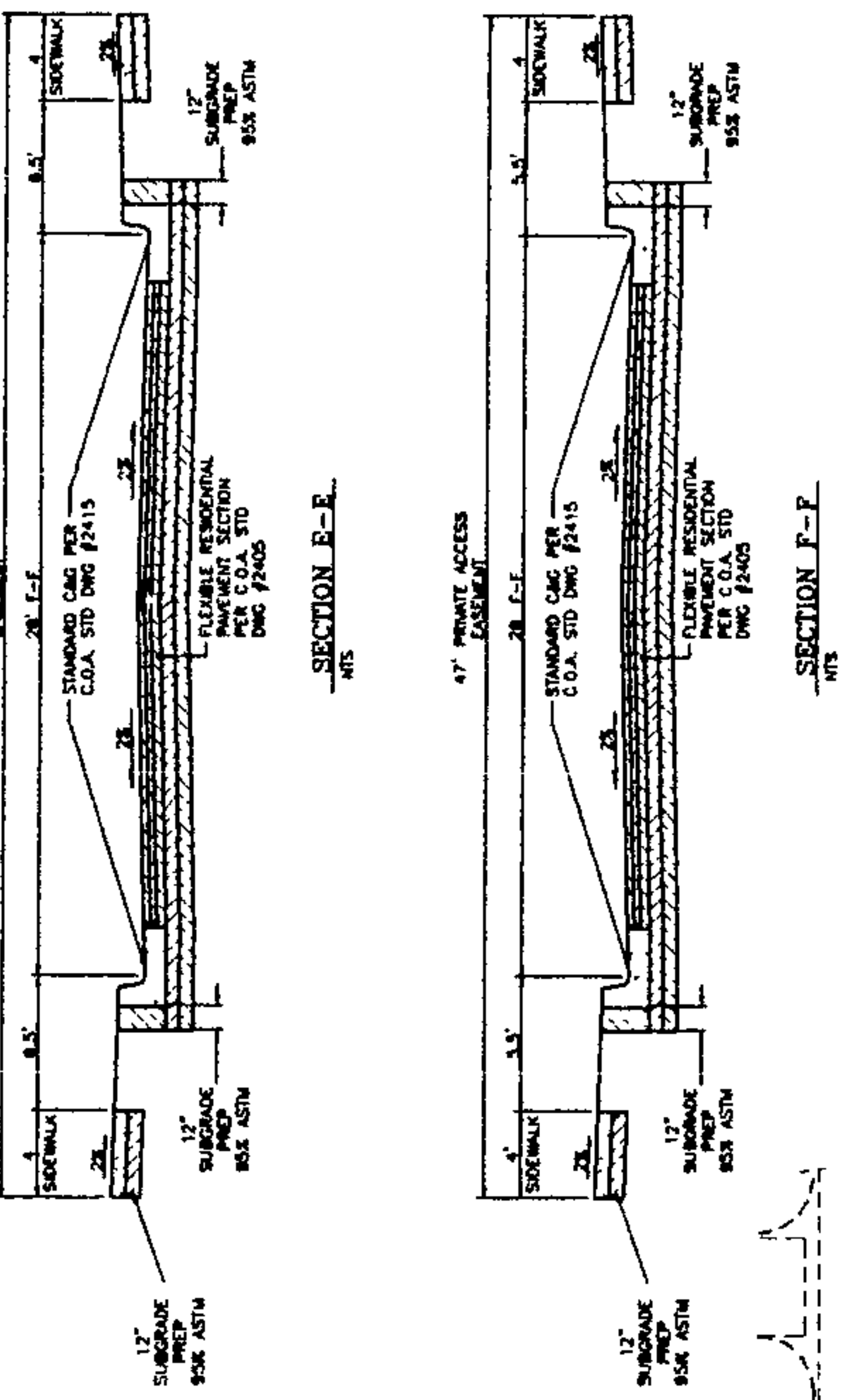
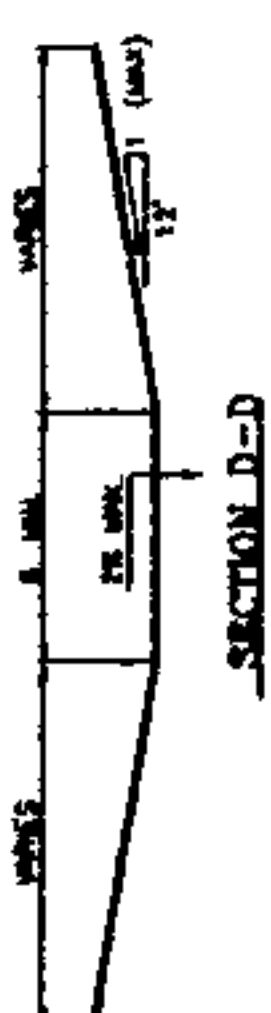
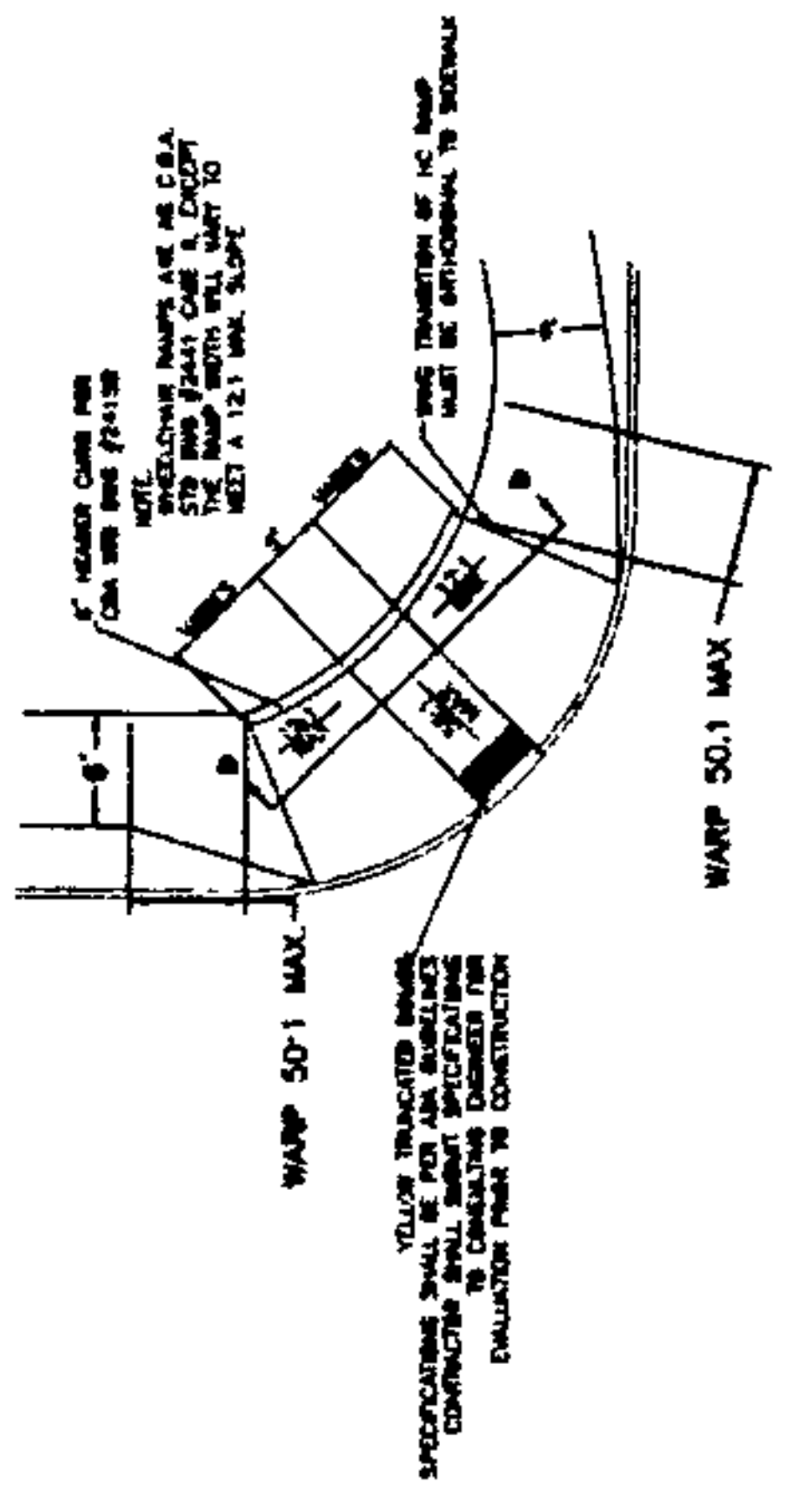
Sincerely,



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

Enclosures

PROJECT #: 1009881
 DATE: 2-5-14



LEGEND

PROPOSED SHOULDER W/ W/LET
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
FUTURE CURB & GUTTER
BOUNDARY LINE
BASEMENT
PROPOSED F. SIDEWALK
CONTINGENT
RIGHT-OF-WAY
LOT LINES

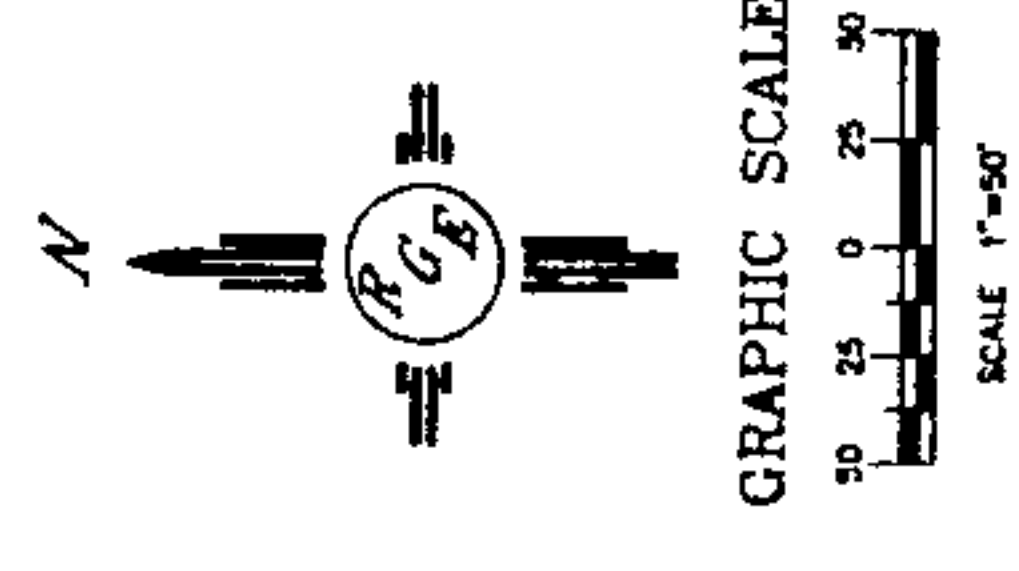
REFER NOTE:
 A) F VALLEY BUTTER PER C.O.A. STD DWG #2429
 B) STANDARD C&G PER C.O.A. STD DWG #2415A
 C) HANDICAP RAMP SEE DETAIL THIS SHEET
 D) F. SIDEWALK TO BE BUILT W/ THIS PROJECT
 E) UNIDIRECTIONAL HANDICAP RAMP SEE DETAIL THIS SHEET

GENERAL NOTES:
 1. ALL WALL FOUNDATIONS/DE WALT BE OUTSIDE CON ROW
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND PERFORMANCE OF ALL TOLERANCE BASES UNTIL FINAL ACCEPTANCE

Cinelli / Regier Cinelli & Assoc.
 2415 Market Street, Suite 100
 Alameda, CA 94501
 (415) 762-1111

Alameda Subdivision

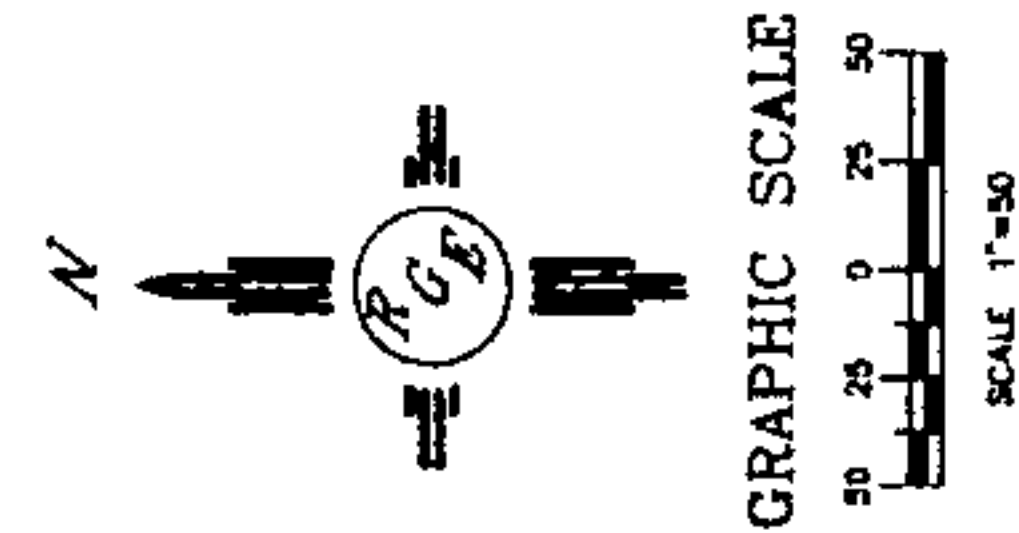
PROJECT TITLE: ALAMEDA SUBDIVISION
 DRAWING TITLE: MASTER PAVING PLAN
 DATE: 2-5-14
 DRAWING NO: DRB.05



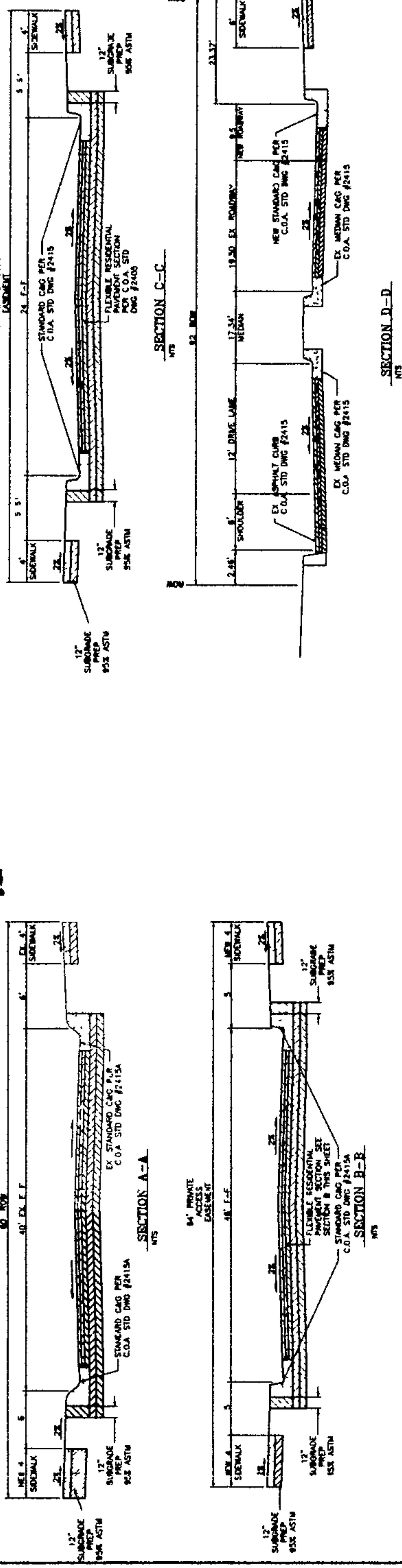
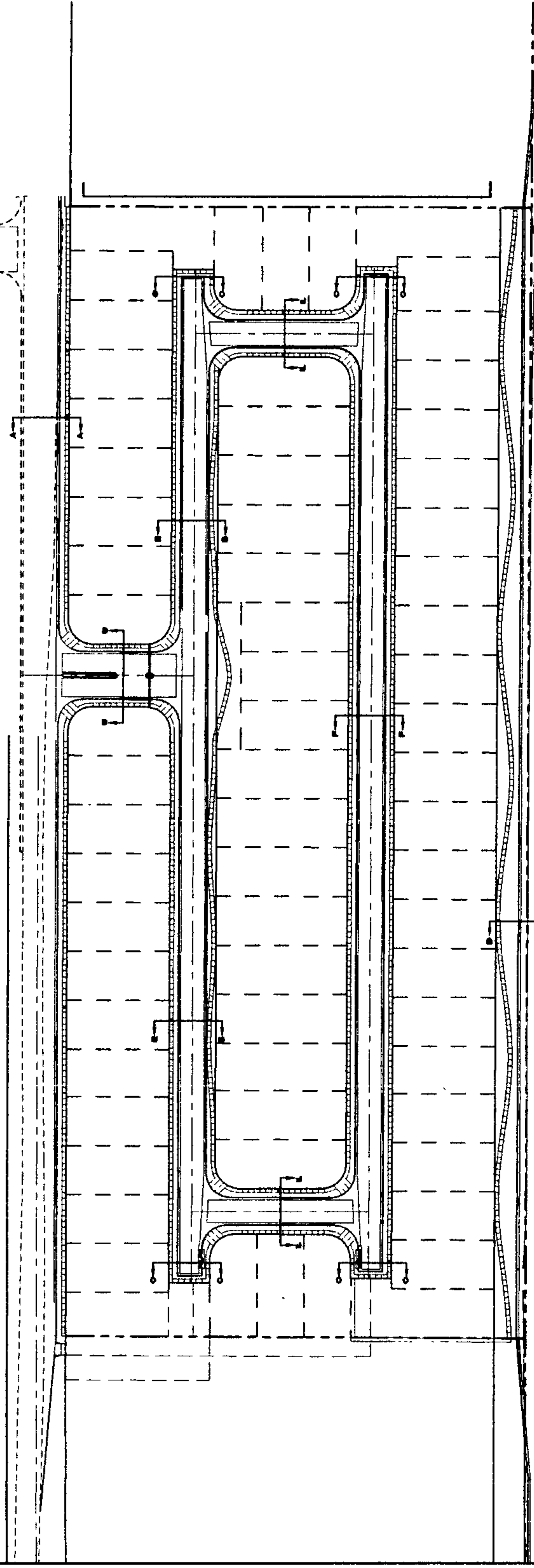
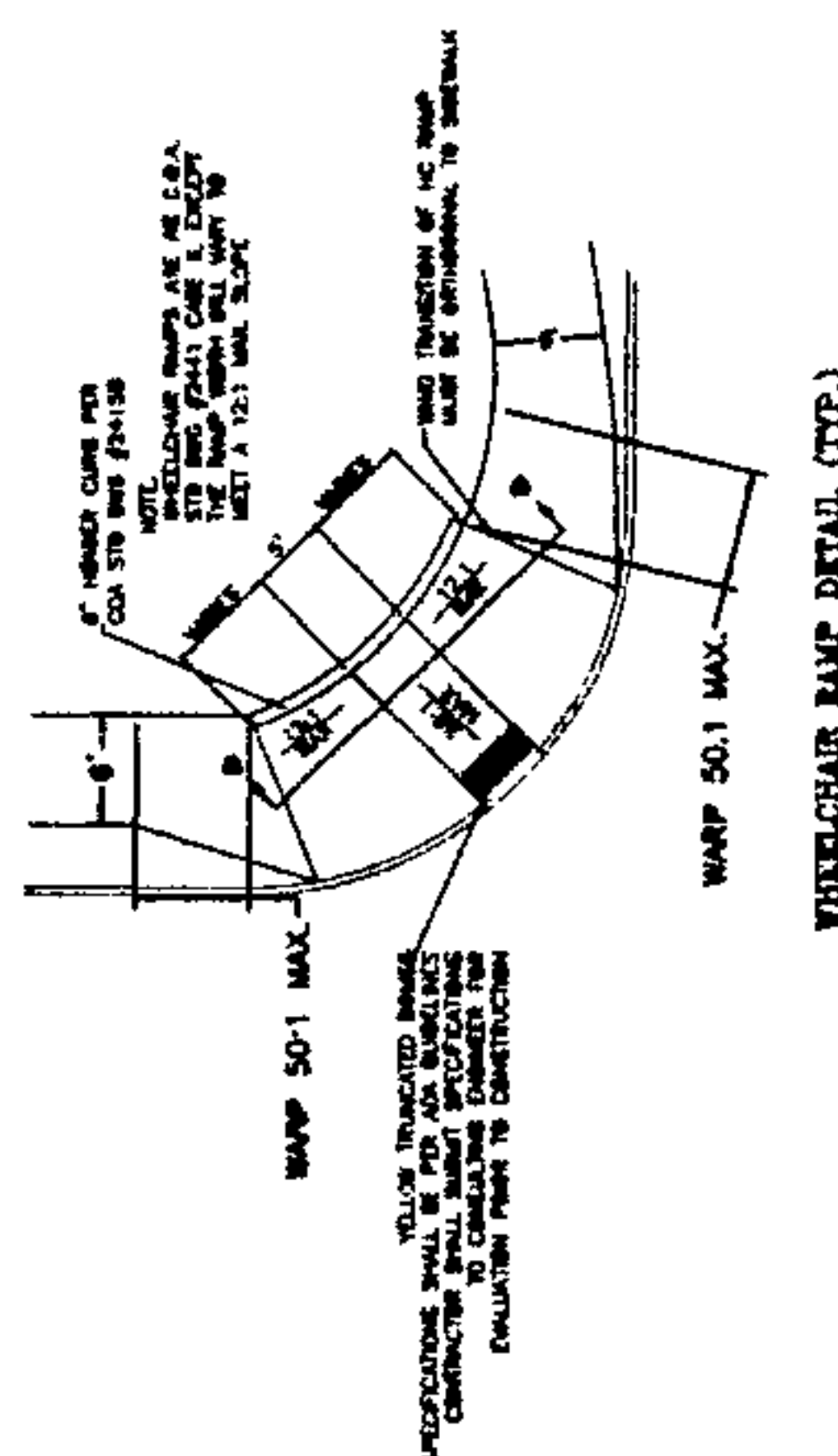
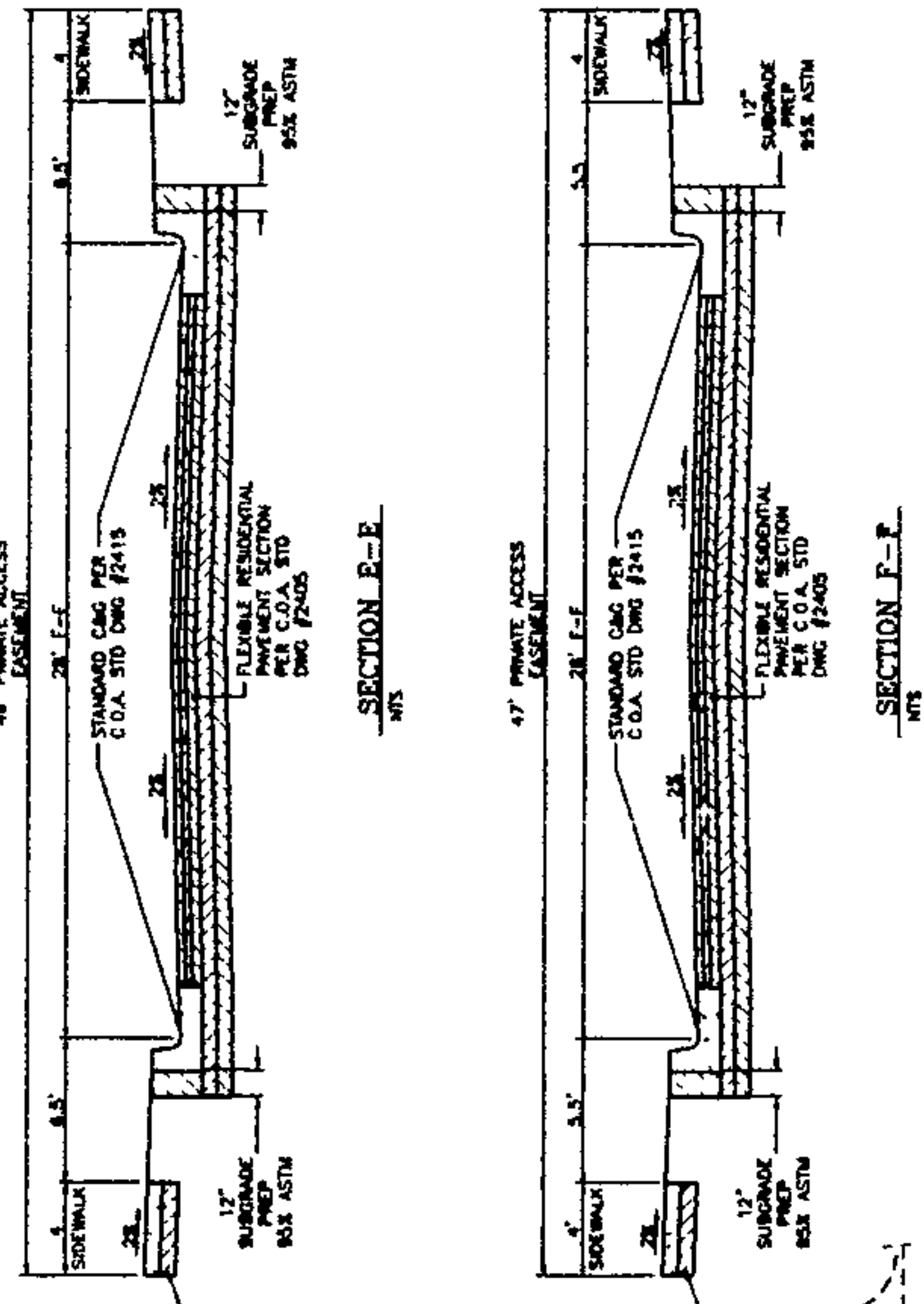
Cinelli / Roger Chelli & Assoc
 2400 Stewart Lane, Suite 100
 San Francisco, CA 94116
 (415) 774-1111

Alameda Subdivision

PROJECT TITLE: ALAMEDA SUBDIVISION
 DRAWING TITLE: MASTER PAVING PLAN
 DATE: 11-14-11
 PROJECT NO: 111111
 DRAWING NO: DRB.05



- LEGEND**
- PROPOSED 30.0" W/ VALLEY
 - PROPOSED CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - FUTURE CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING
 - PROPOSED 8" SIDEWALK
 - CENTRAL
 - RIGHT-OF-WAY
 - LOT LINES
- FIELD NOTES**
- 1. ALL WALL FOUNDATIONS/TIE MUST BE OUTSIDE COA NOW
 - 2. CONTRACTOR SHALL BE RESPONSIBLE FOR INFILTRATION AND MAINTENANCE OF ALL ROADWAY DRAINAGE UNTIL FINAL ACCEPTANCE.



February 5, 2014

(SV)



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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 321-9099
 ADDRESS: PO Box 93924 FAX: 872-0999
 CITY: Alb STATE NM ZIP 87199 E-MAIL: David@riograndeengineering.com

APPLICANT: Vandy Investments PHONE: _____
 ADDRESS: 6501 Eagle Rock FAX: _____
 CITY: Alb STATE NM ZIP 87183 E-MAIL: _____

Proprietary interest in site: Owner List all owners: Y+S

DESCRIPTION OF REQUEST: Preliminary Plat. approval. Temporary deferral of Internal Side walks

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. 4-10 & 23-27 Block: 28 Unit: B
 Subdiv/Addr/TBKA: North Alb Acres Tract A
 Existing Zoning: SUZ-IP/12C Proposed zoning: SUZ-IP/12C MRGCD Map No. _____
 Zone Atlas page(s): C18 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008670
1009881

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 14 No. of proposed lots: 68 Total site area (acres): 12.41
 LOCATION OF PROPERTY BY STREETS: On or Near: Dakota NE
 Between: San Pedro and Louisiana

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

SIGNATURE

DM DATE 12/20/13
 (Print Name) David Solc 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

3 DRB - 70805
70806

Action

TUS
PP
CMF
ADU

S.F.

Fees

\$ 0
 \$ 1585.00
 \$ 20.00
 \$ 75.00

Total

\$ 1,680.00

Hearing date Jan. 22, 2014

[Signature]
 Staff signature & Date 12-26-13

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 S. Salo
 Applicant name (print)
DS
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70806

CS 12-26-13
 Planner signature / date
 Project # 1009881

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

David Solc
 Applicant name (print)
[Signature]
 Applicant signature / date



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

Application case numbers
13 - DRB - 70805

Form revised 4/07
[Signature] 12-26-13
 Planner signature / date
 Project # 1009881



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009881

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 1/29/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Reuse Plans R, DRB comment

CONTACT NAME: David Soule

TELEPHONE: 321-9099 EMAIL: dsoule@riogradeengineering.com

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) 

[Signature]
Notary Public
My commission expires: 7/19/17

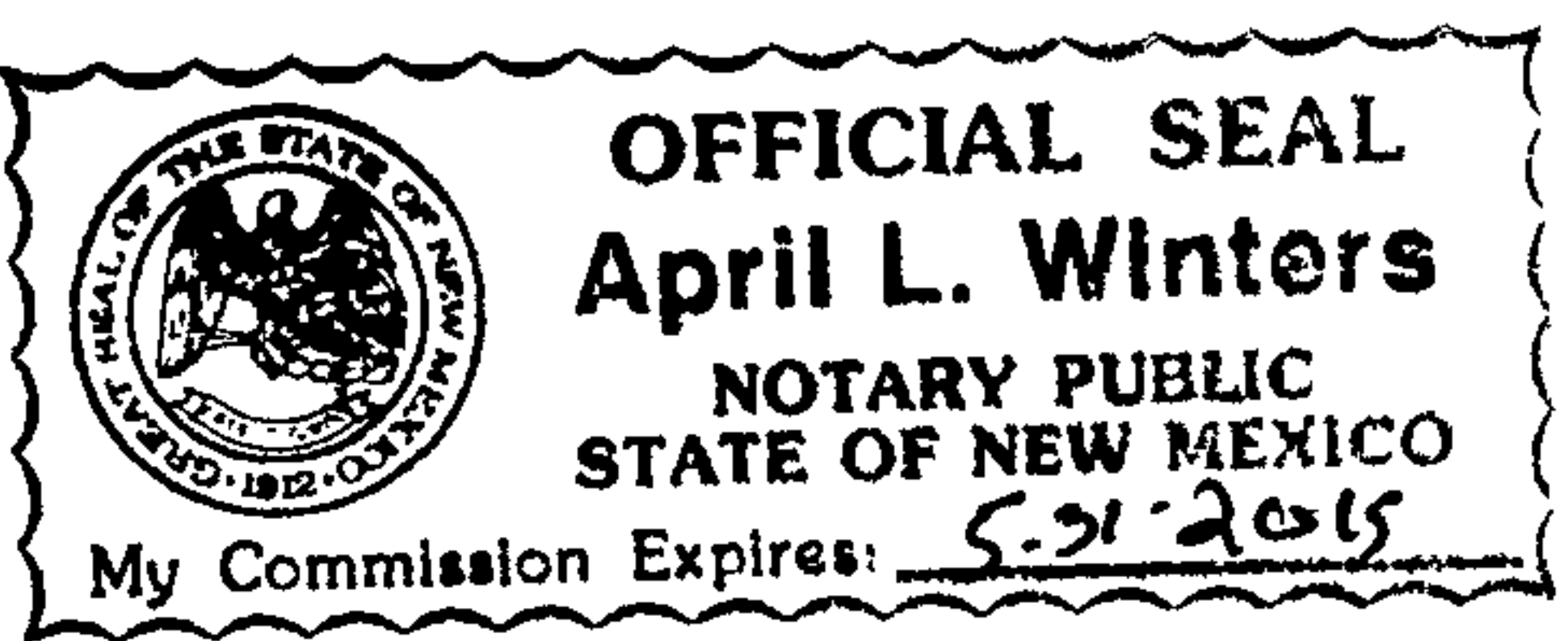
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

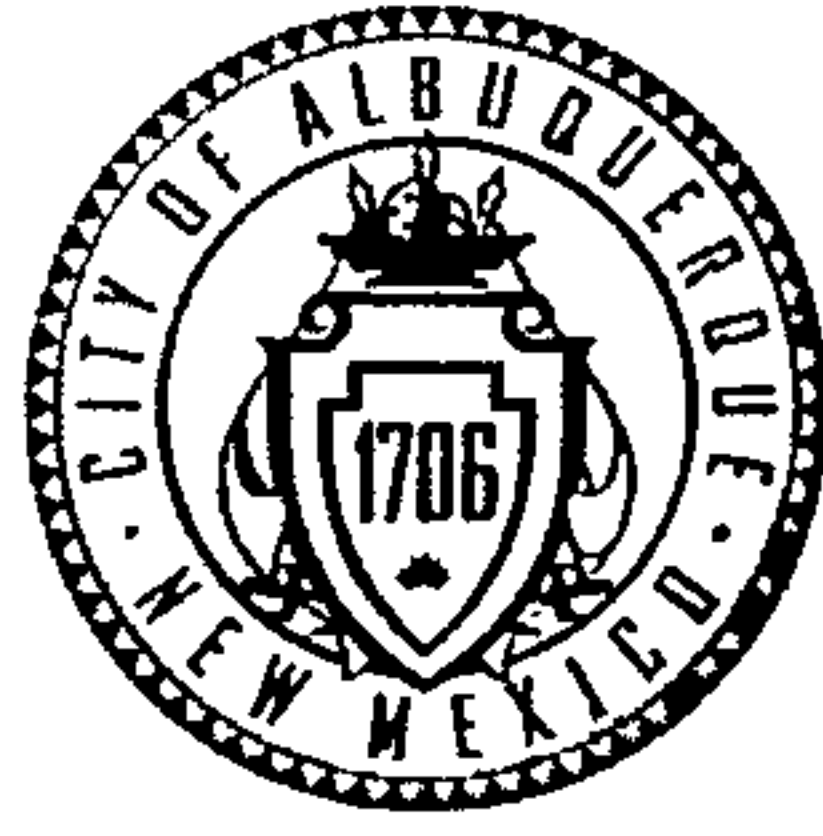
Planner / Demographer
Name (typed or printed) and title

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.

(Seal) 

[Signature]
Notary Public
My commission expires: May 31, 2015



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK - DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

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

PROJECT # 1009881

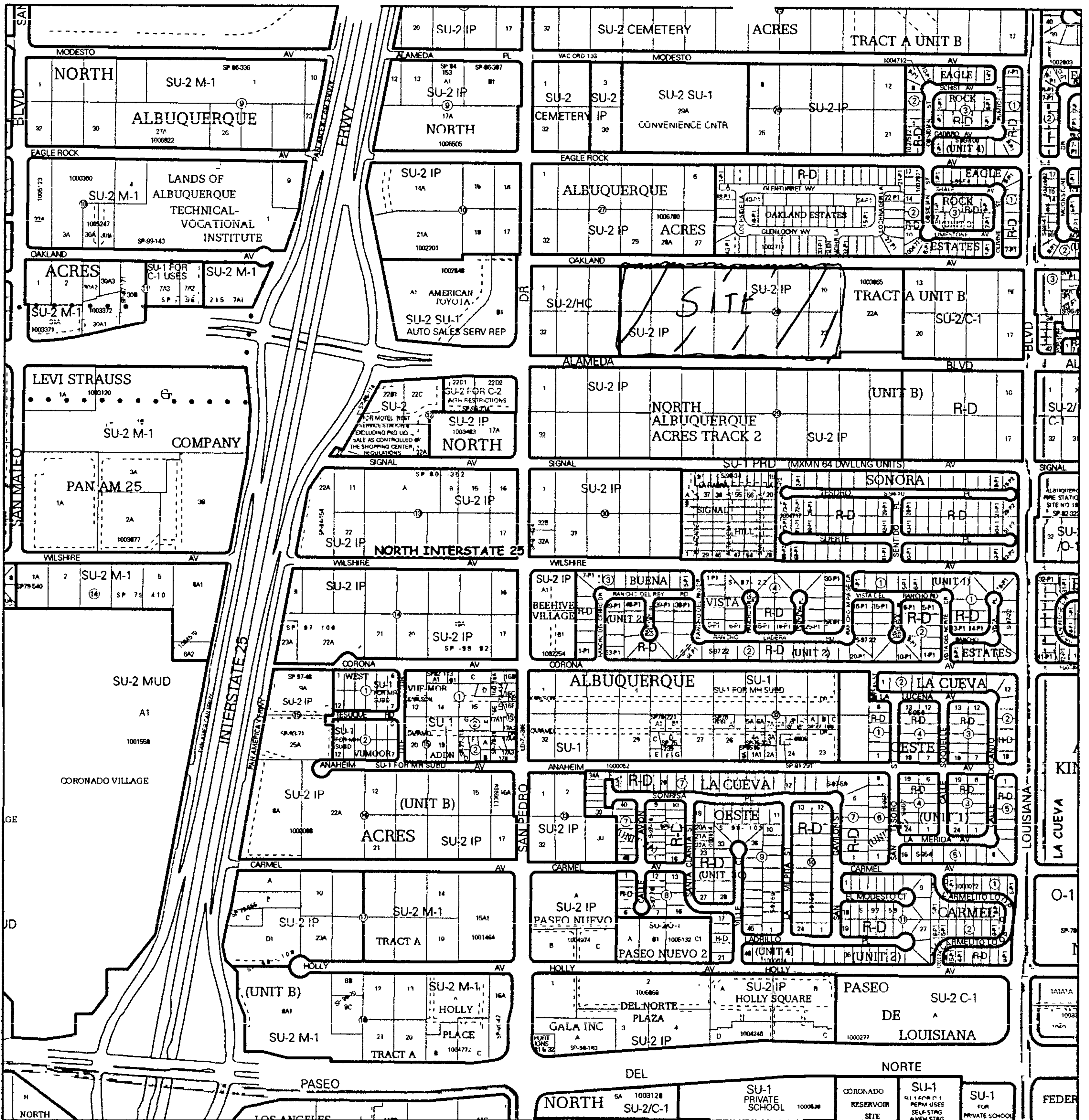
WEDNESDAY, January 22, 2014

Comments must be received by:

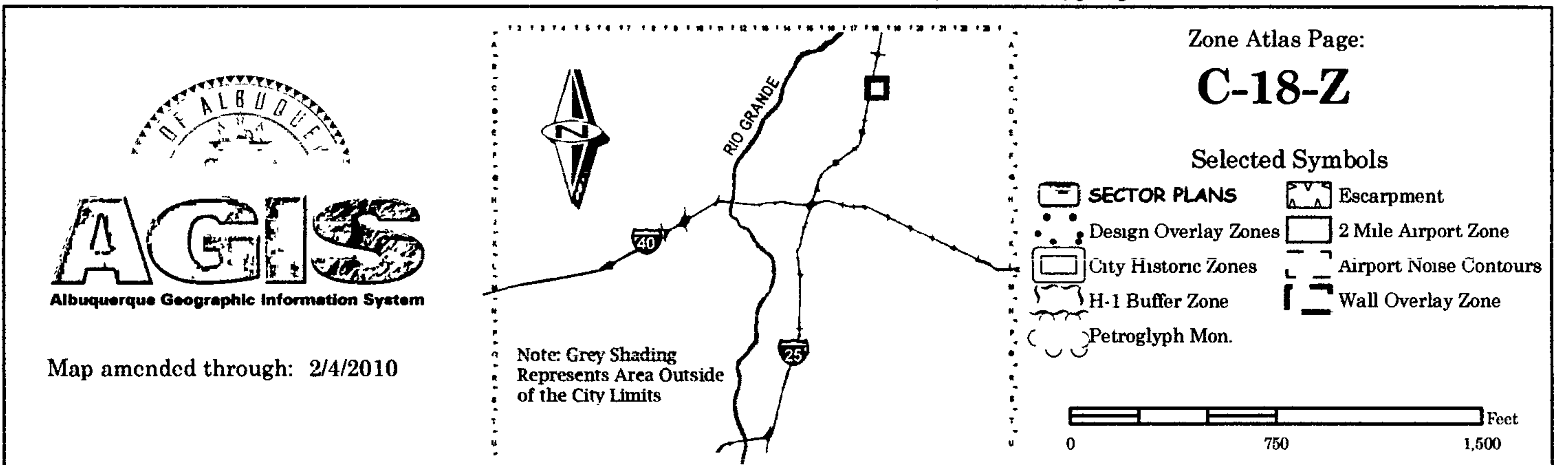
Monday, January 20, 2014

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

3946 or agomez@cabq.gov



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



December 20, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd 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



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

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 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.

Thank you for your cooperation on this matter.

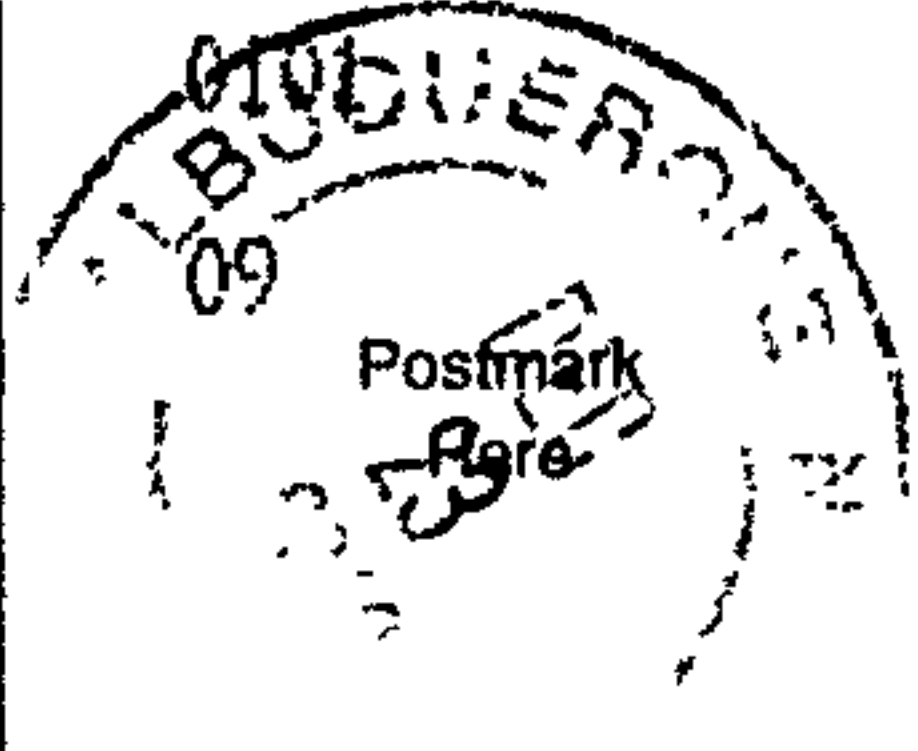
(below this line for ONC use only)

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

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

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

ALBUQUERQUE, NM 87122 **OFFICIAL USE**

Postage	\$ 0.66	
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.31	

Sent To Jeff Peterson
 Street, Apt. No.; or PO Box No. 7800 Eagle Rock
 City, State, ZIP+4 Alb NM 87122

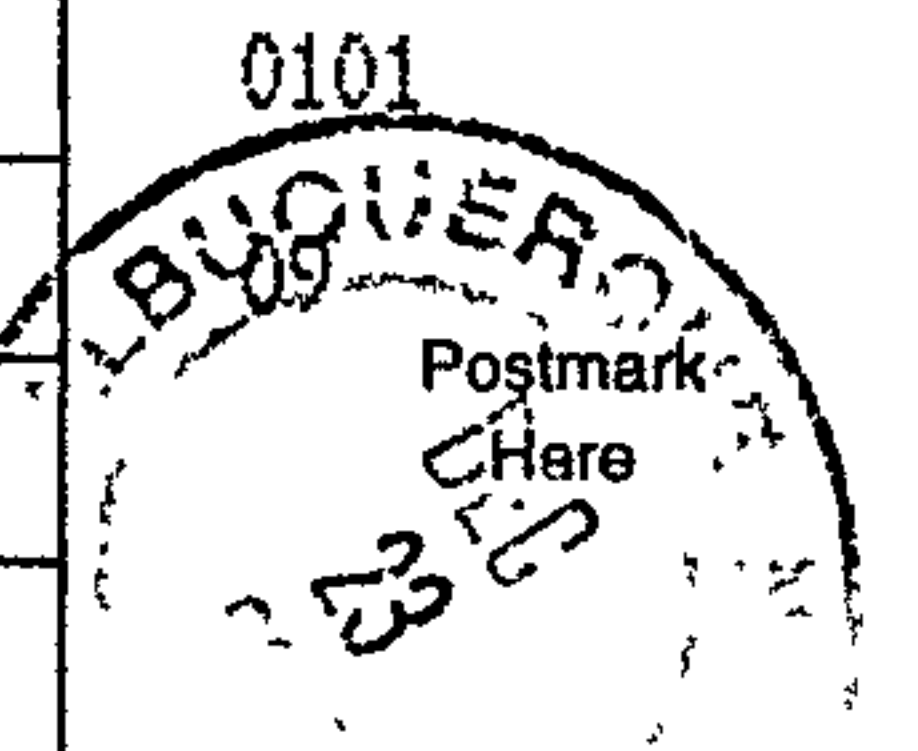
PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0002 4289 3845

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

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

ALBUQUERQUE, NM 87113 **OFFICIAL USE**

Postage	\$ 0.66	0101 
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.31	

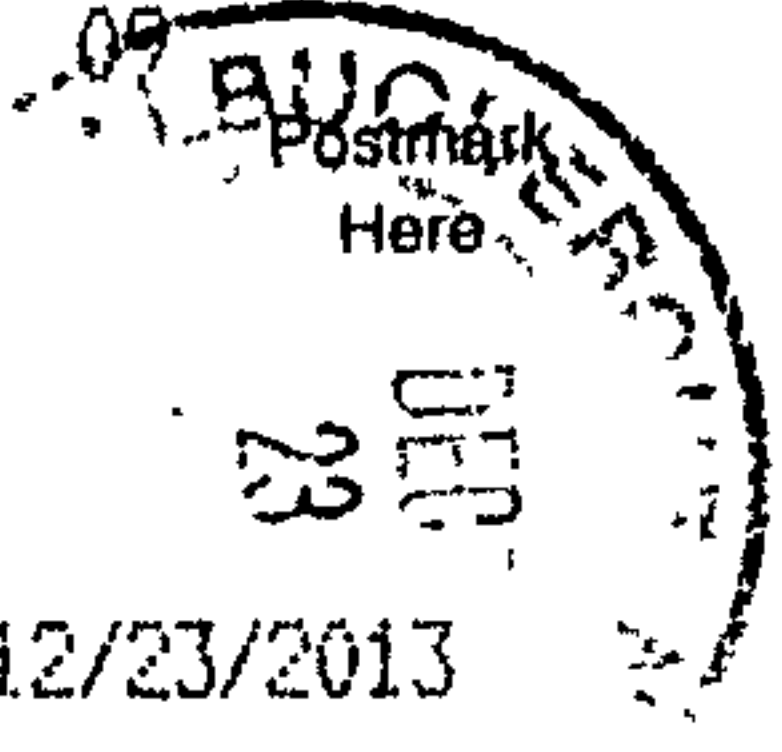
Sent To Peggy Neff
 Street, Apt. No.; or PO Box No. 8305 Calloway
 City, State, ZIP+4 Alb NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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Total Postage & Fees	\$ 6.31	

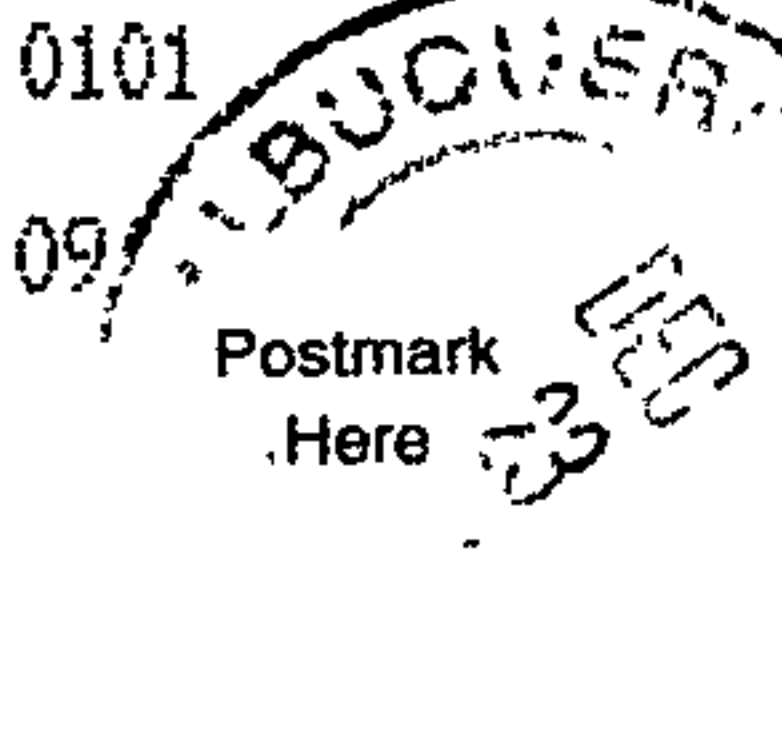
Sent To Brenda Holley
 Street, Apt. No.; or PO Box No. 8708 Santa Clara
 City, State, ZIP+4 Alb NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

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

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

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Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.31	

Sent To Dee Yordumian
 Street, Apt. No.; or PO Box No. 7801 PL Gorman
 City, State, ZIP+4 Alb NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

Letter of Authorization

I, Aleem Kassam, Managing Member of Vandy Investments, owner of LOTS 4-10 & 23-29, BLOCK 28, NORTH ALBUQUERQUE ACRES UNIT A TRACT B hereby authorize Rio Grande Engineering of New Mexico, LLC and DAC, LLC to act as our agent regarding the submittal and approval process for the site plan and platting actions required within City of Albuquerque NM for the subject property

Property Owners: [Signature]

Date 10/25/13

STATE OF NEW MEXICO
County of Bernalillo
Aleem Kassam
Oct 25, 2013

SUBSCRIBED and SWORN TO before me on

My commission Expires:
7/19/17

Notary Public:
[Signature]



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

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 _____ day of _____, 20____ 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

original signed and notarized by both
Signature

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
as _____ of _____, a corporation.

(Seal)

Notary Public

My commission expires: _____

ALBUQUERQUE PUBLIC SCHOOLS

By: aps closed 12/20-1/2/14. they told me to pick up but
Signature they closed and i cant get until the 2nd. i will replace with the
original on jan 2

Name (typed or printed) and title

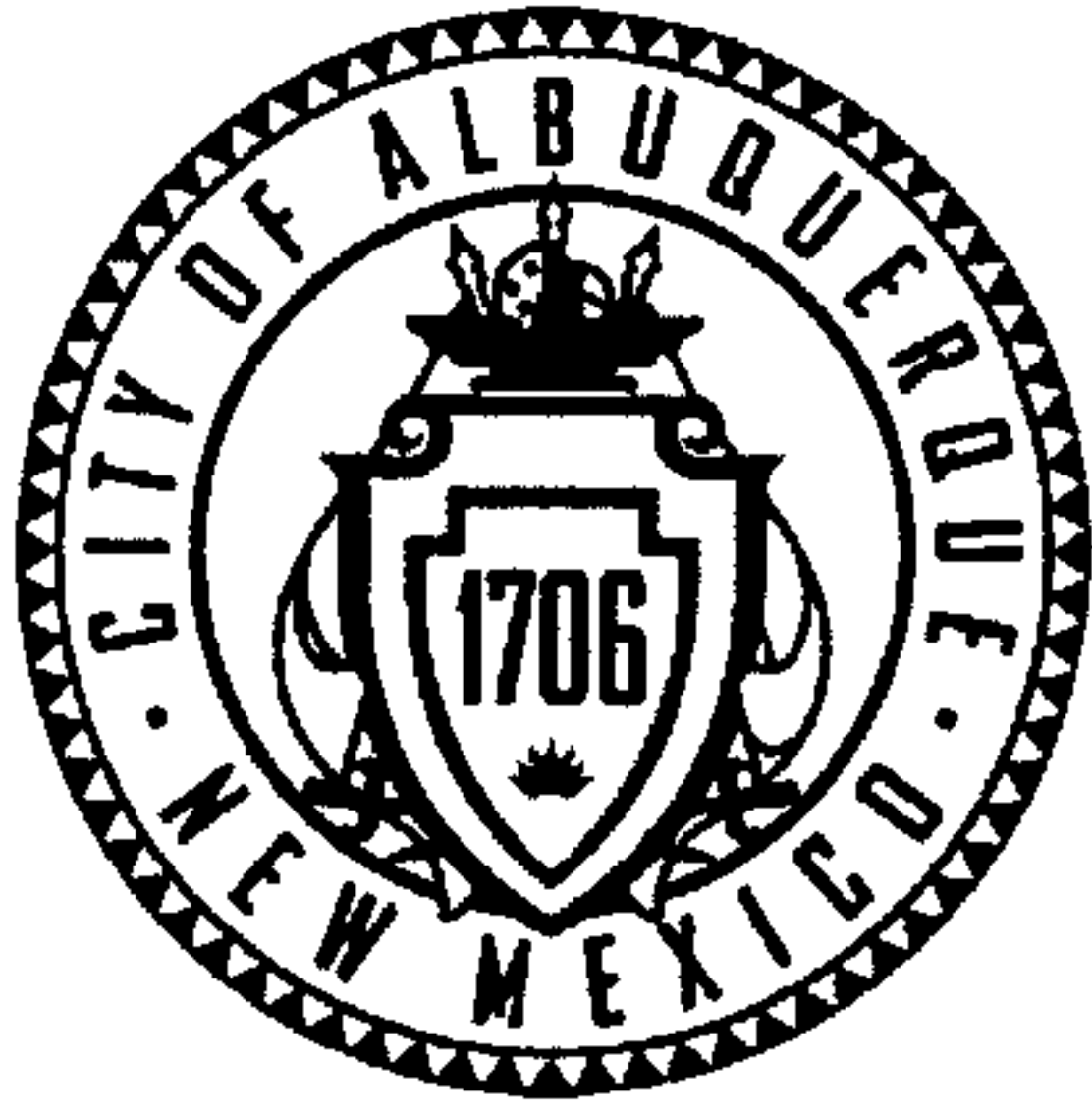
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
as _____ 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: _____



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

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

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 Jan. 7, 2014 To Jan. 22, 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.

[Signature] (Applicant or Agent) 12/20/13 (Date)

I issued 1 signs for this application, 12-26-13 (Date), [Signature] (Staff Member)

PROJECT NUMBER: 1009881

INFRASTRUCTURE LIST

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

DRB Application No. _____

EAGLE CREST SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4-10&23-29, Block 28, North Albuquerque Acres, Tract A, Unit B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside)	Oakland	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Oakland	existing	san pedro	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Oakland	existing	san pedro	/	/	/
<input type="text"/>	<input type="text"/>	24"	Storm drain	Oakland	San pedro	west property line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	public water, sewer stormdrain easement	Oakland	Soaring	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	public water, sewer stormdrain easement	Oakland	Soaring	/	/	/
<input type="text"/>	<input type="text"/>	30"	Storm drain	Oakland	East property line	High Cliff	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	High Cliff	Oakland	Soaring	/	/	/
<input type="text"/>	<input type="text"/>	24"	Storm drain	High Cliff	Oakland	Soaring	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring	Shane	Colton	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring	Shane	West Terminous	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	soaring	Colton	East Terminous	/	/	/
		8"	Waterline	soaring	east terminous	west terminous	/	/	/
		8"	Sewerline	soaring	east terminous	west terminous	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie	Shane	Colton	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie	Shane	West Terminous	/	/	/
		24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Aerie	Colton	East Terminous	/	/	/
		8"	Waterline	Aerie	east terminous	west terminous	/	/	/
		8"	Sewerline	Aerie	east terminous	west terminous	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Shane	Soaring	Aerie	/	/	/
		8"	Waterline	Shane	Soaring	Aerie	/	/	/
		8"	Sewerline	Shane	Soaring	Aerie	/	/	/
		24"	Storm drain	public stormdrain easement	Aerie	Oakland	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk (bothsides)	Colton	Soaring	Aerie	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline	Colton	Soaring	Aerie	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Colton	Soaring	Aerie	/	/	/
<input type="text"/>	<input type="text"/>	12' F-E	Residential Road with Curb and Gutter including 4' wide Sidewalk (southside) to make ultimate half section of 30' F-F	Alameda	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Alameda	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Oakland	west property line	ease property line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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NAME OF PLAT AND/OR SITE PLAN _____

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Private Inspector	City Inspector	City Cnst Engineer
____/____/____	____/____/____	____/____/____
____/____/____	____/____/____	____/____/____
____/____/____	____/____/____	____/____/____
____/____/____	____/____/____	____/____/____

NOTES

- 1 Engineers Certification of Grading required prior to release of SIA and Financial Guarantee
- 2 Internal sidewalks to be temporarily deferred per approved exhibit
- 3 _____

AGENT / OWNER

David Soule
NAME (print)
Rio Grande Engineering
FIRM
[Signature] 12/15/13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____	DRB CHAIR - date	_____	PARKS & GENERAL SERVICES - date
_____	TRANSPORTATION DEVELOPMENT - date	_____	AMAFCA - date
_____	UTILITY DEVELOPMENT - date	_____	_____ - date
_____	CITY ENGINEER - date	_____	_____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT -- 100 1

Project #: 1009881 (previously PA 13-077)

Property Description/Address: Alameda NE between San Pedro and Louisiana NE, south of Oakland NE

Date Submitted: 14 November 2013

Submitted By: Philip Crump

Meeting Date/Time: Tuesday 12 November 2013 6:30-7:30 pm

Meeting Location: 8305 Calle Soquella NE

Facilitator: Philip Crump

Parties:

- **Applicant:** Vandy Investments
- **Agent:** Rio Grande Engineering
- **Neighborhood Associations/Interested Parties:** Nor Este N.A., West La Cueva N.A.

Background/Meeting Summary:

This DRB application is for Site Development Plan for Subdivision under existing SU-2-IP zoning. The applicant proposes a subdivision of single-family dwellings—68 units on 12.35 acres, in a gated community along the north side of Alameda Boulevard NE to be accessed only from Oakland. The remaining western portion of the block is reserved for anticipated future neighborhood commercial development. If this application is approved, the next step will be preliminary plat then application for Site Plan for Building Permit approval by the DRB.

While there were no real issues of contention raised in the meeting, the participants did explore many aspects of the proposal. Of particular interest were the internal site characteristics (layout, design, landscaping, potential for a playground), exterior characteristics (walls, sidewalks), anticipated buildout and anticipated future commercial uses for the reserved western end of the block.

Outcome:

By the end of the meeting, the officers of the West La Cueva N.A. expressed support for the project. The president of the Nor Este N.A. referred to a previously sent email, in which it was noted that, "Nor Este NA has engaged with the Agent on a number of questions regarding the subject project and all have been addressed satisfactorily. After a lengthy discussion at this evening's General Meeting, we are in support of the subject project."

Meeting Specifics (generally, from the agent presentation, prompted by or noting *specific questions or comments from neighbors*):

1. Background

- a. The area has been the site of automobile auction and parts businesses for some time
 - i. The businesses created hazardous wastes that required reclamation
 - ii. It was satisfactorily reclaimed from hazardous wastes 6-10 years ago
 - iii. The auto parts firm has gone out of business
- b. The developer is the owner of the site

2. Internal site characteristics

- a. Layout
 - i. There will be 68 residential lots
 1. The perimeter lots (backing onto the exterior wall) will be 50' by 105'
 2. The interior lots will be 50' by 134'
 - a. Interior residence garages and entrances will face south
 - b. Interior residences will have rear access potential (i.e., gates)
 3. All residences will be separated by privacy walls from one another

CITY OF ALAMEDA QUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT -- 11 881

- b. Access
 - i. There will be a single access point, in the center of the north side along Oakland
 - 1. The access will be decorative gates at entry and egress
 - 2. The access and egress lanes will each be 22 feet wide
 - a. This will accommodate fire trucks or side-by-side vehicles
 - b. Double lanes will meet requirement for two access points for subdivisions of greater than 50 lots
 - 3. *Oakland is a freeway—vehicles will back up trying to get in the gate*
 - a. This entrance meets the City's requirements
 - i. There is a turnaround as well
 - ii. There will be pedestrian access to the anticipated future west-end development
- c. Landscaping
 - i. *Will the landscaping be all Southwestern?*
 - 1. All landscaping will be low water use, with only a certain amount of grass
 - 2. Each residence must have one front yard tree.
 - a. Back and side yards will not be landscaped by the developer
 - b. Most new houses have back yard grass for children to play on
 - i. The developer will provide a stub for back yard hydrant
 - 3. Homeowner Association will be responsible for maintaining landscaping, through dues
- d. Public spaces
 - i. A "gathering spot" will be provided across from the entry gates
 - 1. This will be the location of postal boxes and area for students and parents to await school buses; buses are not allowed to enter
 - ii. *We would really like to see a playground*
 - 1. We understand—the topic has come up
 - a. Playgrounds have liability
 - b. Playgrounds and parks are costly to maintain and have liabilities
- e. Infrastructure
 - i. There will be city sewer and water underground
 - ii. There will also be street lighting
 - iii. This area is allowed free discharge of storm water
 - 1. North half will drain to Oakland and south half to Alameda

3. External characteristics

- a. Perimeter wall
 - i. There will be a 6' perimeter wall
 - ii. The wall will have a design of light and dark tan split-faced block
 - 1. The access will be of the same wall design
- b. Sidewalks
 - i. There will be a 4' sidewalk along Oakland and 6' along Alameda
 - 1. The Alameda sidewalk will meander, for visual appeal
- c. Alameda reconstruction
 - i. The City is not building Alameda to the ultimate width
 - ii. We will be dedicating additional 32' of right of way and construction the ultimate section for our half of Alameda (2 driveways, a bike lane and a sidewalk—4 traffic lanes plus 2 bike lanes
 - iii. We will dedicate a 32' Right of Way to the City

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT -- 100 1

4. Residences

a. Design

- i. the houses will be one story and two story, depending on the market
- ii. Houses will be higher-end—priced at the mid-400,000s and higher
- iii. Average sizes will be around 2800 square feet, depending on the market
- iv. Roger Cinelli is the architect working on this project

b. Buildout

- i. There is no timetable but the client wants to build as quickly as possible
 1. We are required to finance all improvements—all sidewalks are to be built within two years
- ii. Typically, there will be a few (7-10) houses built as models
 1. The balance will be “semi-custom,” based on a couple of models
 - a. Higher end houses allow for more homeowner modifications
- iii. *Will there be group homes?*
 1. No—only a certain number are allowed in a given area, by population
 2. All group homes require conditional use and must be State permitted

5. Neighborhood commercial development

- a. The six lots on the west end of the block are reserved for future commercial development
 - i. The lots are not yet platted
- b. What is “neighborhood commercial?”
 - i. It is defined by code, to provide services for the neighborhood—not WalMart
 - ii. This could be a restaurant and small retail
 - iii. The market will determine what goes in
- c. Access to future commercial
 - i. There will be one Alameda entrance , near the east end of the area—450 feet from San Pedro
 - ii. There will be entrances from Oakland and in the middle along San Pedro

6. Albuquerque Public Schools

- a. *What is your interaction with APS?*
 - i. We must provide APS with pre-application information
 - ii. There is a development agreement fee associated with each lot, to be paid at the time of building plan approval
 1. We are not sure of the current amount but it used to be about 3000 or 3200
- b. *What are the public school boundaries for this development?*
 - i. La Cueva High School, Desert Ridge Middle School and Edmund G Ross Elementary
 1. *Six months ago there was concern about overcrowding at EG Ross*
 - a. Over time, the school boundaries do shift
 - b. APS does try to project needs based on development

Next Steps: None specified

Action Plan: None specified

Action Items: None specified

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
OBJECT MEETING REPORT -- 11-881**

Application Hearing Details:

Development Review Board Hearing Details:

1. Hearing scheduled for **Wednesday 4 December 2013**
2. Hearing Time:
 - a. The hearing will begin hearing applications at **9:00 a.m.**
 - b. The actual time this application is heard depends on the applicant's position on the DRB agenda
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the DRB.
4. Resident Participation at Hearing:
 - a. Written comments must be received by noon on Friday 29 November 2013 and may be sent to:
Jack Cloud, DRB Chair (505) 924-3880 jcloud@cabq.gov
c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:

Peggy Neff	West La Cueva N.A. (President)
Terry Daughton	West La Cueva (Vice-president)
Mike Gonzales	West La Cueva (Treasurer)
Erica Vasquez	West La Cueva (Secretary)
Brenda Holley	West La Cueva (Board)
Jeff Peterson	Nor Este N.A. (President)
Fred Hultberg	West La Cueva neighbor
David Soule	Rio Grande Engineering
Robert E Romero	DAC Zoning and Land Use Svcs

The Applicant and all participants are invited to provide their evaluations of the facilitation process, using the following links:

<http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-applicant-survey>

<http://www.cabq.gov/legal/adr/luf/land-use-facilitation-program-participant-survey>

Paper surveys will be provided to those who elected to receive mailed report

January 22. 2013

(TDS, PF)



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input checked="" type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 321-9097
 ADDRESS: PO Box 93924 FAX: 872-0999
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dauideriograndeengineering.com

APPLICANT: Vandy Investments PHONE: -
 ADDRESS: 6501 Eagle Rock Rd NE FAX: -
 CITY: Alb STATE NM ZIP 87133 E-MAIL: -

Proprietary interest in site: owner List all owners: yes

DESCRIPTION OF REQUEST: Site Plan for Subdivision Approval

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

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

Lot or Tract No. 4-10, 23-27 Block: 28 Unit: B
 Subdiv/Addn/TBKA: North Alb Acres tract A
 Existing Zoning: SV2-1P Proposed zoning: SV2-1P MRGCD Map No _____
 Zone Atlas page(s): C-18 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.): 1008670

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 14 No. of proposed lots: 68 Total site area (acres): 12.4
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd NE
 Between: San Pedro Dr NE and Louisiana Blvd NE

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

SIGNATURE DS DATE 10/26/13
 (Print Name) David Soule Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70744</u>	<u>SPS</u>		<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>December 4, 2013</u>			Total <u>\$ 480.00</u>

V 10-30-13
 Staff signature & Date

Project # 1009881

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) **Maximum Size: 24" x 36"**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB - *Site Plan Sector Plan North 1-25*
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) **Maximum Size: 24" x 36"**

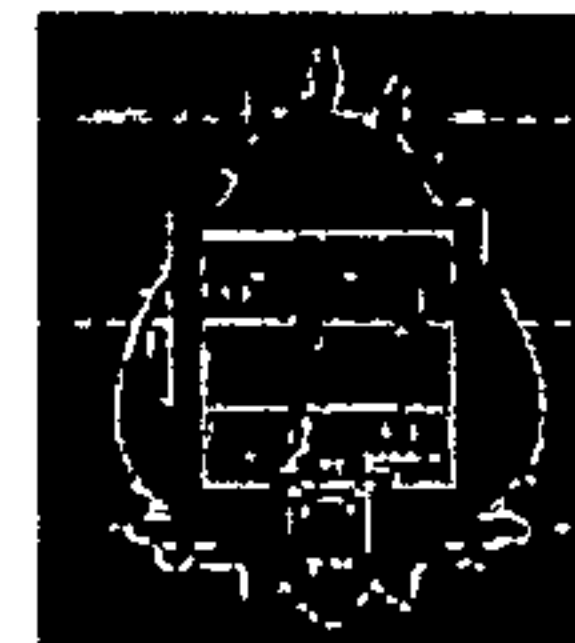
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

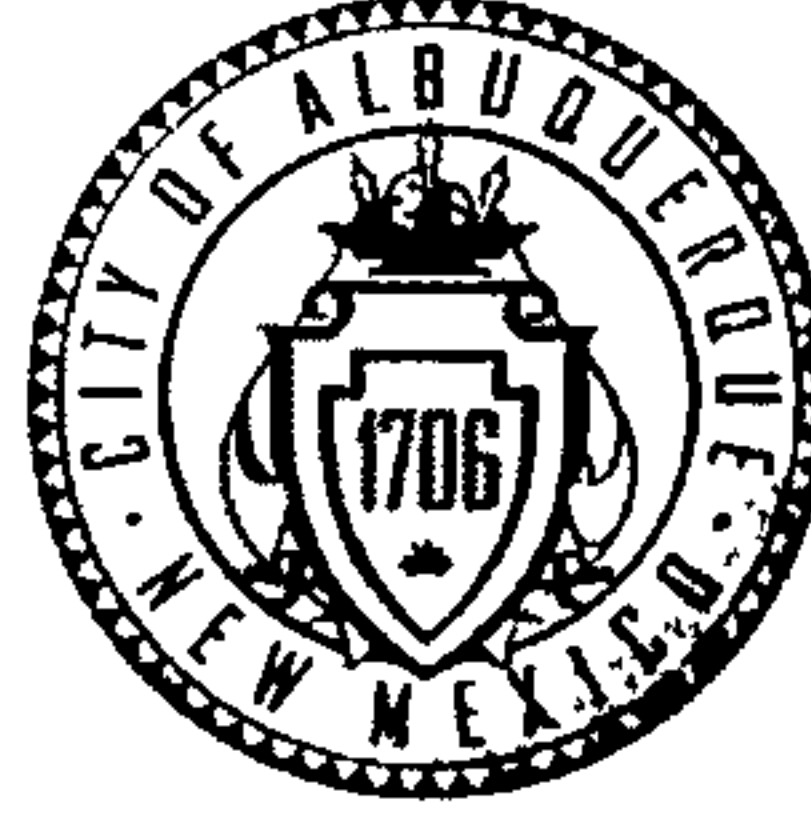
David Sale
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13DRB-70744

[Signature] 10-30-13
 Planner signature / date
 Project # 1009881



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/ ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	Fire Department
DAVID KILPATRICK -	Zoning Enforcement Inspector
STEPHANI WINKLEPLECK -	Neighborhood Coordination
DANIEL ARAGON -	Public Service Company of New Mexico
PATRICK SANCHEZ -	New Mexico Gas Company
APRIL WINTERS -	Albuquerque Public Schools
MICHELE RAMIREZ -	CenturyLink
MIKE MORTUS -	Comcast Cable
RAY GOMEZ -	Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

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

PROJECT # 1009881

THURSDAY, December 4, 2013

Comments must be received by:

Monday, November 25, 2013

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

October 28, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico

Re: Site Plan for Subdivision

Dear Mr. Cloud:

This is a request for a Site Development Plan for Subdivision at the above referenced location. The applicant is proposing to build 68 single family dwelling units on a 12.35 acre site. The property to the east of the site is also owned by the applicant and will be developed as neighborhood commercial in a second phase.

The applicant attended a Pre-Application Review Team Meeting on June 18, 2013. The notes from that meeting are attached, as is a "Certificate of No Effect" from the City Archeologist.

This property is zoned SU-2/IP (NC) and is located in the North I-25 Sector Development Plan. Specifically this development is listed as a permissive use: Section "a) **Permissive Uses:** Development proposals that are in conformance with the C-1 zone of the City Zoning Code and the design regulations defined in Chapter 4 of this Plan are appropriate to this category." Allowable uses [also] include RC Zone Permissive and Conditional Uses. The RC zone permissively allows RT Permissive Uses, which includes houses.

Overview and Summary of Request

- Sixty eight single family homes are proposed. The homes will generally be one or two stories, ranging from approximately 2400 square feet to 3300 square feet in area.
- Each house will set back 15' with a 20' driveway.
- The property will be surrounded by a multi-color 6' split face block wall, and a black iron entry gate.
- There will be a centrally located landscaped feature with shade trees.

- The subdivision will be pedestrian friendly and will include meandering sidewalks on the north side of the interior lots as well as a gate on the west side to access the future neighborhood commercial development.
- Front yards of each lot will be landscaped by the developer. There will be a homeowners association to enforce landscaping and other site regulations through neighborhood covenants.
- The exterior will be landscaped with water tolerant shade trees and ground cover.
- The site is one-half block from an ABQ Ride bus stop on San Pedro & Alameda.
- The site abuts a proposed designated bike route on Alameda.
- Colors of the houses will be muted earth tones and specified on the site plan and within the covenants.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Crandall", with a stylized flourish at the end.

Doug Crandall, Principal
DAC Zoning & Land Use Services

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA # 13- 077

Date: 6/18/13

Time: 1:30

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Carmen Marrone Others _____
Transportation: Nilo Salgado-Fernandez Others Cynthia Beck
Code Enforcement: Jonathan Turner Others David Kilpatrick
Others: Chris Gore

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin. Approval
 Site Dev. Plan for Bldg Permit EPC Approval DRB Approval Admin. Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

- current zoning: SU-2 IP or SU-2/NC per No. I-25 SDP
- proposing SFR
- NC district allows uses permissive + conditional in the RC, O-1 + C-1 zones; SFR is allowed
- recommend development that meets the intent - min. 12 d.u./acre - see page 27 of SDP
- process: site dev. plan for bldg. permit → DRB
- must comply w/ Design Regulations - § 4.2, page 31

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

C. Marrone
PRT CHAIRMAN / DATE

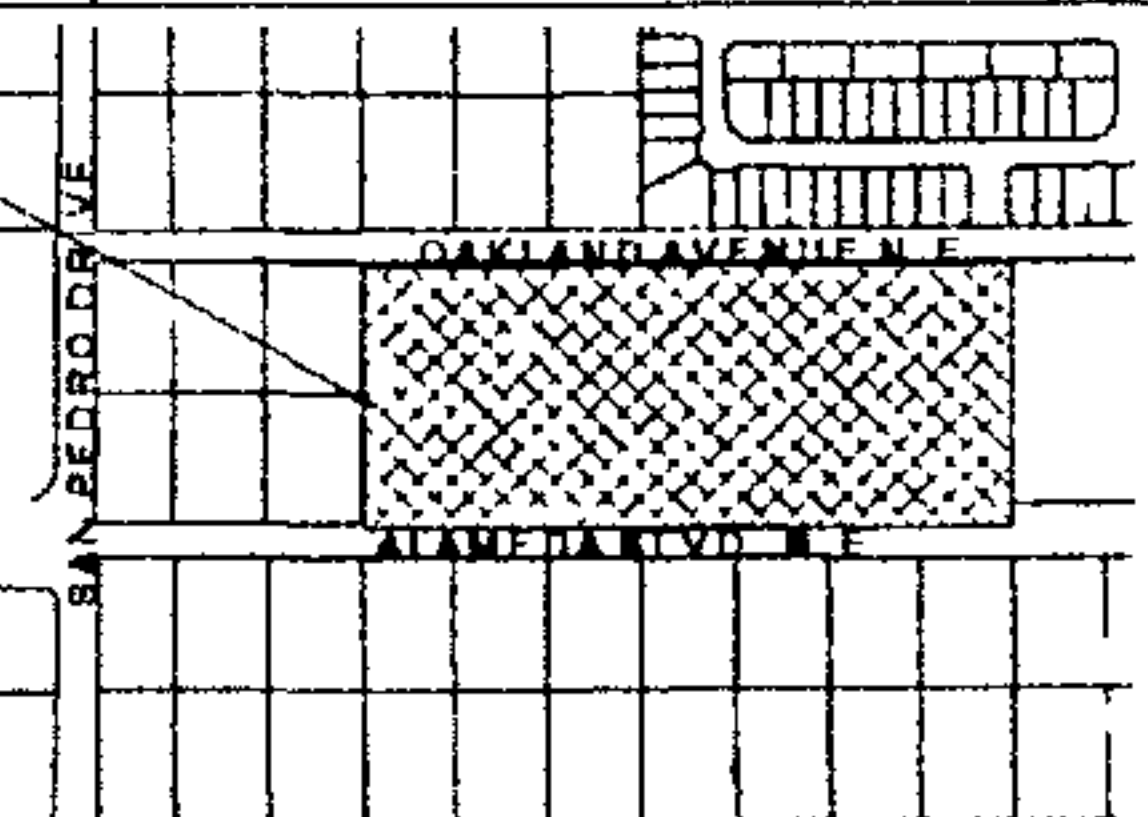
[Signature]
APPLICANT OR AGENT / DATE

***Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING. Additional research may be necessary to determine the exact type of application needed.

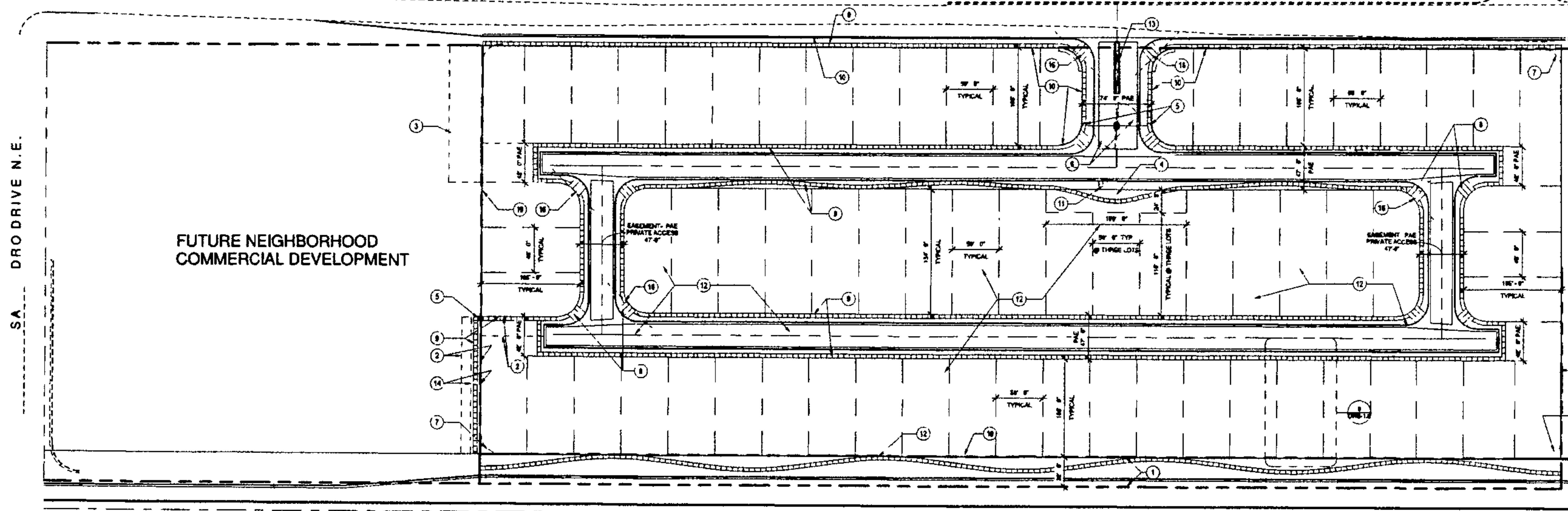
SITE DEVELOPMENT PLAN FOR SUBDIVISION EAGLE CREST SUBDIVISION

OAKLAND AVE. N.E.
R.F.O.W.

EAGLE CREST
SUBDIVISION



VICINITY MAP 1" = 400'



LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS 4 THRU 16 AND 26 THRU 36 BLOCK 28 TRACT A UNIT 8 NORTH ALBUQUERQUE ACRES

KEYED NOTES

1. 10' WIDE RIGHT OF WAY DEDICATION TO BE GRANTED BY PLAT
2. 30' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED BY THIS PLAT
3. 24" WATER AND SEWER LINE AND BRANCH EASEMENT TO BE GRANTED BY THIS PLAT
4. CENTRAL LANDSCAPE PARK
5. 6" HIGH WOODLOT IRON PINE STRAIN SECURITY GATE WITH KEYPAD
6. 4" HIGH WOODLOT IRON VEHICLE SECURITY GATES
7. LANDSCAPE ACCENT FEATURE (1) TYP.
8. MULTIDIRECTIONAL HANDICAP RAMP 1 IN 12 SLOPE (1) TYP.
9. 4" WIDE SIDEWALK
10. 10' WIDE HIGH DECORATIVE BLOCK WALL - SEE ELEVATION
11. WALK TYPE SIDEWALK
12. LOT LINES TO BE REMOVED BY THIS PLAT
13. 6" HIGH WOODLOT IRON PINE STRAIN SECURITY GATE
14. 18" WIDE PRIVATE PEDESTRIAN ACCESS BASEMENT
15. 6" HIGH WOODLOT IRON PINE STRAIN SECURITY GATE
16. 18" WIDE PRIVATE PEDESTRIAN ACCESS BASEMENT

LANDSCAPE LEGEND

SYMBOL	SPECIFICATION	COUNT
	DESERT WILLOW (L) Chrysalis Linearts, 2" cal. 20' tall x 25' wide at maturity	1
	GREY LEAF COTONEASTER (M) Cotoneaster Buxifolia 1 Gal 3" tall x 8" wide at maturity	3
	INDIAN HAWTHORN (M) Raphiophila Indica 1 Gal 3" tall x 4" wide at maturity	1
	COMMON BOXWOOD (M) Buxus Spp. 5 Gal. 4" tall x 4" wide at maturity	4

LANDSCAPE NOTES

1. LANDSCAPE SHALL BE WATERED BY A DWP IRRIGATION SYSTEM.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL CHUTE UTILITY. TREES & SHRUBS SHALL BE PLANTED NO LESS THAN 3 FEET FROM CHUTE OR NEW UTILITY LINES.
3. LANDSCAPES SHALL BE MAINTAINED BY OWNER.
4. TREE CALIPERS SHALL BE AS MEASURED 4' ABOVE GROUND.
5. PROPOSED 4" HIGHER GROUND COVER, LANDSCAPE ROCK SHALL BE INSTALLED OVER LANDSCAPE PAPERS.

SHEET LIST

Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-2.0	LANDSCAPE SCHEDULE
DRB-2.1	LANDSCAPE ELEVATION PLANS & MEASUREMENT SHEET
DRB-2.2	LANDSCAPE LEGEND & CALCULATIONS
DRB-3.0	GRADING & DRAINAGE PLAN
DRB-4.0	MASTER UTILITY PLAN
DRB-5.0	MASTER PAVING PLAN
DRB-6.0	GATE DETAILS

1. SITE DEVELOPMENT FOR SUBDIVISION 1" = 50'-0"

1. INTRODUCTION

DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

2. SITE DATA

A. GENERAL LOCATION AND SURROUNDING DEVELOPMENT

THE PROJECT IS SITUATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF ALAMEDA BLVD. N.E. AND DORO DRIVE N.E. THE SITE IS BOUNDARY BY ALAMEDA BLVD. N.E. TO THE SOUTH AND DORO DRIVE N.E. TO THE WEST. THE SITE IS ADJACENT TO A FUTURE NEIGHBORHOOD COMMERCIAL DEVELOPMENT TO THE WEST. THE SITE IS BOUNDARY BY ALAMEDA BLVD. N.E. TO THE SOUTH AND DORO DRIVE N.E. TO THE WEST. THE SITE IS ADJACENT TO A FUTURE NEIGHBORHOOD COMMERCIAL DEVELOPMENT TO THE WEST.

B. SURROUNDING DEVELOPMENT

THE SITE IS CONNECTED TO THE SURROUNDING DEVELOPMENT BY A PRIVATE DRIVEWAY. THE DRIVEWAY IS 10 FEET WIDE AND 10 FEET DEEP. THE DRIVEWAY IS 10 FEET WIDE AND 10 FEET DEEP. THE DRIVEWAY IS 10 FEET WIDE AND 10 FEET DEEP. THE DRIVEWAY IS 10 FEET WIDE AND 10 FEET DEEP.

C. PUBLIC UTILITIES

OFF-STREET PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. OFF-STREET PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. OFF-STREET PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY.

3. REGULATIONS AND STANDARDS

A. GENERAL REGULATIONS

THE DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE. THE DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

B. STANDARDS

THE DEVELOPMENT SHALL COMPLY WITH THE STANDARDS OF THE ZONING CODE. THE DEVELOPMENT SHALL COMPLY WITH THE STANDARDS OF THE ZONING CODE. THE DEVELOPMENT SHALL COMPLY WITH THE STANDARDS OF THE ZONING CODE.

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D. STANDARDS

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4. REGULATIONS AND STANDARDS

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5. REGULATIONS AND STANDARDS

A. GENERAL REGULATIONS

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B. STANDARDS

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C. STANDARDS

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6. REGULATIONS AND STANDARDS

A. GENERAL REGULATIONS

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B. STANDARDS

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7. REGULATIONS AND STANDARDS

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9. REGULATIONS AND STANDARDS

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Cinelli / Roger Cinelli & Assoc
ARCHITECTS
2418 Maribel Terrace Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-9811

Rio Grande Engineering
100 CENTRAL EXPRESS DR.
SUITE 101
ALBUQUERQUE, NEW MEXICO
87102
DAVID BOULLE
P.E. # 14622

PROJECT TITLE:
EAGLE CREST SUBDIVISION
BETWEEN ALAMEDA
BLVD AND OAKLAND
AVE. N.E.

DRAWING TITLE:
SITE DEVELOPMENT PLAN FOR
SUBDIVISION

DATE: _____ PROJECT NO: _____
ISSUE DATE: _____ DRAWING NO: _____
DRB-1.0

SUBDIVISION DATA

PROJECT LOCATION: BETWEEN ALAMEDA BLVD. N.E. AND OAKLAND AVE. N.E. AVERAGE EAST OF SAN PEDRO DRIVE N.E. ALBUQUERQUE, NM
SUBDIVISION AREA: 12.54 ACRES
SUBDIVISION LOTS: 16
DATE OF SURVEY: JANUARY 2012

BUILDING DATA

MINIMUM BUILDING HEIGHT: 20 FEET
FRONT YARD SETBACK - RESIDENCE: 15 FEET
FRONT YARD SETBACK - DRIVEWAY: 5 FEET
SIDE YARD SETBACK: STREET SIDE CORNER: 15 FEET
REAR YARD SETBACK: 15 FEET
MINIMUM BUILDING SETS: 20 UNITS



PERIMETER WALL DETAIL
1/4" = 1'-0"

PROJECT NUMBER

PROJECT NUMBER: _____

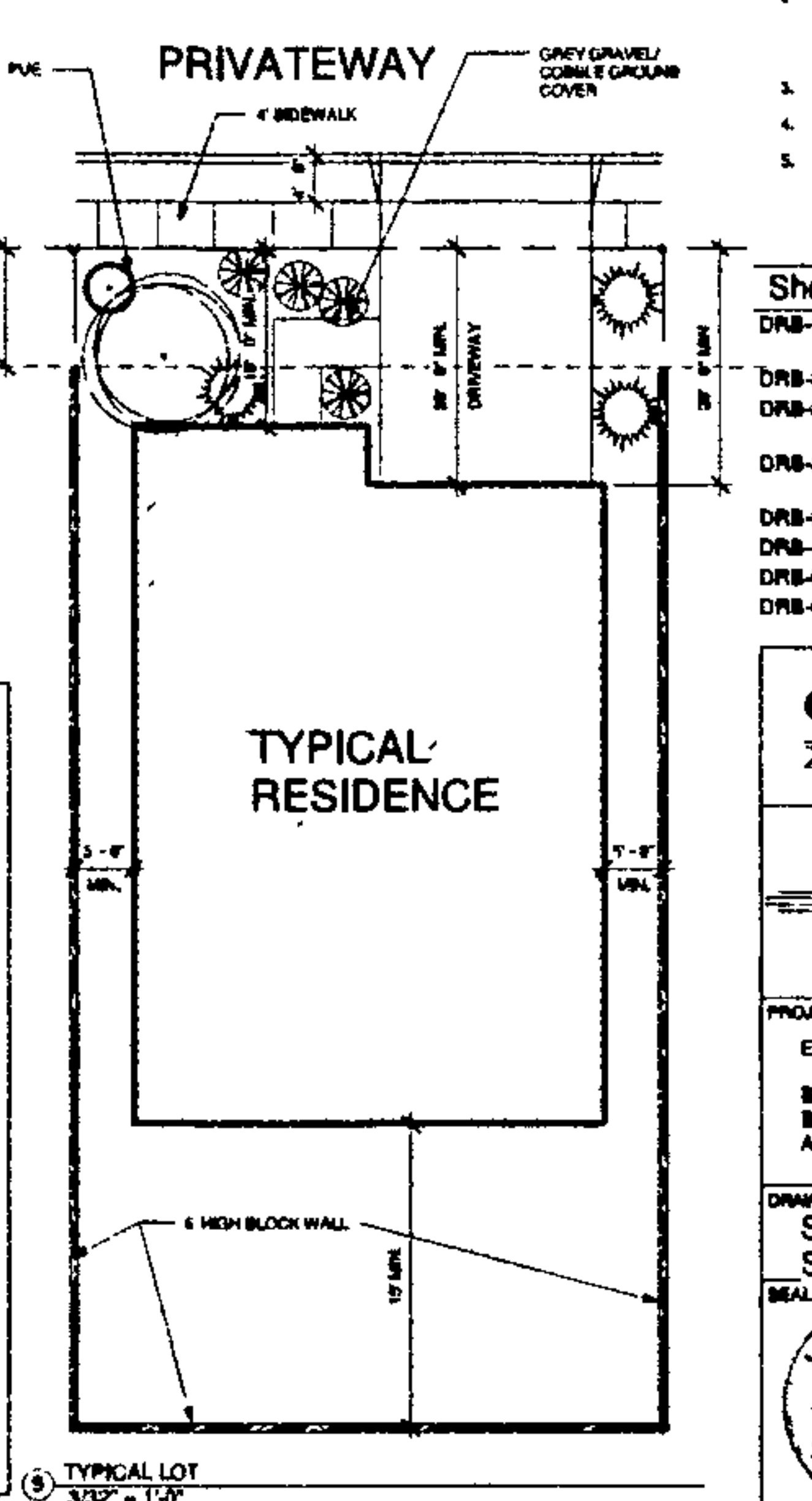
APPLICATION NUMBER

APPLICATION NUMBER: _____

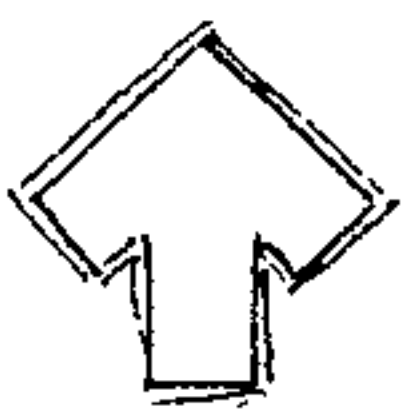
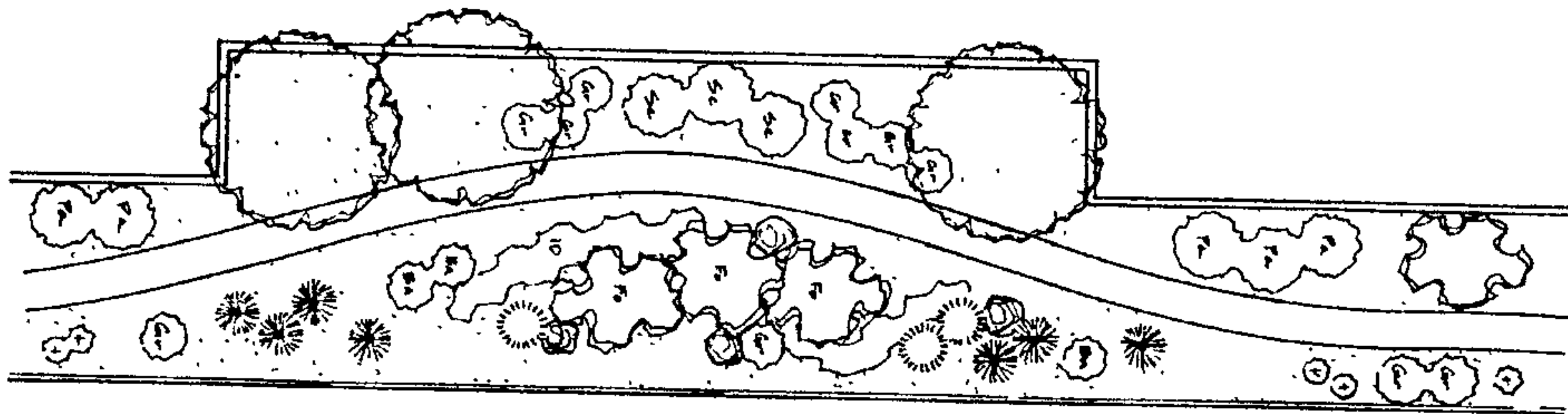
Is an Infrastructure List required? () Yes () No. If Yes then set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

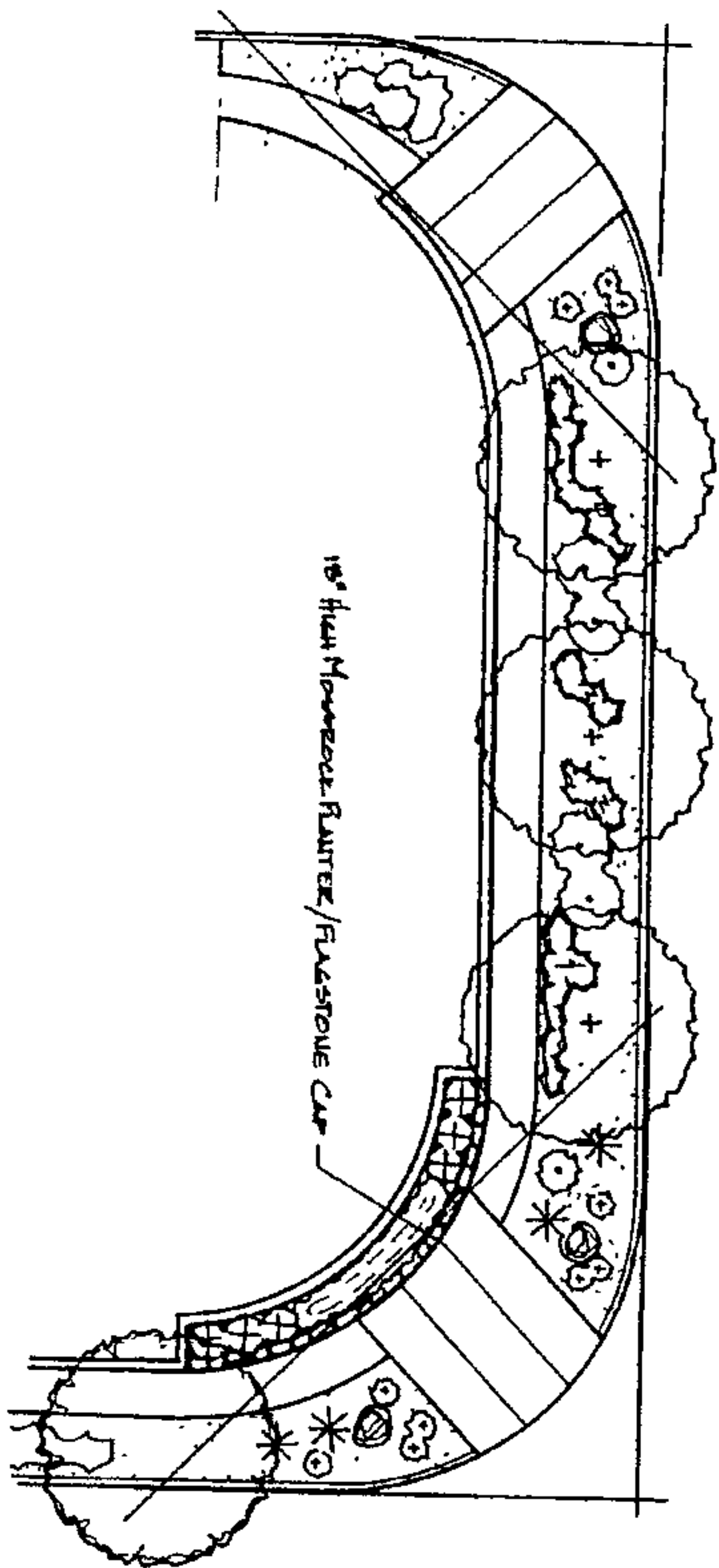
Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



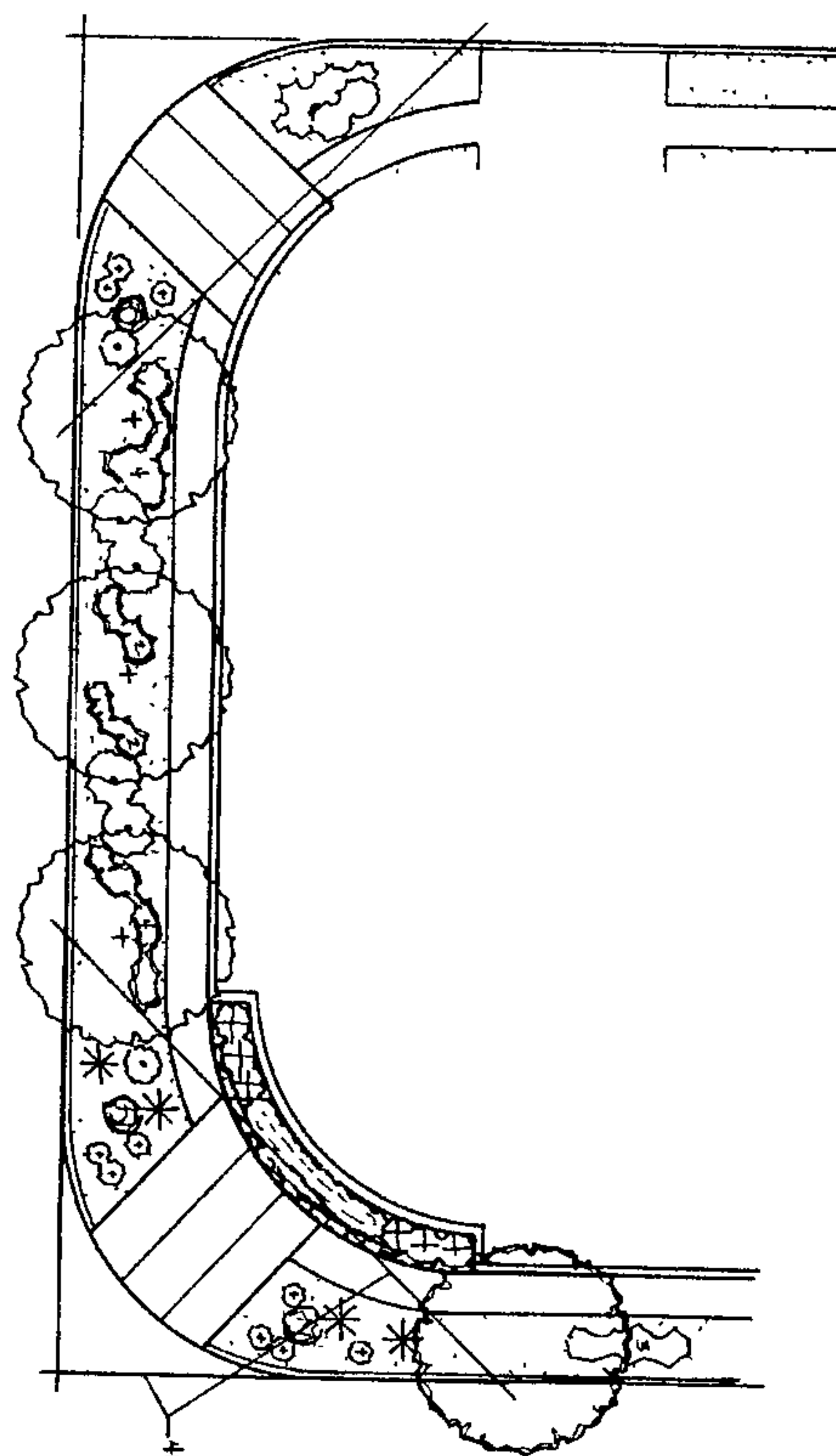
TYPICAL LOT
3/32" = 1'-0"



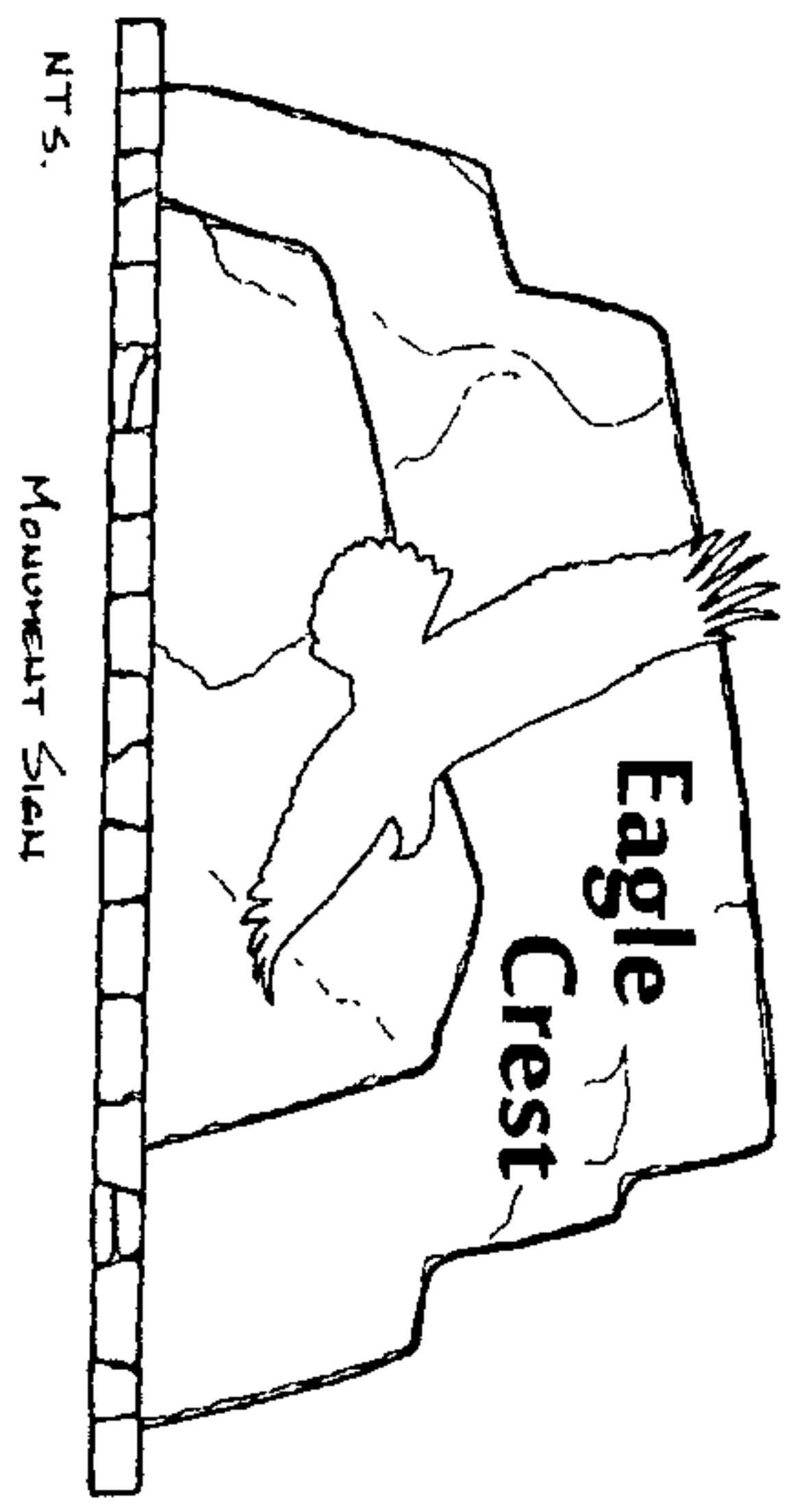
SCALE: 1" = 10'



Double-Sided Monument Sign (See Detail)



OAKLAND AVE. NE

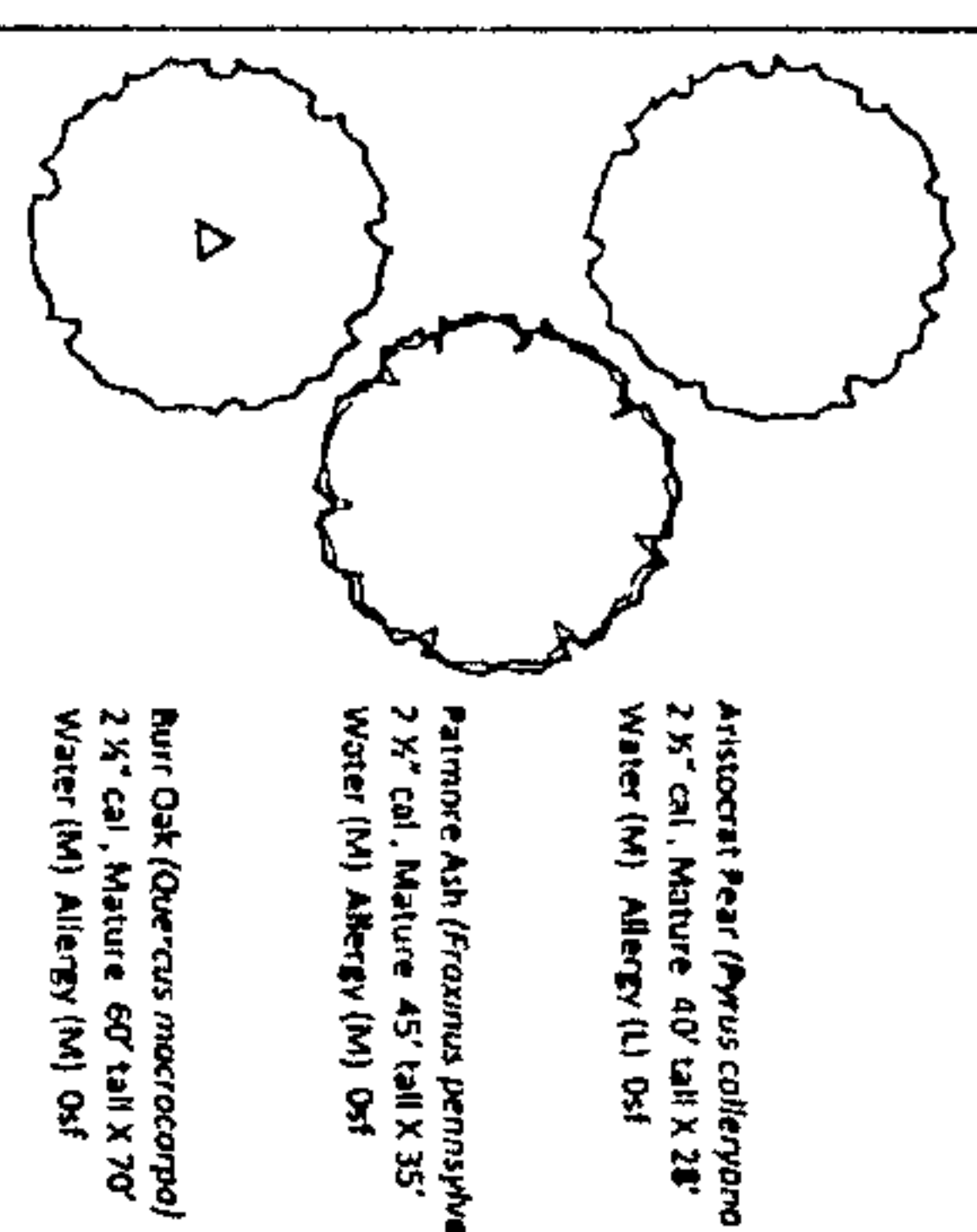


N.T.S.

MONUMENT SIGN

SHEET 1 OF 3	DRAWN BY ML		EAGLE CREST LANDSCAPE PLAN		Cont Lic #26458 7909 Edith NE Albuquerque, NM 87154 Ph (505) 898-9690 Fax (505) 898-7737 cm@thehilltoplandscaping.com
	REVISION / DATE 10/15/15				

PLANT LEGEND
 All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for installation, measurement should be by spread or roots rather than by the height of the plant.



- Arizocast Pear (*Pyrus colleyana* 'Arizocast')
2 1/2" cal. Mature 40' tall X 28"
Water (M) Allergy (L) 0sf
- Palmare Ash (*Fraxinus pennsylvanica* 'Palmare')
2 1/2" cal. Mature 45' tall X 35"
Water (M) Allergy (M) 0sf
- Burr Oak (*Quercus macrocarpa*)
2 1/2" cal. Mature 60' tall X 70"
Water (M) Allergy (M) 0sf
- Forestiera (*Forestiera neomekanica*)
15 gal. Mature 15' tall X 15"
Water (M) Allergy (L) 225 sf
- Grayleaf Cotonaster (*Cotoneaster burgundy*)
5 gal. Mature 2' tall X 3'
Water (L) Allergy (L) 81 sf
- Red Yucca (*Hesperaloe parviflora*)
5 gal. Mature 3' tall X 4'
Water (L) Allergy (L) 18 sf
- Mugo Pine (*Pinus mugo*)
5 gal. Mature 4' tall X 4'
Water (M) Allergy (L) 18 sf
- Maidenhair (*Adiantum sp.*)
5 gal. Mature 5' tall X 5"
Water (M) Allergy (L) 25 sf

- Regal Mist (*Andromeda cymosa*)
5 gal. Mature 3' tall X 3'
Water (M) Allergy (L) 9sf
- Red Berry Barberry (*Berberis thunbergii* 'Atropur. Mono')
5 gal. Mature 2' tall X 2'
Water (M) Allergy (M) 4sf
- Scotch Broom (*Genista scopulorum*)
5 gal. Mature 4' tall X 4'
Water (M) Allergy (L) 16 sf
- Blue Mist (*Corylopsis x clandonensis*)
1 gal. Mature 3' X 3'
Water (M) Allergy (L) 9 sf
- Coral Beauty Cotonaster (*Cotoneaster dammeri* 'Coral Beauty')
5 gal. Mature 18" X 9"
Water (M) Allergy (L) 81 sf
- Potentilla (*Potentilla fruticosa*)
1 gal. Mature 3' tall X 3'
Water (M) Allergy (L) 9 sf
- Gro Low Sumac (*Rhus aromatica* 'Gro Low')
1 gal. Mature 2 1/2' X 8"
Water (L) Allergy (L) 64 sf
- Apache Plume (*Folium parvifolium*)
1 gal. Mature 6' tall X 7'
Water (L) Allergy (L) 49 sf
- Parrot (*Cotoneaster lacteus*)
5 gal. Mature 8' tall X 12"
Water (M) Allergy (L) 144 sf

- Vireo (*Vireo opulus costus*)
5 gal. Mature 16' tall X 20"
Water (M) Allergy (L) 225 sf
- Honeycuckle (*Lonicera japonica* 'Hedlind')
1 gal. Mature 3' tall X 12"
Water (M) Allergy (L) 144 sf
- Autumn Sage (*Salvia greggii*)
1 gal. Mature 2' tall X 3'
Water (L) Allergy (L) 9 sf
- Carmel (*Nopalea fasciata*)
1 gal. Mature 8' tall X 2'
Water (L) Allergy (L) 4 sf
- 1/4" Beadball, Green w/ Purple, Faint C.
BOULDER

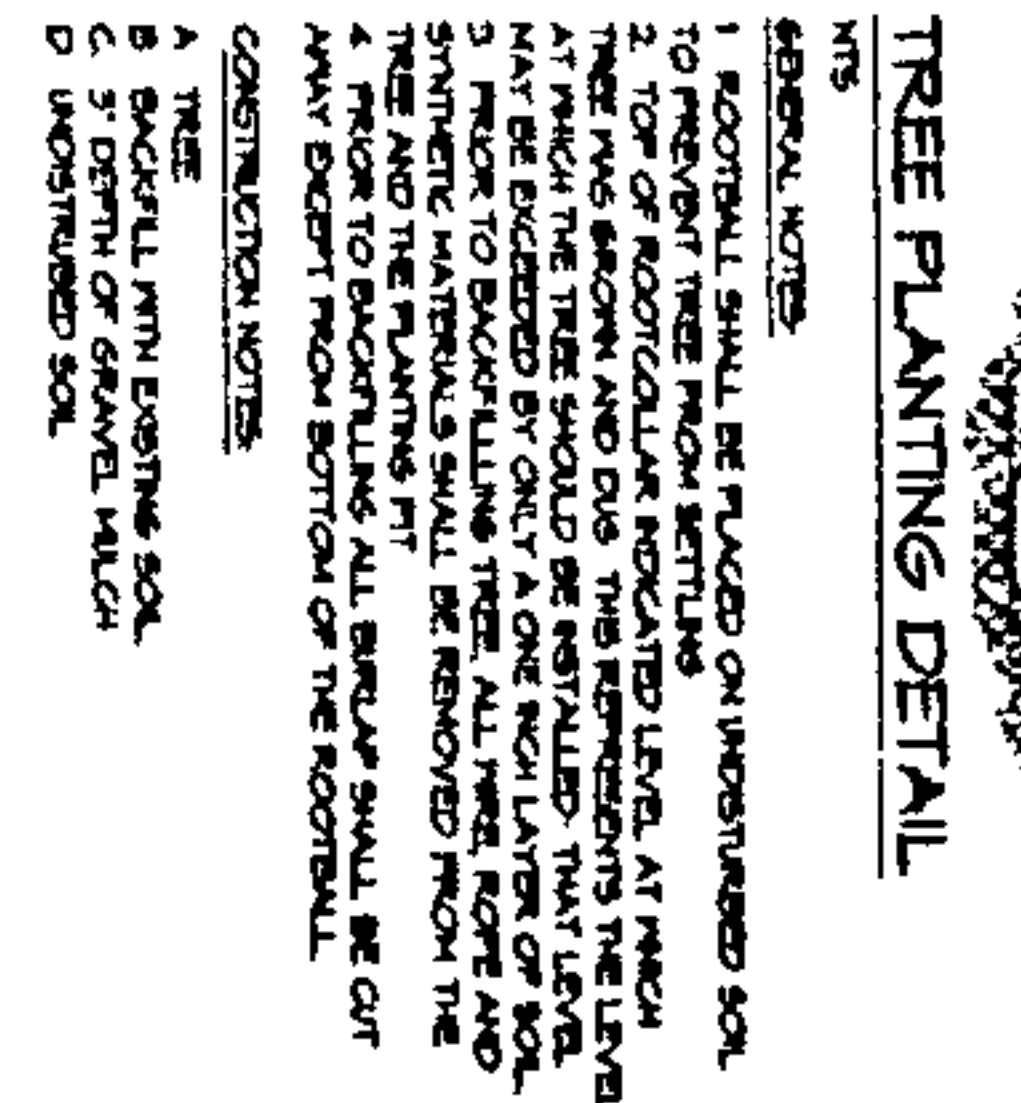
LANDSCAPE CALCULATIONS

TOTAL BED PROPOSED	30,826	square feet
BEACONCOVER BED	75	square feet
TOTAL BEACONCOVER REQUIREMENT	75,120	square feet
TOTAL BEACONCOVER PROVIDED	12,454	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet

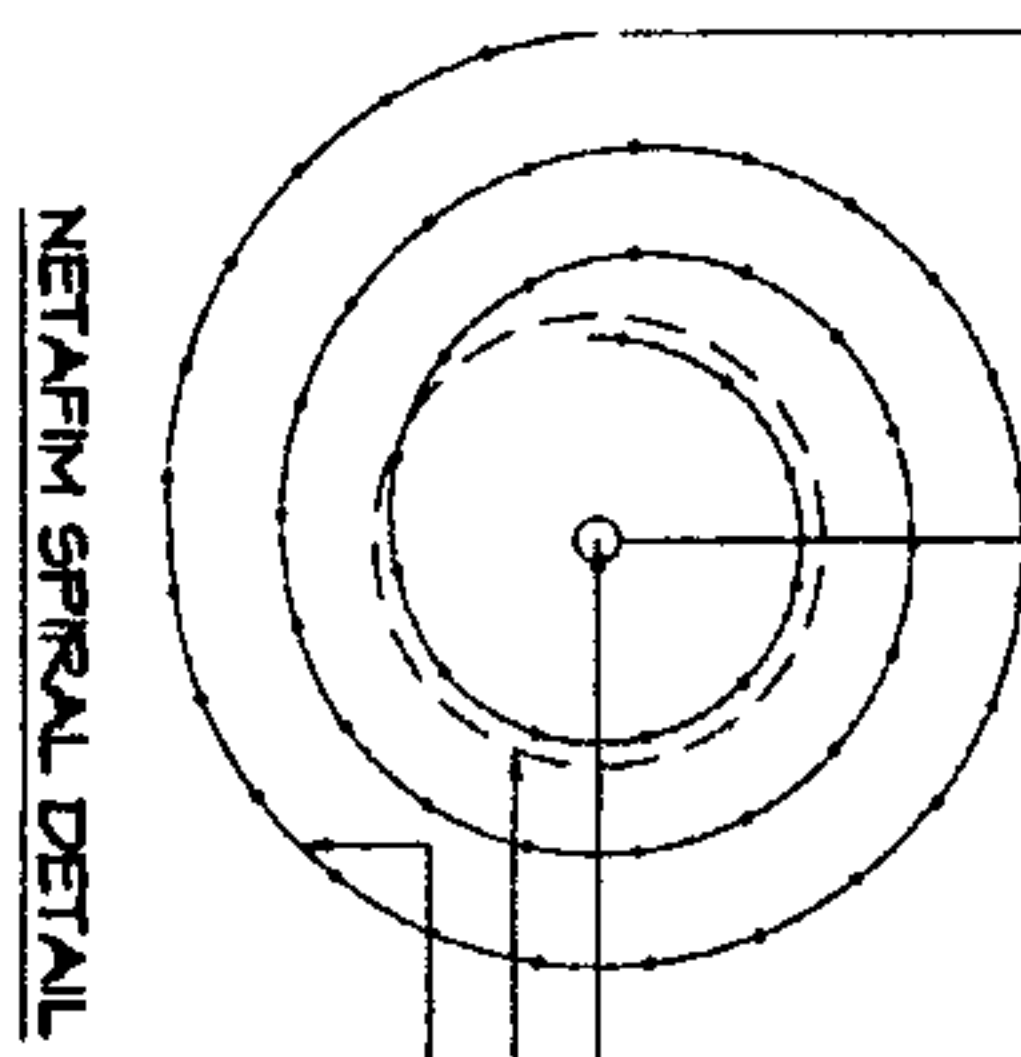
LANDSCAPE NOTES:
 1. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.
 2. The contractor shall maintain street trees in a living, healthy and attractive condition.
 3. It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Reuse Ordinance. The contractor shall provide a water conservation landscaping plan for the project.
 4. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.
 5. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.
 6. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.

IRIGATION NOTES:
 1. Irrigation shall be a complete underground system with trees to receive 1 inch of water per week (1" per week) and other plants to receive 1/2" per week. The system shall be installed to meet the City of Albuquerque Water Conservation Landscaping and Water Reuse Ordinance.
 2. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.
 3. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.
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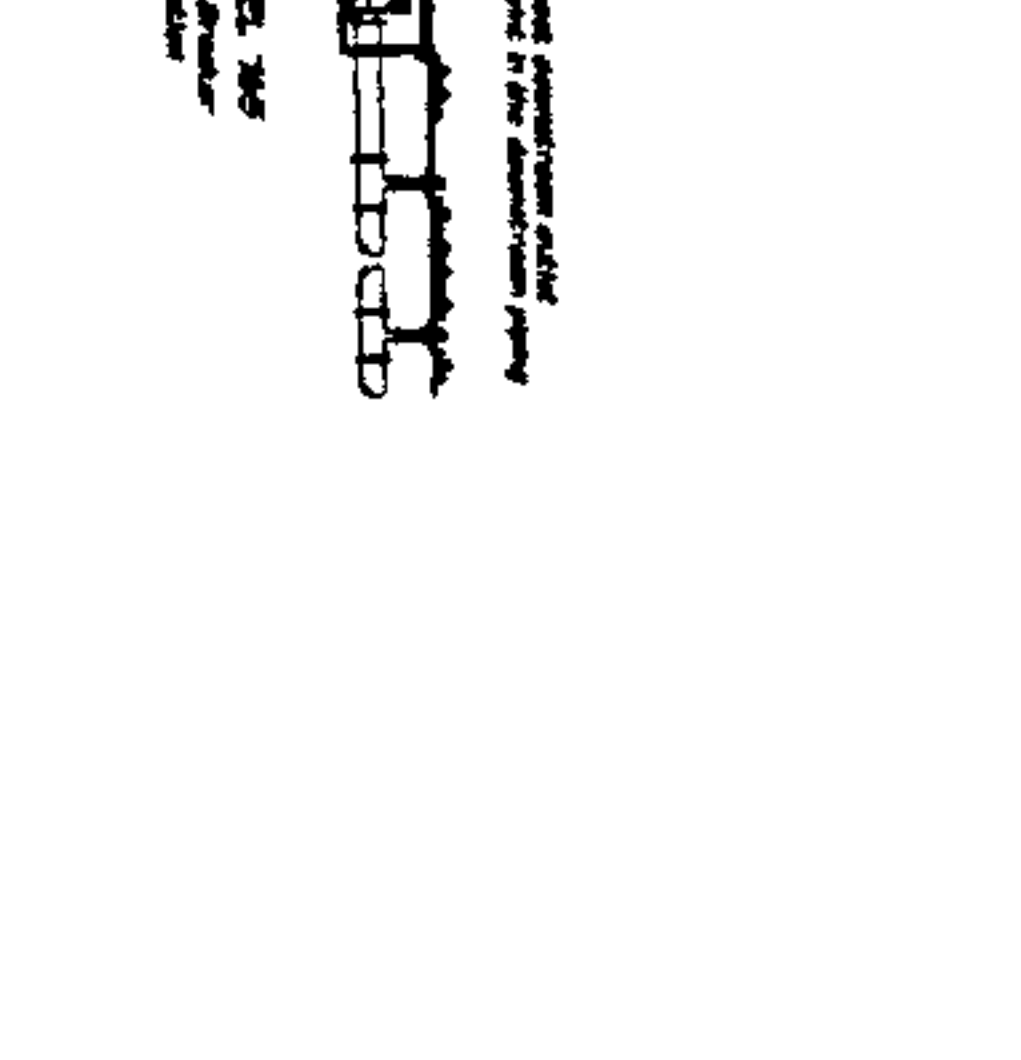
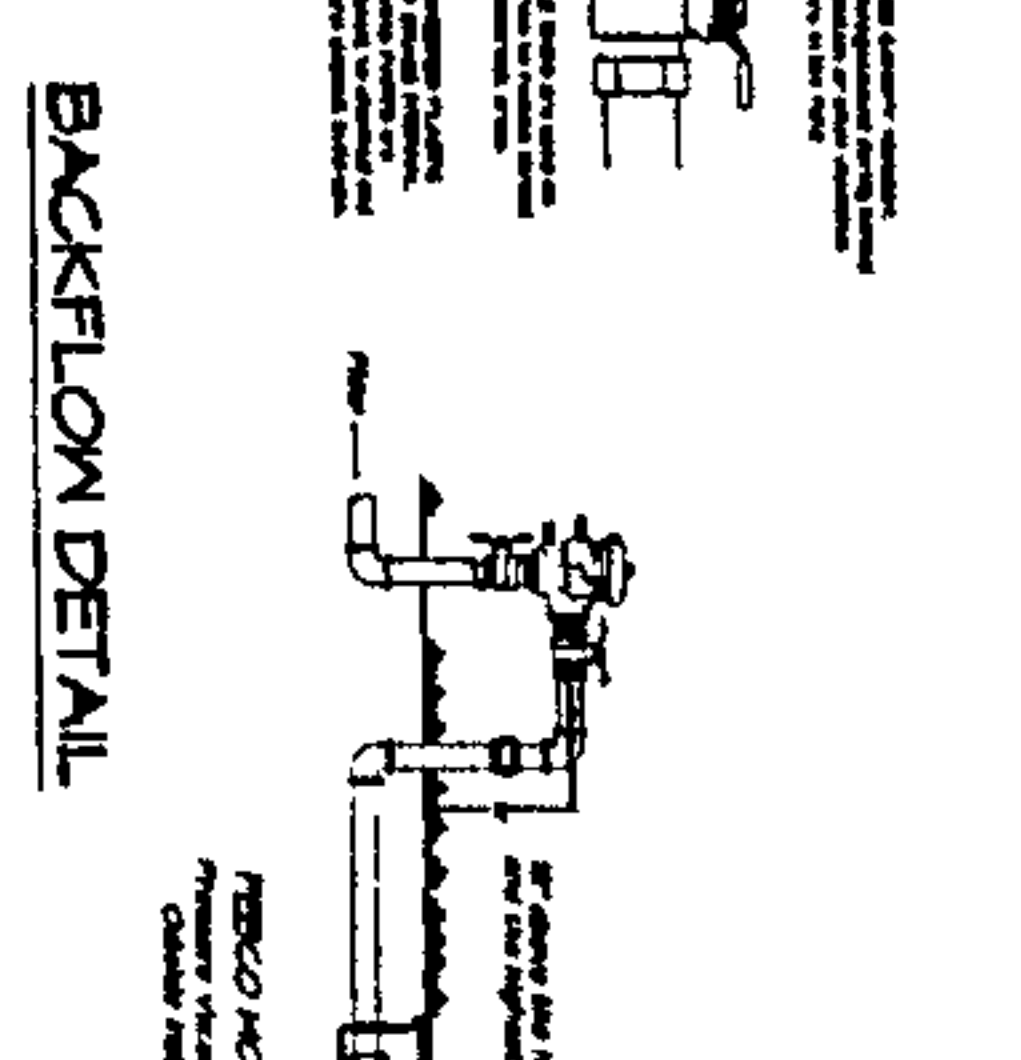
NOTES TO CLIENT:
 1. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.
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 4. The contractor shall be responsible for the property owner's satisfaction with the final landscape condition.



- TREE PLANTING DETAIL**
- GENERAL NOTES:**
 1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL.
 2. TOP OF ROOTBALL INDICATED LEVEL. AT EACH LEVEL, THE TREE SHOULD BE PLANTED TO THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE DETERMINED BY ONLY A ONE INCH LAYER OF SOIL. SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 3. PRIOR TO BACKFILLING, ALL BRANCHES SHALL BE CUT AWAY EXCEPT THOSE FROM THE BOTTOM OF THE ROOTBALL.
 4. BACKFILL WITH DISTING SOIL.
 5. 3" DEPTH OF GRAVEL MULCH.
 6. UNDISTURBED SOIL.



- SHRUB PLANTING DETAIL**
- GENERAL NOTES:**
 1. THE OUTSIDE DIMENSION OF THE WATER CONTAINER SHALL BE THE SAME AS THE DIMENSION OF THE SHRUB PLANTING PIT.
 2. BACKFILL WITH DISTING SOIL.
 3. 3" DEPTH OF GRAVEL MULCH.
 4. UNDISTURBED SOIL.



NETAFIM SPIRAL DETAIL

BACKFLOW DETAIL

STREET TREE REQUIREMENTS - Minimum 2' Caliber
 Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
 Name of Street: ALAMEDA BLVD NE
 Required 30' models 54
 Other: 3/4" Prunus Sp.

FRONT LOT TREE REQUIREMENTS - Minimum 2' Caliber
 Street trees required under the City of Albuquerque Fronting Lot Tree Ordinance are as follows:
 Name of Street: ALAMEDA BLVD NE
 Required 30' models 54
 Other: 3/4" Prunus Sp.

FRONT LOT TREE REQUIREMENTS - Minimum 2' Caliber
 Street trees required under the City of Albuquerque Fronting Lot Tree Ordinance are as follows:
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The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

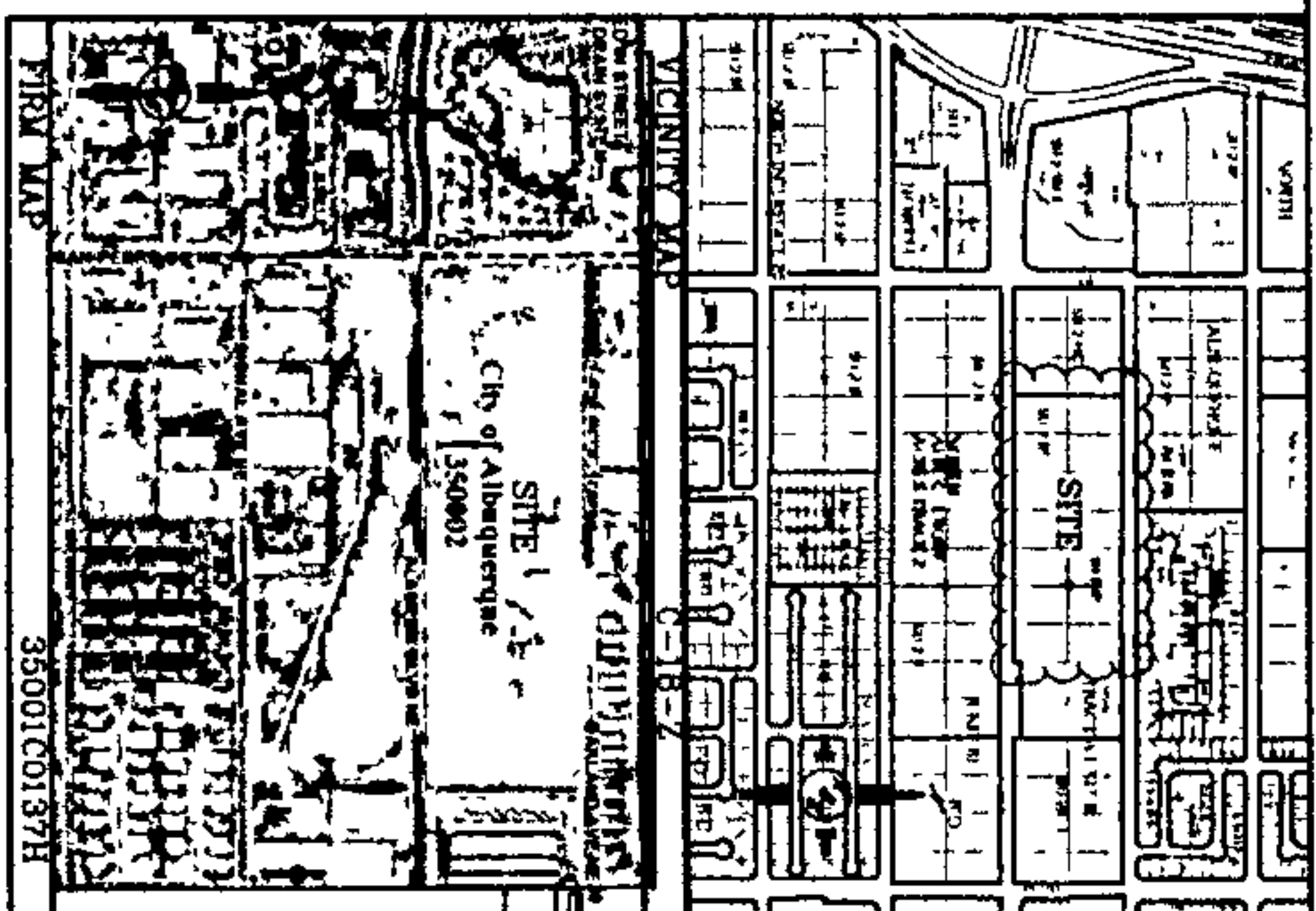
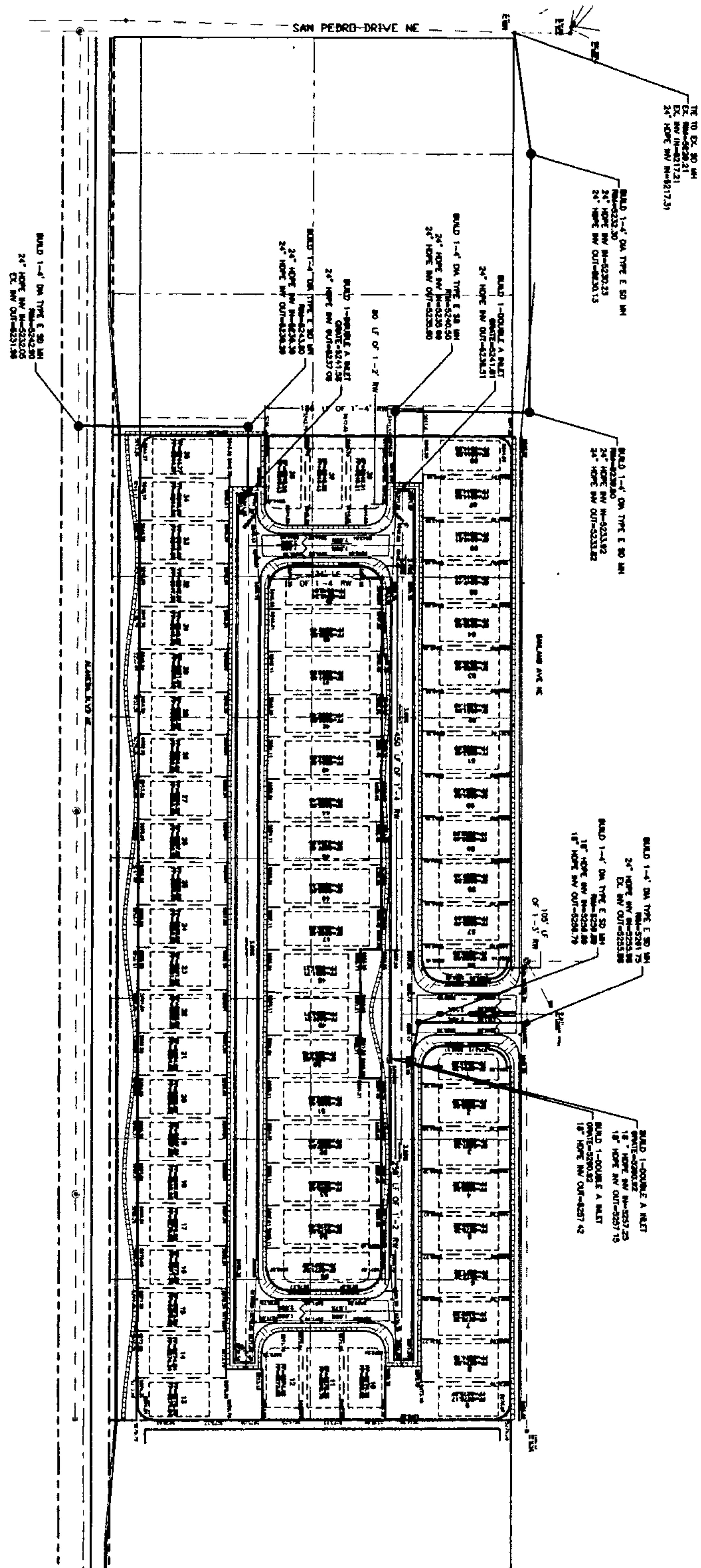
EAGLE CREST
 LANDSCAPE PLAN

LANDSCAPE ARCHITECTS & CONTRACTORS

DRYAN BY
 ML
 REVISION #
 DATE 10/15/20
 SHEET #
 3 OF 3

Cont. Lic. #26458
 7409 Edith NE
 Albuquerque, NM 87114
 Ph (505) 896-9690
 Fax (505) 898-7737
 cm@hilltoplandscaping.com

- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPOGRA DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO DRAINAGE RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATED ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM EROSION AND WHEN EXPOSED FROM TO FULFILL ACCEPTANCE OF ANY PROJECT.

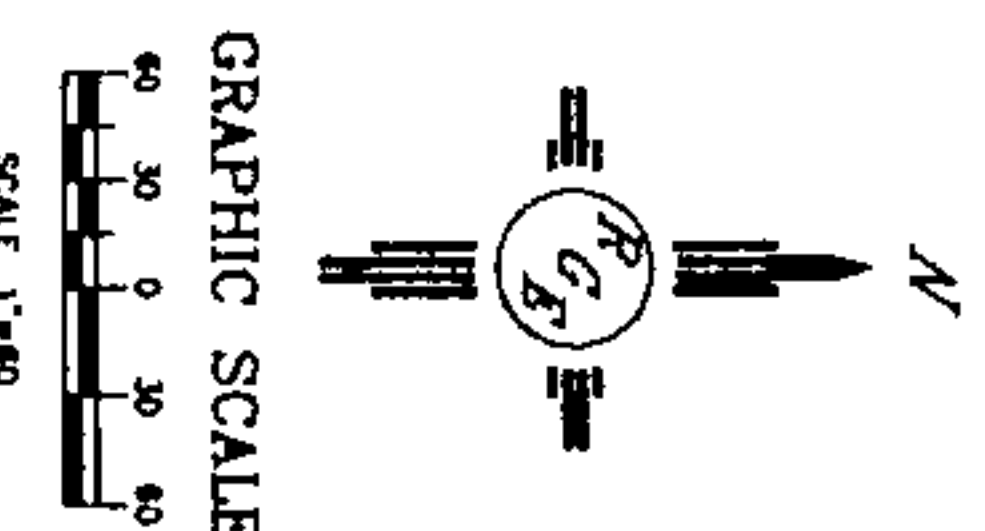


- LEGAL DESCRIPTION**
3500100137H
- NOTES**
1. ALL CURBS AND GUTTERS TO BE STRENGTH UNLESS OTHERWISE NOTED.
 2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

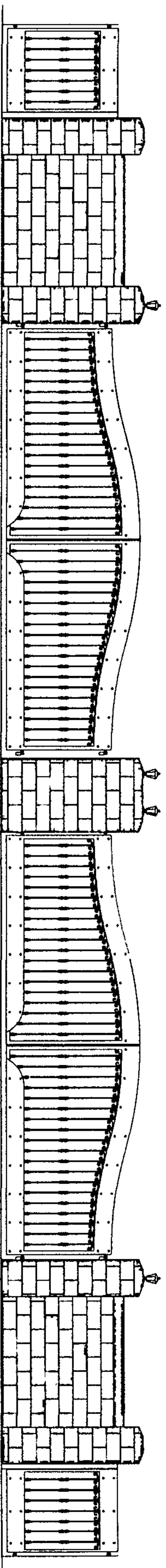
LEGEND

—	EXISTING CONTOUR
—	EXISTING INDEX CONTOUR
—	PROPOSED INDEX CONTOUR
—	PROPOSED INDEX CONTOUR
—	SLOPE 1% ELEVATION
—	PROPOSED SLOPE ELEVATION
—	BOUNDARY
—	CONTIGUOUS
—	RIGHT-OF-WAY
—	PROPOSED CURB AND GUTTER
—	PROPOSED CURB AND GUTTER
—	PROPOSED SIDEWALK
—	PROPOSED SIDEWALK
—	PROPOSED LOT LINE
—	PROPOSED SCREEN WALL
—	PROPOSED REINFORC. WALL

CAUTION
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT FIELD SURVEYS AND DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER AMPHIBIOUS.



PROJECT TITLE EAGLE CREST	
DRAWING TITLE GRADING AND DRAINAGE PLAN	
SHEET NO. 08-15	PROJECT NO. 2323
DRB 3.0	



Cinelli / Roger Cinelli & Assoc.
 ARCHITECTS
 2115 Broadway, Suite 1000, New York, NY 10024
 (212) 261-1211



PROJECT TITLE
 EAGLE CREST SUBDIVISION

DRAWING TITLE
 GATE ELEVATION
 PLAN

DATE
 DRAWING NO.
 PROJECT NO.

DRB 6.0

BLOCK WALL AND PILASTERS SHALL MAINTAIN SAME COLOR AND PATTERN AS PERIMETER WALL
 GATE SHALL BE BLACK IRON

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

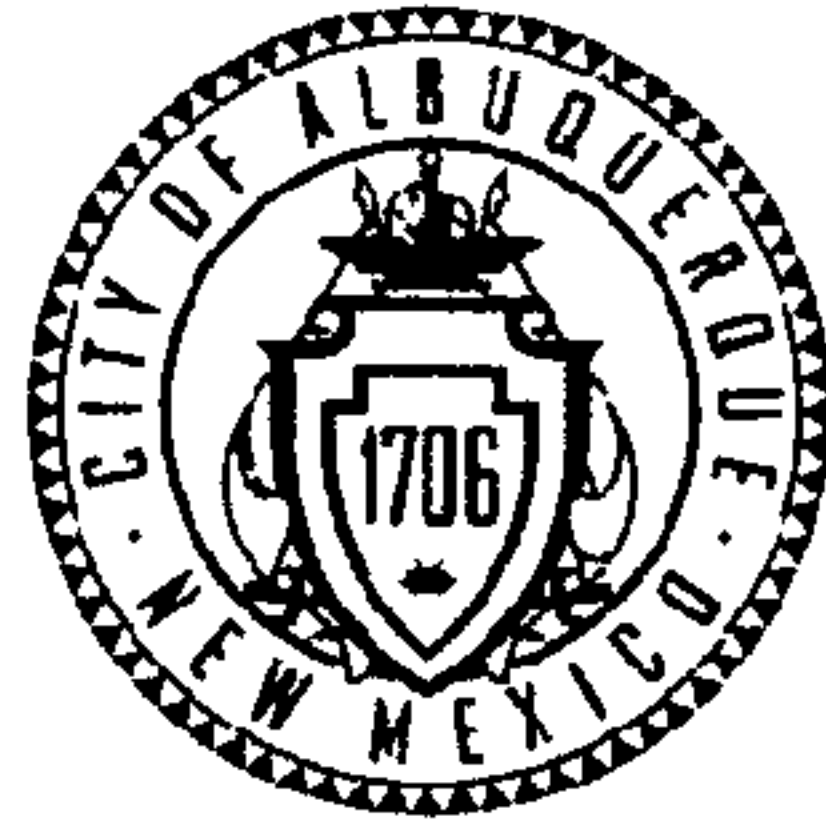
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

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



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

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 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.

October 28, 2013

CERTIFIED MAIL
NOR ESTE NEIGHBORHOOD ASSOCIATION
Jeff Peterson
7800 Eagle Rock Ave., NE
Albuquerque, NM 87122

**Re: Request for DRB REVIEW OF PROPOSED SITE DEVELOPMENT PLAN FOR
EAGLE CREST SUBDIVISION; Lots 4-10 & 23-29, Block 29, TR. A,
Unit B, North Albuquerque Acres (Alameda Blvd NE, north of
San Pedro Dr., NE)**

Dear Mr. Peterson:

DAC Enterprises, Inc. and Rio Grande Engineering have been authorized to represent a request for a Site Development Plan for Subdivision at the above referenced location. The applicant Vandy Inv., LLC is proposing to build 68 single family dwelling units on a 12.35 acre site. The property to the east of the site is also owned by Vandy Inv., LLC and will be developed as neighborhood commercial in a second phase.

The property is zoned SU-2/IP (NC) and is located in the North I-25 Sector Development Plan. Specifically, this development is listed as a permissive use, and proposes single family homes ranging from approximately 2400 square feet to 3300 square feet. Each house will set back 15' with a 20' driveway, with front yards landscaped by the developer. Other required design elements of the North I-25 Sector Development Plan will be incorporated such as a centrally located common space with landscaped features and shade trees. Also, the subdivision will be pedestrian friendly and will be surrounded by a multi-color 6' split face block wall, among other design elements.

Enclosed for your review is Zone Map C-18 and the site development plan showing details of the subdivision. We will file the application with the City of Albuquerque Planning Department by the November 8, 2013 deadline for a public hearing before the Development Review Board on December 4, 2013.

The city has assigned Mr. Philip Crump to facilitate a meeting with you, or we can meet at your convenience to discuss the project in detail and answer any questions you may have.

Sincerely,



Doug Crandall
Principal

Cc: Joe Yardumian, 7801 R.C. Gorman Ave., NE, Albuquerque, NM 87122

October 28, 2013

CERTIFIED MAIL
WEST LA CUEVA NEIGHBORHOOD ASSOCIATION
Peggy Neff
8305 Calle Sequelle NE
Albuquerque, NM 87113

Re: Request for DRB REVIEW OF PROPOSED SITE DEVELOPMENT PLAN FOR EAGLE CREST SUBDIVISION; Lots 4-10 & 23-29, Block 29, TR. A, Unit B, North Albuquerque Acres (Alameda Blvd NE, north of San Pedro Dr., NE)

Dear Ms. Neff:

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Sincerely,



Doug Crandall
Principal

Cc: Brenda Holley, 8208 Santa Clarita Street NE, Albuquerque, NM 87113

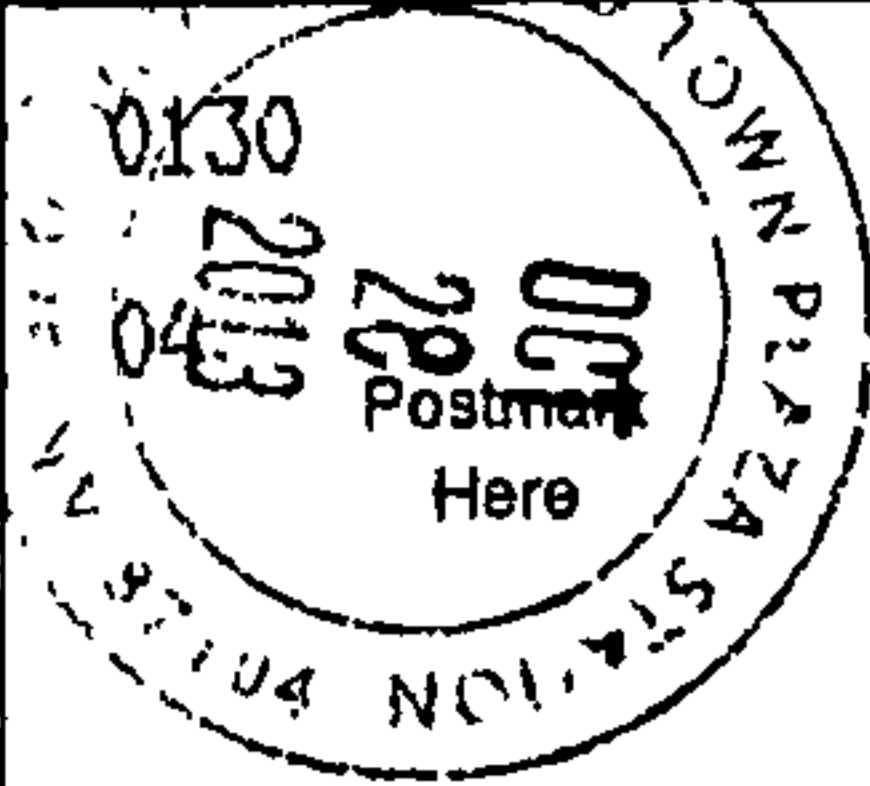
7008 2810 0001 6024 4966

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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11



10/28/2013

Sent To **JEFF PETERSON**
 Street, Apt. No.;
 or PO Box No. **7800 EAGLE ROCK AVE NE**
 City, State, ZIP+4 **ALBUQ., NM 87122-2723**

PS Form 3800, August 2006 See Reverse for Instructions

7008 2810 0001 6024 4966

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11



10/28/2013

Sent To **JOE YARDUMIAN**
 Street, Apt. No.;
 or PO Box No. **7801 R.C. GORMAN AVE NE**
 City, State, ZIP+4 **ALBUQ., NM 87122-2748**

PS Form 3800, August 2006 See Reverse for Instructions

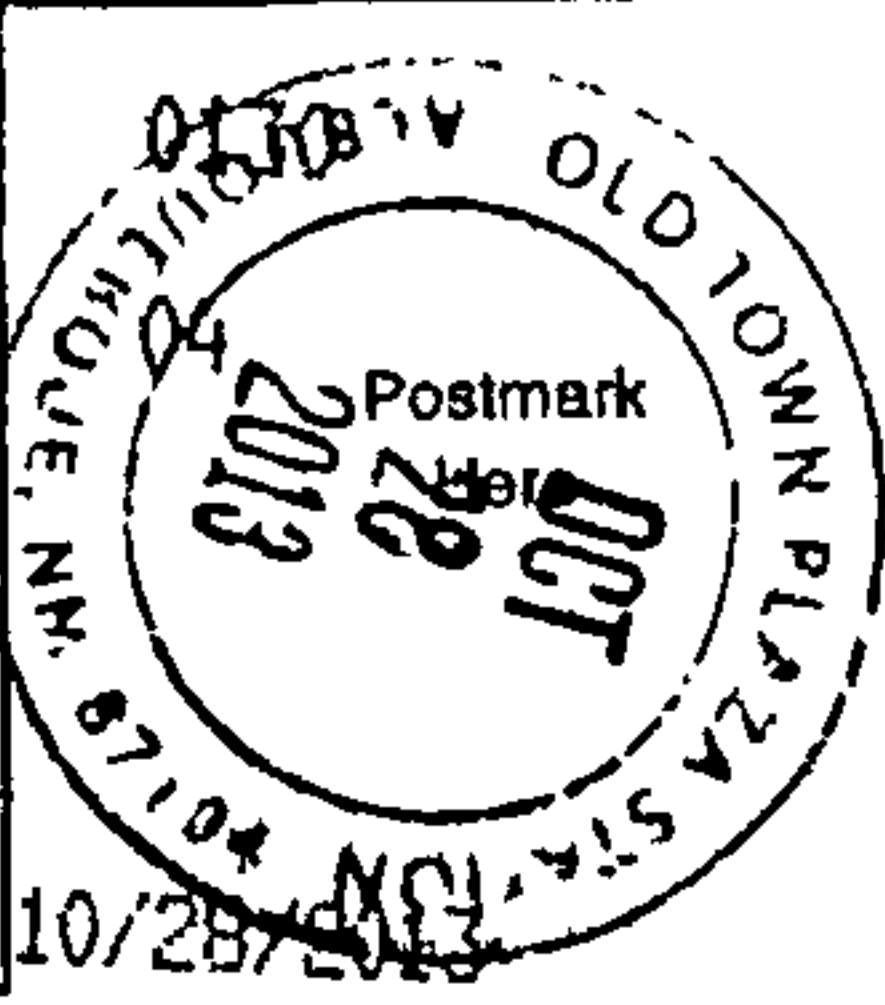
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10/28/2013

Sent To **PEGGY NEFF**
 Street, Apt. No.;
 or PO Box No. **8305 CALLE SEQUELLE NE**
 City, State, ZIP+4 **ALBUQ., NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

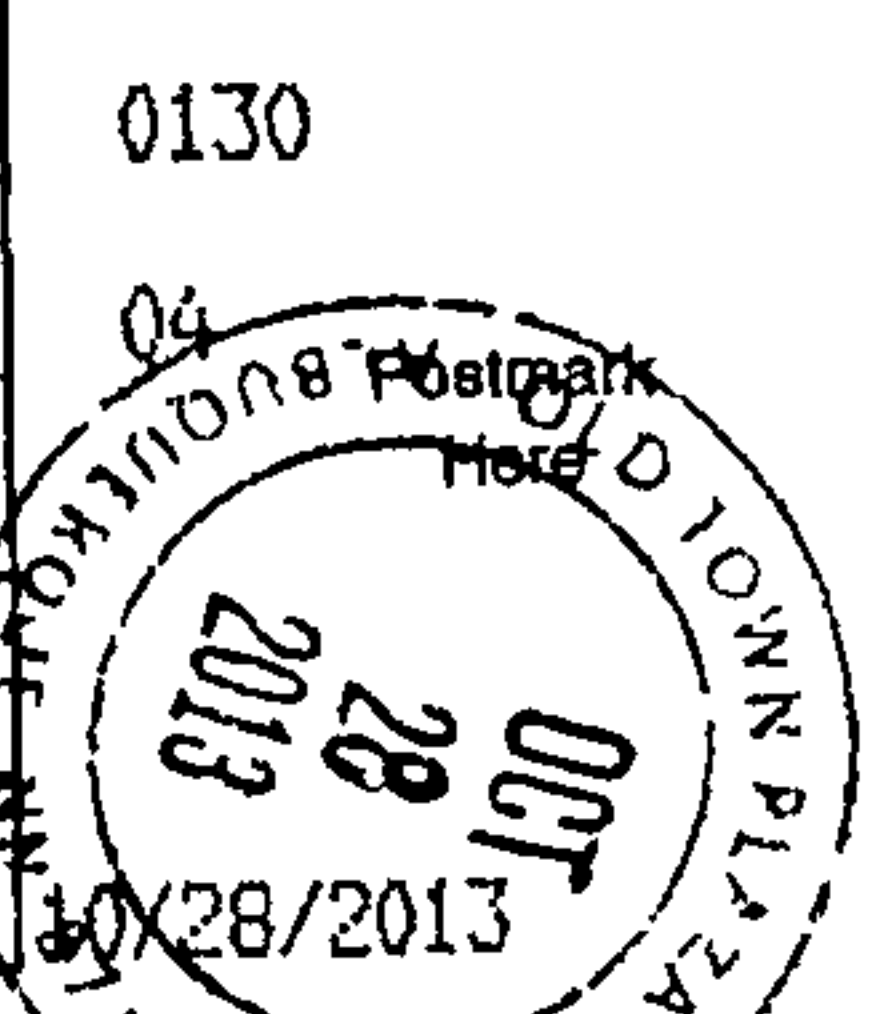
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10/28/2013

Sent To **BRENDA HOLLEY**
 Street, Apt. No.;
 or PO Box No. **8208 SANTA CLARITA ST. NE**
 City, State, ZIP+4 **ALBUQ., NM 87113**

PS Form 3800, August 2006 See Reverse for Instructions

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

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

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

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

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

SHEET # 1 – SITE PLAN (Required)

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

Accompanying Material

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but STRONGLY recommended)

Note: If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other “green” features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

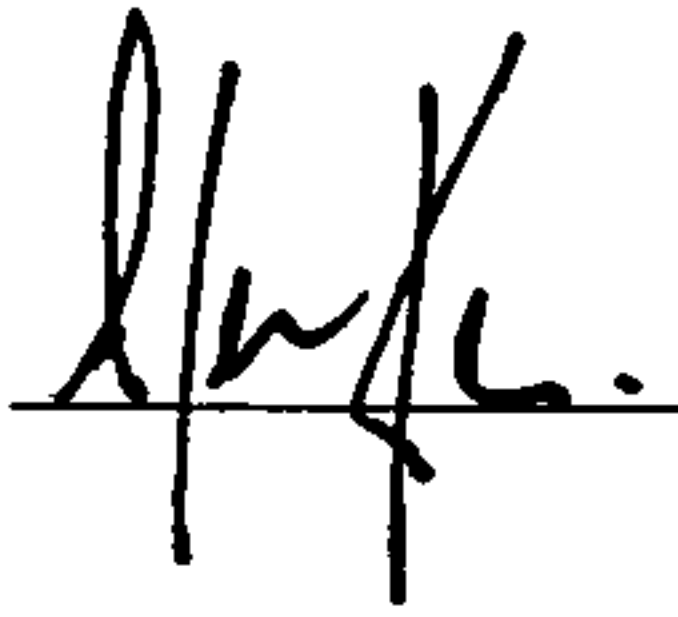
- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

Signage

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.

Letter of Authorization

I, Aleem Kassam, Managing Member of Vandy Investments, owner of LOTS 4-10 & 23-29, BLOCK 28, NORTH ALBUQUERQUE ACRES UNIT A TRACT B hereby authorize Rio Grande Engineering of New Mexico, LLC and DAC, LLC to act as our agent regarding the submittal and approval process for the site plan and platting actions required within City of Albuquerque NM for the subject property

Property Owners: 


Date 10/25/13

STATE OF NEW MEXICO
County of Bernalillo

Aleem Kassam
Oct 25, 2013

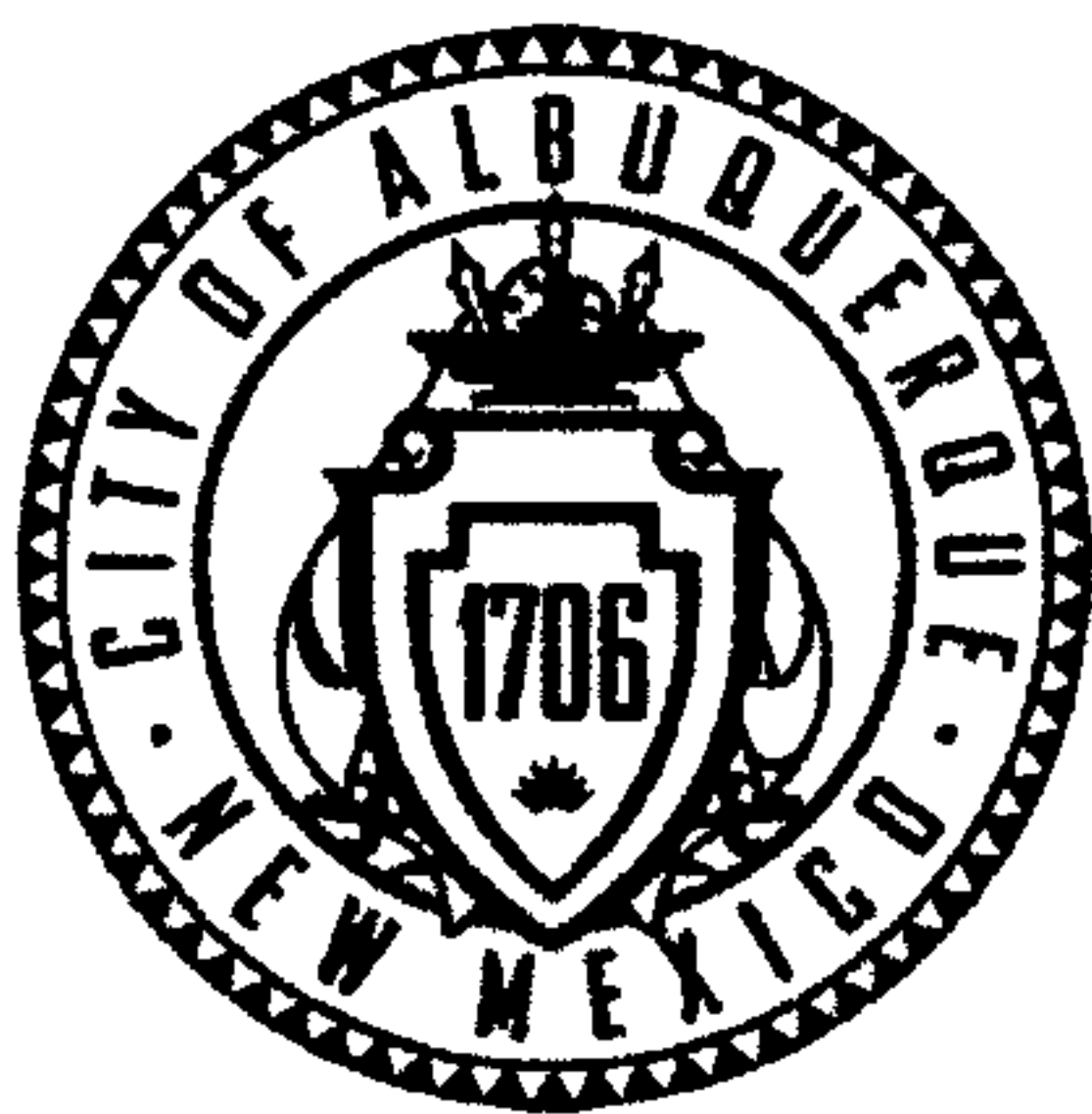
SUBSCRIBED and SWORN TO before me on

My commission Expires:
7/19/17

Notary Public:




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



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

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

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

5. REMOVAL

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

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

DM
(Applicant or Agent)

10/30/13
(Date)

I issued 2 signs for this application, 10-30-13
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1009881

December 4, 2013