



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 7, 2015

Project# 1010144

15DRB-70303 - PRELIMINARY PLAT

15DRB-70304 SIDEWALK WAIVER

15DRB-70306 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STANDARDS

15DRB-70307 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agents for DEL RAY INVESTMENTS LLC request the referenced/ above actions for Tract 3-A-1, **SANTA MONICA PLACE** zoned R-T and R-LT, located on the south side of DERICKSON AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 15 acres. (D-18)

[Deferred from 9/23/15]

At the October 7, 2015 Development Review Board meeting, with an approved grading and drainage plan Engineer stamp dated 10/5/15, and with the signing of the infrastructure list dated 10/7/15, the preliminary plat was approved. The sidewalk waiver was approved as shown on exhibit 'C' in the planning file. A subdivision design variance from minimum DPM design standards was approved as shown on exhibit in the planning file. The vacation was approved as shown on exhibit 'B' in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance.

Findings

The request was submitted by the owner of all the frontage of land abutting the proposed vacation.

Based on the proposed replat, the public welfare is in no way served by retaining the easement.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by October 22, 2015.

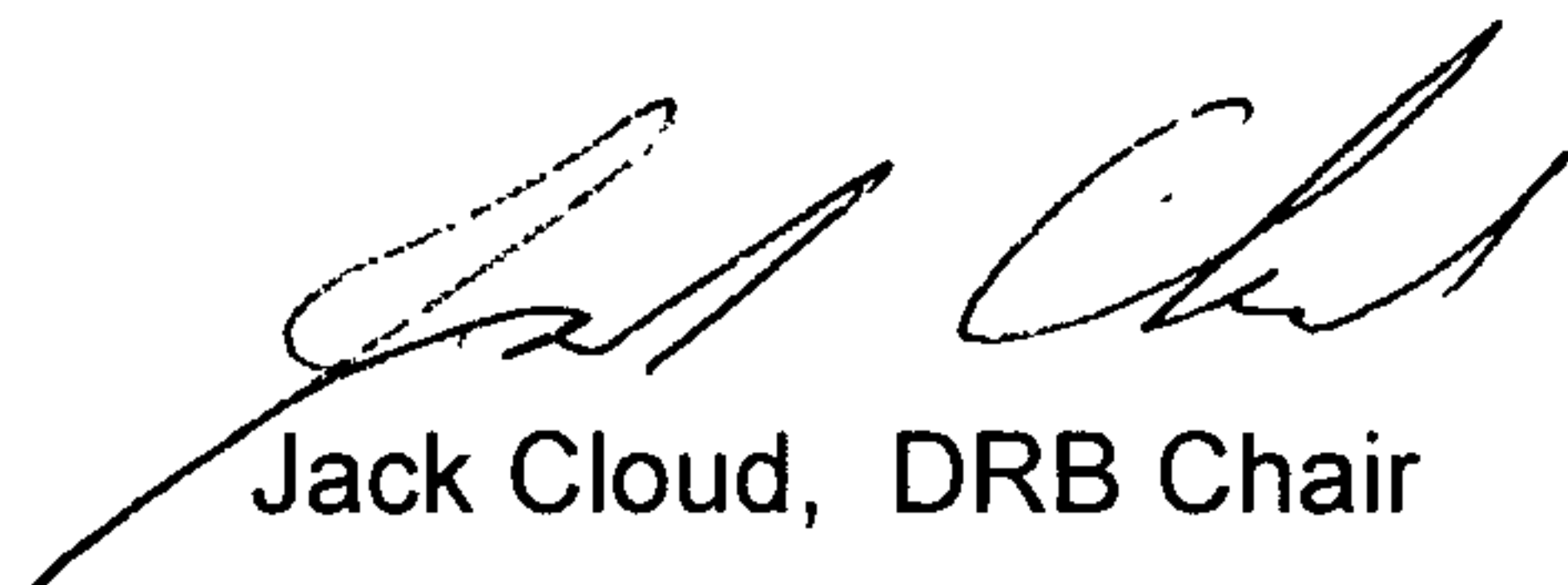
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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# 1010144

NAME: SANTA MONICA PLACE

AGENT: SURV-TEK INC

Your request was approved on 7-15-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: AMAROK signature, show Zone Boundary "OK" "OK"

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. pdf

ALL SITE PLANS:

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

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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# 1010144

NAME: SANTA MONICA PLACE

AGENT: SURV-TEK INC

Your request was approved on 2-15-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

AMFCA, zone boundary

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.

8. **Project# 1010144**
15DRB-70237 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SURV-TEK INC agent(s) for DEL RAY INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **SANTA MONICA PLACE** zoned RT & R-LT, located on LOUISIANA BLVD NE BETWEEN SAN VICENTE AVE NE AND DERICKSON AVE NE containing approximately 19.6715 acre(s). (D-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND FOR ZONE BOUNDARY TO BE INDICATED ON THE PLAT.**

9. **Project# 1010010**
14DRB-70269 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70233 SUB DESIGN/
SIDEWALK VARIANCE 

BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, Block(s) 4, Tract 3 Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned RD 5 DUA, located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately 2 acre(s). (C-20) *[Deferred from 7/8/15]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/15/15, AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 6/14/15, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THE PERMANENT DRAINAGE EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA). A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

10. **Project# 1010038**
15DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

RIO GRANDE ENGINEERING agent(s) for SANDIA ARES FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Tract(s) C, **THE NEW HOLIDAY PARK SUBDIVISION** zoned C-1, located on MONTGOMERY BLVD NE BETWEEN CAIRO RD NE AND JUAN TABO BLVD NE containing approximately 3 acre(s). (F-22) *[Deferred from 6/2/15, 6/24/15, 7/8/15]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND UTILITY COMPANIES SIGNATURES.**

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

11. **Project# 1006844**
15DRB-70241 SKETCH PLAT REVIEW
AND COMMENT 

MARK GOODWIN AND ASSOCIATES, PA agent(s) for INTER FIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) A-1, LUTHERAN CHURCH IN AMERICA, **HOLY CROSS TOWNHOMES** zoned SU-1 FOR CHURCH & REL FAC, located on WEST OF WYOMING ON VICKREY containing approximately 4.1078 acre(s). (E-19) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 15, 2015
DRB Comments**

ITEM # 8

PROJECT # 1010144

APPLICATION # 15-70237

RE: Tracts 3-A and 4-A, Santa Monica Place

The existing lot line is the Zone Boundary between the R-T Zone/
Tract 3-A and the R-LT Zone/ Tract 4-A; a Zone Map Amendment/
zone change from R-LT to R-T should be requested prior to platting.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 29, 2014

Project# 1010144

14DRB-70350 EPC APPROVED SDP FOR BUILD PERMIT
14DRB-70352 EPC APPROVED SDP FOR BUILD PERMIT
14DRB-70354 MINOR - TEMP DEFR SWDK CONST
14DR14DRB-70356 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CONSENSUS PLANNING and ISAACSON & ARFMAN, P.A. agent(s) for TITAN SENIOR LIVING - SANTA MONICA and DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of TRACTS 3 AND 4, **SANTA MONICA PLACE**, zoned R-LT AND R-T (EPC approved SU-1), located on SANTA MONICA BETWEEN LOUISIANA AND SAN PEDRO containing approximately 34.9419 acre(s). (D-18)

At the October 29, 2014 Development Review Board meeting, application 14DRB-70350, the EPC approved site development plan for building permit was approved with final sign-off delegated to City Engineer and to Planning. Application 14DRB-70352, the EPC approved site development plan for build permit was approved with final sign-off delegated to City Engineer and to Planning. With the signing of the infrastructure list dated 10/29/14 and with an approved grading plan engineer stamp dated 10/24/14, the preliminary plat was approved. Final Plat was indefinitely deferred for the subdivision improvements agreement (SIA). The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file.

Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by November 13, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jack Cloud, DRB Chair

Cc: CONSENSUS PLANNING
ISAACSON & ARFMAN, P.A.

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 #: 1010144 Application #: 14DRB-70352

Project Name: SANTA MONICA PLACE

Agent: CONSENSUS PLANNING and ISAACSON & ARFMAN Phone #:

****Your request was approved on 10-29-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: *address comments*

PARKS / CIP:

PLANNING (Last to sign):

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.

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 #: 1010144

Application # 14DRB-70350

Project Name: SANTA MONICA PLACE

Agent: CONSENSUS PLANNING and ISAACSON & ARFMAN Phone #:

Your request was approved on 10-29-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: address comment

PARKS / CIP: _____

PLANNING (Last to sign): _____

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.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 22, 2014

Project# 1010144

14DRB-70350 EPC APPROVED SDP FOR BUILD PERMIT
14DRB-70351 EPC APPROVED SDP FOR SUBDIVISION
14DRB-70352 EPC APPROVED SDP FOR BUILD PERMIT
14DRB-70354 MINOR - TEMP DEFR SWDK CONST
14DRB-70355 VACATION OF PRIVATE EASEMENT
14DRB-70356 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CONSENSUS PLANNING and ISAACSON & ARFMAN, P.A. agent(s) for TITAN SENIOR LIVING - SANTA MONICA and DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of TRACTS 3 AND 4, SANTA MONICA PLACE, zoned R-LT AND R-T (EPC approved SU-1), located on SANTA MONICA BETWEEN LOUISIANA AND SAN PEDRO containing approximately 34.9419 acre(s). (D-18)

At the October 22, 2014 Development Review Board meeting, application 14DRB-70350 the EPC approved site development plan for building permit was deferred to 10/29/14. Application 14DRB -70352, the EPC approved site development plan for build permit was deferred to 10/29/14. Application 14DRB -70351, the EPC approved site development plan for subdivision was approved, with final sign-off delegated to Planning for a sidewalk note. The temporary deferral of construction of sidewalks on the interior streets was deferred to 10/29/14. The preliminary/final plat was deferred to 10/29/14.

The vacation was approved as shown on exhibit 'B' in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance.

If you wish to appeal this decision, you must do so by November 5, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

Cc: CONSENSUS PLANNING
ISAACSON & ARFMAN, P.A.

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 #: 1010144

Application #: 14DRB-70351

Project Name: SANTA MONICA PLACE

Agent: CONSENSUS PLANNING and ISAACSON & ARFMAN Phone #:

****Your request was approved on _____ 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):**
CHECK FOR S/W NOTE. TRANSPORTATION.

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.

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

8. **Project# 1009206**
14DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 13-24 **023 N.M.T. ADD** zoned SU-3, located on SILVER BETWEEN 2ND AND 3RD containing approximately .401 acre(s). (K-14) *[deferred from 11/5/14, 11/12/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/14, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT.**
9. **Project# 1009593**
14DRB-70379 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON & COMPANY agent(s) for STEVEN J METRO request(s) the above action(s) for all or a portion of Lot(s) 41, Block(s) 6, **VOLCANO CLIFFS SUB Unit(s) 18**, zoned SU-2/VCLL, located on SUJCTO BETWEEN UNSER AND PAPAGAGA containing approximately .6 acre(s). (D-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**
10. **Project# 1010144**
14DRB-70384 AMENDMENT TO
PRELIMINARY PLAT
- ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **SANTA MONICA PLACE (TBKA TRACTS 3-A, 3-B, 4-A & 4-B SANTA MONICA PLACE)** zoned R-T & R-LT, located on SANTA MONICA BETWEEN SAN PEDRO AND LOUISIANA containing approximately 34.9419 acre(s). (D-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE WATERLINE EASEMENT BE REMOVED FROM THE FINAL PLAT. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
11. **Project# 1010279**
14DRB-70382 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CONST. SURVEY TECH. agent(s) for JASON BUCHANON request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **PERFECTO ARMIJO ADD** zoned SU-2, located on 8TH BETWEEN ROMA AND TIJERAS containing approximately .1625 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY COMPANIES SIGNATURES.**

1
Cloud, Jack W.

From: Gould, Maggie S.
Sent: Monday, October 20, 2014 3:12 PM
To: Cloud, Jack W.
Subject: DRB comments for October 22nd

For project 1010144, 14 EPC 40045- Resort Lifestyle Communities
The applicant has satisfied all of the conditions imposed by the EPC. Staff has no additional comments.

For project 1010144 40044, 41 and 42, Santa Monica Place, Élan Santa Monica
The applicant has satisfied all of the conditions imposed by the EPC for the zone map amendment, site development plan for subdivision and site development plan for building permit. Staff has no additional comments.

Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102
505-924-3910
mgould@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 22, 2015
DRB Comments**

ITEM # 5

PROJECT # 1010144

APPLICATION # 15-70247

RE: Lots 3-A-1, Santa Monica Place

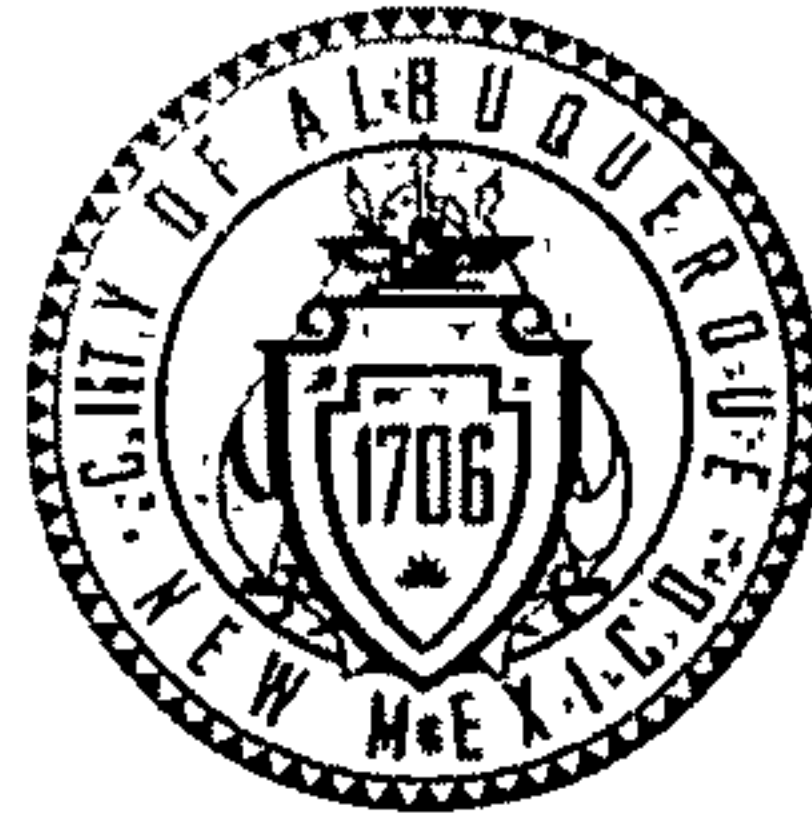
Per discussions regarding previous platting, lot lines and/ streets need to align with the existing Zone Boundary; it appears an adjustment is needed around proposed Lot 8.

Consideration should be given to switching access street to north and cul de sac to west to provide better traffic distribution.

Discussion is needed regarding the northwest corner: R-O-W vs. easement, etc .

Open Space Tract

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



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/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
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.

PROJECT # 1010144

Board hearing date:

WEDNESDAY, September 23, 2015

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No 1010144

DRB Application No _____

**SANTA MONICA ESTATES
PROPOSED NAME OF PLAT**

**TRACT 3-A-1 and a PORTION OF TRACT 4-A-1, SANTA MONICA PLACE
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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6"	WATERLINE Waterline PVC C-900	Promenade Av	West Property Line to Existing Waterline	Brentwood Blvd	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline PVC C-900	Promenade Av	Brentwood Blvd	Dana Point Dr	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline PVC C-900	Promenade Av	Dana Point Dr	East Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline PVC C-900	Laguna Niguel Dr	Promenade Av	South Property Line	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline PVC C-900	Ojai St	Promenade Av	Napa Rd	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline PVC C-900	Brentwood Blvd	Promenade Av	San Vicente Av	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline PVC C-900	Dana Point Dr	Promenade Av	San Vicente Av	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline PVC C-900	Napa Rd	Laguna Niguel Dr	Ojai St	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline PVC C-900	Napa Rd	Ojai St	East Terminus	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	SANTARY SEWER Sanitary Sewer Line SDR-35	Promenade Av	West Property Line to Existing Sewer	East Terminus	/	/	/
		8"	Sanitary Sewer Line SDR-35	Laguna Niguel Dr	Promenade Av	South Property Line	/	/	/
		8"	Sanitary Sewer Line SDR-35	Ojai St	Promenade Av	290' South	/	/	/
		8"	Sanitary Sewer Line SDR-35	Brentwood Blvd	Promenade Av	310' South	/	/	/
		8"	Sanitary Sewer Line SDR-35	Dana Point Dr	Promenade Av	308' South	/	/	/
		8"	Sanitary Sewer Line SDR-35	Napa Rd	Laguna Niguel Dr	East Terminus	/	/	/
		30' F-F	PAVING Residential Paving C&G on Both Sides 4' Wide PCC Sidewalk North Side **	Promenade Av	West Terminus	East Terminus	/	/	/
		4' Wide	PCC Sidewalk on South Side **	Promenade Av	Laguna Niguel Dr	Dana Point Dr	/	/	/
		30' F-F	Residential Paving C&G on Both Sides 4' Wide PCC Sidewalk **	Laguna Niguel Dr	Promenade Av	Napa Rd	/	/	/
		30' F-F	Residential Paving C&G on Both Sides 4' Wide PCC Sidewalk **	Laguna Niguel Dr	Napa Rd	South Terminus	/	/	/
		28' F-F	Residential Paving C&G on Both Sides 4' Wide PCC Sidewalk **	Ojai St	Promenade Av	Napa Rd	/	/	/
		32' F-F	Residential Paving C&G on Both Sides 4' Wide PCC Sidewalk **	Brentwood Blvd	Promenade Av	San Vicente Av	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Water infrastructure to include services, valves, fittings, valve boxes, and fire hydrants as required
- 2 Catch basin and manholes connection included with storm sewer pipe
- 3 Sanitary sewer to include manholes and service connections as required
- 4 Signage and striping per DRC
- **5 Sidewalks which front the lots will be deferred and built during the construction of the individual houses

AGENT / OWNER

Asa Nilsson-Weber
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Asa Nilsson-Weber 8/28/15
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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): Isaacson & Arfman, P.A. PHONE: (505) 268-8828
 ADDRESS: 128 Monroe Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com
 APPLICANT: Del Rey Investments, LLC PHONE: (505) 998-0163
c/o Titan Development
 ADDRESS: 6300 Riverside Plaza Lane NW, Suite 200 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Approvals of Major Subdivision Preliminary Plat; Vacation of Public Easement; Sidewalk Waiver; Subdivision Design Variance from Minimum DPM Standars

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. Tract 3-A-1 and a Portion of Tract 4-A-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Santa Monica Place (tbka Santa Monica Estates)
 Existing Zoning: R-T Proposed zoning: Same MRGCD Map No. NA
 Zone Atlas page(s): D-18 UPC Code: Tract 3-A-1 - 101806344811940203
Tract 4-A-1 - 101806344807440202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003916; 1010144; 15DRB-70237; 15DRB-70247

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 88 Total site area (acres): 15.0415
 LOCATION OF PROPERTY BY STREETS: On or Near: Derickson Ave. 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: 07/22/2015

SIGNATURE Asa Nilsson-Weber DATE 8/28/15
 (Print Name) Asa Nilsson-Weber Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action
<u>15DRB - 70303</u>	<u>PP</u>
<u>- 70307</u>	<u>YPE</u>
<u>- 70304</u>	<u>Sw</u>
<u>- 70306</u>	<u>SDV</u>

Revised: 11/2014

S.F.	Fees
_____	\$ <u>2455.00</u>
_____	\$ <u>360.00</u>
_____	\$ <u>0</u>
_____	\$ <u>0</u>
_____	\$ <u>75.00</u>
_____	Total <u>20.00</u>
_____	\$ <u>2910.00</u>

Hearing date September 23, 2015

[Signature]
 Staff signature & Date 8-28-15

Project # 1010144

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 **Not Required by APS**
- 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.

Asa Nilsson-Weber

Asa Nilsson-Weber 8/28/15
Applicant name (print)
Applicant signature / date



Form revised October 2007

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

Application case numbers
15DRB-13053

[Signature] 8-28-15
Planner signature / date
Project # 1010144

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)

8

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.

Åsa Nilsson-Weber

Åsa Nilsson-Weber 8/28/15
Applicant name, (print)
Applicant signature / date



Form revised 4/07

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

Application case numbers
1 SDRB - 70307
- 70304
- 70306

Vign 8-28-15
Planner signature / date
Project # 1010144

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 September 8, 2015 to September 23, 2015

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.

Ruth Lozano
(Applicant or Agent)

8/28/15
(Date)

I issued 1 signs for this application, 8-28-15
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1010144



SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any) Isaacson & Arfman, P.A. PHONE (505) 268-8828
 ADDRESS 128 Monroe Street NE FAX _____
 CITY Albuquerque STATE NM ZIP 87108 E-MAIL asaw@iacivil.com
 APPLICANT Del Rey Investments, LLC PHONE (505) 998-0163
 ADDRESS c/o Titan Development
6300 Riverside Plaza Lane NW, Suite 200 FAX _____
 CITY Albuquerque STATE NM ZIP 87120 E-MAIL _____
 Proprietary interest in site. Owner List all owners _____

DESCRIPTION OF REQUEST: Approvals of Major Subdivision Preliminary Plat, Vacation of Public Easement, Sidewalk Waiver; Subdivision Design Variance from Minimum DPM Standards

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 Tract 3-A-1 and a Portion of Tract 4-A-1 Block _____ Unit _____
 Subdiv/Addn/TBKA Santa Monica Place (tbka Santa Monica Estates)
 Existing Zoning R-T Proposed zoning Same MRGCD Map No NA
 Zone Atlas page(s): D-18 UPC Code Tract 3-A-1 - 101806344811940203
Tract 4-A-1 - 101806344807440202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc): 1003916; 1010144, 15DRB-70237; 15DRB-70247

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No of existing lots 1 No. of proposed lots 88 Total site area (acres). 15.0415
 LOCATION OF PROPERTY BY STREETS On or Near Derickson Ave. 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: 07/22/2015

SIGNATURE Asa Nilsson-Weber DATE 8/28/15
 (Print Name) Asa Nilsson-Weber Applicant: Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	SF	Fees
<u>15DRB - 70303</u>	<u>PP</u>	_____	<u>\$ 2455.00</u>
<u>70307</u>	<u>YPE</u>	_____	<u>\$ 360.00</u>
<u>70304</u>	<u>SW</u>	_____	<u>\$ 0</u>
<u>70306</u>	<u>SDV</u>	_____	<u>\$ 0</u>
			<u>\$ 75.00</u>
			<u>20.00</u>
			<u>\$ 2910.00</u>

Hearing date September 23, 2015

[Signature]
 Staff signature & Date 8-28-15

Project # 1010144

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 **Not Required by APS**
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- NA Signed** Pre-Annexation Agreement if Annexation required
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes) - PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing

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

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8 5" x 11"
- Official D R B Notice of the original approval
- Approved Infrastructure List If not applicable, please initial _____
- Previous SIA extension notice, if one has been issued If not applicable, please initial _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

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

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

Asa Nilsson-Weber
 Applicant name (print)
Asa Nilsson-Weber 8/28/15
 Applicant signature / date



Form revised October 2007

[Signature] 8-28-15
 Planner signature / date
 Project # 1010144

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB-____-15053

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)** 8
 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.

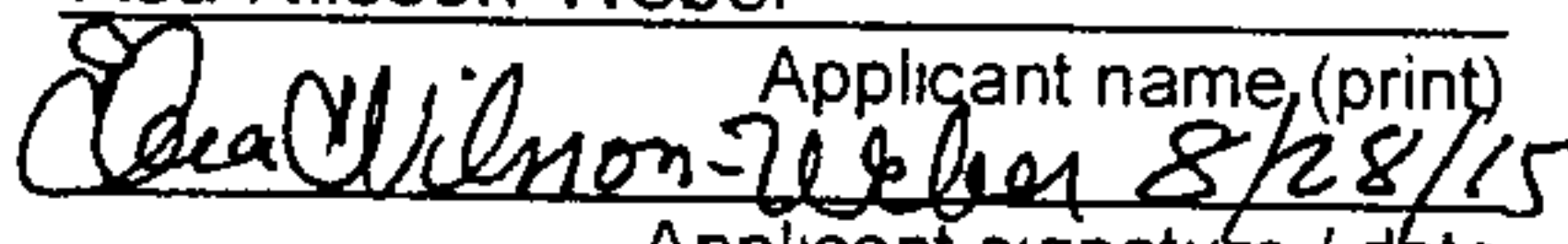
- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the variance or waiver
 List any 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.

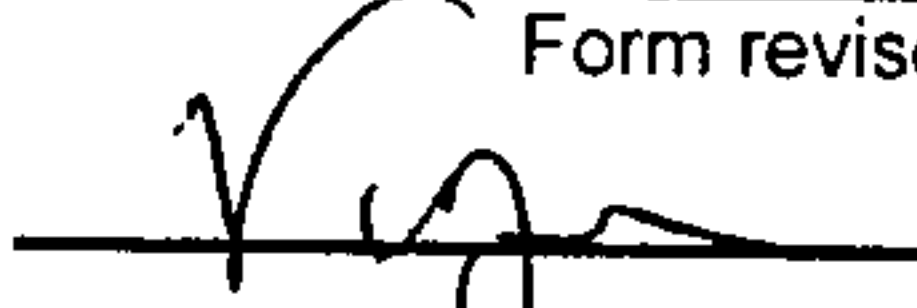
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions

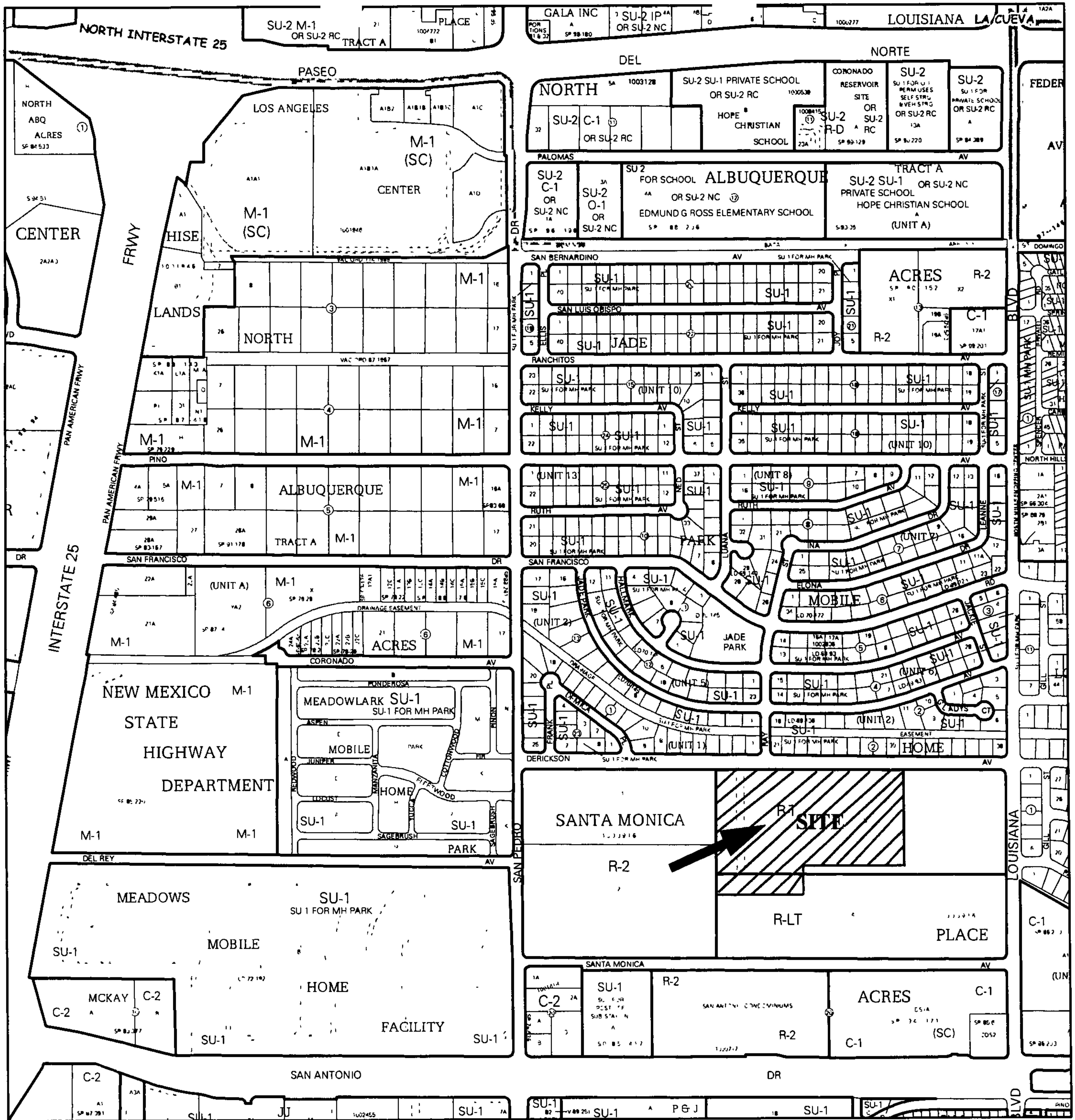
Åsa Nilsson-Weber
 Applicant name (print)

 Applicant signature / date
 8/28/15



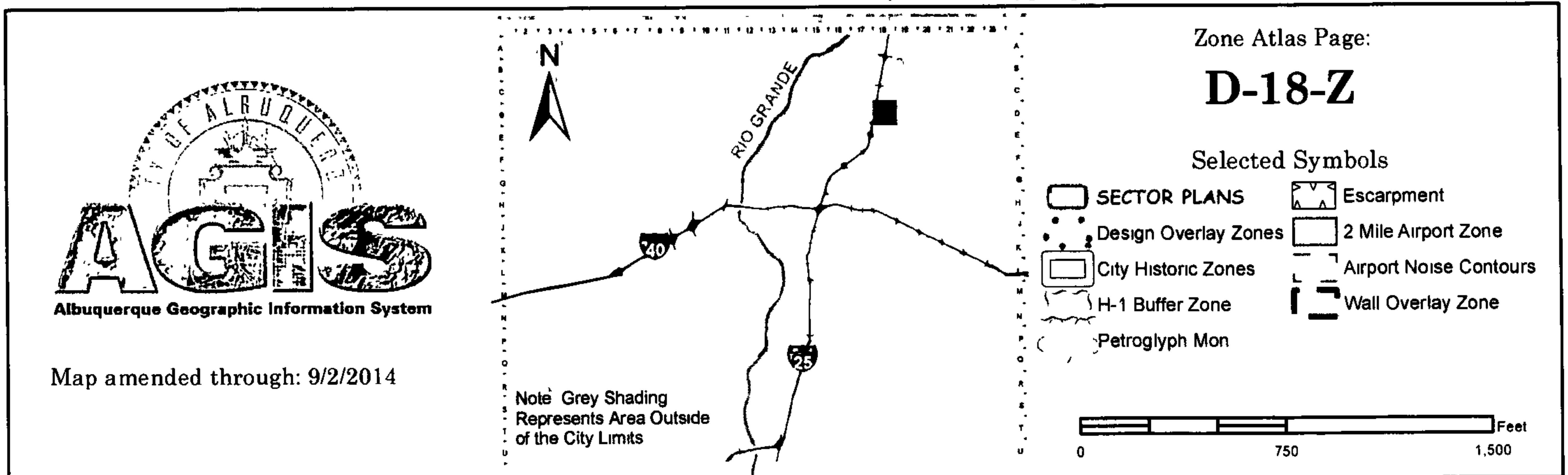
- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers	
15DRB -	70307
	70304
	70306

Form revised 4/07

 Planner signature / date
 8-28-15
 Project # 1010144



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



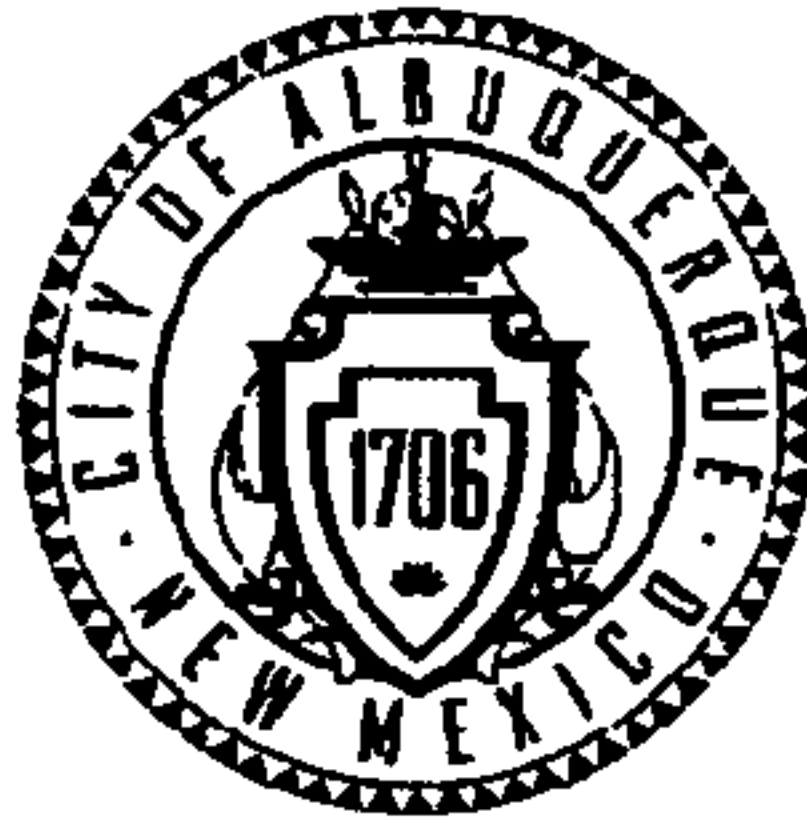
Asa Nilsson-Weber

From: Asa Nilsson-Weber <asaw@iacivil.com>
Sent: Friday, August 28, 2015 11:04 AM
To: 'plndrs@cabq.gov'
Subject: Santa Monica Estates--DRB 1010144
Attachments: SANTA MONICA ESTATES DRB -1.pdf; SANTA MONICA ESTATES DRB -2.pdf; 2109 GRADING SIGNED 08-28-15.pdf; 2109 C-701 PRELIMINARY PLAT.pdf

Please see attached for the DRB submittal for Santa Monica Estates—request for approval of Major Subdivision Preliminary Plat, Vacation of Public Easements, Sidewalk Deferral and Waiver, and Subdivision Design Variance from Minimum DPM Standards.

Asa Nilsson-Weber, P.E.
Principal / Vice President

 **Isaacson & Arfman, P.A.**
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
asaw@iacivil.com



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

August 18, 2015

Ruth Lozano
Isaacson & Arfman, P.A.
128 Monroe Street NE/87108
Phone: 505-268-8828/ Fax:
E-mail: ruth@iacivil.com

PLEASE NOTE: The Neighborhood 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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Ruth:

Thank you for your inquiry of August 18, 2015 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACTS 3-A-1 & A PORTION OF 4-A-1, SANTA MONICA PLACE LOCATED ON DERICKSON AVENUE NE BETWEEN SAN PEDRO DRIVE NE AND LOUISIANA BOULEVARD NE** zone map D-18.

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

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

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) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ATTACHMENT "A"

August 18, 2015

Ruth Lozano

Isaacson & Arfman, P.A.

128 Monroe Street NE/87108

Phone: 505-268-8828/ Fax:

E-mail: ruth@iacivil.com

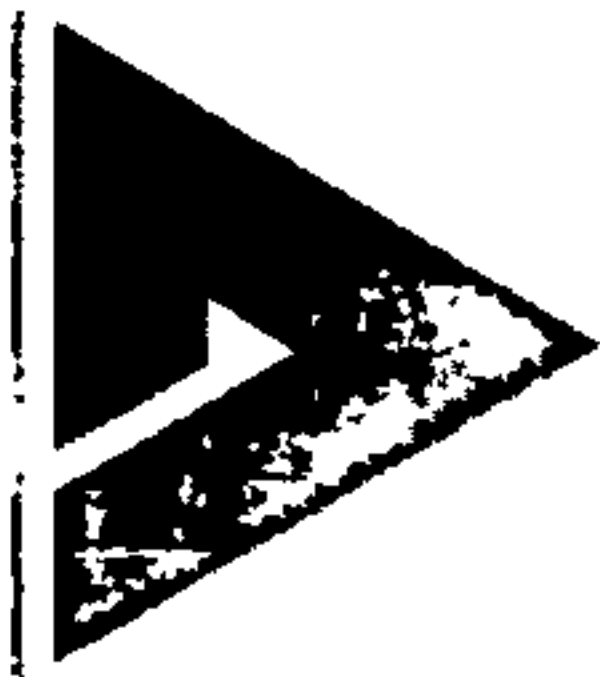
NORTH WYOMING N.A. (NWG) "R"

***Tracy Guidry**

8330 Krim Dr. NE/87109 293-0898 (h)

Nanci Carriveau

8309 Krim Dr. NE/87109 821-8673 (h)



Isaacson & Arfman, P.A. Consulting Engineering

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) • Fred C. Arfman, PE • Åsa Nilsson-Weber, PE

August 27, 2015

CERTIFIED MAIL - 7012 0470 0001 9609 1485

Tracy Guidry
North Wyoming Neighborhood Association
8330 Krim Drive NE
Albuquerque, NM 87109

**RE: Santa Monica Estates (Proposed)
DRB Project No. 1010144
(Existing Legal: Tract 3-A-1 & a Portion of Tract 4-A-1,
Santa Monica Place)**

Dear: Ms. Guidry:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North Wyoming Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval of Major Subdivision Preliminary Plat, Vacation of Public Easements, Sidewalk Waiver, and Subdivision Design Variance from Minimum DPM Standards.

The development is an 88-lot residential subdivision as shown on the attached exhibit.

Please call me at 268-8828 if you have questions on this action.

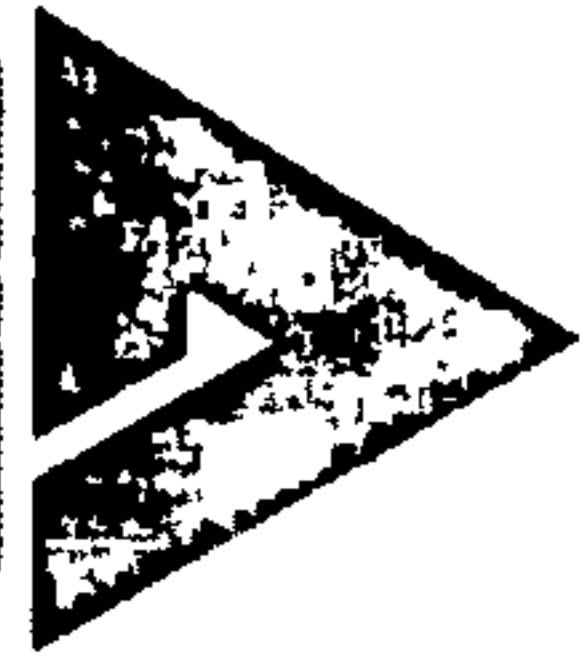
Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, PE
Attachments

7012 0470 0001 9609 1485

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE, NM 87109	
OFFICIAL USE	
Postage	\$2.50
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.74
0110 16 Postmark Here AUG 27 2015 08/27/2015	
Sent To	Tracy Guidry
Street, A or PO Box	North Wyoming N.A.
City, State	8330 Krim Drive NE Albuquerque, NM 87109
PS Form 3800, August 2006 See Reverse for Instructions	



Isaacson & Arfman, P.A. Consulting Engineering

Thomas O. Isaacson, PE(Ret.) & LS(Ret.) · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

August 27, 2015

CERTIFIED MAIL – 7012 0470 0001 9609 1492

Nanci Carriveau
North Wyoming Neighborhood Association
8309 Krim Drive NE
Albuquerque, NM 87109

Dear: Ms. Carriveau:

**RE: Santa Monica Estates (Proposed)
DRB Project No. 1010144
(Existing Legal: Tract 3-A-1 & a Portion of Tract 4-A-1,
Santa Monica Place)**

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North Wyoming Neighborhood Association that an application is being submitted to the City of Albuquerque Development Review Board (DRB) for a request of approval of Major Subdivision Preliminary Plat, Vacation of Public Easements, Sidewalk Waiver, and Subdivision Design Variance from Minimum DPM Standards.

The development is an 88-lot residential subdivision as shown on the attached exhibit.

Please call me at 268-8828 if you have questions on this action.

Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, PE
Attachments

7012 0470 0001 9609 1492

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ALBUQUERQUE, NM 87109

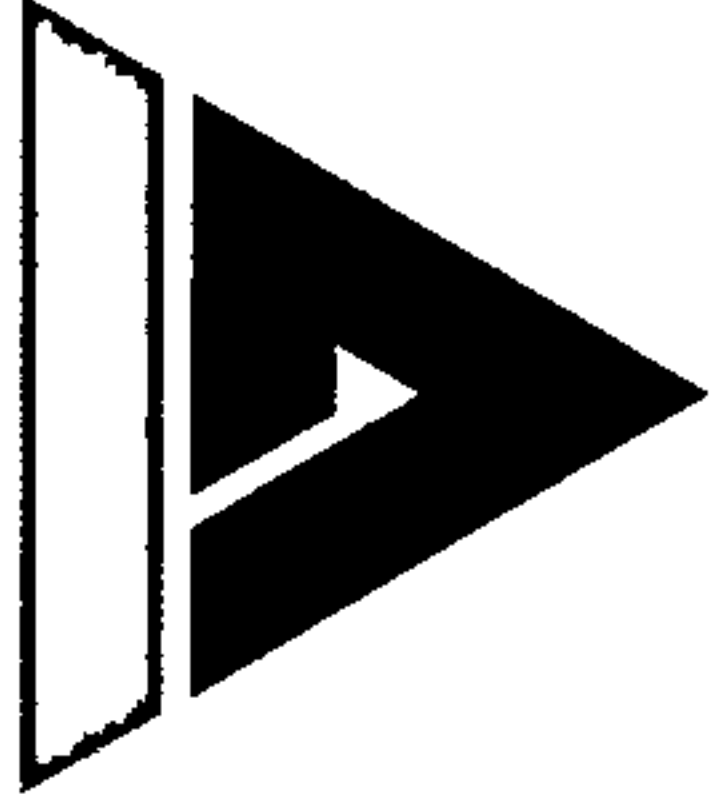
OFFICIAL USE

Postage	\$	
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$	\$2.80

Postmark Here
AUG 27 2015
08/27/2015

Sent To
Nanci Carriveau
North Wyoming N.A.
8309 Krim Drive NE
Albuquerque, NM 87109

PS Form 3800, August 2006 See Reverse for Instructions



August 28, 2015

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

RE: Santa Monica Estates (Existing Legal: Tract 3-A-1)
Zone Atlas Map: D-18
DRB Project No. 1010144

Dear Mr. Cloud:

Isaacson & Arfman, acting as agents for the Owner of the above referenced site, is submitting a request approval of Major Subdivision Preliminary Plat, Vacation of Public Easements, Sidewalk Deferral and Waiver, and Subdivision Design Variance from Minimum DPM Standards.

The site is located south of Derickson Ave., NE and west of Louisiana Blvd, NE.

The site is zoned R-LT and R-T and the zone boundary crosses Lot 8. The attached letter from Brennon Williams, Code Compliance Manager justifies that this is acceptable.

The proposed development consists of 64 single-detached units and 24 townhome units (88 lots total) and 4 open space tracts. New easements will be granted for utilities and storm drain as noted on the preliminary plat.

VACATION OF PUBLIC EASEMENTS: Easements will be vacated as noted on the attached Easement Vacation Exhibit.

JUSTIFICATION: Easements are no longer needed, and new easements will be granted.

SUBDIVISION DESIGN VARIANCE: A variance for the sidewalk on Derickson is requested to be 5' sidewalk with a 4'± landscape strip as shown on the attached Variance Exhibit. The request also includes to offset the sidewalk two feet from the perimeter wall. The DPM calls for 4' sidewalk and a 5' landscape strip for a local access street.

JUSTIFICATION: The sidewalks for the developments to the west and east will install 5' sidewalk, so the proposed sidewalk for this development will match the width. The 2' offset will facilitate minor drainage through wall openings for the middle units of the townhomes. This will allow the middle unit to drain the back yard area independently and not need to rely on the downstream lot owner to maintain a cross lot easement.

Mr. Jack Cloud
August 28, 2015
Page 2.

SIDEWALK DEFERRAL/WAIVER: Sidewalks will be deferred adjacent to lots fronting streets, and sidewalks will be waived on one side of stub streets at Promenade Ave.

JUSTIFICATION: The deferral is requested so that sidewalks are not damaged during home construction. There are no lots fronting at the side of the stub streets where waiver is requested.

Please let me know if you have any questions regarding this submittal or if you need additional information.

Thank you.

Sincerely,

ISAACSON & ARFMAN, P.A.

A handwritten signature in black ink that reads "Asa Nilsson-Weber". The signature is written in a cursive, flowing style.

Asa Nilsson-Weber, P.E.

Attachments

CITY OF ALBUQUERQUE

CODE ENFORCEMENT DIVISION

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, New Mexico 87102



Richard J. Berry, Mayor

August 10, 2015

VIA EMAIL, bpatterson@Titan-Development.com

Brian Patterson
Titan Development
6300 Riverside Plaza NW, Suite 200
Albuquerque, New Mexico 87120

Re: Zone boundary, DRB Project 1010144/Application 15-70247

Dear Mr. Patterson:

In review of your sketch plat information for Project 1010144/Application 15-70247 (Lots 3A1 & 4A1, Santa Monica Place Subdivision), the R-LT and R-T zone boundary bifurcating proposed Lot 8 and proposed Lot 19 is allowed, provided the boundary of one of the two zones can be "determined by use of the scale of measurement show on the zone map" (reference Section 14-16-1-5 of the Comprehensive City Zoning Code, i.e., "ZONE, RESIDENTIAL").

If you have additional questions regarding this matter, please feel free to contact me directly at (505) 924-3454 or bnwilliams@cabq.gov.

Sincerely,

Brennon Williams
Code Compliance Manager

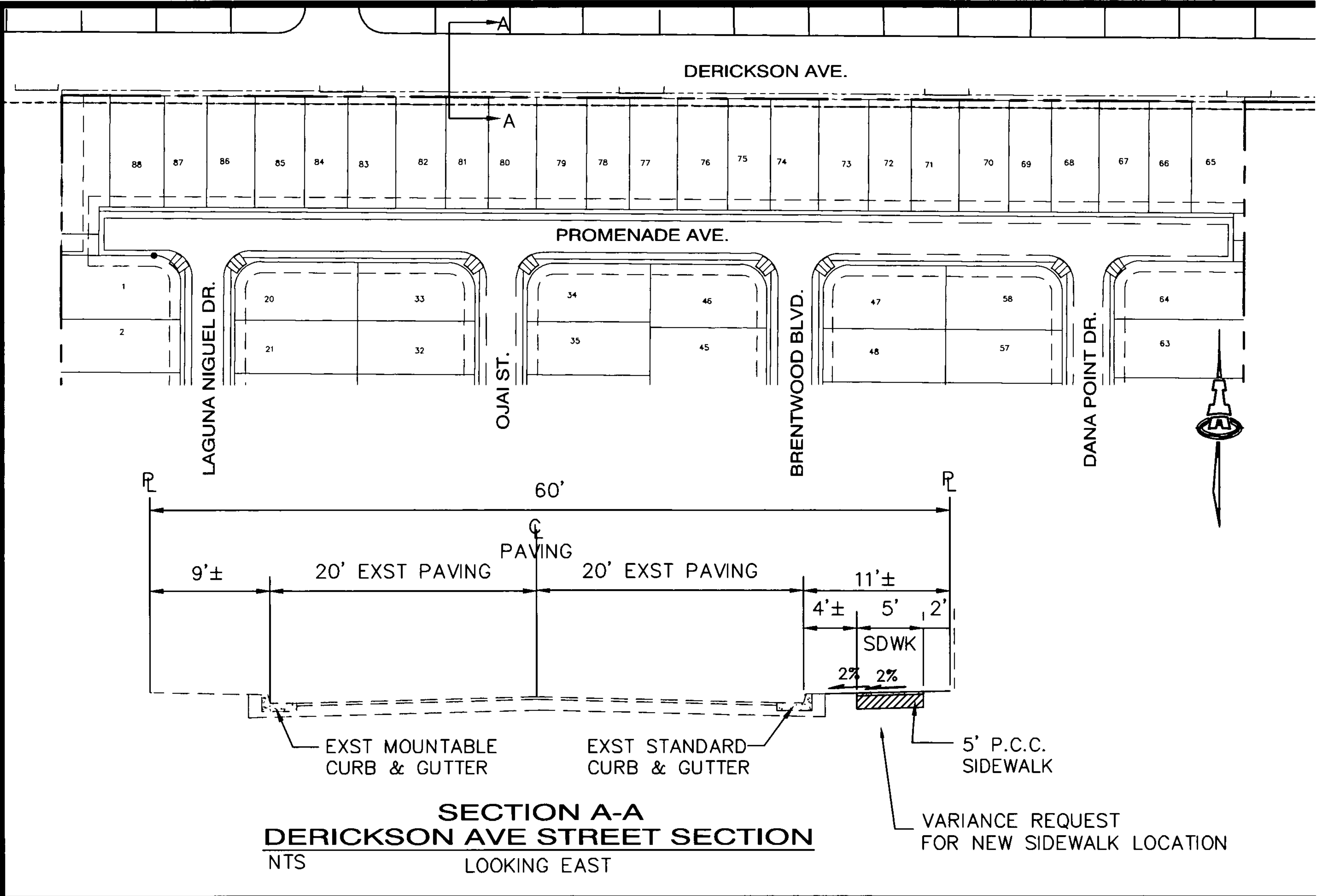
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

M:\PROJECTS\2100-2199\2109\DWG\2109 C-701 DERICKSON VARIANCE.dwg, 8/27/2015 11:06:24 AM, th



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Albuquerque, New Mexico
2109 C-701 DERICKSON VARIANCE.dwg 25,2015

DERICKSON AVENUE VARIANCE EXHIBIT

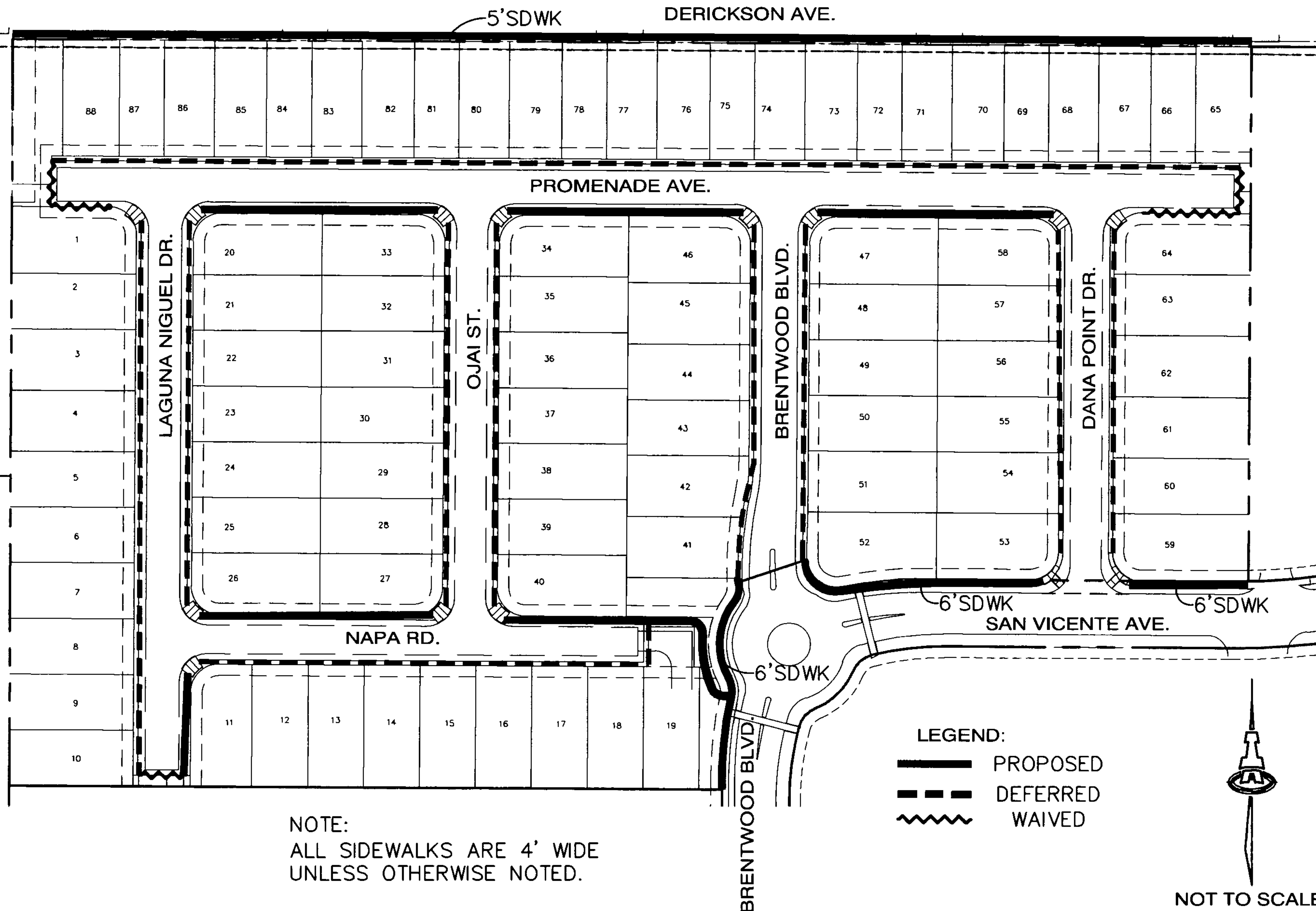
JOB NO 2109

PROJECT SANTA MONICA ESTATES

DATE 08-28-15




BY ANW

M:\PROJECTS\2100-2199\2109\DWG\2109 C-701 SDWK DEFERRAL.dwg, 8/27/2015 11:14:25 AM, thor



NOTE:
ALL SIDEWALKS ARE 4' WIDE
UNLESS OTHERWISE NOTED.

LEGEND:

-  PROPOSED
-  DEFERRED
-  WAIVED



NOT TO SCALE



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 Albuquerque, New Mexico
 2100 C-701 SDWK DEFERRAL.dwg Aug 25, 2015

SIDEWALK DEFERRAL EXHIBIT

PROJECT SANTA MONICA ESTATES DATE 08-28-15 JOB NO 2109 BY ANW

TRACT 2
SANTA MONICA PLACE
Final Survey & 2015 in Plat Book 2015C, Page 2

TRACT 1
SANTA MONICA PLACE
Final Survey & 2012 in Plat Book 2012C, Page 2

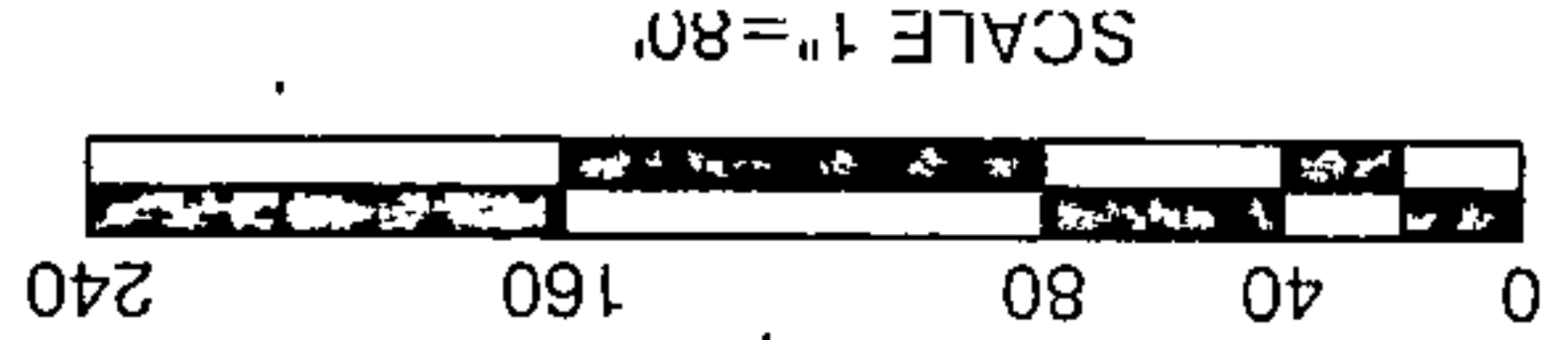
TRACT 4-A-1
SANTA MONICA PLACE
Final Survey & 2015 in Plat Book 2015C, Page 2

TRACT 4-B
SANTA MONICA PLACE
Final Survey & 2015 in Plat Book 2015C, Page 4

TRACT 3-A-1
SANTA MONICA PLACE
Final Survey & 2012 in Plat Book 2012C, Page 4

TRACT 3-B
SANTA MONICA PLACE
Final Survey & 2012 in Plat Book 2012C, Page 4

EASEMENT VACATION EXHIBIT
SANTA MONICA ESTATES

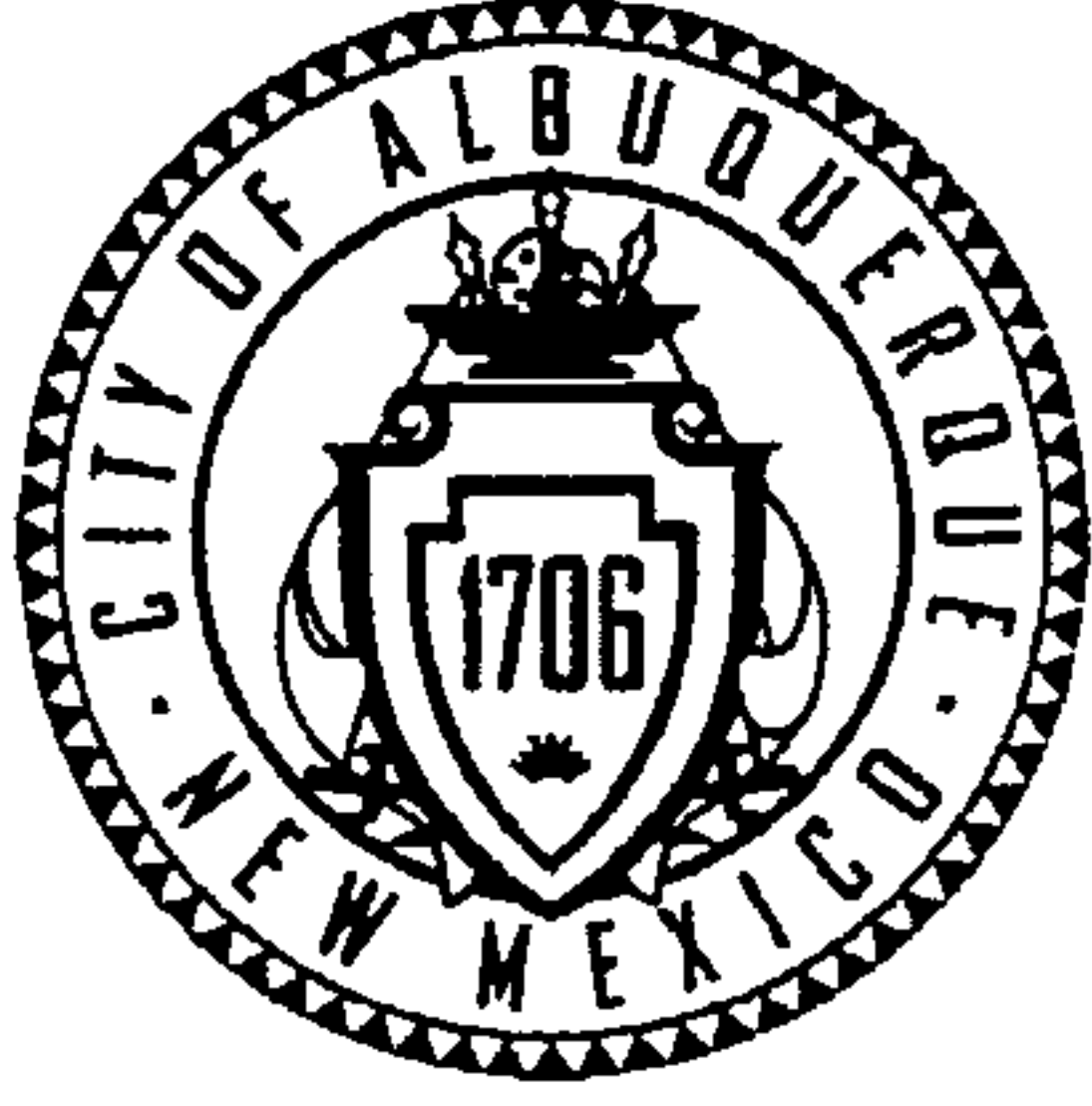


- A** 10' Water Authority Waterline Easement granted to A.B.C.W.U.A., surface easement granted to the City of Albuquerque by Document filed July 17, 2014 as Document No. 2014056270 to be vacated.
- B** 15' City Storm Drain Easement granted to the City of Albuquerque, surface easement granted to A.B.C.W.U.A. by Document filed July 17, 2014 as Document No. 2014056270 to be vacated.
- C** 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed January 6, 2012 in Plat Book 2012C, page 2 to be vacated.
- D** 20' Public Drainage Easement granted to the City of Albuquerque by plat filed January 6, 2012 in Plat Book 2012C, Page 2 to be vacated.
- E** 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed July 20, 2015 in Plat Book 2015C, page 81 to be vacated.
- F** 20' Public Drainage Easement granted to the City of Albuquerque by plat filed July 20, 2015 in Plat Book 2015C, page 81 to be vacated.
- G** Existing 7' Mountain States Telephone and Telegraph Company Easement per Document filed 11-27-72, in Bk. Misc. 287, Page 584 to be vacated.

EXISTING EASEMENTS ALL TO BE VACATED.

KEYED EASEMENTS

BLANKET DRAINAGE EASEMENT NOTE:
AN EXISTING PUBLIC AND PRIVATE INTERIM DRAINAGE EASEMENT FILED JULY 20, 2015 IN PLAT BOOK 2015C PAGE 81 OVER TRACT 3-A-1 TO BE VACATED.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 30, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Del Rey Investments LLC

Legal Description: Tract A (Unit A) Block 19, North Albuquerque Acres

Acreage: 58.5 acres

Zone Atlas Page: D-18

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Geotechnical Investigation, Monterra del Rey by Western Technologies Inc (August 30, 2007).

Phase I Environmental Site Assessment, Monterra del Rey by Western Technologies Inc (August 6, 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

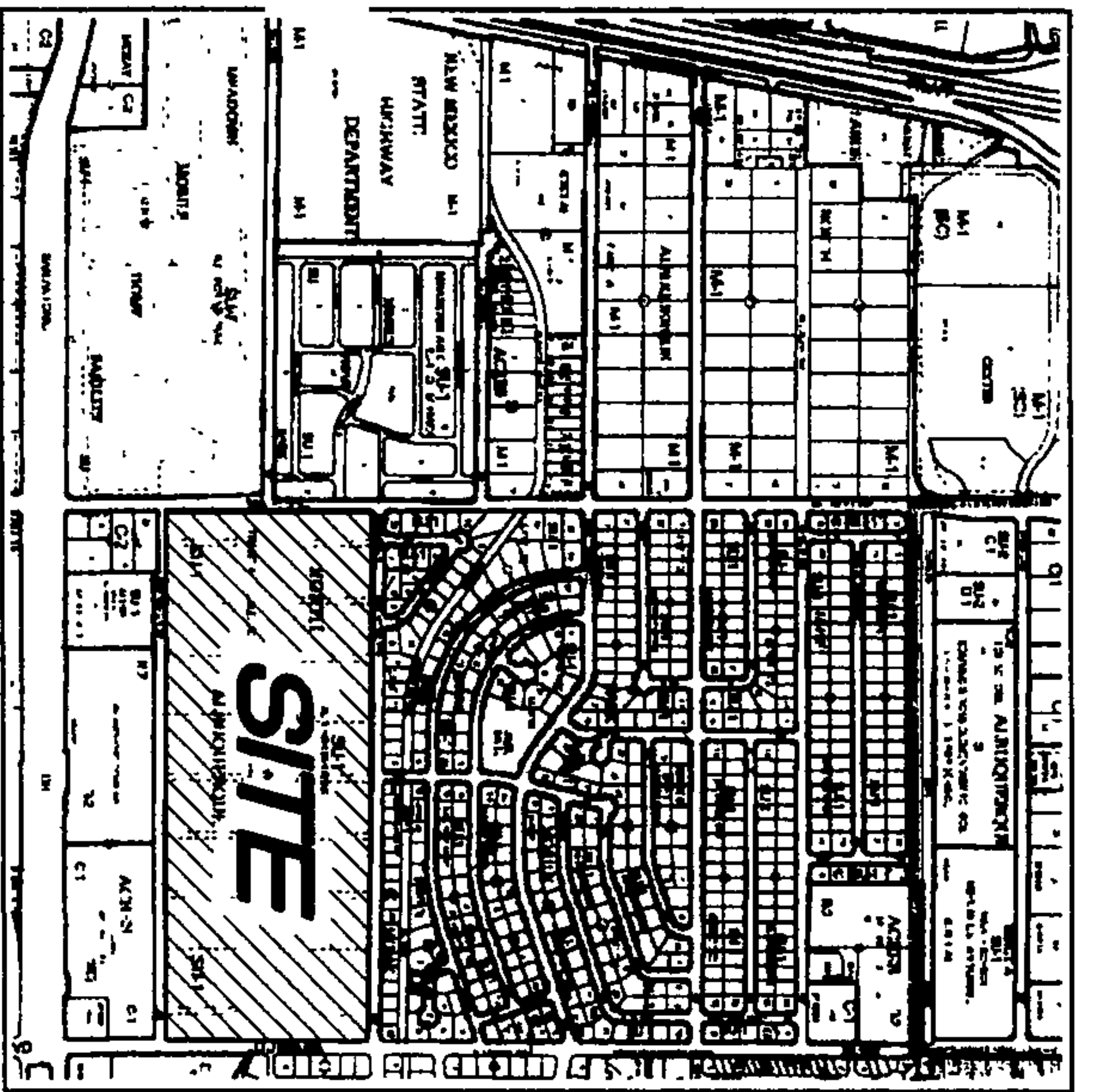
- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(2)—extensive previous land disturbance)***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1 Bearings are grid based on the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- 2 Distances are ground
- 3 Distances shown along curved lines are arc lengths
- 4 Record Plot or Deed bearings and distances, where they differ from those established by this field survey, are in parenthesis ()
- 5 All corners that were set are either a 3/8" rebar with cap stamped "HUG L S 9750" or a concrete nail with brass disk stamped "HUG L S 9750" unless otherwise indicated hereon
- 6 All corners found in place and held were tagged with a brass disk stamped "HUG L S 9750" unless otherwise indicated hereon
- 7 City of Albuquerque Zone Atlas Page: D-18-Z

SUBDIVISION DATA

Total number of existing Blocks 2
Total number of new Tracts created 4
Gross Subdivision acreage 63.3832 acres

SHEET INDEX

- SHEET 1 - General Notes, Approvals, Surveyors Certification
- SHEET 2 - Legal Description, Free Consent and Dedication
- SHEET 3 - Existing Boundary, Right of way Dedication and Existing Easements Vacated by 11DR8-70317
- SHEET 4 - West Portion of Bulk Plat
- SHEET 5 - East Portion of Bulk Plat

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following:
10180196.034030

De Rey Investments LLC

Bernillo County Treasurer

Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of

- A Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services
 - B New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
 - C Quest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - D Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including the right of grantor for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pad decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat
- Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

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

PURPOSE OF PLAT:

- a Create 4 new Tracts from existing Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres and a vacated portion of Del Rey Avenue. This Bulk Plat is created to satisfy the conditions of the Amendment to Zone Map Project # 1003916, TIEP-C-40037 approved by the EPC on July 18, 2011.
- b Grant the Public Utility Easements as shown hereon to the respective Utility Companies named hereon
- c Dedicate the additional street right of way to the City of Albuquerque as shown hereon.
- d Show the existing easements vacated by 11DR8-70317.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision, that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monuments of record, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
New Mexico Professional Surveyor
No. 9750
October 1, 2011



BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE
(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.)
SITUATE WITHIN THE ELENA GALLEGOS GRANT

PROJECTED SECTION 24 TOWNSHIP 11 NORTH RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNILLO COUNTY, NEW MEXICO
OCTOBER, 2011

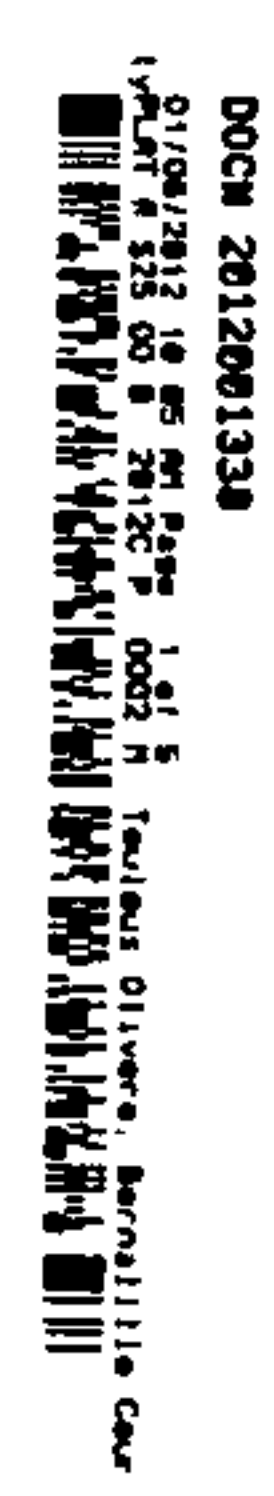
PROJECT NUMBER 1003916
Application Number 11DR8-70315, 11DR8-70316
11DR8-70317

PLAT APPROVAL

UTILITY APPROVALS
Public Service Company of New Mexico
12-7-11
New Mexico Gas Company
11-18-2011
11-18-11
11-18-11
11-15-11

CITY APPROVALS
City Surveyor
11-1-11
Department of Municipal Development
Date
City Engineer
Date

Environmental Health Department
12-14-11
Traffic Engineering, Transportation Division
12/14/11
ABQWA
12/14/11
Parks and Recreation Department
12/14/11
YANCA
12-14-11
City Engineer
1-5-12
Date
Date



**BULK LAND PLAT OF
TRACTS 1 THRU 4
SANTA MONICA PLACE**
(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A,
NORTH ALBUQUERQUE ACRES,
AND A VACATED PORTION OF DEL REY AVENUE N.E.)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Blocks Eighteen (18) and Nineteen (19), as the same is shown and designated on the plat entitled "TRACT A - UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE - BERNALILLO COUNTY - NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937 in Volume D, Folio 129.

TOGETHER WITH

That section of Del Rey Avenue between Blocks 18 and 19 as shown on said plat filed in Volume D, Folio 129, vacated by V-71-33, City Ordinance No. 22-1972, and all the land abutting Blocks 18 and 19 to the centerline of San Pedro Drive N.E., Derickson Avenue N.E. (formerly San Rafael Avenue), Louisiana Boulevard N.E., and Santa Monica Avenue N.E. as shown on said plat filed in Volume D, Folio 129. Blocks 18 and 19 and vacated portion of Del Rey Avenue are also shown and designated on plat entitled "REDIVISION, TRACT A UNIT A, BLOCKS 18 AND 19, NORTH ALBUQUERQUE ACRES", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 14, 1972 in Volume B7, Folio 9, more particularly described by survey performed by Russ P. Hugg, Professional Land Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the southwesterly corner of the parcel herein described, whence the Albuquerque Survey Control Monument "1-25-14" bears N 72°26'16" W, 2,551.82 feet distant, said point also being the intersection of the centerline of Santa Monica Avenue N.E. and the centerline of San Pedro Drive N.E., Thence, along said centerline of San Pedro Drive, N.E.,

N 00°14'31" E, 1,044.95 feet to the northwesterly corner of the parcel herein described, said point also being the intersection of said centerline of San Pedro Drive N.E. and the centerline of Derickson Avenue N.E. (formerly San Rafael Avenue), Thence, along said centerline of Derickson Avenue N.E.,

S 89°40'00" E, 2,637.94 feet to the northeasterly corner of the parcel herein described, said point also being the intersection of said centerline of Derickson Avenue N.E. and the centerline of Louisiana Boulevard N.E., Thence, along said centerline of Louisiana Boulevard N.E.,

S 00°09'31" W, 1,047.73 feet to the southeasterly corner of the parcel herein described, said point also being the intersection of said centerline of Louisiana Boulevard N.E. and said centerline of Santa Monica Avenue N.E., Thence, along said centerline of Santa Monica Boulevard N.E.,

N 89°36'23" W, 2,639.47 feet to the point of beginning

Said parcel contains 63.3832 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "BULK LAND PLAT OF TRACTS 1 THRU 4, SANTA MONICA PLACE (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way, as shown hereon, to the City of Albuquerque in fee simple. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER

DEL REY INVESTMENTS, LLC
A New Mexico limited liability company

By BFS
Ben F. Spencer, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15th
day of November, 2011, by Ben F. Spencer, Manager

Debbie C. Altman My commission expires 11/5/2015
Notary Public



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 3 AND 4
SANTA MONICA PLACE

The plat of TRACTS 3 AND 4, SANTA MONICA PLACE has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision

Note: There is a Notice of subdivision plat conditions for TRACTS 3 AND 4, SANTA MONICA PLACE, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 6, 2012 in Book 2012001339 page 6

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOC# 2012001338
01/06/2012 10:06 AM Page 2 of 5
PLAT # 225 08 9 2012 P 0002 N Taulius Olivera Bernalillo Cour

GRAPHIC SCALE



(IN FEET)
1 inch = 130 ft.

EASEMENT LEGEND

- (A) Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584 (Typical) ALL INTERIOR EASEMENTS VACATED by 11 DRB-70317.
- (B) Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69, in Bk. Misc. 129, Page 525 To remain in place.
- (C) Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69, in Bk. Misc. 129, Page 526. To remain in place.
- (D) Portion of Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584. Easements along the site perimeter adjacent to Derickson Avenue and San Pedro Boulevard shall remain in place.

EASEMENTS B, C, AND D, AS NOTED ABOVE, ARE HEREBY GRANTED AS PUBLIC UTILITY EASEMENTS BY THIS PLAT.

BULK LAND PLAT OF
TRACTS 1 THRU 4
SANTA MONICA PLACE

(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.)

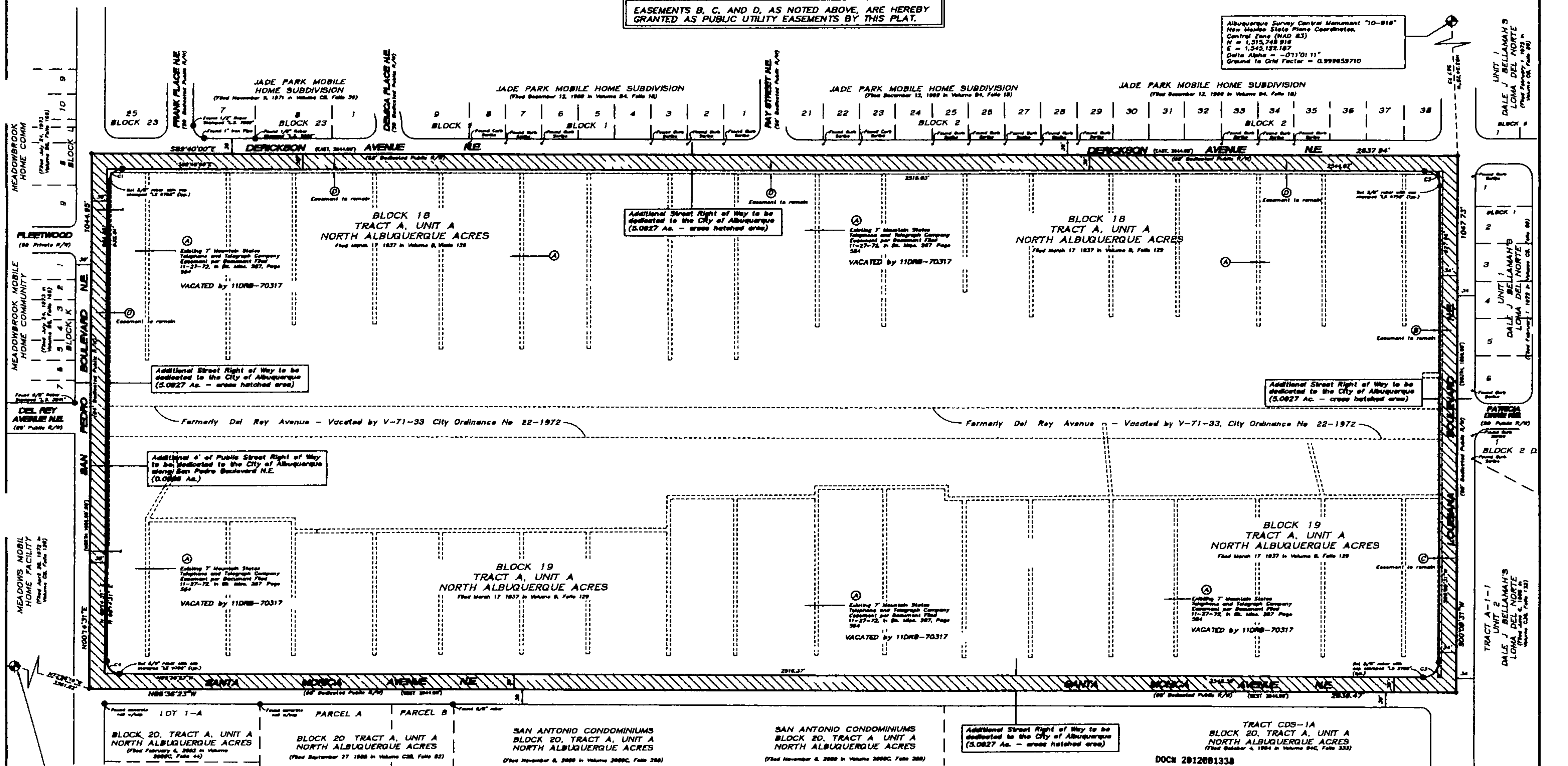
SITUATE WITHIN
THE ELENA CALLEGOS GRANT

IN
PROJECTED SECTION 34, TOWNSHIP 11, NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2011

Albuquerque Survey Control Monument "10-818"
New Mexico State Plane Coordinates.
Central Zone (NAD 83)
N = 1,515,748.916
E = 1,345,122.187
Delta Alpha = -0°11'01.11"
Ground to Grid Factor = 0.999859710



CURVE TABLE

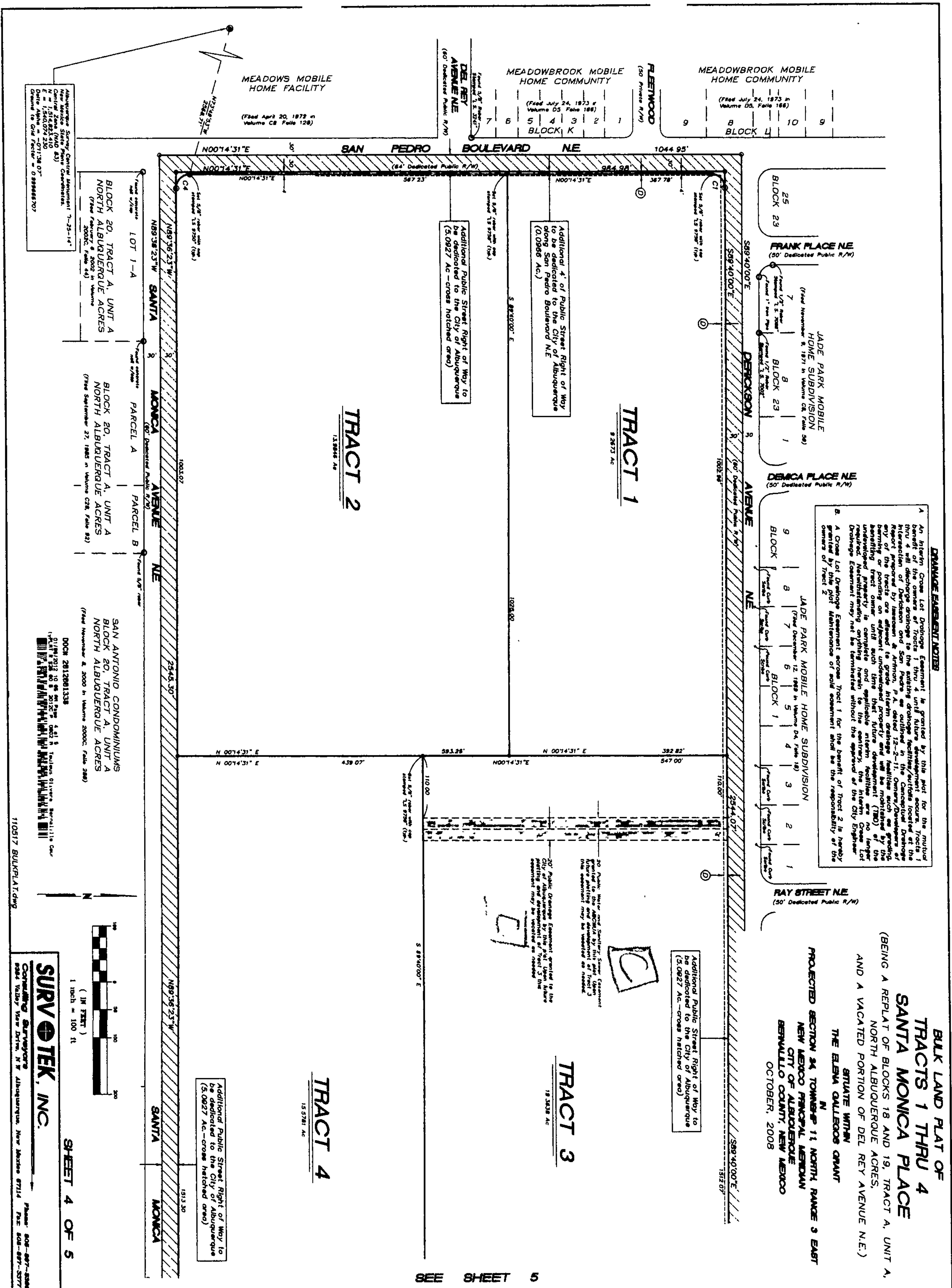
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.31'	25.00'	25.04'	35.38'	N45°17'15"E	90°05'29"
C2	47.03'	30.00'	29.91'	42.36'	S44°45'15"E	89°49'31"
C3	47.25'	30.00'	30.12'	42.51'	S45°16'34"W	90°14'06"
C4	39.20'	25.00'	24.93'	35.31'	N44°40'56"W	89°50'54"

DOC# 2012001338
81/05/2012 10:05 AM Page 3 of 8
PLAT # 226 00 5 2012 P. 0002 N Teulous Oliveira Bernalillo Cour
BULK PLAT # 226 00 5 2012 P. 0002 N Teulous Oliveira Bernalillo Cour

SHEET 3 OF 5
SURVOTEK, INC.

Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-8388 Fax: 505-897-8977

110317 BULKPLAT SHT3.dwg



DRAINAGE EASEMENT NOTES

A. An Interim Cross Lot Drainage Easement is granted by this plat for the mutual benefit of the owners of Tracts 1 thru 4 until future development occurs. Tracts 1 thru 4 will discharge drainage to the existing drainage facilities/outputs located at the intersection of Del Rey and San Pedro as outlined in the City Engineer's Report prepared by Isaacson & Armon, P.A. dated 12-2-08. Utilities such as grading, sewer, or storm water, shall be installed by the owner of the tract. The Interim Cross Lot Drainage Easement is complete and applicable until such time as the Interim Cross Lot Drainage Easement is terminated without the approval of the City Engineer. Notwithstanding anything herein to the contrary, the Interim Cross Lot Drainage Easement may not be terminated without the approval of the City Engineer.

B. A Cross Lot Drainage Easement across Tract 1 for the benefit of Tract 2 is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of Tract 2.

BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE

(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.)
 GRANTEE WITHIN THE ELENA GALLEGOS GRANT

PROJECTED SECTION 24 TOWNSHIP 11 NORTH RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY, NEW MEXICO
 OCTOBER, 2008

SEE SHEET 5

Albuquerque Survey Control Monument 7-25-14
 Central Zone (NAD 83)
 N = 1,514,823.410
 E = 1,240,074.230
 Zone Factor = 0.9999999999999999
 Datum to Civil Factor = 0.9999999999999999

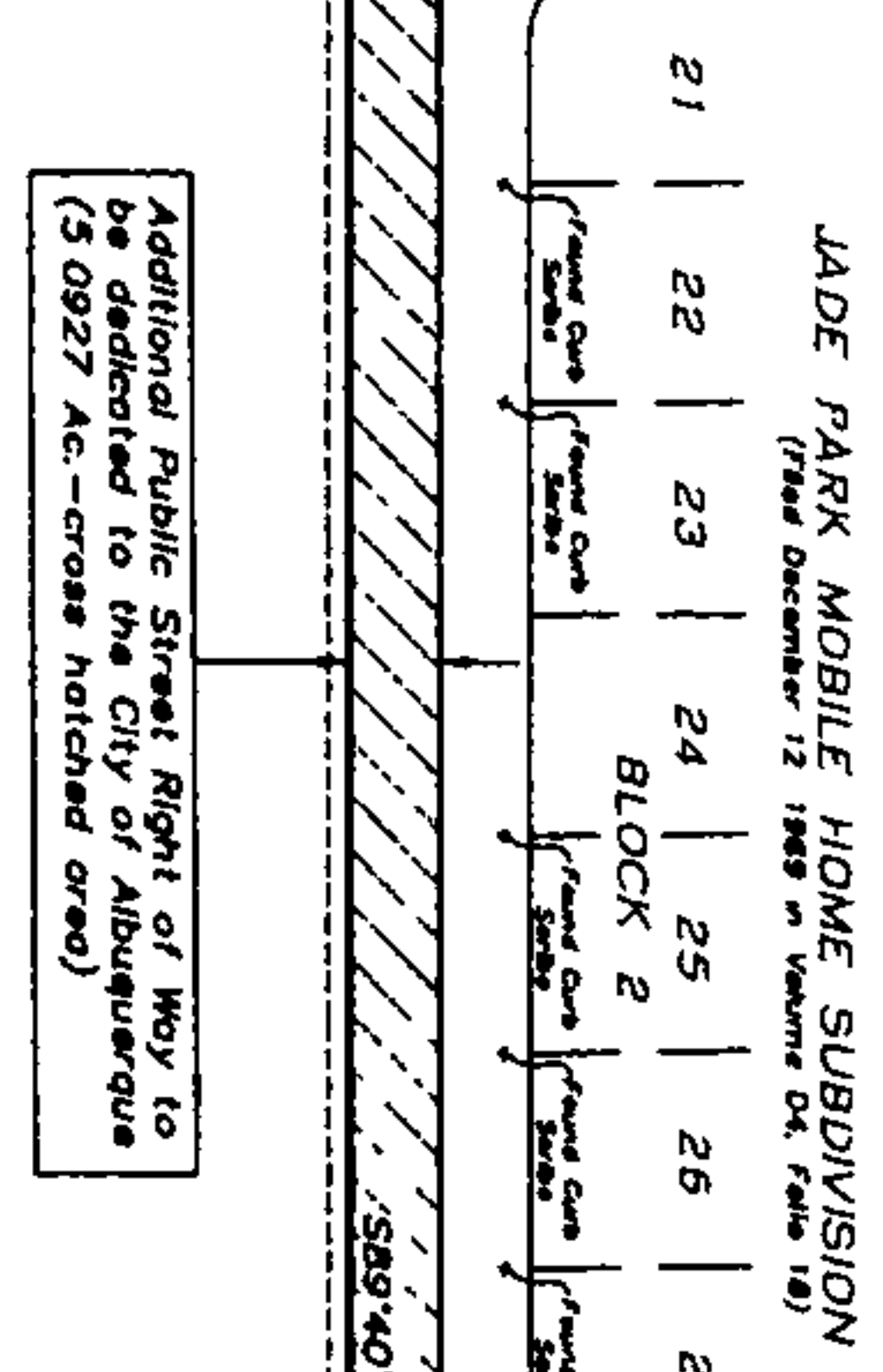
DOCK 2812801338
 01/09/2012 10:08 AM Page 4 of 5
 110517 BULKPLAT.DWG

SURVTEK, INC.
 Consulting Surveyors
 604 West 1st Street, N.W. Albuquerque, New Mexico 87104
 Phone: 505-887-5388
 Fax: 505-887-5377



SHEET 4 OF 5

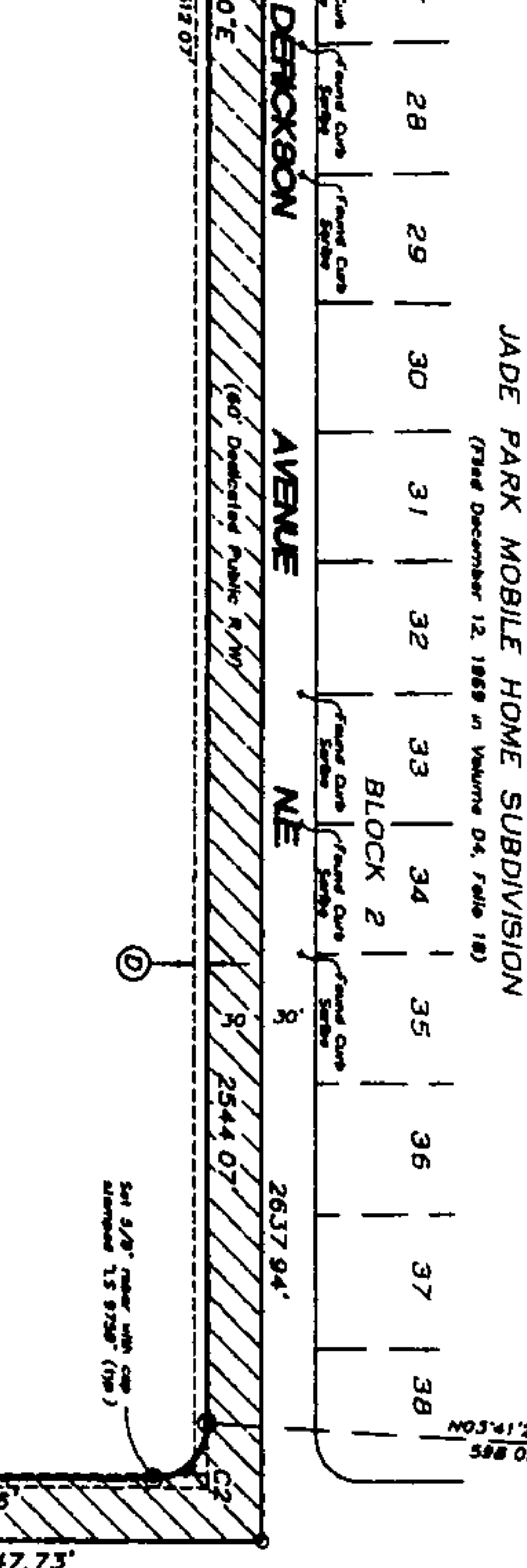
RAY STREET NE
(50' Dedicated Public R/W)



JADE PARK MOBILE HOME SUBDIVISION
(Filed December 12, 1989 in Volume 04, Page 18)

JADE PARK MOBILE HOME SUBDIVISION
(Filed December 12, 1989 in Volume 04, Page 18)

Albuquerque Survey Control Monument "10-018"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
E = 1515123.885
N = 1011011.117
Datum to Grid Factor = 0.999932710



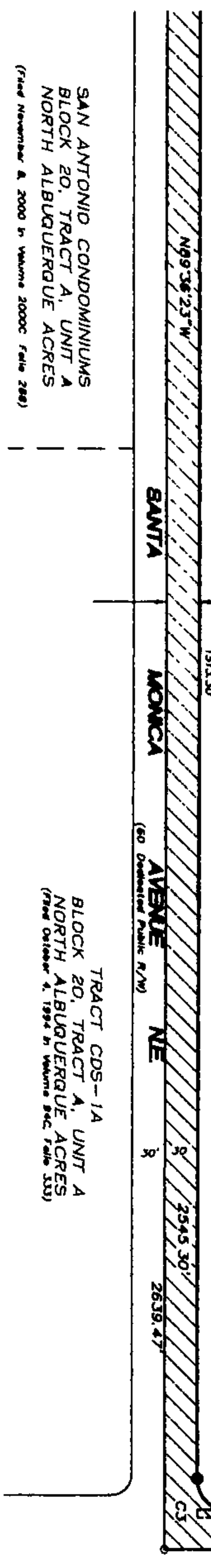
AVENUE NE
(50' Dedicated Public R/W)

TRACT 3
19.3438 Ac.

Additional Public Street Right of Way to be dedicated to the City of Albuquerque (5.0927 Ac. - cross hatched area)

TRACT 4
13.5781 Ac.

Additional Public Street Right of Way to be dedicated to the City of Albuquerque (5.0927 Ac. - cross hatched area)



SANTA MONICA AVENUE NE
(50' Dedicated Public R/W)

LOUISIANA BOULEVARD NE
(50' Dedicated Public R/W)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.31'	25.00'	25.04'	35.38'	N45°17'15"E	90°08'20"
C2	47.03'	30.00'	29.91'	42.36'	S44°45'15"E	89°58'31"
C3	47.25'	30.00'	30.12'	42.31'	S45°16'34"W	90°14'06"
C4	39.20'	25.00'	24.93'	35.31'	N44°40'56"W	89°50'54"

TRACT A-1-1
UNIT 2
DALE J BELLAMAH'S
LOMA DEL NORTE
(Filed June 6, 1986 in Volume C30 Page 132)

UNIT 1
DALE J BELLAMAH'S
LOMA DEL NORTE
(Filed February 1, 1972 in Volume C8, Page 88)

UNIT 1
DALE J BELLAMAH'S
LOMA DEL NORTE
(Filed February 1, 1972 in Volume C8, Page 88)

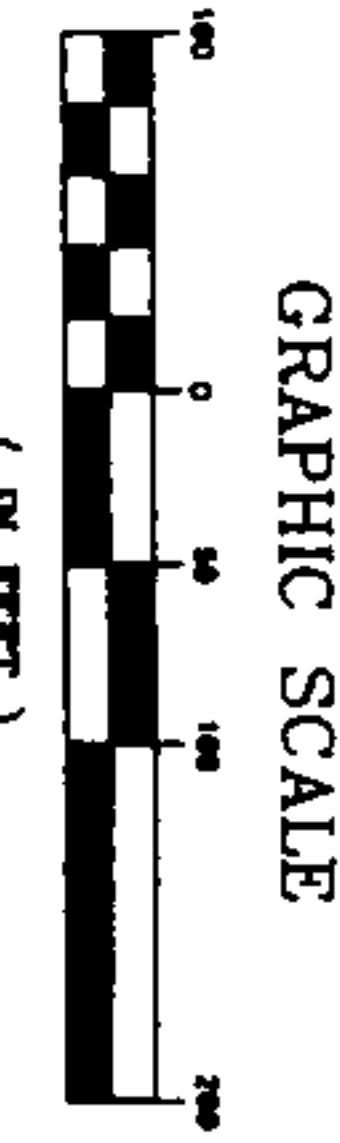
BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE
NORTH ALBUQUERQUE ACRES,
(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, AND A VACATED PORTION OF DEL REY AVENUE N.E.)
BY STATE WITHIN THE ELSA GALLEGOS GRANT
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BENVALLO COUNTY, NEW MEXICO
OCTOBER, 2011

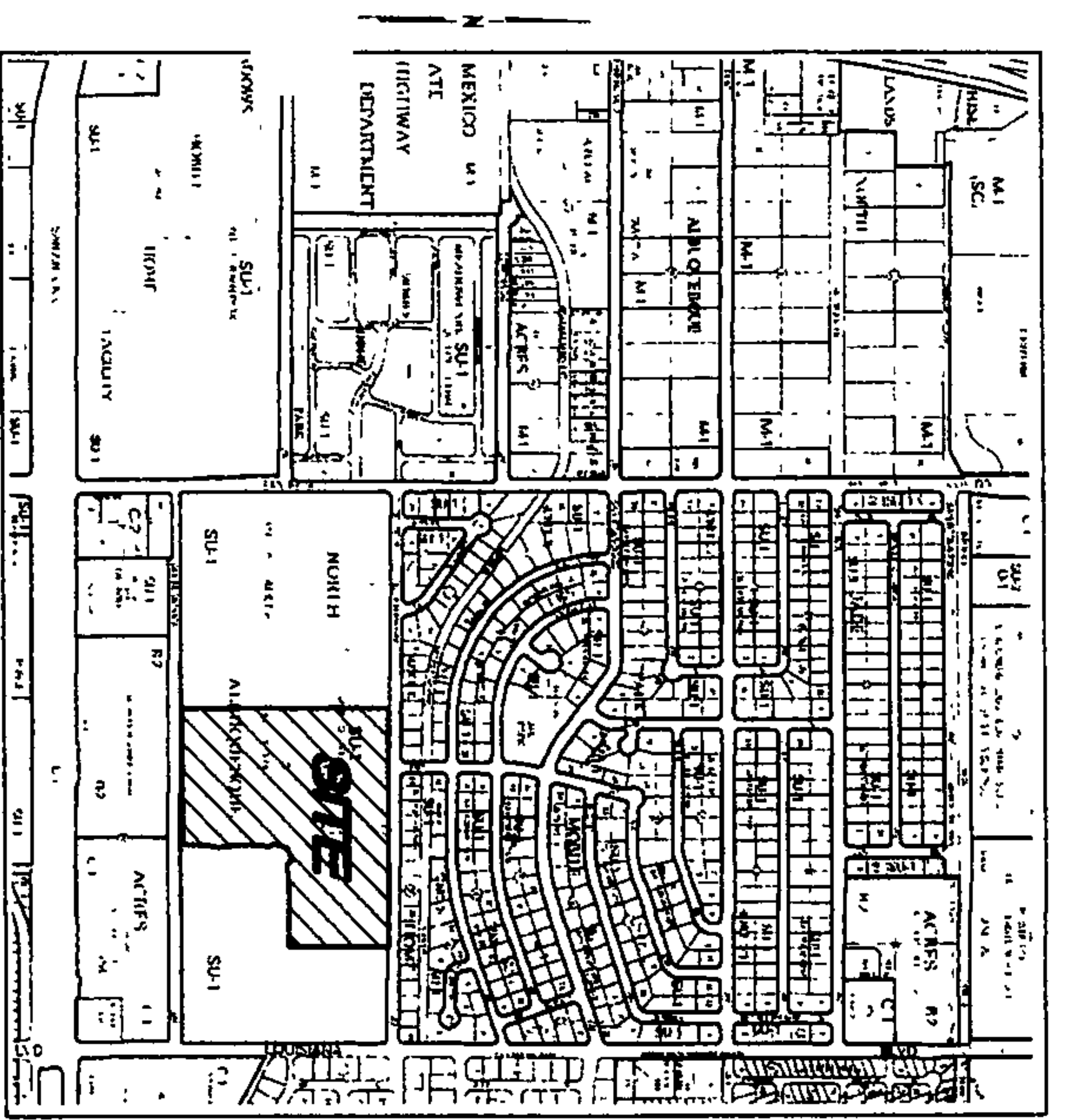
EASEMENT LEGEND

- ① Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in BK Misc 287, Page 584 (Typical) ALL INTERIOR EASEMENTS VACATED BY 11 DNB-70317
- ② Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69, in BK Misc. 128, Page 523 to remain in place.
- ③ Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69, in BK Misc. 128, Page 526, to remain in place.
- ④ Portion of Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in BK Misc. 287, Page 584. Easement along the site perimeter adjacent to Derickson Avenue and San Pedro Boulevard shall remain in place.

DRAINAGE EASEMENT NOTES

- A An Interim Cross Let Drainage Easement is granted by this plat for the portion of Tract 4 shown in the plat. This easement is for the existing drainage facilities/outlets located at the intersection of the Santa Monica Avenue NE and Louisiana Boulevard NE. The Report prepared by Isaacson & Atherton, P.A. dated 12-2-11, Owners/Developers of any of the tracts are advised that interim drainage facilities such as grading, berms or sanding on adjacent undeveloped property will be maintained by the benefiting tract owner. Units such as those that future development (TRD) of the undeveloped property is required to apply for a permit in the interim Cross Let Drainage Easement area in the plat. The interim Cross Let Drainage Easement may not be terminated without the approval of the City Engineer.
- B A Cross Let Drainage Easement across Tract 1 for the benefit of Tract 2 is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of Tract 2.





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1 Bearings are grid based on the New Mexico State Plane Coordinate System, Central Zone (NAD 83)
- 2 Distances are ground
- 3 Distances shown along curved lines are arc lengths
- 4 Record Plot or Deed bearings and distances, do not differ from those established by this field survey
- 5 All corners that were set are either 5/8" rebar with cap stamped "HUGC L.S. 9750" or a concrete nail with brass disk stamped "HUGC L.S. 9750" unless otherwise indicated hereon
- 6 All corners found in place and held were tagged with a brass disk stamped "HUGC L.S. 9750" unless otherwise indicated hereon
- 7 City of Albuquerque Zone Alias Page D-18-2

SUBDIVISION DATA

- Total number of existing Tracts 2
- Total number of new Tracts created 2
- Gross Subdivision acreage 19.6715 acres

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plot shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plot. The foregoing requirement shall be a condition to approval of this plot.

150434 DMC

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following

6806344807440202
10806344811940203
Del Rey Investments LLC
7-20-15
Benjillio County Treasurer
Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of

- A Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground related facilities, transformers, and other equipment and related facilities reasonably necessary to provide electrical services
- B New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
- C Dwell for the installation, maintenance, and service of lines, cables, and other related equipment and facilities reasonably necessary to provide communication services
- D Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO) did not conduct a title search of the properties shown hereon in connection with this plat. PNM, NMGCO, do not warrant or make any representation or statement of title which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The Purpose of this plat is to

- a Adjust the existing tract line between Tracts 3-A and 4-A as shown hereon
- b Grant the Additional Public Drainage Easement and Public Water and Sanitary Sewer Easement as shown hereon

PLAT OF
TRACTS 3-A-1 AND 4-A-1
SANTA MONICA PLACE
THE ELENA CALLEGOS GRANT
SITUATE WITHIN
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2015

PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2015

PROJECT NUMBER: 1010144

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico
Date: 6-30-15
New Mexico Gas Company
Date: 6-30-15
Dwell Corporation
Date: 7-14-15
Cable TV
Date: 6/29/15

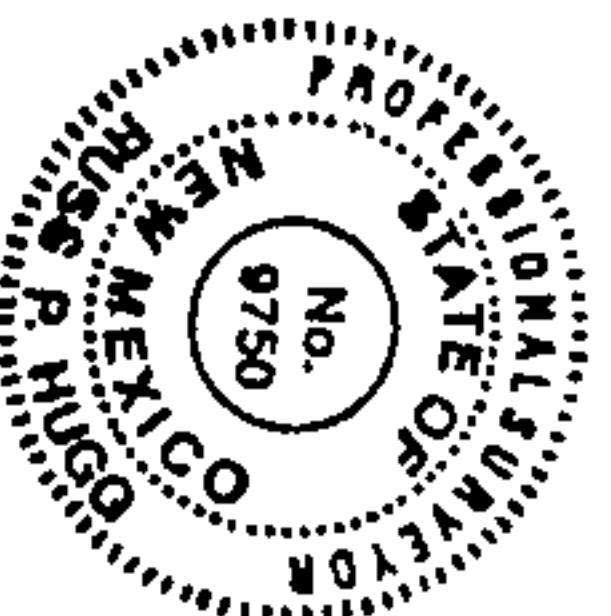
CITY APPROVALS:

City Surveyor
Date: 6/29/15
Department of Municipal Development
Date: 7/20/15
Real Property Division
Date: 7/15/15
Environmental Health Department
Date: 7/15/15
Planning Engineering, Transportation Division
Date: 07/15/15
Parks and Recreation Department
Date: 7-15-15
Date: 7-15-15
Date: 7-15-15
Date: 7-20-15

SURVEYORS CERTIFICATION

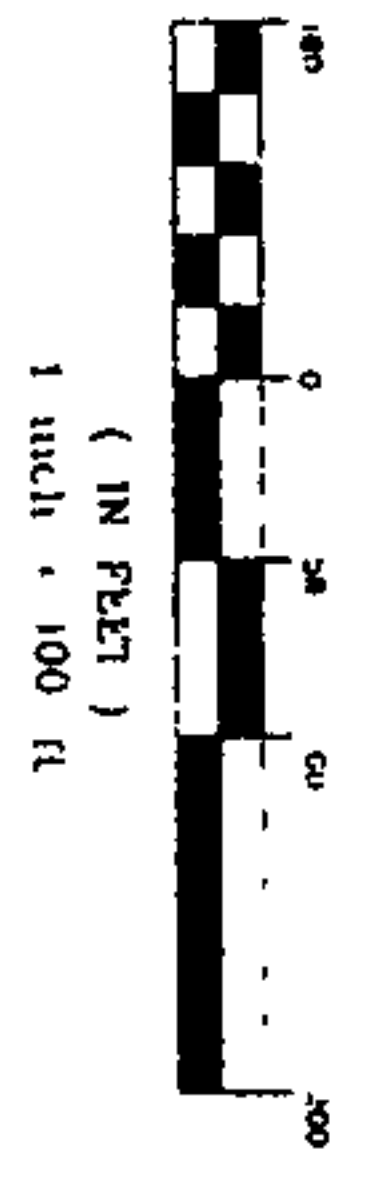
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision and that the same comply with the requirements of the State of New Mexico, and was adopted by the New Mexico State Board of Professional Engineers and Professional Surveyors, that it is in accordance with the minimum requirements for surveys and monuments of the Albuquerque Subdivision Ordinance, that it shows all easements of record, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMP S No. 9750
June 26, 2015



SHEET 1 OF 3

SURVOTEK, INC.
Consulting Surveyors
894 Valley View Drive N.W. Albuquerque New Mexico 87114 Phone 505-887-5368 Fax 505-887-5377

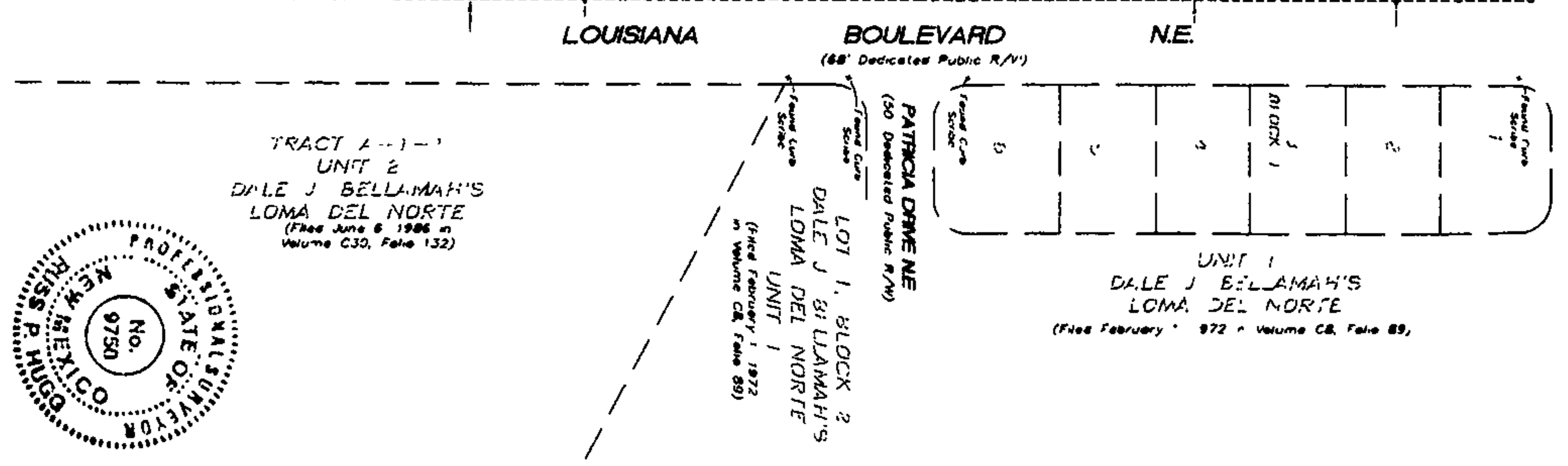
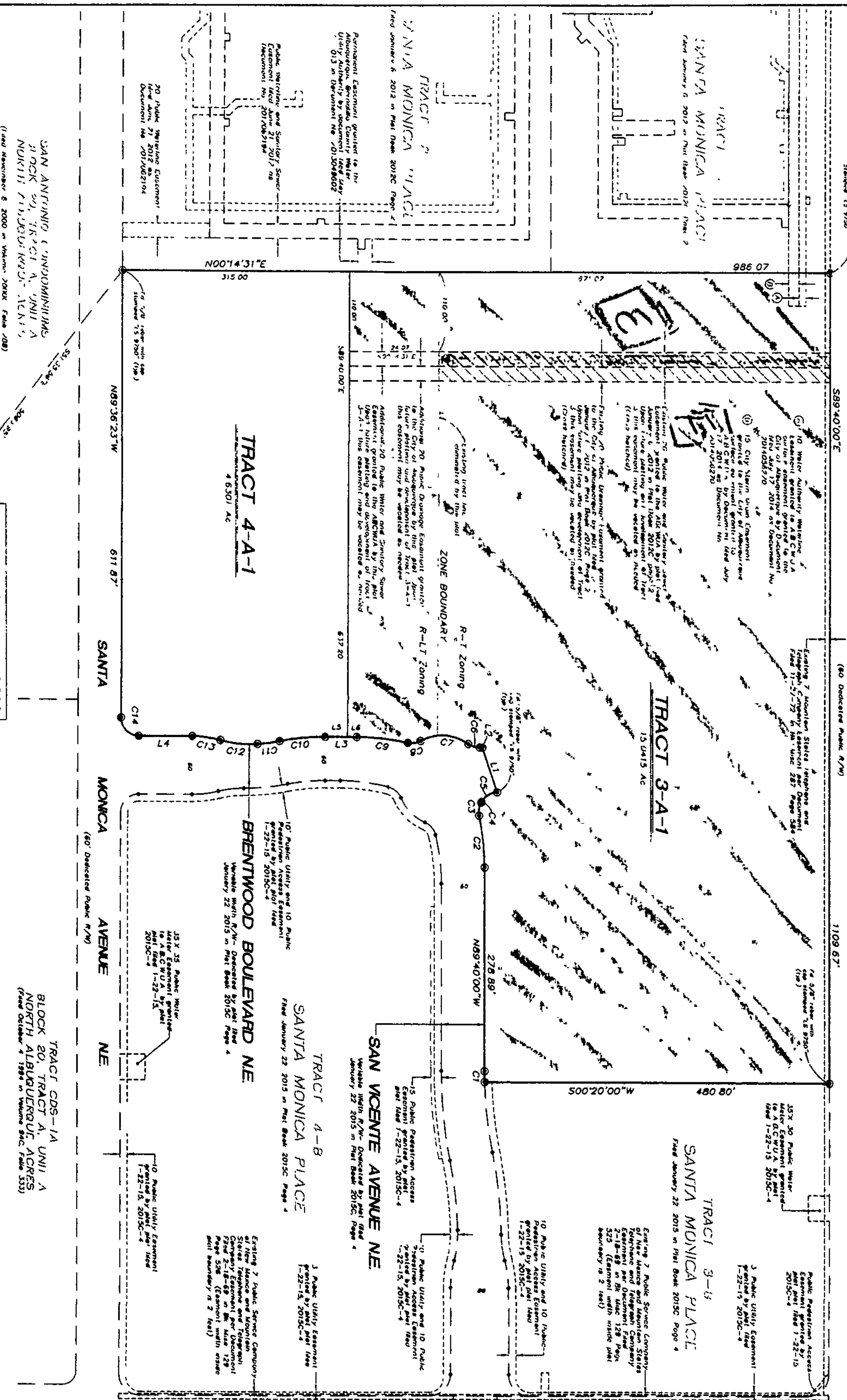


PLAT OF
TRACTS 3-A-1 AND 4-A-1
SANTA MONICA PLACE
 (BEING A REPLAT OF TRACTS 3-A AND 4-A, SANTA MONICA PLACE)
 THE EBVA GALLEGOS GRANT

PROJECTED SECTION 24 TOWNSHIP 11 NORTH RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2015

JADE PARK MOBILE HOME SUBDIVISION
 (Filed December 12, 1988 in Volume 04, Page 18)

21	22	23	24	25	26	27	28	29	30	31	32	33	34
BLOCK 2													
BLOCK 1													

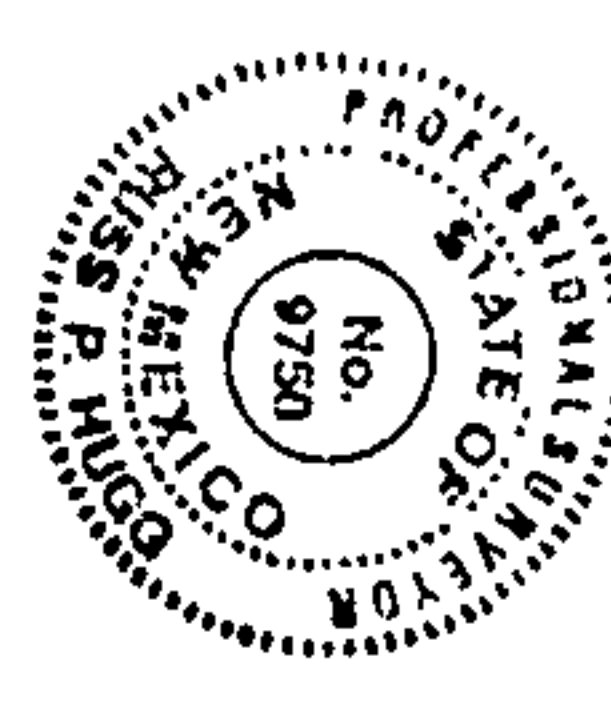


SAN ANTONIO CONDOMINIUMS
 BLOCK 20, TRACT A, UNIT A
 NORTH ALBUQUERQUE ACRES
 (Filed November 6, 2000 in Volume 200X, Page 288)

Abundant Survey Control Measurements 8-1814
 New Mexico State Plane, Coordinates
 Center (Zone, NAD 83)
 N = 3415.00
 E = 1515.00
 Elevation = -01074.00
 Grant to Land Parcel: 0 899035024

DOCN 2015061973
 07/30/2015 12:22 PM Page 3 of 3
 BERNALILLO COUNTY, NEW MEXICO
 BLOCK 20, TRACT A, UNIT A
 NORTH ALBUQUERQUE ACRES
 (Filed October 4, 1984 in Volume 84C, Page 333)

SURV-TEK, INC.
 Consulting Surveyors
 804 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone 505-887-5306 Fax 505-887-5377



PROJECT #

PH10101

APC
SSO
SDV



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)
- APEAL / 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): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: _____
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSTHUGG@SURVTEK.COM

APPLICANT: DEL REY INVESTMENTS, LLC PHONE: 998-0163
 ADDRESS: 6300 RIVERSIDE PLAZA LANE NW FAX: _____
 CITY: ALB STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO ADJUST THE LOT LINE BETWEEN TRACTS 3-A AND 4-A

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

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

Lot or Tract No. TRACTS 3-A AND 4-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SANTA MONICA PLACE
 Existing Zoning: RT AND R-LT Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): D-18 UPC Code: 101806344807440202
101806344811940203

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1010144

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 19.6715
 LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA BOULEVARD NE
 Between: SAN VICENTE AVE. NE and DERICKSON AVE NE

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

SIGNATURE [Signature] DATE 6-29-15
 (Print Name) Russ Hugg Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70237</u>	<u>P&F</u>	_____	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</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>305.00</u>

Hearing date July 15, 2015

[Signature] 6-30-15
 Staff signature & Date

Project # 1010144

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

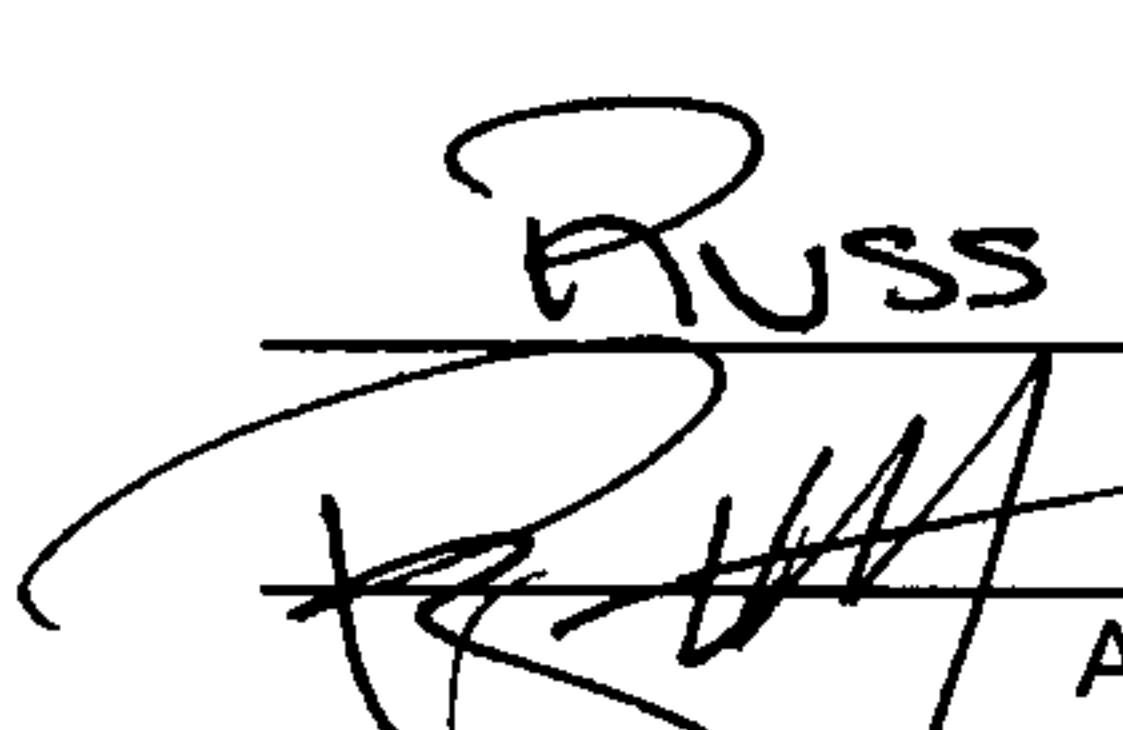
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

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

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

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

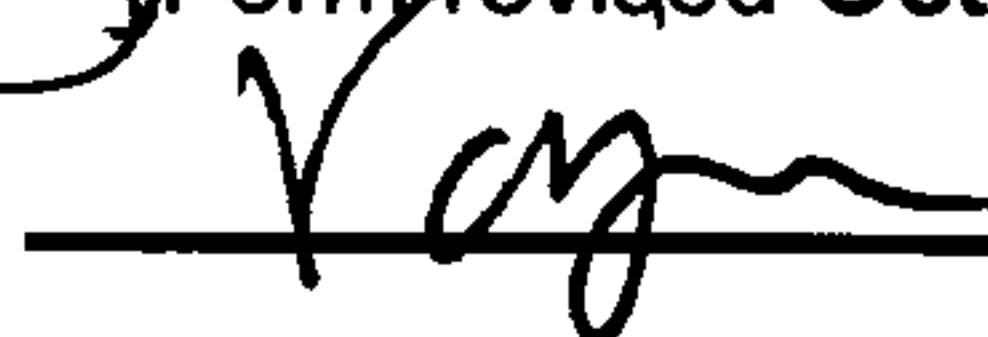
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

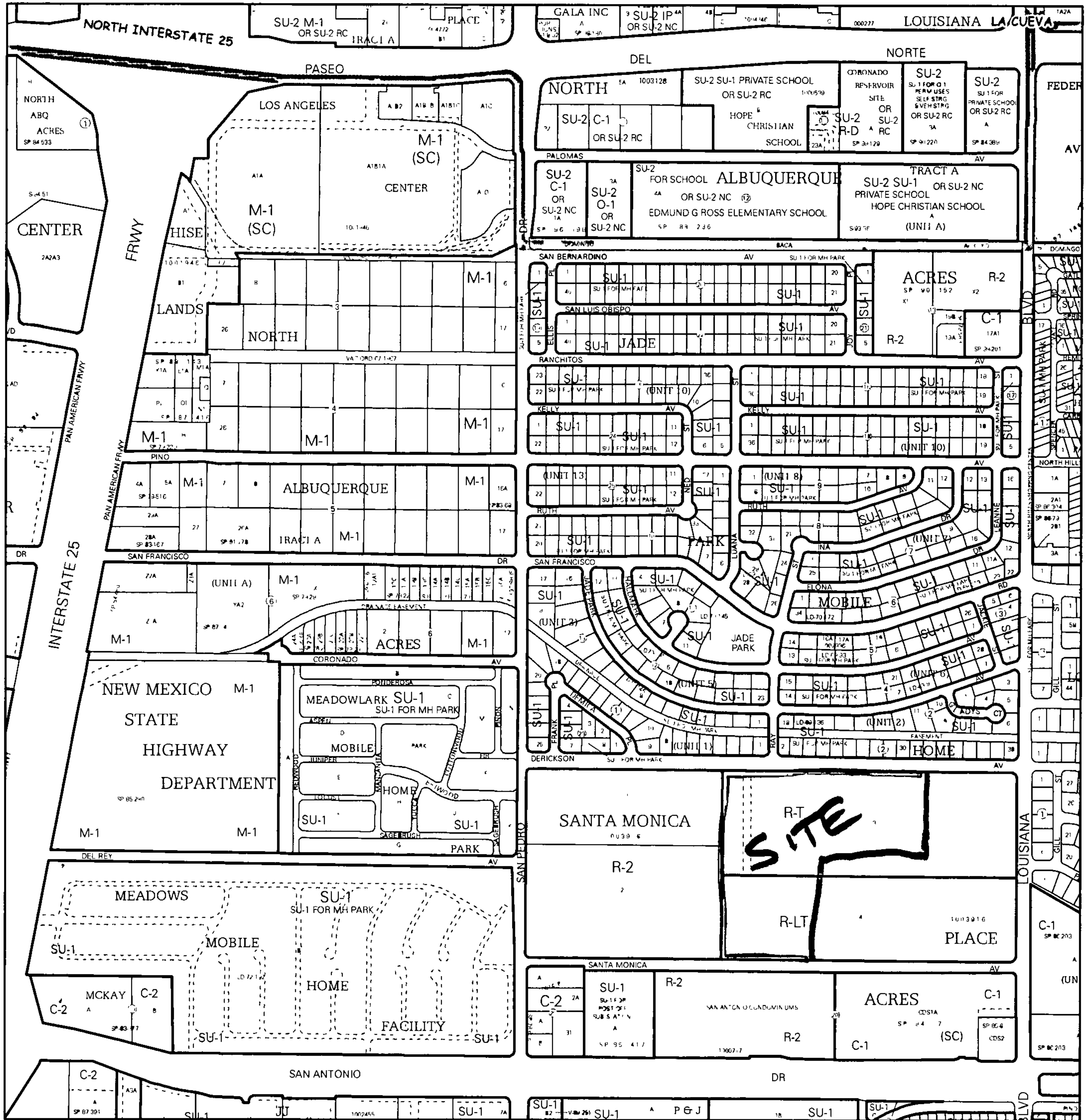

 Russ Hugg
 Applicant name (print)
 6-29-15
 Applicant signature / date



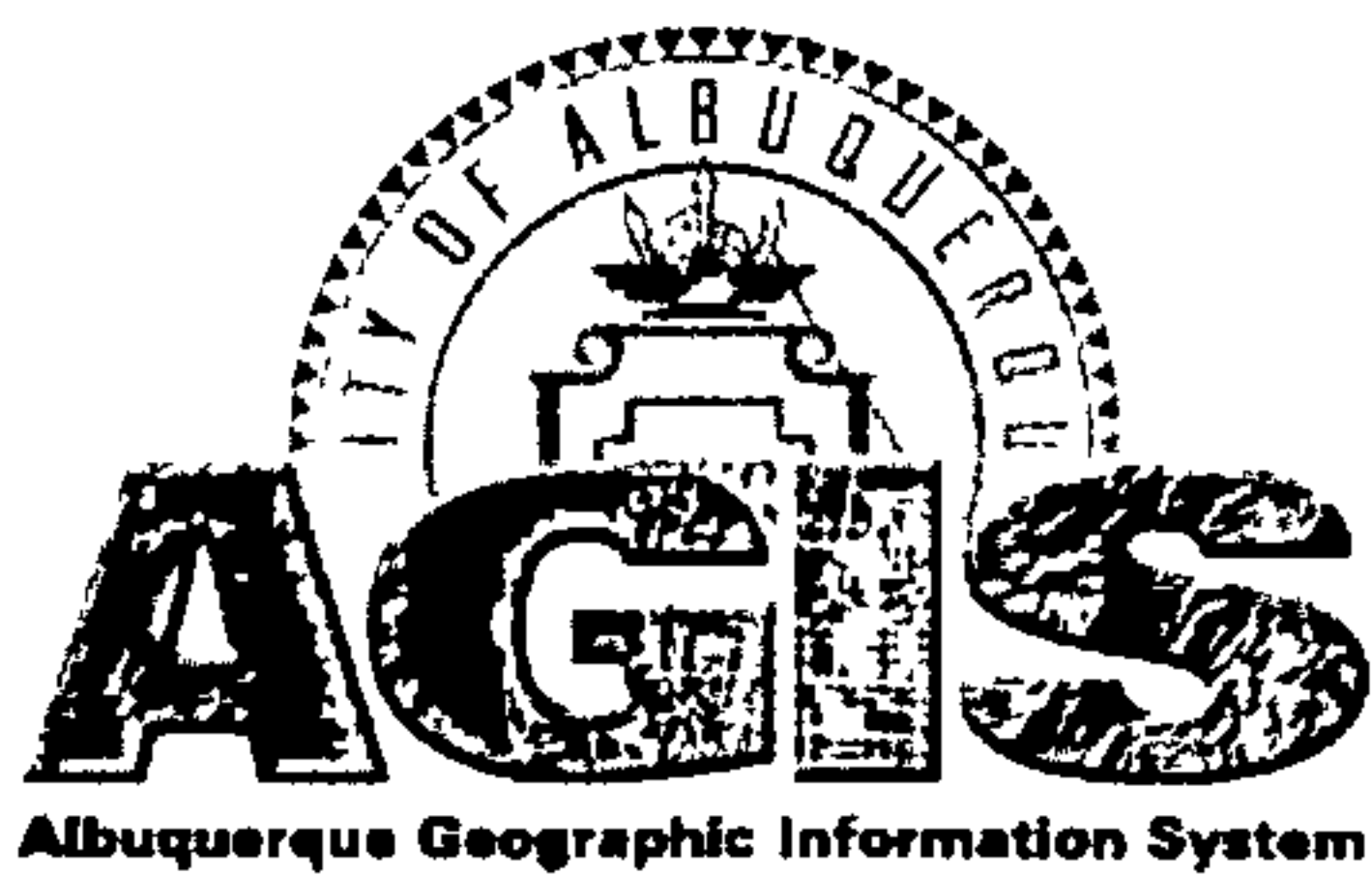
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB - 70237

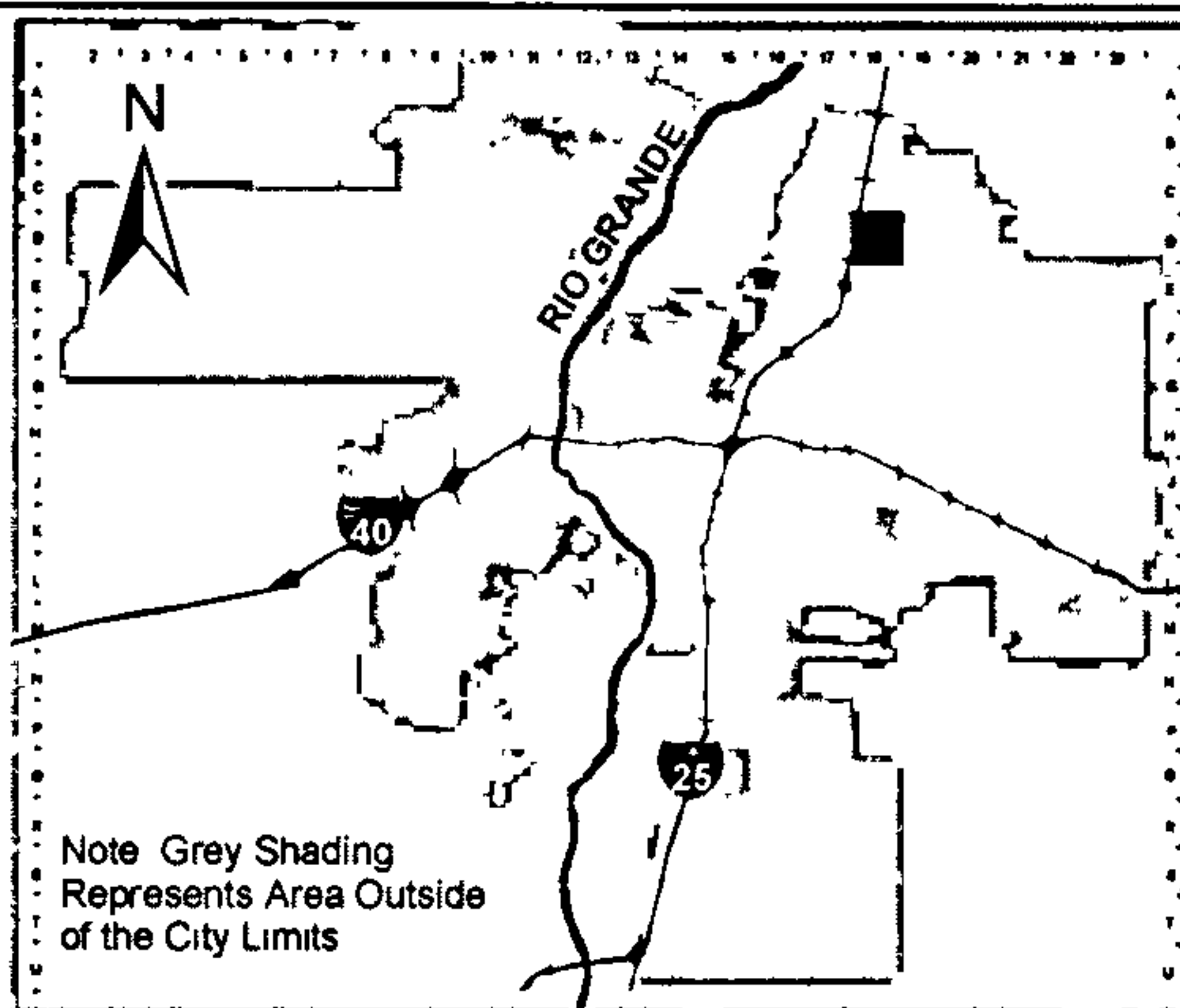

 Planner signature / date
 6-30-15
 Project # 1010144



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



Map amended through: 9/2/2014



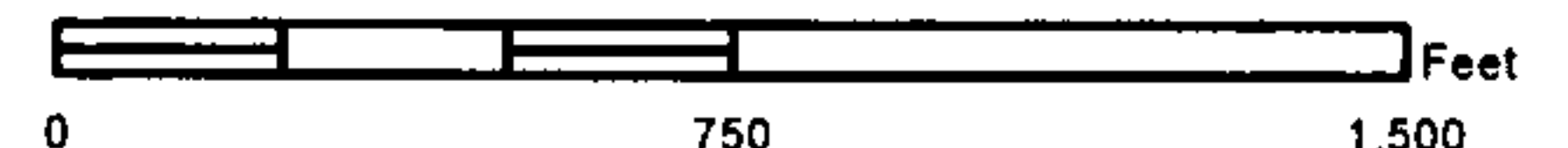
Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

D-18-Z

Selected Symbols

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





TITAN
D E V E L O P M E N T

June 29, 2015

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

Re: Tract Line Adjustment
Tracts 3-A-1 and 4-A-1 Santa Monica Place

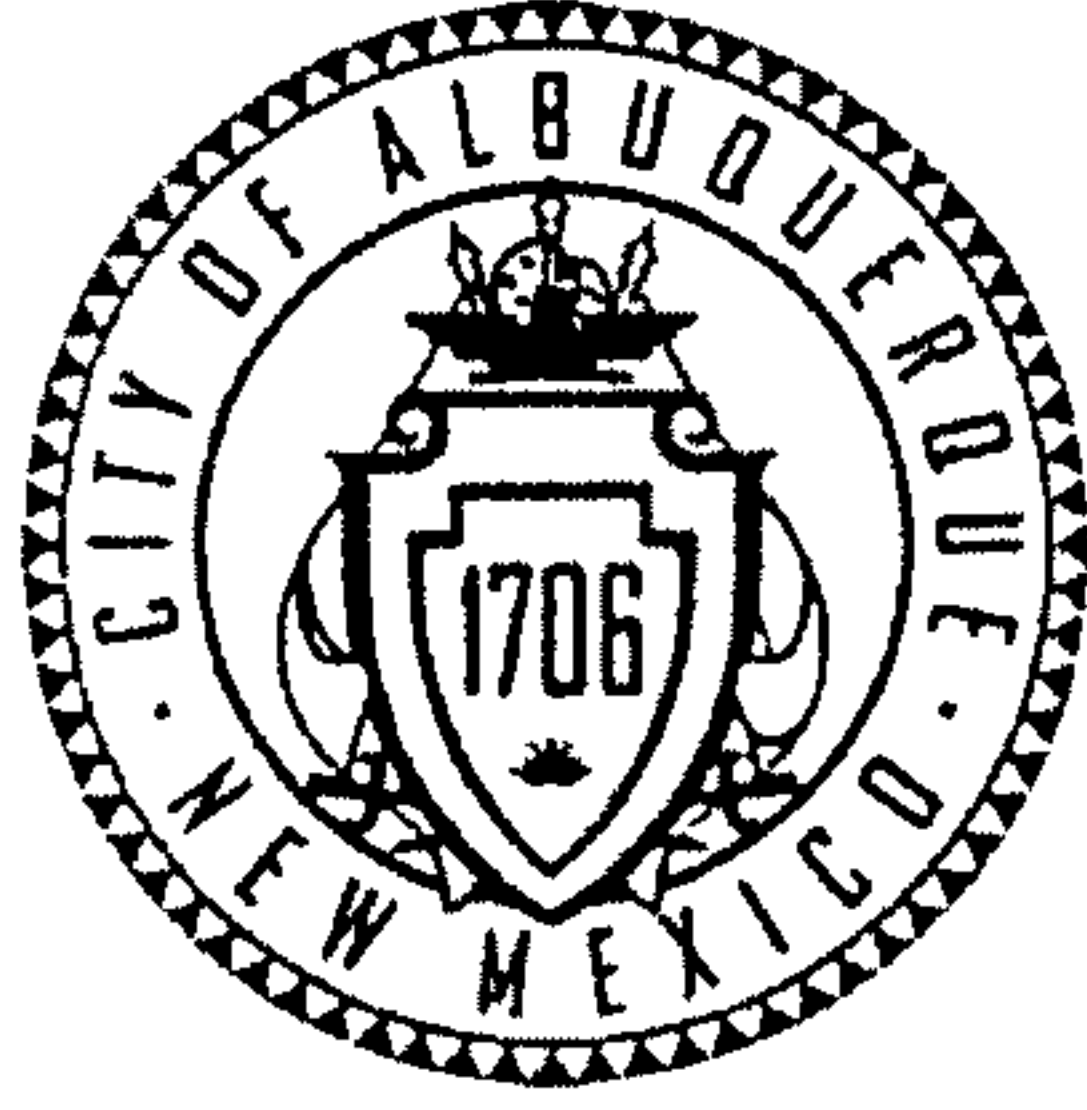
Dear Mr. Cloud:

The intent of this DRB submittal is to adjust or shift the tract boundary for existing Tracts 3-A and 4-A to the south by approximately 120 feet and to update any corresponding easements with this shift, please see enclosed attachment. This DRB action will create the necessary tract acreage for future development. Future platting actions will further subdivide this tracts (if necessary) and create any needed easements.

If you have any questions or comments, feel free to contact me at (505)998-0163 or at bpatterson@Titan-Development.com.

Sincerely,

Brian Patterson
Development Project Manager



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 30, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Del Rey Investments LLC

Legal Description: Tract A (Unit A) Block 19, North Albuquerque Acres

Acreage: 58.5 acres

Zone Atlas Page: D-18

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Geotechnical Investigation, Monterra del Rey by Western Technologies Inc (August 30, 2007).

Phase I Environmental Site Assessment, Monterra del Rey by Western Technologies Inc (August 6, 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

June 26, 2015

Mr. Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Rio Rancho, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Del Rey Investments, LLC for the purpose of replatting Tracts 3-A and 4-A, Santa Monica Place, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

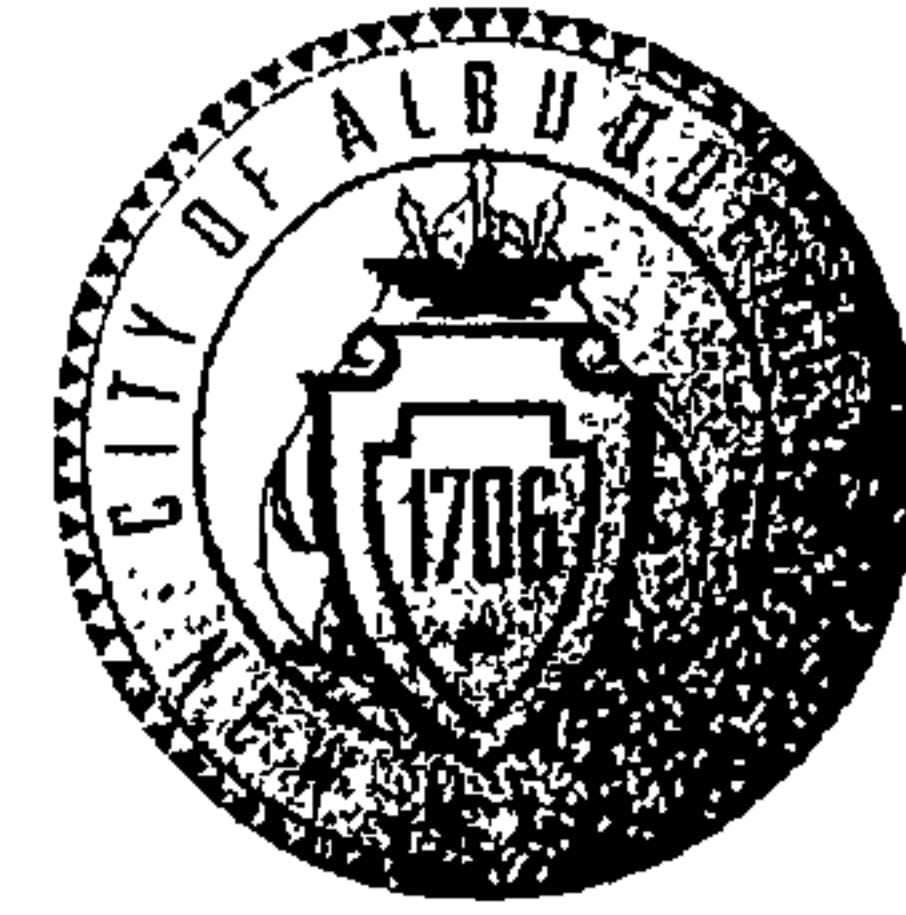
Del Rey Investments, LLC

By: 

Ben F. Spencer, Manager

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

September 12, 2014

Titan Senior Living-Santa Monica
6300 Riverside Plaza Ln NW
Albuquerque, NM 87120

Project# 1010144
14EPC-40044 Zone Map Amendment (Zone Change)
14EPC-40041 Site Development Plan for Subdivision
14EPC-40042 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

For a portion of Tracts 3 & 4, of the Bulk Land Plat of Tracts 1 -4, Santa Monica Place (being a Replat of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres), zoned R-LT and R-T, located on Santa Monica Dr. NE, between Louisiana Blvd. and San Pedro Dr., containing approximately 17.8 acres. (D-18)

Staff Planner: Maggie Gould
(Re-hearing due to notification issues)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On September 11, 2014 the Environmental Planning Commission (EPC), voted to APPROVE Project 1010144, 14EPC-40041, a request for a site development plan for subdivision, 14EPC-40044, zone map amendment (zone change) and 14EPC-40042 site development plan for building permit. This case was re-heard on September 11, 2014 due to notification issues.

FINDINGS – 14EPC-40044-August 14, 2014 -Zone Map Amendment

1. This is a request for a Zone Map Amendment from R-T and R-LT to SU-1 for Senior Housing, for a portion of Tract 3, block 18, unit A and a portion of lot 4 block 19 unit A of the North Albuquerque Acres, located on Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 17.8 acres.

2. The site was operated as the Del Rey Mobile Home Park until 2005.
3. A Site Development Plan for Subdivision (14EPC-400410 and a Site Development Plan for Building Permit (14EPC-40042) are heard concurrently with this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d : The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.

- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations. ***The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.***

- f. Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.

- g. Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.

- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. ***The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.***

Transportation and Transit

- a. Goal “is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.”

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- b. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.

- c. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. ***The proposed use will generate less traffic than the use allowed under the existing according to the ITE Trip Generation Manual, 9th edition. Policy II.D.4.o is furthered by this request.***

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. ***The proposed development will contain quality housing that is in a***

Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.

- c. Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. *The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.*

Economic Development

- a. Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. *The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.*

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.*

Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local development firm. Policy II.D.6.b is furthered by this request.

6. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A. The senior housing use is similar to the existing zoning. The residential use plus amenities for residents will not create excess noise, pollution or traffic that could harm the adjacent properties.
 - B. The proposal will not be injurious to the stability of land use in the area. The proposed use and accompanying development will be similar to what already exists. The applicant has cited policy that offers justification for the request.
 - C. See finding 5
 - D. The applicant states that there are changed conditions in form of demographic data showing an aging population that will need housing options.
 - E. The uses are similar to what is near the site; there are multi-family developments and neighborhood retail and services near the site. According to

the City traffic engineer, the proposed use will generate less traffic that what would be allowed under the current zoning.

F. The project is not asking for any funds from the City

G. The applicant has justified this request by citing relevant policies and changed conditions.

H. The request is not based on the location on a collector street and that the use similar to the existing use.

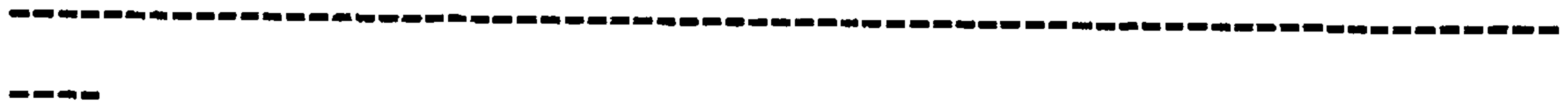
I. The Planning Department views the SU-1 zone as justified spot zone. The applicant has justified this request by pointing out the goals and policies furthered.

J. This site is not a strip zone. The request is for a larger tract and creates a larger cohesive development, not a strip of land with a different, incongruous zone

- 7. The North Wyoming NA, Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.
- 8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

CONDITIONS OF APPROVAL - 14 EPC-40044-September 11th, 2014 -Zone Map Amendment

- 1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.



FINDINGS - 14EPC-40041 September 11th, 2014- Site Development Plan for Subdivision

Official Notice of Decision

Project #

DATE

Page 7 of 19

1. This is a request for a Site Development Plan for Subdivision for a portion of Tract 3, block 18, unit A and a portion of lot 4 block 19 unit A of the North Albuquerque Acres, located on Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 17.8 acres.
2. The request will divide tracts 3 and 4 into four new tracts, tract 3-A and 3-B and tracts 4-A and 4-B and establish access, roadways and basic design parameters.
3. The site was operated as the Del Rey Mobile Home Park until 2005.
4. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Building Permit (14EPC-40042) are heard concurrently with this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d : The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.

- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar

density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

- c. **Policy II.B.5h**: Higher density housing is most appropriate in the following situations:
- In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

- d. **Policy II.B.5i**: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. **Policy II.B.5k**: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations. ***The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.***

- f. **Policy II.B.5.l**: Quality and innovation in design shall be encouraged in all new development ; design shall be encouraged which is appropriate to the plan area.

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.

- g. Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.
- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. *The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.*

Transportation and Transit

- a. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."
- The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.*
- b. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
- The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.*
- c. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according to the ITE Trip Generation Manual, 9th edition. Policy II.D.4.o is furthered by this request.*

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and

the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. *The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.*
- c. Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. *The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.*

Economic Development

- a. Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. *The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.*
 - b. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.*
 - c. Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a local development firm. Policy II.D.6.b is furthered by this request.*
7. The North Wyoming NA , Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA

expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.

8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

CONDITIONS OF APPROVAL – September 11th, 2014 14EPC-40041 Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Platting action is required at DRB to show the lot lines and street configuration proposed with this project
4. Conditions of Approval based on comments from CITY ENGINEER, DMD and NMDOT:
 - a. Site Plan should show existing lot lines.
 - b. Add a paragraph under Required Information similar to:
STORMWATER CONTROL: The Site Plans for Building Permit will state how the site will manage the first flush.
5. Conditions of Approval based on comments from PNM
 - a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.

6. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
8. The North Wyoming NA , Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.

FINDINGS - 14EPC-40042 August 14th 2014- Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for a portion of Tract 3, block 18, unit A of the North Albuquerque Acres, located on Derickson Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 4.6 acres.
2. The request will allow the construction of 89,000 square foot, 124 bed, assisted living and memory care facility.
3. The site was operated as the Del Rey Mobile Home Park until 2005.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Subdivision (14EPC-40041) are heard concurrently with this request.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d : The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.

- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. Policy II.B .5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations. ***The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.***

- f. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development ; design shall be encouraged which is appropriate to the plan area.

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.1 is partially furthered.

- g. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.
- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. ***The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.***

Transportation and Transit

- d. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- e. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.
- f. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according the the ITE Trip Generation Manual, 9th addition. Policy II.D.4.o is furthered by this request.*

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing.
The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.
- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.
The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.
- c. Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. *The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.*

Economic Development

- d. Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.
- e. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and

new jobs located convenient to areas of most need. *The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.*

- f. Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local development firm. Policy II.D.6.b is furthered by this request.

7. The North Wyoming NA, Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.
8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

CONDITIONS OF APPROVAL – September 11th, 2014 EPC-40042 Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Platting action is required at DRB to show the lot lines and street configuration proposed with this project.
4. Conditions of Approval based on comments from PNM;

- a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.
5. Conditions of Approval based on comments from City Engineer, DMD and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Maggie Gould
Planner

Notice of Decision cc list:

Consensus Planning	302 8 th street NW	ABQ NM	87102
Titan Development	6300 Riverside Plaza NW	ABQ NM	87120
Resort Lifestyle Communities	8040 Eiger Dr.	Lincoln NE	6851

Official Notice of Decision

Project #

DATE

Page 18 of 19

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 26, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

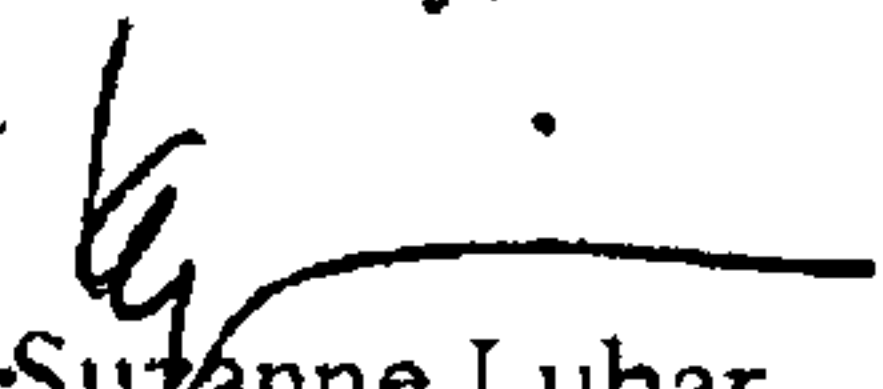
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


From ← Suzanne Lubar
Planning Director

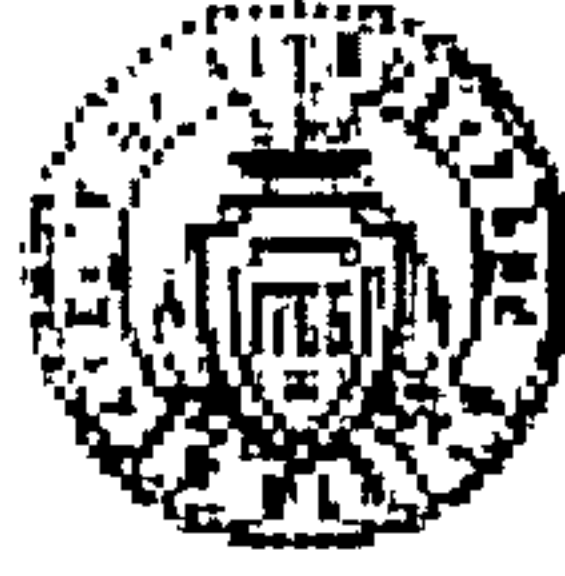
SL/xx/xx

PROJECT #

1710141

July 15, 2015

Pit



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)
- 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): Isaacson & Arfman, P.A. PHONE: (505) 268-8828
 ADDRESS: 128 Monroe Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Del Rey Investments LLC PHONE: _____
 ADDRESS: c/o Titan Development
6300 Riverside Plaza Lane NW, Suite 200 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Approval for Amendment to Infrastructure List

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

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

Lot or Tract No. Tracts 3 & 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Santa Monica Place (tbka Tracts 3-A, 3-B, 4-A, & 4-B, Santa Monica Place)
 Existing Zoning: R-T & R-LT Proposed zoning: Same MRGCD Map No NA
 Zone Atlas page(s): D-18 UPC Code: Tract 3 - 101806344811940203
Tract 4 - 101806344807440202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003916; Z-1534-1; V-71-33; AX-98; 14DRB-70350; 14DRB-70351; 14DRB-70352; 14DRB-70354; 14DRB-70355; 14DRB-70356

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 34.9419
 LOCATION OF PROPERTY BY STREETS: On or Near: Santa Monica Ave 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 Fred C. Arfman DATE 11-10-2014
 (Print Name) Fred C. Arfman Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70384</u>	<u>APP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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>Nov. 19, 2014</u>			Total	<u>\$ 70.00</u>

[Signature]
 Staff signature & Date 11-10-14

Project # 1010144

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

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

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

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

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

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

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

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

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

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

INFRASTRUCTURE LIST

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

FRED C. ARFMAN
Applicant name (print)
Fred C. Arfman 11-10-14
Applicant signature / date

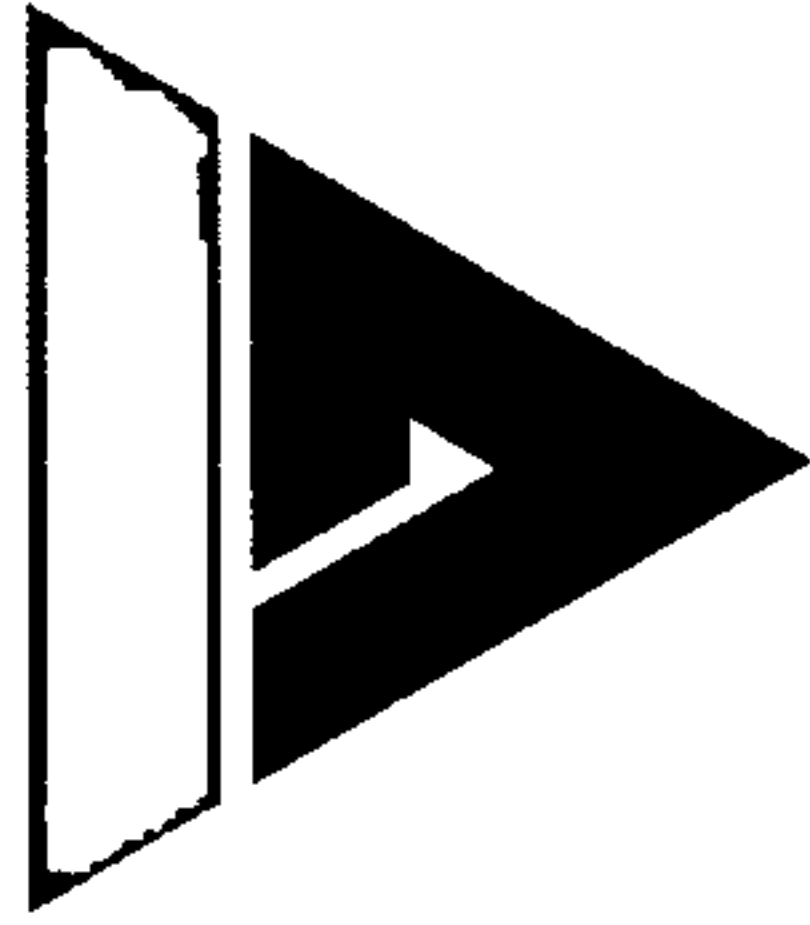


Form revised October 2007

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

Application case numbers
14 - DRB - 70384

[Signature] 11-10-14
Planner signature / date
Project # 1010144



Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Ása Nilsson-Weber, PE*

November 10, 2014

Jack Cloud, Chair,
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Santa Monica Place Minor Plat Action

Subject: Amended Infrastructure List

Dear Mr. Cloud,

Isaacson & Arfman, PA (I&A) is the authorized agent and the civil consulting engineer for the proposed lot split and the development of the four (4) tracts.

The infrastructure list has been amended to eliminate the onsite public waterline easement because all fire hydrants have been designated as private.

Please contact our office if additional information is required to support this request.

Sincerely,

ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE

Current DRC
Project Number 689985

FIGURE 12

Date Submitted October 23, 2014

Date Site Plan Approved _____

Date Preliminary Plat Approved: 10-29-14

Date Preliminary Plat Expires: 10-29-15

DRB Project No 1010144

DRB Application No 14-70356

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

TRACTS 3A, 3B, 4A & 4B SANTA MONICA PLACE

PROPOSED NAME OF PLAT

TRACTS 3 & 4 SANTAMONICA PLACE

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Enst Engineer
		10" DIA	WATERLINE	SAN VICENTE AVE	LOUISIANA BLVD	650 LF WEST	/	/	/
		10" DIA	WATERLINE	WATERLINE EASEMENT	SAN VICENTE AVE	73 LF SOUTH	/	/	/
		8" DIA	WATERLINE	SAN VICENTE AVE	650' WEST OF LOUISIANA BLVD	BRENTWOOD BLVD	/	/	/
		8" DIA	WATERLINE	BRENTWOOD BLVD	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/
		8" DIA	WATERLINE	TR 4-B WL ESM'T	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/
		8" DIA	SANITARY SEWER SERVICE LINE	SANTA MONICA AVE	SANTA MONICA AVE	TR 4-B 88 LF NE	/	/	/
		24" DIA	STORM DRAIN LINE	ROUNDABOUT	TRACT 4B	75 LF NORTH OF ROUNDABOUT	/	/	/
		36' F-F	* ARTERIAL SECTION STREET	SAN VICENTE AVE	LOUISIANA BLVD	BRENTWOOD BLVD	/	/	/
		36' F-F	* ARTERIAL SECTION STREET	BRENTWOOD BLVD	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	STD	CURB & GUTTER	SAN VICENTE AVE	LOUISIANA BLVD	BRENTWOOD BLVD	/	/	/
<input type="text"/>	<input type="text"/>	STD	CURB & GUTTER	BRENTWOOD BLVD	SANTA MONICA AVE	SAN VICENTE AVE	/	/	/
<input type="text"/>	<input type="text"/>	10'	MEDIAN W/ MEDIAN C&G & PCC PAVE	SAN VICENTE AVE	LOUISIANA BLVD	80' WEST	/	/	/
<input type="text"/>	<input type="text"/>	10'	MEDIAN W/ MEDIAN C&G & PCC PAVE	BRENTWOOD BLVD	SANTA MONICA AVE	60' NORTH	/	/	/
<input type="text"/>	<input type="text"/>	40' DIA	ROUNDAABOUT MEDIAN WITH MOUNTABLE C&G & PCC PAVING (EXTERIOR 10')	ROUNDAABOUT	SAN VICENTE AVE &	BRENTWOOD BLVD	/	/	/
<input type="text"/>	<input type="text"/>	8" - 12" DIA	RIP-RAP EROSION PROTECTION	TRACT 3-A, SD OUTFALL	NO EDGE OF ROUNDAABOUT	60' NW	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 * ALL SIDEWALKS AND HC RAMPS ARE NOT PART OF THE PUBLIC WORK ORDER AND ARE BEING DEFERRED, TO BE CONSTRUCTED AS PART OF EACH ADJACENT DEVELOPMENT AND WILL BE SITE PLAN CONTROLLED FOR TRACTS 3-B & 4-B TRACTS 3-A & 4-A ARE SUBJECT TO FURTHER SUBDIVISION PLAT ACTIONS AND THE SIDEWALKS WILL BE INCLUDED ON THEIR INFRASTRUCTURE LIST
- 2 THE GRADING & DRAINAGE PLAN THAT SUPPORTS THE AMENDED MASTER DRAINAGE REPORT AND PRELIMINARY PLAT ACTION WILL BE CERTIFIED BY THE ENGINEER AS A CONDITION OF THE PWO CLOSE OUT
- 3

AGENT / OWNER

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman
SIGNATURE - date 10/23/2014

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Paul Choi 10-29-14
DRB CHAIR - date

RDS 10-29-14
TRANSPORTATION DEVELOPMENT - date

A. Peter 10/29/14
UTILITY DEVELOPMENT - date

Ante a. Choe 10-29-14
CITY ENGINEER - date

Carol S. Dumont 10-29-14
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TRACTS 3A, 3B, 4A & 4B SANTA MONICA PLACE

PROPOSED NAME OF PLAT

TRACTS 3 & 4 SANTAMONICA PLACE

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	10" DIA	WATERLINE	SAN VICENTE AVE	LOUISIANA BLVD	650 LF WEST	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE	SAN VICENTE AVE	650' WEST OF LOUISIANA BLVD	BRENTWOOD BLVD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE	BRENTWOOD BLVD	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER SERVICE LINE	SANTA MONICA AVE	SANTA MONICA AVE	TR 4-B 88 LF NE	/	/	/
<input type="text"/>	<input type="text"/>	24" DIA	STORM DRAIN LINE	ROUNDAABOUT	TRACT 4B	75 LF NORTH OF ROUNDAABOUT	/	/	/
<input type="text"/>	<input type="text"/>	36' F-F	* ARTERIAL SECTION STREET	SAN VICENTE AVE	LOUISIANA BLVD	BRENTWOOD BLVD	/	/	/
<input type="text"/>	<input type="text"/>	36' F-F	* ARTERIAL SECTION STREET	BRENTWOOD BLVD	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/
<input type="text"/>	<input type="text"/>	STD	CURB & GUTTER	SAN VICENTE AVE	LOUISIANA BLVD	BRENTWOOD BLVD	/	/	/
<input type="text"/>	<input type="text"/>	STD	CURB & GUTTER	BRENTWOOD BLVD	SANTA MONICA AVE	SAN VICENTE AVE	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

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2 THE GRADING & DRAINAGE PLAN THAT SUPPORTS THE AMENDED MASTER DRAINAGE REPORT AND PRELIMINARY PLAT ACTION WILL BE CERTIFIED BY THE ENGINEER AS A CONDITION OF THE PWO CLOSE OUT

3

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

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

 11/10/2014
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

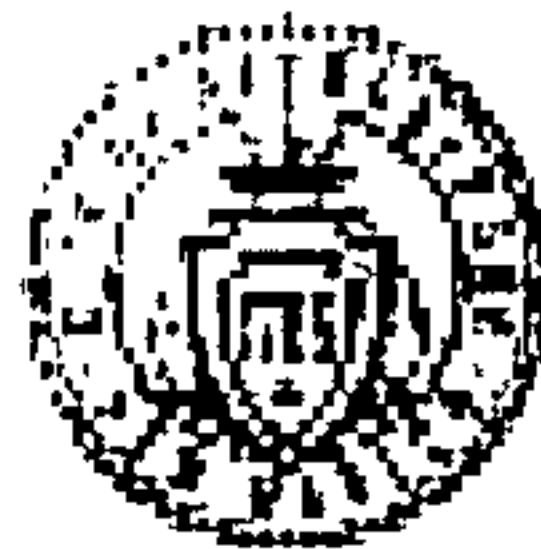
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PROJECT #

1010141

NOVEMBER 19. 2014

JFF



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): Isaacson & Arfman, P.A. PHONE: (505) 268-8828
 ADDRESS: 128 Monroe Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Del Rey Investments LLC PHONE: _____
 ADDRESS: c/o Titan Development
6300 Riverside Plaza Lane NW, Suite 200 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Approval of Minor Subdivision Preliminary/Final Plat and
Approval of Vacation of Private Easement

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

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

Lot or Tract No. Tracts 3 & 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Santa Monica Place (tbka Tracts 3-A, 3-B, 4-A, & 4-B, Santa Monica Place)
 Existing Zoning: R-T & R-LT Proposed zoning: Same MRGCD Map No NA
 Zone Atlas page(s): D-18 UPC Code: Tract 3 - 101806344811940203
Tract 4 - 101806344807440202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003916; 1010144; Z-1534-1; V-71-33; AX-98

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 34.9419
 LOCATION OF PROPERTY BY STREETS: On or Near: Santa Monica Ave 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 Fred C. Arfman DATE October 13, 2014
 (Print Name) Fred C. Arfman Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB- 70354</u>	<u>TDS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____ <u>70355</u>	<u>VPE</u>	_____	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____ <u>70356</u>	<u>CME</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>P&F</u>	_____	\$ <u>425.00</u>
<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>Oct. 22, 2014</u>			Total <u>\$ 490.00</u>
	<u>10-14-14</u>	Project # <u>1010144</u>		

Staff signature & Date

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.

Fred C. Arfman
 Applicant name (print)
Fred C. Arfman 10.13.14
 Applicant signature / date



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

Application case numbers
 14 - DRB - 70354
 - - - - 70355
 - - - - -

Form revised 4/07

 10-14-14
 Planner signature / date
 Project # 1010144

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Fred C. Arfman

Fred C. Arfman Applicant name (print)
Fred C. Arfman 10.13.14 Applicant signature / date



Form revised October 2007

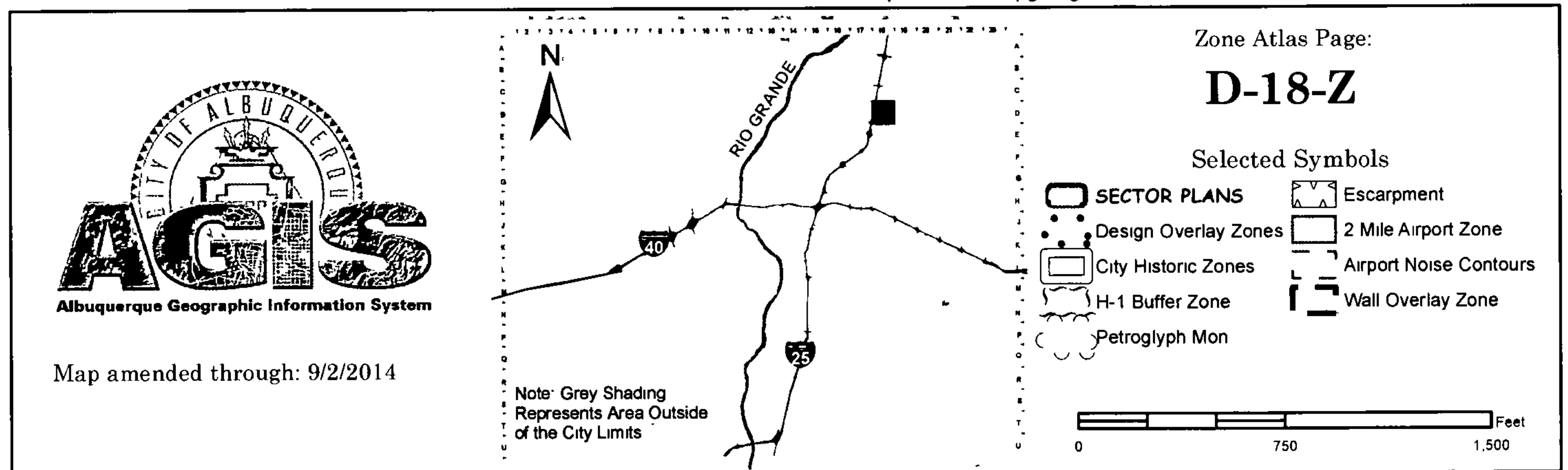
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

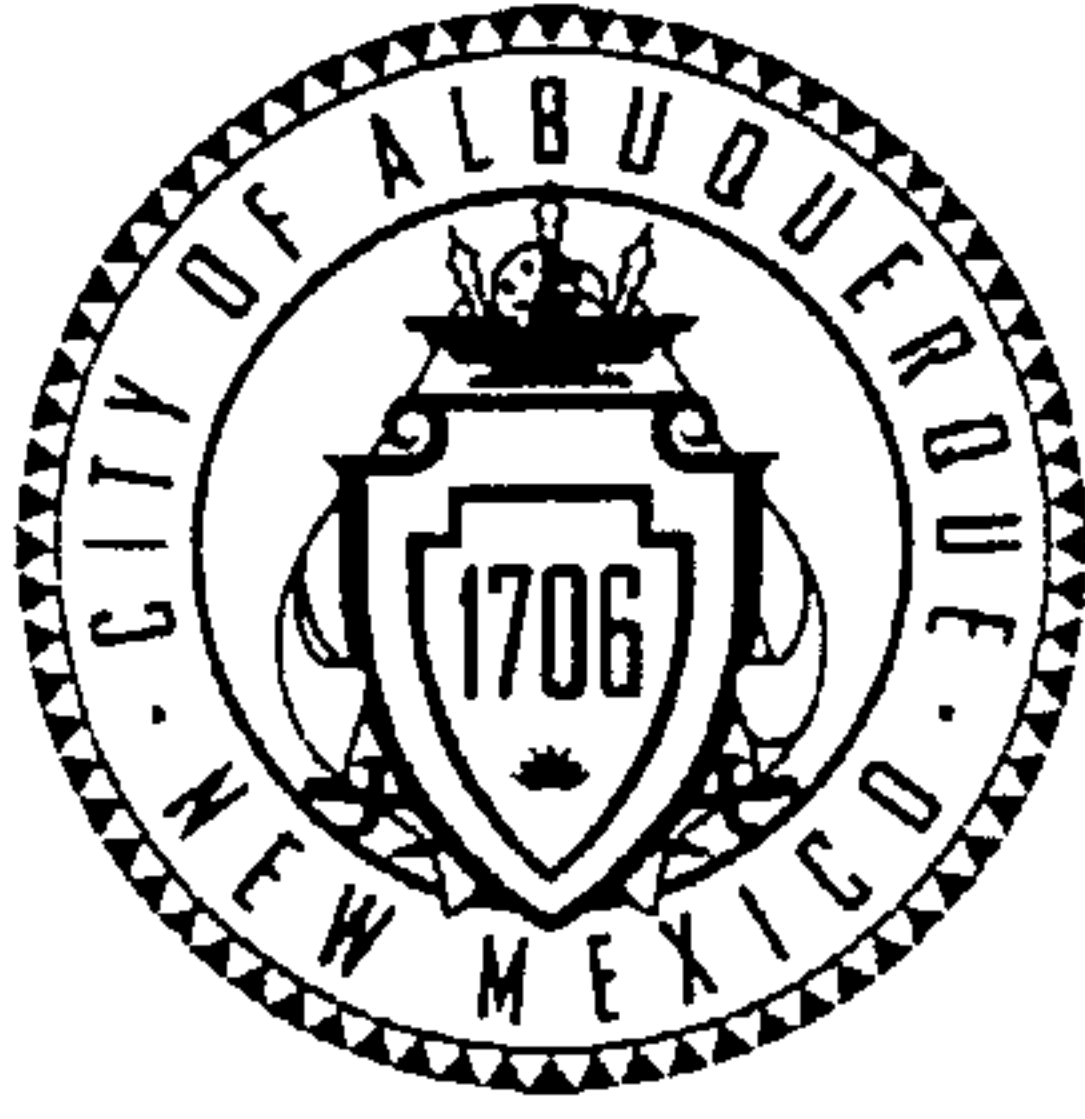
Application case numbers
14 - DRB-70356

[Signature] 10-14-14
 Planner signature / date
 Project # 1010144



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





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 30, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Del Rey Investments LLC

Legal Description: Tract A (Unit A) Block 19, North Albuquerque Acres

Acreage: 58.5 acres

Zone Atlas Page: D-18

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Geotechnical Investigation, Monterra del Rey by Western Technologies Inc (August 30, 2007).

Phase I Environmental Site Assessment, Monterra del Rey by Western Technologies Inc (August 6, 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



October 10 2104

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

Ref: Tracts 3-A, 3-B, 4-A & 4-B; Santa Monica Place

Louisiana Blvd between Derickson Ave. & Santa Monica Ave. NE

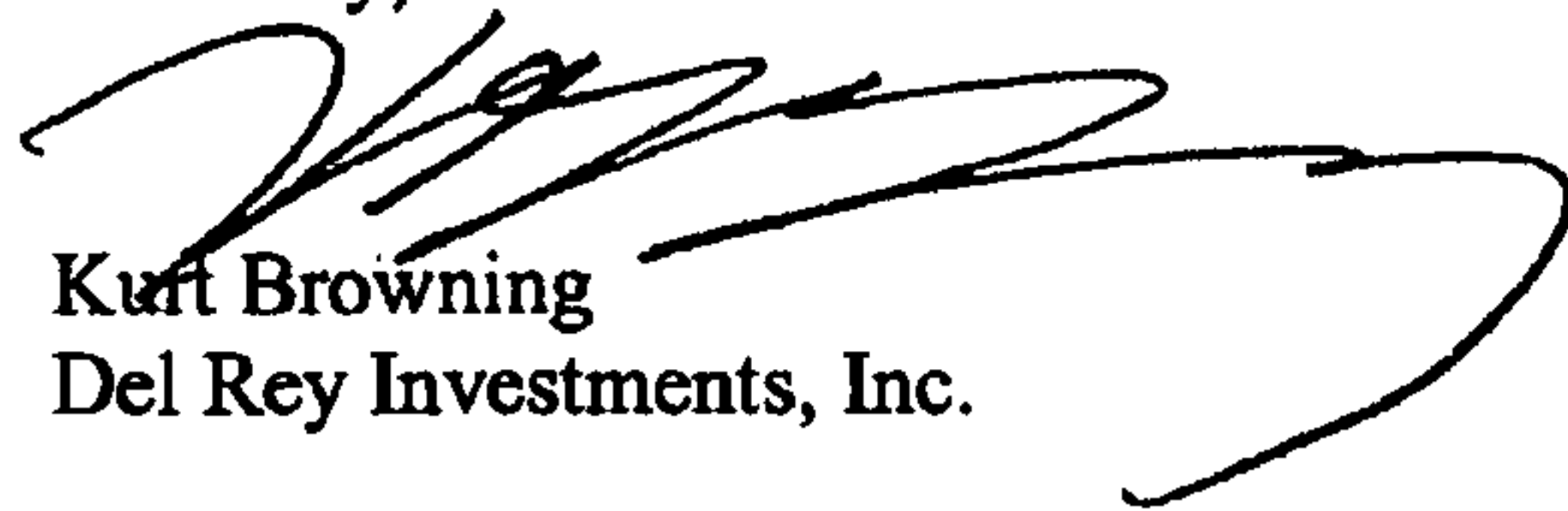
Subject: Letter of Agent Authorization

Dear Mr. Cloud,

Del Rey Investment, Inc. (DRI) hereby authorizes Isaacson & Arfman, PA to act as our agent in the matters of processing the minor plat and vacation of the private drainage easement for the referenced property through the DRB Process. DRI was the grantor and beneficiary of the Cross Lot Drainage Easement over Tracts 3 – 4, Santa Monica Place as filed on January 6, 2012 in Plat Book 2012C, Page 2.

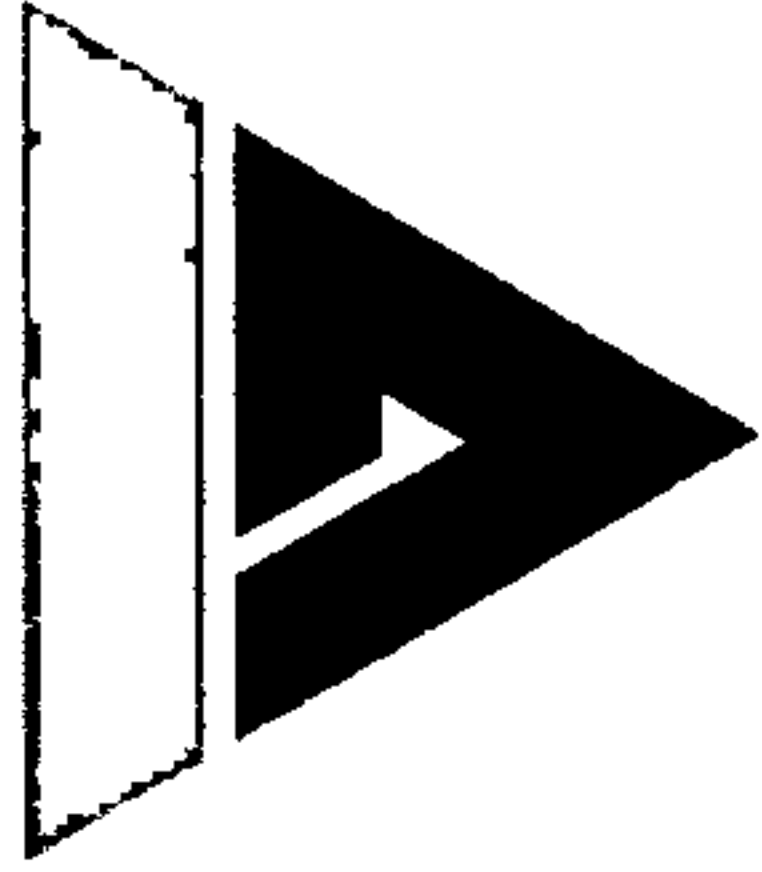
Thank you and please contact Isaacson & Arfman, PA if there are any questions on this DRB action.

Sincerely,



Kurt Browning
Del Rey Investments, Inc.

c/o Titan Development



Isaacson & Arfman, P.A. Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Ása Nilsson-Weber, PE*

October 14, 2014

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

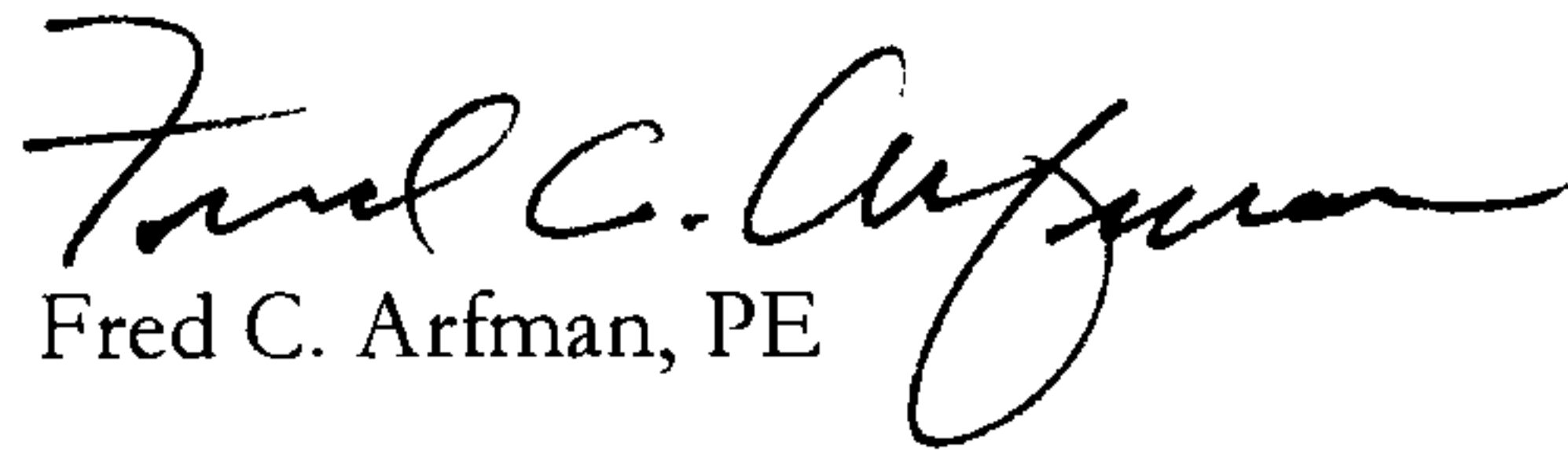
RE: Santa Monica Place; (C-20)

Dear Mr. Cloud,

Isaacson & Arfman, PA acting as the agent for the Del Rey Investments, LLC request that the subject plat action be heard at the at the October 22nd DRB Hearing. The submittal consist of a minor plat action creating four (4) tracts and dedicating public right-of-way for two streets, submittal of an Infrastructure List and a vacation action to vacate a private drainage easement and a sidewalk deferral request..

We are available to answer any questions on this submittal.

Sincerely,
ISAACSON & ARFMAN P.A.


Fred C. Arfman, PE

PROJECT #

101014

OCTOBER 22. 2014

TDS



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit Final DRB Sign-Off
- 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): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth St. NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: Resort Lifestyle Communities PHONE: 402-420-2311
 ADDRESS: 8040 Eiger Drive FAX: 402-420-2324
 CITY: Lincoln STATE NE ZIP 68516 E-MAIL: _____
 Proprietary interest in site: Contract Purchaser List all owners: Titan Senior Living

DESCRIPTION OF REQUEST: Site Plan for Building Permit

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. A portion of tract 4 Block: 19 Unit: A
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: R-LT and R-T Proposed zoning: SU-1 for Senior Housing MRGCD Map No _____
 Zone Atlas page(s): D-18 UPC Code: 101806344811940203; 1018063447440202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project # 1002016
14EPC-40045

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 8.6
 LOCATION OF PROPERTY BY STREETS: On or Near: Santa Monica Ave NE
 Between: Louisiana Boulevard NE and San Pedro Drive NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: April 1, 2014

SIGNATURE Jacqueline Fishman DATE 10/13/14
 (Print Name) JACQUELINE FISHMAN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70352</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</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				\$ _____
	Hearing date <u>Oct. 22, 2014</u>			Total \$ <u>20.00</u>
	<u>10-14-14</u>	Project # <u>1010144</u>		

[Signature]
 Staff signature & Date

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

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

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

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

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

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

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

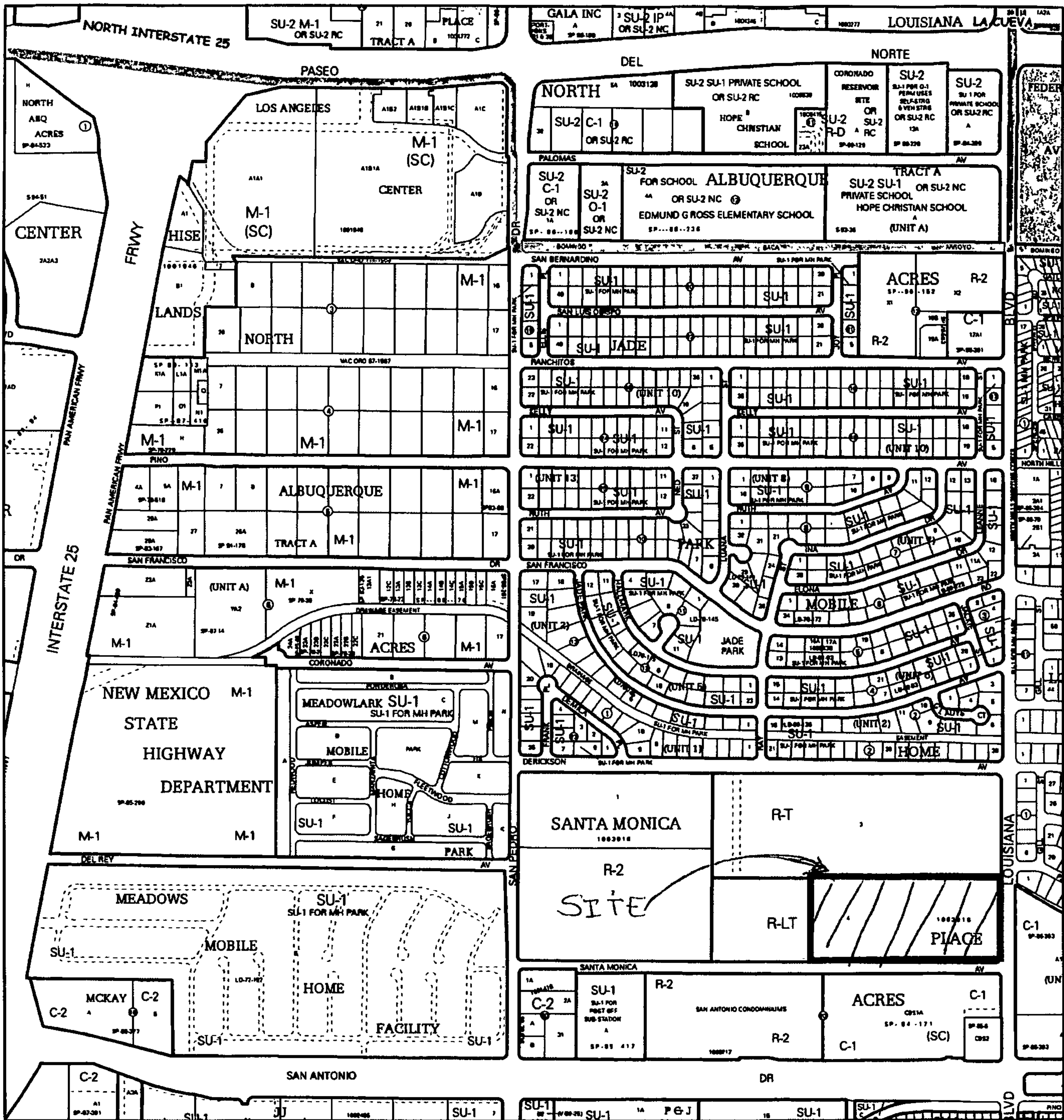
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHER
 Applicant name (print)
[Signature] 10/13/14
 Applicant signature / date

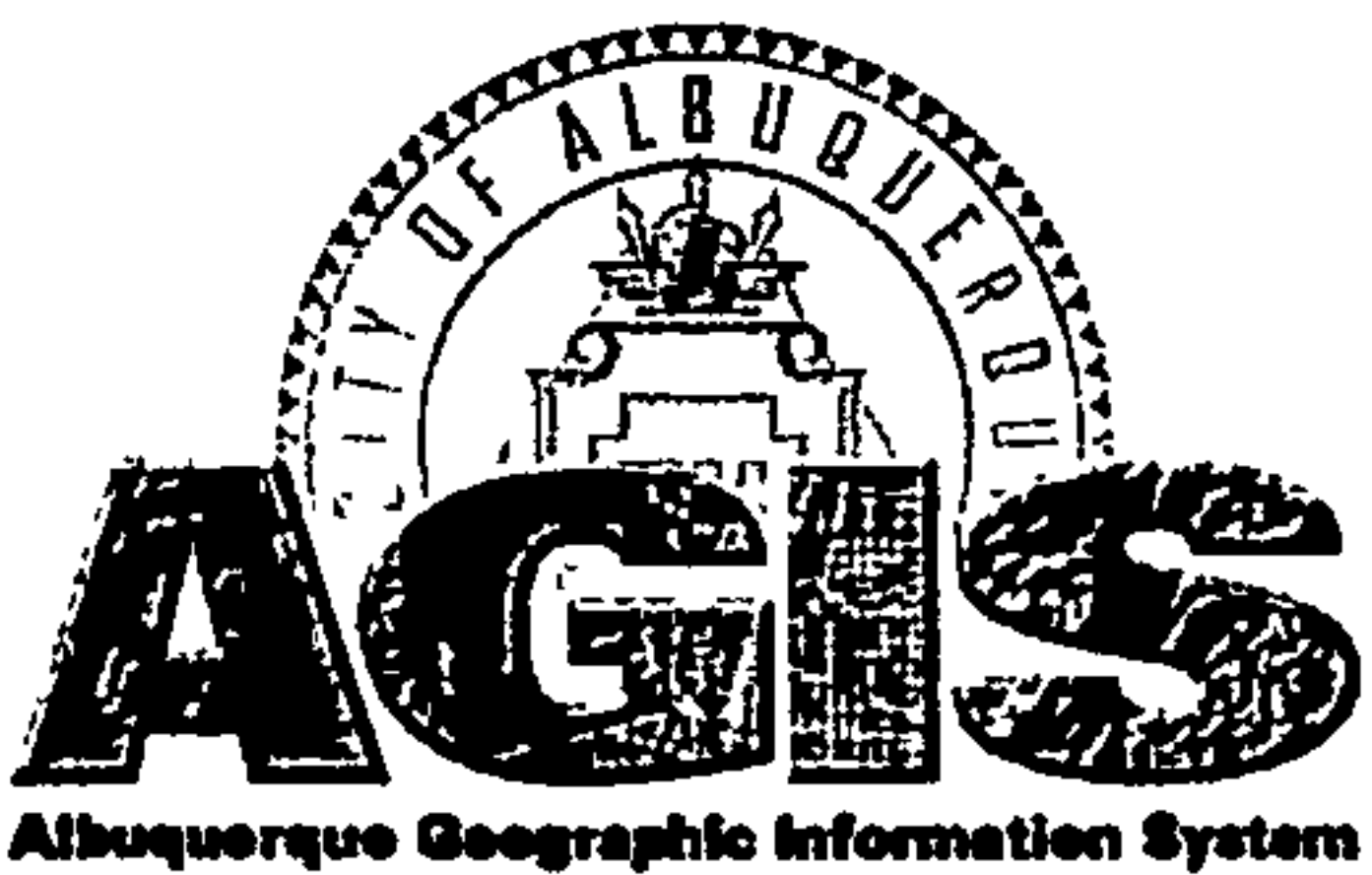


Form revised October 2007

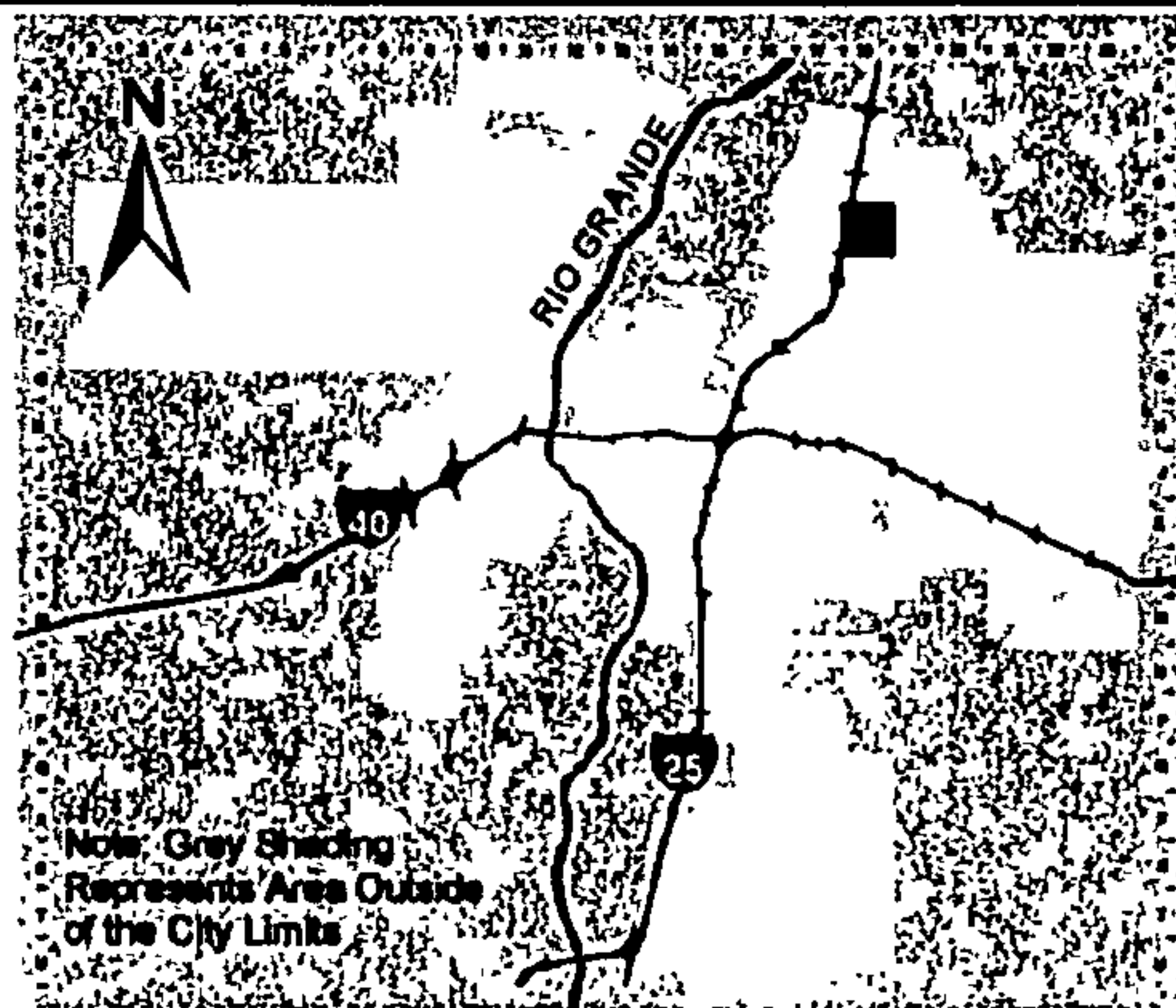
<input checked="" type="checkbox"/> Checklists complete	Application case numbers		
<input checked="" type="checkbox"/> Fees collected	<u>14 - DRB - 70352</u>	<u>[Signature]</u>	<u>10-14-14</u>
<input checked="" type="checkbox"/> Case #s assigned	_____	Project #	<u>1010144</u>
<input checked="" type="checkbox"/> Related #s listed	_____		Planner signature / date



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



Map amended through: 6/7/2013



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

D-18-Z

Selected Symbols

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





October 14, 2014

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Project #1010144; Case#14EPC-40045

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1010144; 14EPC-40045, a Site Development Plan for Building Permit, which was approved on August 14, 2014.

Each condition is listed below and the response as to how it was satisfied follows:

SITE PLAN FOR BUILDING PERMIT

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable city requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan including before or after DRB final sign-off, may result in forfeiture of approvals.

We agree. This letter satisfies that request.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

We met with staff planner Maggie Gould on October 8, 2014.

3. Platting action is required at DRB to show the lot lines and street configuration proposed with this project.

We have submitted the plat in conjunction with this DRB application. The plat and this request will be heard together at DRB.

4. Conditions of Approval based on comments from City Engineer, DMD and NMDOT:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
- b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

We agree.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



5. Conditions of Approval based on comments from PNM:
 - a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.

We agree.

6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

We agree.

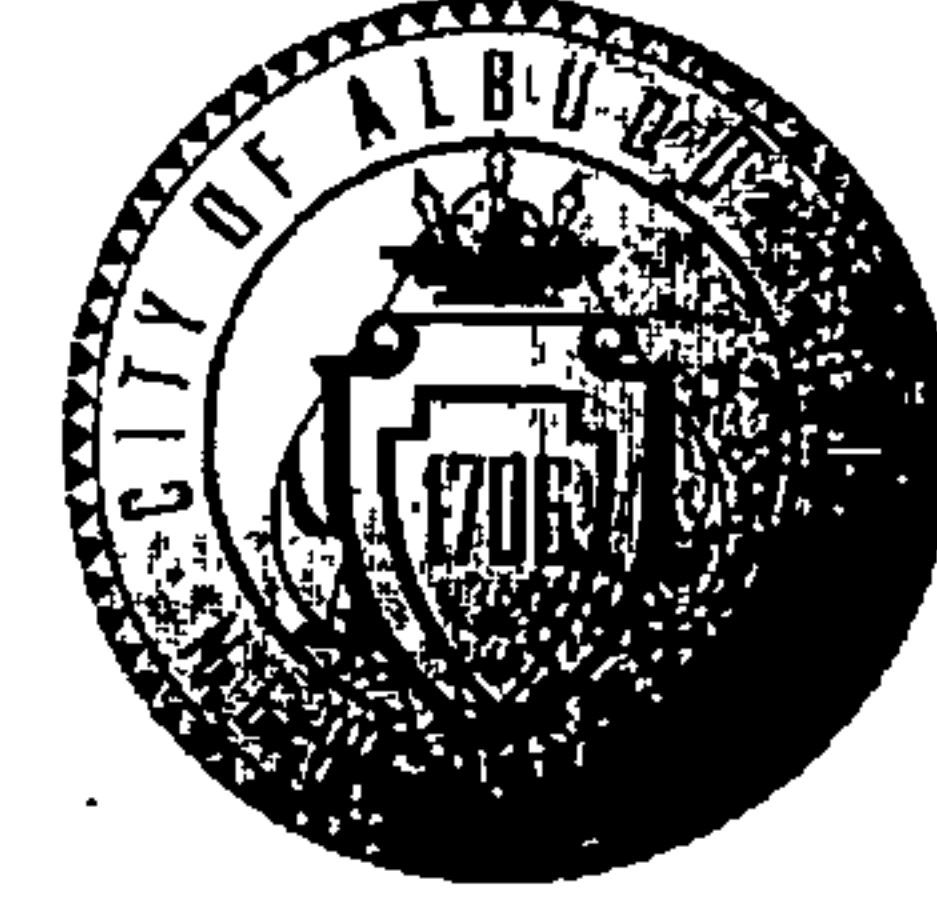
Please feel free to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Fishman", written over a horizontal line.

Jacqueline Fishman, AICP
Principal

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 14, 2014

Resort Lifestyle Communities
8040 Eiger Drive
Lincoln, NE 68516

Project# 1010144
14EPC-40045 Site Development Plan for
Building Permit

LEGAL DESCRIPTION:

For all or a portion of Tract 4 of the Bulk Land Plat of Tracts 1 -4, Santa Monica Place (being a Replat of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres), zoned R-LT, located on Santa Monica Dr. NE, between Louisiana Blvd. and San Pedro Dr., containing approximately 9 acres. (D-18)

Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

NM 87103

On August 14, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1010144, 14EPC-40045, a request for a site development plan for building permit, based on the following Findings and Conditions:

www.cabq.gov

14 EPC-40045 August 14, 2014- Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for a portion of lot 4 block 19 unit A of the North Albuquerque Acres located on Santa Monica between San Pedro and Louisiana and containing approximately 8.6 acres.
2. The request will allow the development of an 185,000, 130 unit, independent senior living facility. The use is specifically allowed in the SU-1 for Senior Housing and related facilities zone. The site will be zoned SU-1 for Senior Housing and Related facilities pending the approval of 14-EPC-40044 and DRB sign off an approved Site Development Plan for Building Permit.

3. A Site Development Plan for Subdivision 14-EPC 40042 will be heard prior to this request.
4. The site was operated as the Del Rey Mobile home park until 2005.
5. The site is within the Del Rey Metropolitan Redevelopment Area, but a redevelopment plan does not exist for the area.
6. ~~The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.~~
7. The site is within the Established Urban Area of the Comprehensive plan. Applicable policies include:

Land Use

- a. Policy II.B.5.d : The location, intensity and design of new development ...
The proposed use will not conflict with the character of the area. It will have a similar density and style as nearby development. The SU-1 zone allows the community to have input on projects on the site. This will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.
- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request
- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.

- f. Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscape

- a. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. ***The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. Policy II.C.8d is furthered by this request.***

Transportation and Transit

- a. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use

of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.”

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- b. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.

Economic Development

- a. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.*
- b. Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a local development firm. Policy II.D.6.b is furthered by this request.*

8. The North Wyoming NA , Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.

CONDITIONS OF APPROVAL - 14 EPC-40045 August 14, 2014, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC

conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
 3. Platting action is required at DRB to create the lot lines and street configuration proposed with this project.
-
4. Conditions of Approval based on comments from City Engineer, DMD and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 5. Conditions of Approval based on comments from PNM:
 - a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.
 6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 29, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is

Official Notice of Decision
Project 1010144 – 14EPC-40045
August 14, 2014
Page 6 of 6

required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.


You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

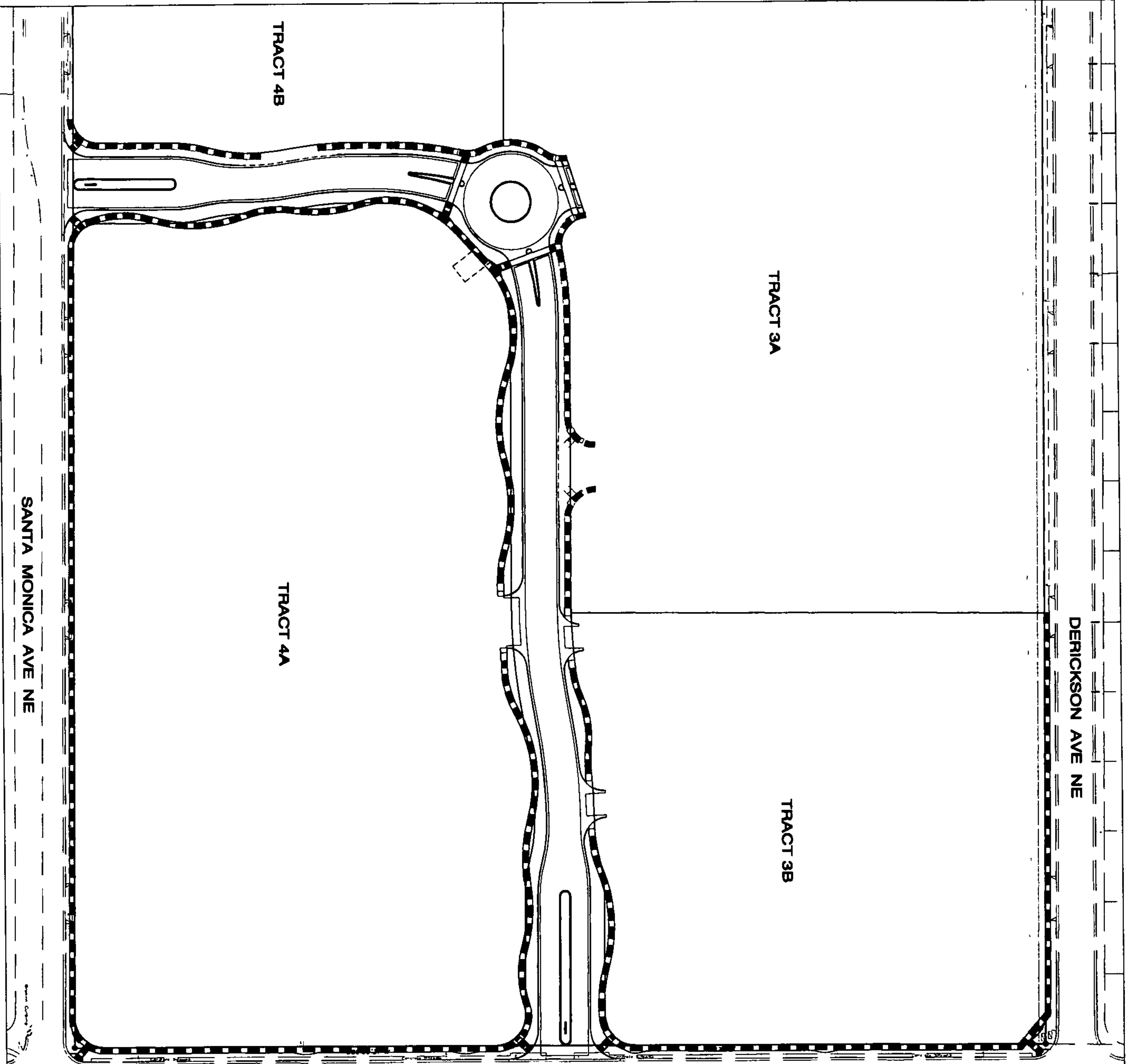
Sincerely,


for Suzanne Lubar
Planning Director

SL/MG/

cc:

Consensus Planning	302 8th street NW	ABQ NM	87102
Titan Development	6300 Riverside Plaza NW	ABQ NM	87120
Resort Lifestyle Communities	8040 Eiger Dr.	Lincoln NE	68516



SANTA MONICA AVE NE

DERICKSON AVE NE

LOUISIANA BLVD NE

TRACT 4B

TRACT 3A

TRACT 4A

TRACT 3B



■■■■■ SIDEWALKS TO BE DEFERRED

ISAACSON & ARMAN, P.A.
 Consulting Engineering Associates
 128 Alvarado Street NE
 Albuquerque, New Mexico 87108
 P.O. Box 244822 • 505-244-8228 • www.isaacson.com

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

SANTA MONICA PLACE
SIDEWALK DEFERRAL EXHIBIT

Design Review Committee	City Engineer Approval
City Project No	6000965
Zone Map No	D-16-Z
Sheet	17

ENGINEER'S SEAL	SURVEY INFORMATION	BENCH MARKS	AS-BUILT INFORMATION
	FIELD NOTES	ALBUQUERQUE CONTROL SURVEY MONUMENT	CONTRACTOR
		"10-D18" (NAD 83)	DATE
		N = 1,515,749.916	BY
		E = 1,545,122.187	DATE
		DELTA ALPHA = -0011 01 11"	BY
		G-G = 0.999659710	DATE
		ELEV = 5321.79 (NGVD 88)	BY
		ACS BRASS TABLET AT NE CORNER OF LOUISIANA	DATE
		BLVD AND JADE PARK AVE NE	BY

NO	DATE	REMARKS	BY
		DESIGN	
DESIGNED BY	FCA	DATE	08/2014
DRAWN BY	lhar/DEC	DATE	08/2014
CHECKED BY	FCA	DATE	08/2014

Current DRC
Project Number 689985

FIGURE 12

Date Submitted: October 14, 2014
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No. 1010144
DRB Application No.: _____

INFRASTRUCTURE LIST
(Rev 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACTS 3A, 3B, 4A & 4B SANTA MONICA PLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 3 & 4 SANTAMONICA PLACE
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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	10" DIA	WATERLINE	SAN VICENTE AVE	LOUISIANA BLVD	650 LF WEST	/	/	/
<input type="text"/>	<input type="text"/>	10" DIA	WATERLINE	WATERLINE EASEMENT	SAN VICENTE AVE	73 LF SOUTH	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE	SAN VICENTE AVE	650' WEST OF LOUISIANA	BRENTWOOD BLVD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE	BRENTWOOD BLVD	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE	WATERLINE EASEMENT	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER SERVICE LINE	SANTA MONICA AVE	SANTA MONICA AVE	88 LF NORTHEAST	/	/	/
<input type="text"/>	<input type="text"/>	24" DIA	STRORM DRAIN LINE	ROUND ABOUT	TRACT 4A	180 LF NORTH	/	/	/
<input type="text"/>	<input type="text"/>	36' WIDE	* ARTERIAL STREET	SAN VICENTE AVE	LOUISIANA BLVD	BRENTWOOD BLVD	/	/	/
<input type="text"/>	<input type="text"/>	36' WIDE	* ARTERIAL STREET	BRENTWOOD BLVD	SAN VICENTE AVE	SANTA MONICA AVE	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 * ALL SIDEWALKS AND HC RAMPS ARE NOT PART OF THE PUBLIC WORK ORDER AND ARE BEING DEFERED, TO BE CONSTRUCTED AS PART OF EACH ADJACENT DEVELOPMENT AND WILL BE SITE PLAN CONTROLLED FOR TRACTS 3-B & 4-B
- 2 _____
- 3 _____

AGENT / OWNER

FRED C. ARFMAN
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 10.14.14
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date

_____ PARKS & GENERAL RECREATION - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

_____ UTILITY DEVELOPMENT - date

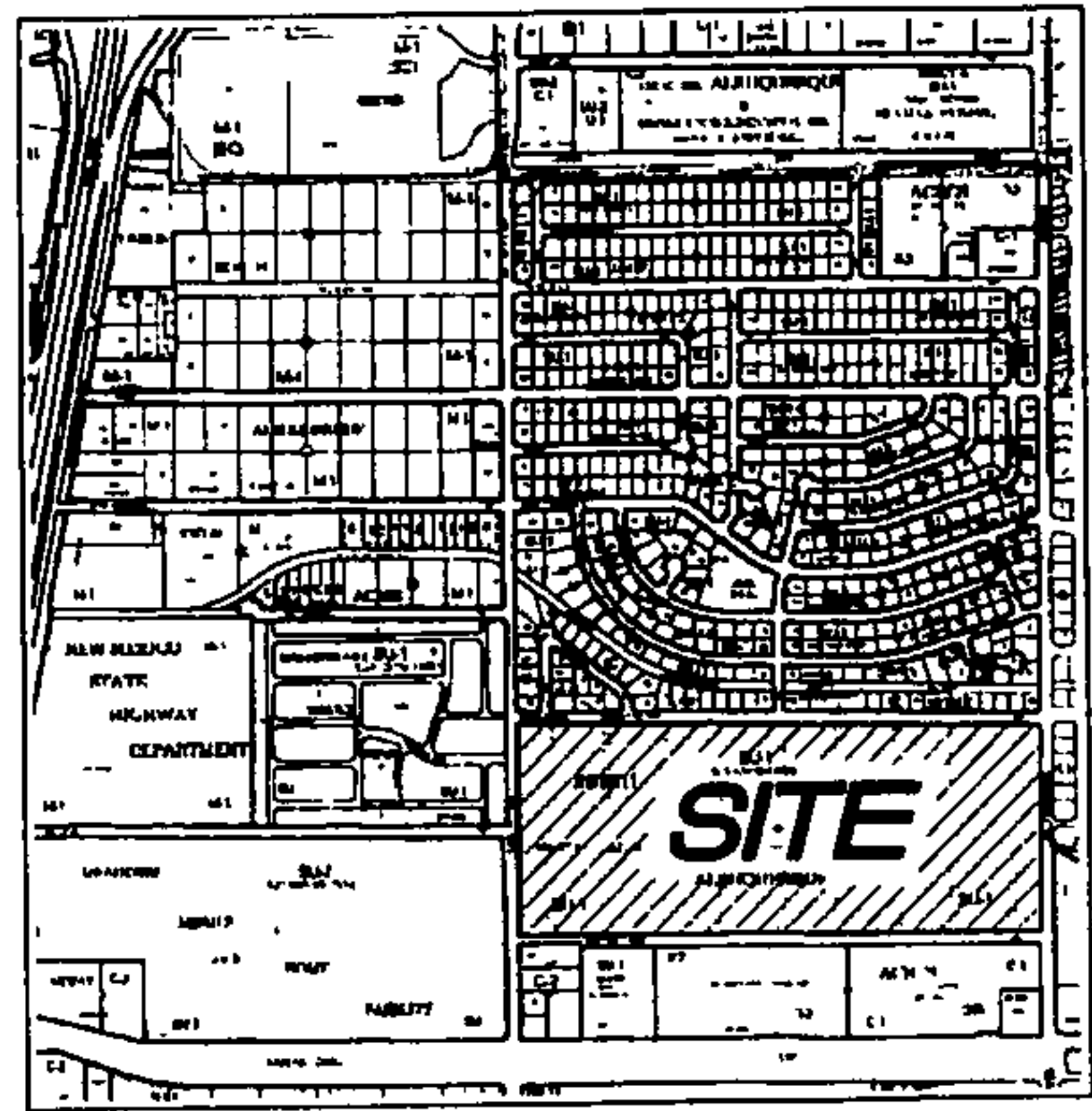
_____ - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. Bearings are given based on the New Mexico State Plane Coordinate System Central Zone (NAD 83)
2. Distances are ground.
3. Distances shown along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey are in parenthesis ()
5. All corners that were set are either a 3/8" rebar with cap stamped "HUG L.S. 9750" or a concrete nail with brass disk stamped "HUG L.S. 9750" unless otherwise indicated herein.
6. All corners found in place and held were logged with a brass disk stamped "HUG L.S. 9750" unless otherwise indicated herein.
7. City of Albuquerque Zone Atlas Page D-18-2

SUBDIVISION DATA

Total number of existing Blocks 2
Total number of new Tracts created 4
Gross Subdivision acreage 63.3832 acres

SHEET INDEX

- SHEET 1 - General Notes, Approvals, Surveyors Certification
- SHEET 2 - Legal Description, Free Consent and Dedication
- SHEET 3 - Existing Boundary, Right of way, Dedication and Existing Easements Vacated by 11DRB-70317
- SHEET 4 - West Portion of Bulk Plat
- SHEET 5 - East Portion of Bulk Plat

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
181867181014030

DEL REY INVESTMENTS LLC

Shirley Kell
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance and service of overhead and underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Oneat for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMG) did not conduct a Title Search of the properties shown herein. Consequently, PNM and NMG do not warrant or release any easement or easement rights which may have been granted by other plat, report or other document and which are not shown on this plat.

PURPOSE OF PLAT

The Purpose of the plat is to:

- a. Create 4 new Tracts from existing Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres and a vacated portion of Del Rey Avenue. This Bulk Land Plat is created to satisfy the conditions of the Amendment to Zone Map Project # 100318 11EPC-40037 approved by the EPC on July 18, 2011.
- b. Grant the Public Utility Easements as shown herein to the respective Utility Companies mentioned herein.
- c. Dedicate the additional street right of way to the City of Albuquerque as shown.
- d. Show the existing easements vacated by 11DRB-70317.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision, that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monuments of the Albuquerque Subdivision Ordinance; that it shows of easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
N.M.S. No. 9750
October 13, 2011



BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE
(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A UNIT A NORTH ALBUQUERQUE ACRES AND A VACATED PORTION OF DEL REY AVENUE N.E.)
SITUATE WITHIN THE ELENA GALLEGOS GRANT
IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

PROJECT NUMBER 1003916
Application Number 11DRB-70315, 11DRB-70316, 11DRB-70317

PLAT APPROVAL

UTILITY APPROVALS	Date
<i>Francisco Vigil</i> Public Service Company of New Mexico	12-7-11
<i>[Signature]</i> New Mexico Gas Company	11-18-2011
<i>[Signature]</i> Oneat Corporation d/b/a CenturyLink OC	11-19-11
<i>[Signature]</i> Cable TV	11-15-11
CITY APPROVALS	
<i>[Signature]</i> City Surveyor Department of Municipal Development	11-1-11
N/A Real Property Division	Curc
N/A Environmental Health Department	Date
<i>[Signature]</i> Public Engineering Registration Division	12-14-11
<i>[Signature]</i> ABQWA	12/14/11
<i>[Signature]</i> Parks and Recreation Department	12/14/11
<i>[Signature]</i> JULIEA	12-14-11
<i>[Signature]</i> City Engineer	12-14-11
<i>[Signature]</i> City Transportation Planning Department	12-5-11

BOOK 2012001336
PLAT 18 OF 20 PAGES
BOOK 2012001336 PLAT 18 OF 20 PAGES

SHEET 1 OF 5

SURVOTEK, INC.

Consulting Surveyors
2804 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone 505-897-3888 Fax 505-897-3877

110517 BULKPLAT.dwg

BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE
(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A UNIT A NORTH ALBUQUERQUE ACRES AND A VACATED PORTION OF DEL REY AVENUE N.E.)
SITUATE WITHIN THE ELENA GALLEGOS GRANT
IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Blocks Eighteen (18) and Nineteen (19), as the same is shown and designated on the plat entitled "TRACT A - UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE - BERNALILLO COUNTY - NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Volume D, Page 129.

TOGETHER WITH

That section of Del Rey Avenue between Blocks 18 and 19 as shown on said plat filed in Volume D, Page 129, vacated by V-71-33, City Ordinance No. 22-1972, and all of the land abutting Blocks 18 and 19 to San Rafael Avenue, Louisiana Boulevard N.E. and Santa Monica Avenue N.E. as shown on said plat filed in Volume D, Page 129.

Blocks 18 and 19 and vacated portion of Del Rey Avenue are also shown and designated on a plat entitled "REDIVISION TRACT A UNIT A, BLOCKS 18 AND 19 NORTH ALBUQUERQUE ACRES" filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 14, 1972 in Volume 87, Page 9.

more particularly described by survey performed by Russ P. Hugg, Professional Land Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the southeasterly corner of the parcel herein described, thence the Albuquerque Survey Control Monument 7-25-14 bears N 72°26'18" W 2,551.82 feet distant, said point also being the intersection of the centerline of Santa Monica Avenue N.E. and the centerline of San Pedro Drive N.E. Thence, along said centerline of San Pedro Drive, N.E.

N 00°14'31" E 1,044.95 feet to the northeasterly corner of the parcel herein described, said point also being the intersection of said centerline of San Pedro Drive N.E. and the centerline of Del Rey Avenue N.E. (formerly San Rafael Avenue), thence along said centerline of Del Rey Avenue N.E.

S 89°40'00" E 2,637.94 feet to the northeasterly corner of the parcel herein described, said point also being the intersection of said centerline of Del Rey Avenue N.E. and the centerline of Louisiana Boulevard N.E. Thence, along said centerline of Louisiana Boulevard N.E.

S 00°09'31" W 1,047.73 feet to the southeasterly corner of the parcel herein described, said point also being the intersection of said centerline of Louisiana Boulevard N.E. and said centerline of Santa Monica Avenue N.E. Thence, along said centerline of Santa Monica Boulevard N.E.

N 89°36'23" W 2,639.47 feet to the point of beginning.
Said parcel contains 63.3832 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising "BULK LAND PLAT OF TRACTS 1 THRU 4, SANTA MONICA PLACE (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" is the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the public easements as shown herein. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown herein, to the City of Albuquerque in fee simple. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER

DEL REY INVESTMENTS LLC
A New Mexico limited liability company
[Signature]
Ben F. Spencer, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 13th day of October, 2011 by Ben F. Spencer, Manager

[Signature]
Notary Public



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 3 AND 4
SANTA MONICA PLACE

The plat of TRACTS 3 AND 4 SANTA MONICA PLACE has been granted a variance of relief from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat zoning Site Development Plan approval, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current regulations, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to the availability of utilities or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability, future street dedications and/or improvements, park and open space requirements, drainage requirements and/or improvements, and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for TRACTS 3 AND 4 SANTA MONICA PLACE filed in the office of the County Clerk of Bernalillo County, New Mexico on October 13, 2011.

SECTION 14-16-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

BOOK 2012001336
PLAT 18 OF 20 PAGES
BOOK 2012001336 PLAT 18 OF 20 PAGES

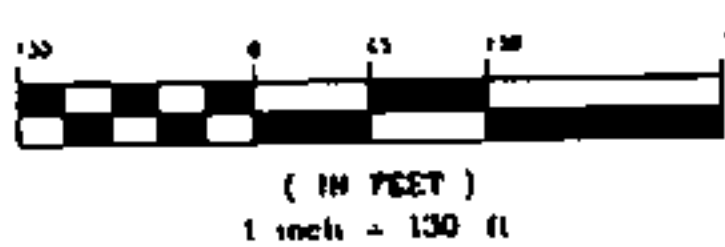
SHEET 2 OF 5

SURVOTEK, INC.

Consulting Surveyors
2804 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone 505-897-3888 Fax 505-897-3877

FOR INFORMATION ONLY CPWA X SHEET 2 OF 5 X

GRAPHIC SCALE

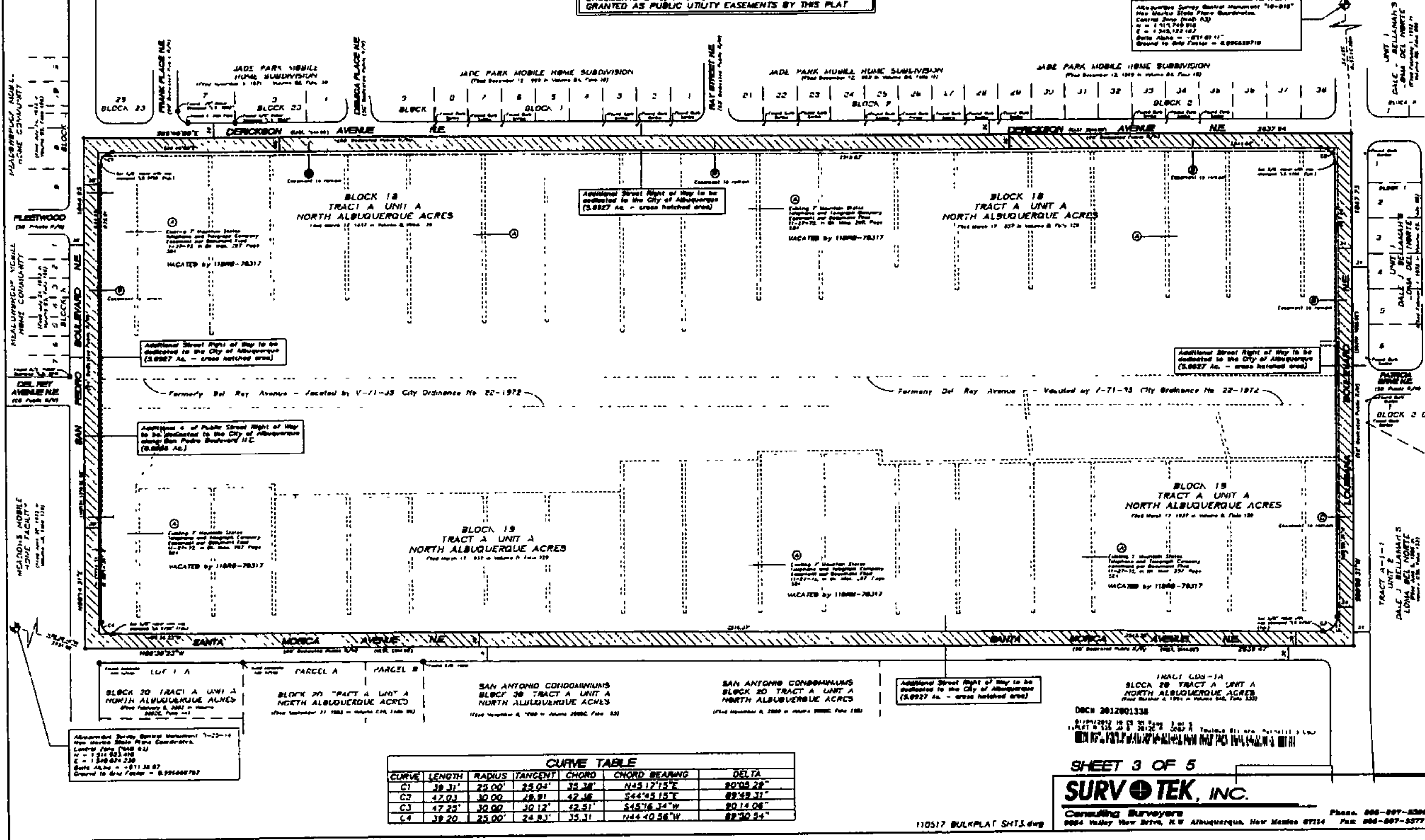


EASEMENT LEGEND

- ① Existing 7 Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72 in Bk Misc. 287 Page 524 (Typical) ALL INTERIOR EASEMENTS VACATED BY 11 DRB-70317
- ② Existing 7 Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-85, in Bk Misc 128, Page 535 To remain in place.
- ③ Existing 7 Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-85, in Bk Misc 128, Page 526. To remain in place.
- ④ Portion of Existing 7 Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk Misc 287, Page 524. Easements along the site boundary adjacent to Derickson Avenue and San Pedro Boulevard East (Typical) are hereby vacated.

EASEMENTS B, C, AND D, AS NOTED ABOVE ARE HEREBY GRANTED AS PUBLIC UTILITY EASEMENTS BY THIS PLAT

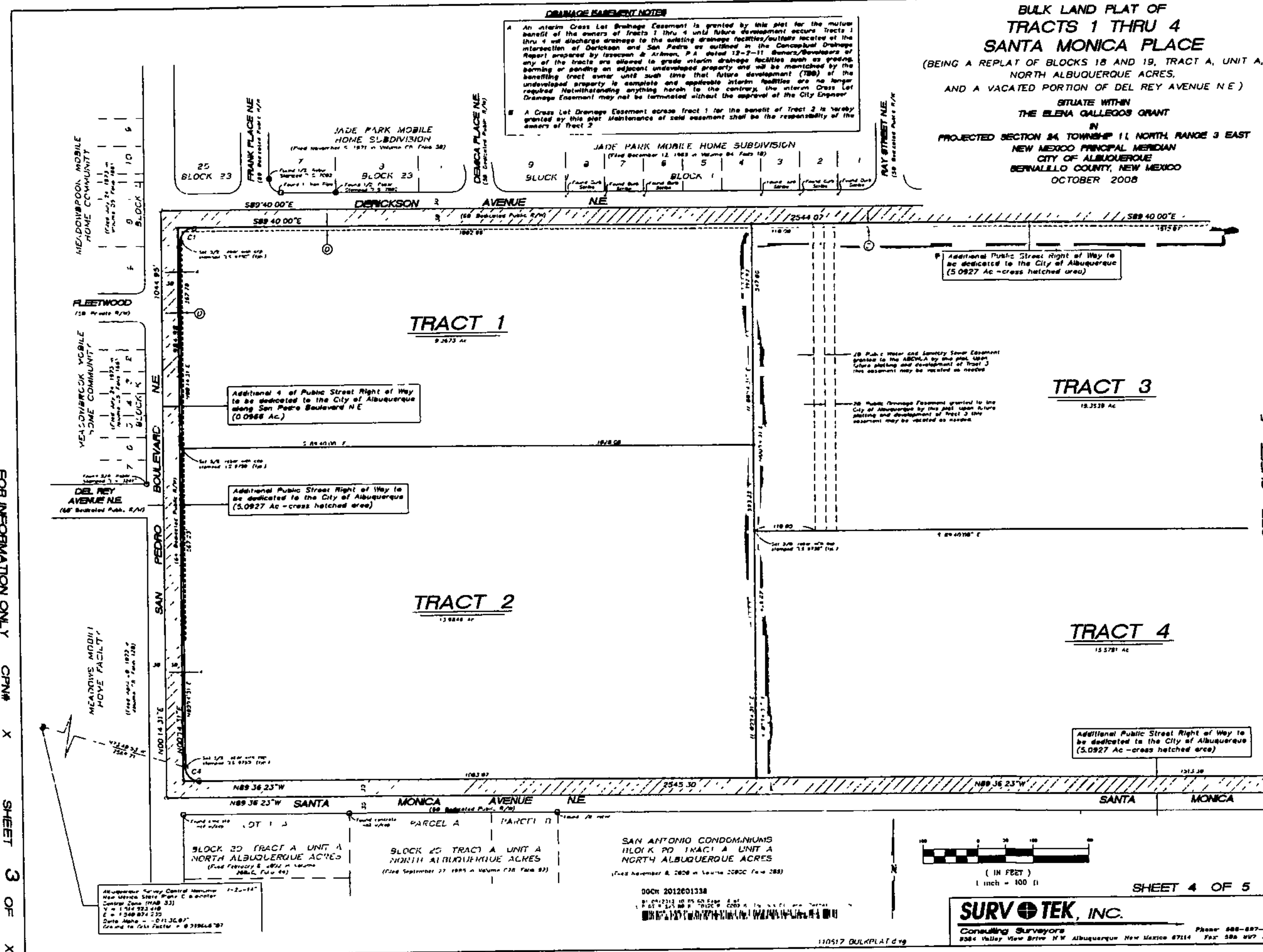
BULK LAND PLAT OF TRACTS 1 THRU 4 NTA MONICA PLACE
 (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N E)
 SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2011



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	38.31'	25.00'	25.00'	35.36'	N45.17°15"E	90°00'24"
C2	32.04'	30.00'	48.91'	42.46'	S44.55°15"W	89°58'31"
C3	47.21'	30.00'	30.12'	45.51'	S45°16'34"W	80°14'06"
C4	39.20'	25.00'	24.83'	35.31'	N44°40'56"W	82°30'24"

SHEET 3 OF 5
SURVOTEK, INC.
 Consulting Surveyors
 2584 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3399
 5054 Valley View Drive N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



DRAINAGE EASEMENT NOTES

A. An interim Cross Lot Drainage Easement is granted by this plat for the mutual benefit of the owners of Tracts 1 thru 4 until future development occurs. Tracts 1 thru 4 will discharge drainage to the existing drainage facilities/outlets located at the intersection of Derickson and San Pedro or outlined in the Conceptual Drainage Report prepared by Jenson & Aronson, P.A. dated 12-7-11. Owners/Developers of any of the tracts are allowed to create interim drainage facilities such as grading, berms or ponds on adjacent undeveloped property and will be responsible for the benefiting tract owner until such time that future development (200) of the undeveloped property is complete and appropriate interim facilities are no longer required. Notwithstanding anything herein to the contrary, the interim Cross Lot Drainage Easement may not be terminated without the approval of the City Engineer.

B. A Cross Lot Drainage Easement across Tract 1 for the benefit of Tract 2 is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of Tract 2.

BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE
 (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N E)
 SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2008

SHEET 4 OF 5
SURVOTEK, INC.
 Consulting Surveyors
 2584 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3399
 5054 Valley View Drive N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

FOR INFORMATION ONLY CPMA X SHEET 3 OF X

SEE SHEET 5

BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE
 (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES AND A VACATED PORTION OF DEL REY AVENUE N E.)
 SITUATE WITHIN THE ELEVA CALLEGOS GRANT IN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER 2011

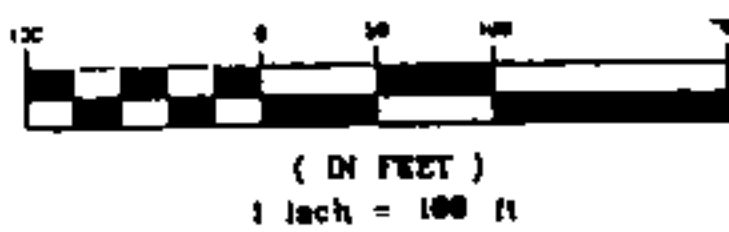
EASEMENT LEGEND

- ① Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk Misc 287, Page 584 (Typical) ALL INTERIOR EASEMENTS VACATED BY 11 OAB-70317
- ② Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69 in Bk Misc 123, Page 525 To remain in place
- ③ Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69 in Bk Misc 123, Page 526 To remain in place
- ④ Portion of Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk Misc 287, Page 584 Easements along the title perimeter adjacent to Durickson Avenue and Santa Monica Avenue shall remain in place

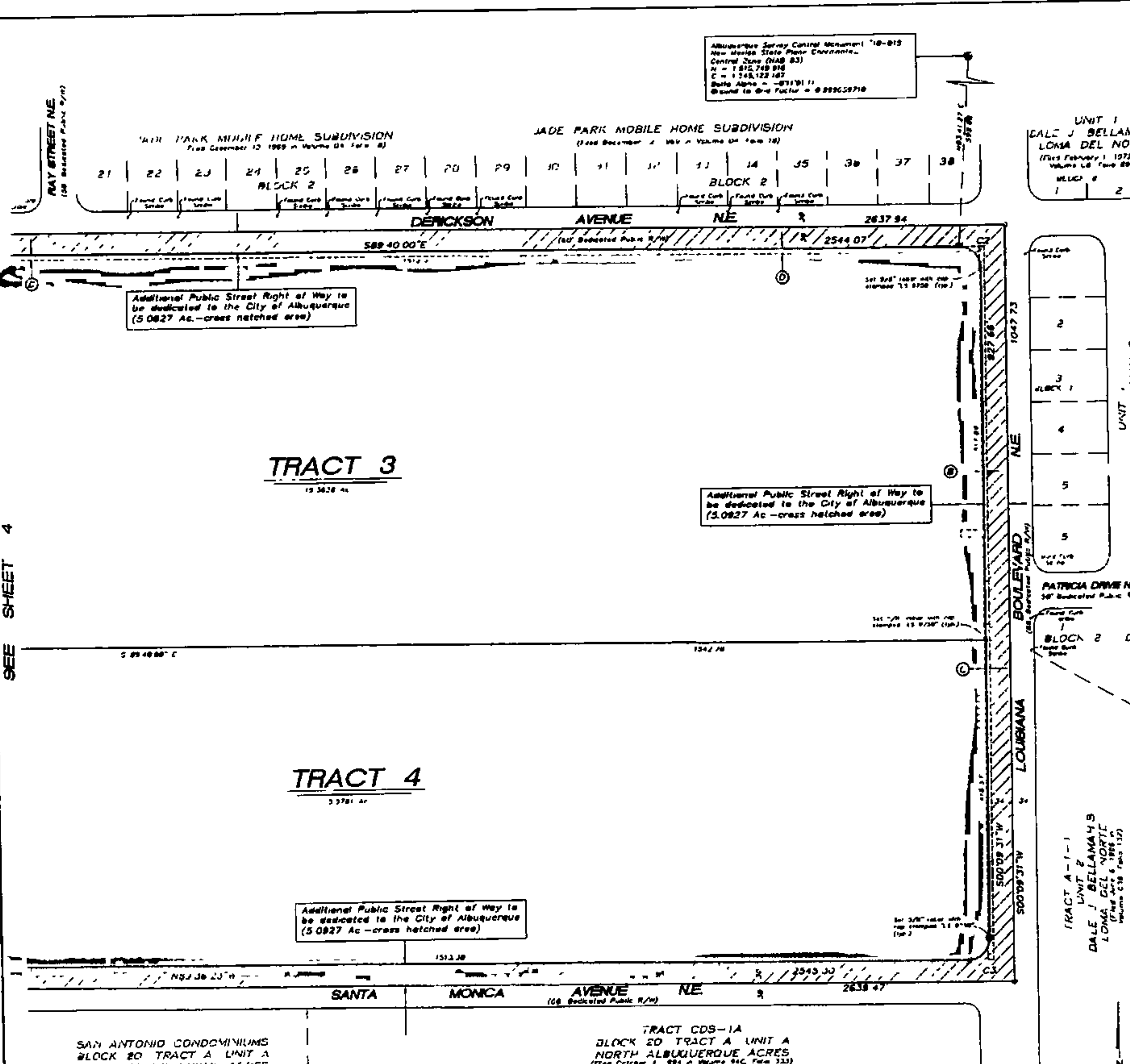
DRAINAGE EASEMENT NOTES

- A An interim Cross Lot Drainage Easement is granted by this plat for the mutual benefit of the owners of Tracts 1 thru 4 until future development occurs. Tracts 1 thru 4 all discharge drainage to the existing drainage facilities/outlets located at the intersection of Durickson and Santa Monica as outlined in the Conceptual Drainage Report prepared by Imeson & Armon, P.A. dated 10-2-11. Owners/Developers of any of the tracts are advised to grade interim drainage facilities such as grading, curbing or paving on adjacent undeveloped property and will be maintained by the benefiting tract owner until such time that future development (FUD) of the undeveloped property is complete and applicable storm facilities are no longer required. Notwithstanding anything herein to the contrary, the interim Cross Lot Drainage Easement may not be terminated without the approval of the City Engineer.
- B A Cross Lot Drainage Easement across Tract 1 for the benefit of Tract 2 is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of Tract 2.

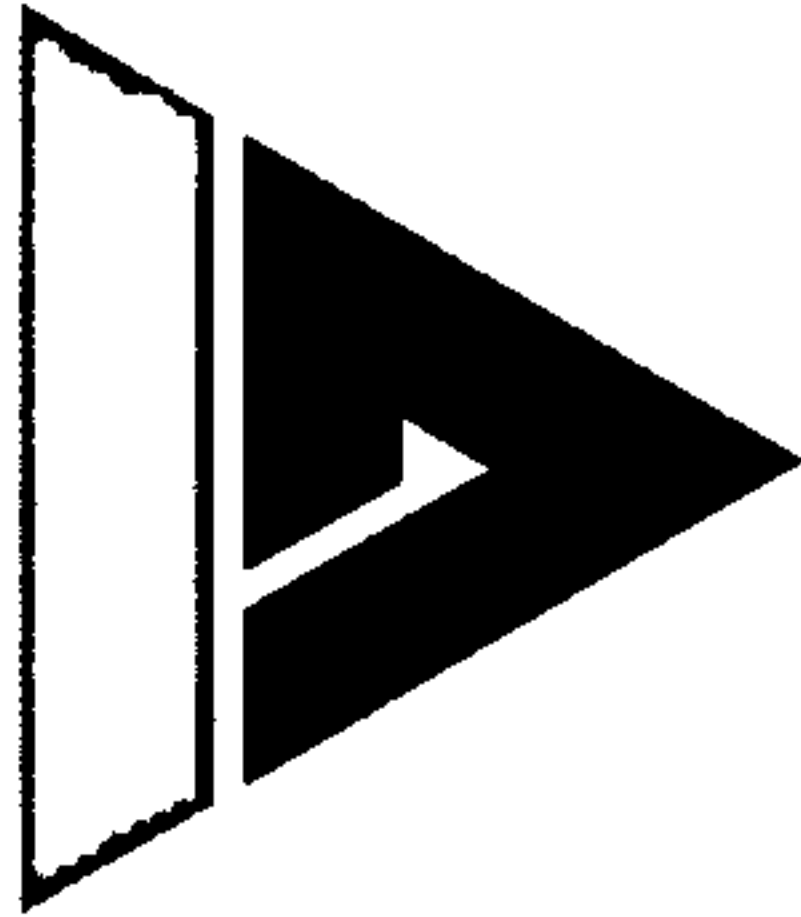
GRAPHIC SCALE



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.31	25.00	25.00'	35.38	N45°27'15"E	90°00'29"
C2	47.07	30.00	29.91	42.18	S44°48'15"W	89°58'31"
C3	47.26	30.00	30.12	42.51	S45°16'35"W	90°14'06"
C4	39.20	25.00	24.93	35.11	N44°40'55"W	89°50'14"



FOR INFORMATION ONLY CPWA SHEET 4 OF 4



October 14, 2014

Jack Cloud, Chair,
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Santa Monica Place Minor Plat Action

**Subject: Vacation of Private Drainage Easement
Deferral of Public Sidewalks**

Dear Mr. Cloud,

Isaacson & Arfman, PA (I&A) is the authorized agent and the civil consulting engineer for the proposed lot split and the development of the four (4) tracts. Consensus Planning is processing the Site Development Plans for Building Permit for both developments on Tracts 3-B & 4 -B through the Development Review Board of the Planning Department. I&A has prepared the Amended Master Drainage Report for the entire site (38 ac.).

A. The justification to vacate the blanket drainage easement is as follows:

- The existing drainage easement allowed for the cross-lot drainage of private storm water flows across the four original tracts
- Tracts 3-A, 4-A & 4-B will no longer require the benefit of the existing private easement since it is being more particularly defined by the Public and private drainage easement being granted by the concurrent plat action covering the same property.
- Tract 4-A & 3-B will have the right to discharge storm waters onto and across Tract 3-A.
- Tract 4-B will have the right to discharge storm waters onto the public right of ways San Vicente Ave.
- The combined public storm waters from San Vicente Ave. & Brentwood Blvd. will release their public storm water onto Tract 3-A which will be covered by a Blanket Public & Private Drainage Easement

The public welfare is in no way served by retaining the right-of-way, private way or easement, or

There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; and in addition to paragraph a. or b.

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

B. The justification to defer the construction of the public sidewalks:

- The public sidewalks for the two retirement facilities are identified on the Site Development Plans for Building Permits for each development. They are site planned controlled and must be constructed as a condition of securing a Certificate of Occupancy from the City of Albuquerque.
- The sidewalk would be exposed to damage during the construction of the onsite improvements of each facility hereby creating an unnecessary hardship on each development.
- The sidewalks along the future residential subdivisions will be placed on the future Required Infrastructure List of the two subdivisions as the project advance through the DRB process.
- The sidewalks are also subject to damage during the construction of the subdivision public and private improvements hereby causing an unnecessary hardship on the subdivision developers.

Please contact our office if additional information is required to support this request.

Sincerely,

ISAACSON & ARFMAN P.A.



Fred C. Arfman, PE

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts 3-A, 3-B, 4-A, and 4-B, Santa Monica Place which is zoned as R-LT, on October 14, 2014 submitted by Hogares Inc., owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to divide two original Tracts 3 and 4 into 4 new tracts creating Tracts 3-A, 3-B, 4-A and 4-B. At this time, a Pre-Development Facility Fee Agreement is not required. However, should these tracts be subdivided into residential lots a Pre-Development Facility Fee Agreement will be required.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

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

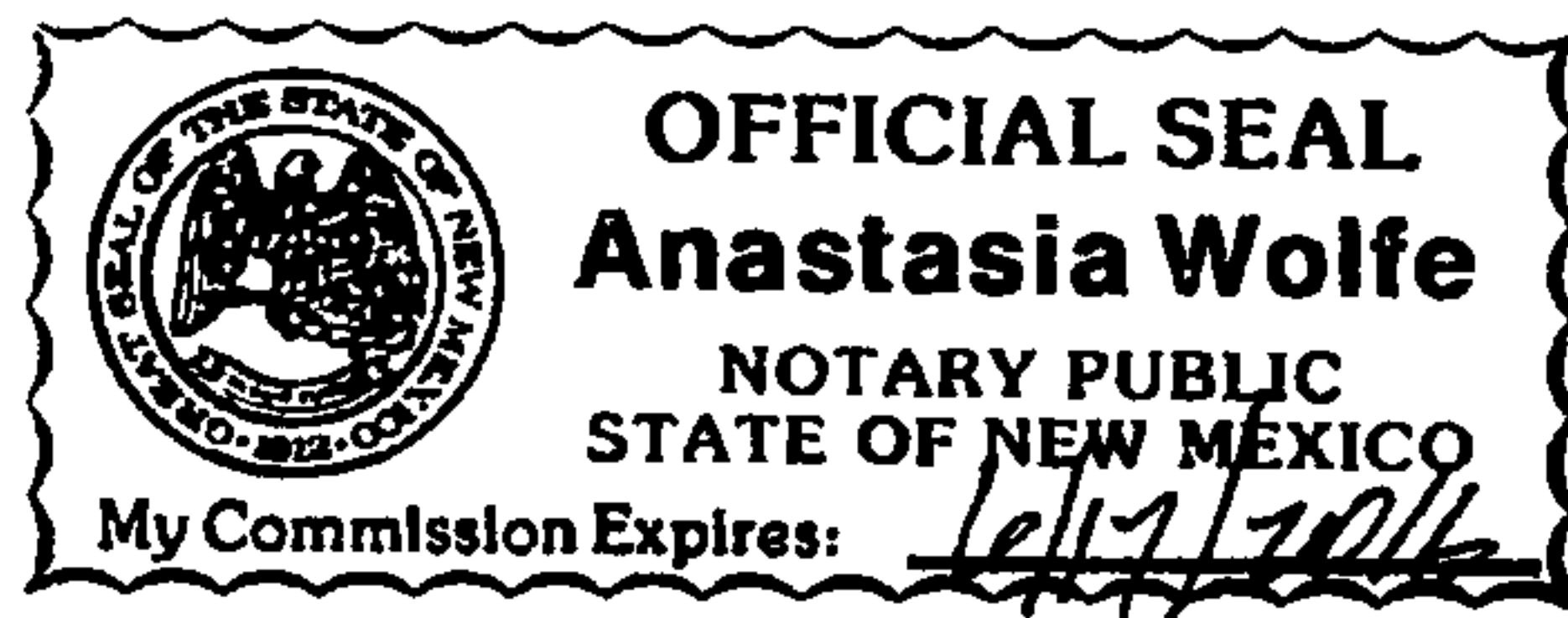
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10-14-2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

[Signature]
Notary Public

My commission expires: 6/17/2016



PROJECT #
1010144

OCTOBER 22, 2014

SBF



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision DRB Final Sign-Off
- for Building Permit DRB Final Sign-Off
- 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): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth St. NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com

APPLICANT: Titan Senior Living - Santa Monica PHONE: 505-922-7387
 ADDRESS: 6300 Riverside Plaza Lane NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: kbrowning@titan-development.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: DRB final Sign off of Site Plan for Subdivision and Site Plan for Building Permit

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. A portion of tracts 3 and 4 Block: 18 Unit: A
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: R-LT and R-T Proposed zoning: SU-1 for Senior Housing MRGCD Map No _____
 Zone Atlas page(s): D-18 UPC Code: 101806344811940203; 1018063447440202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project # ~~1003946~~ 1010144
14EPC-40041, 40042, 40044

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 17.8
 LOCATION OF PROPERTY BY STREETS: On or Near: Santa Monica Ave NE
 Between: Louisiana Boulevard NE and San Pedro Drive NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: April 1, 2014

SIGNATURE Jacqueline Fishman DATE 10/13/14
 (Print Name) JACQUELINE FISHMAN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70350</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>7039</u>	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70351</u>	<u>SPS</u>	_____	\$ <u>0</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>Oct. 22, 2014</u>			Total <u>\$ 20.00</u>

[Signature] 10-14-14 Project # ~~1003946~~ 1010144
 Staff signature & Date

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

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

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

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

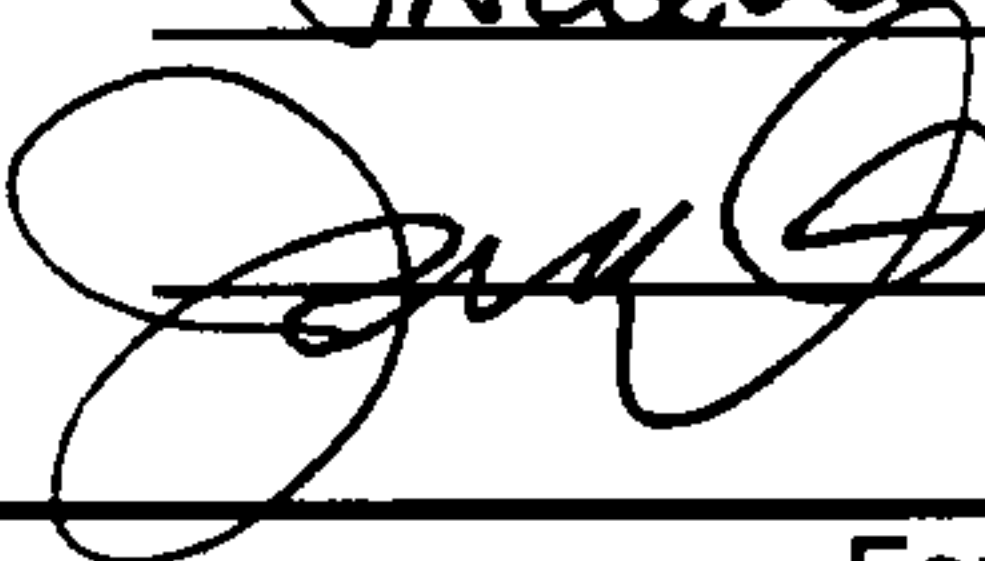
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

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

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

JACQUELINE FISHMAN
Applicant name (print)

Applicant signature / date
10/13/14



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers		
<input checked="" type="checkbox"/> Fees collected	14 - DRB - 70350		10-14-14
<input checked="" type="checkbox"/> Case #s assigned	- - - 70351		Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	- - -	Project #	1003916
			1010144



October 14, 2014

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Landscape Architecture
Urban Design
Planning Services

RE: Project #1010144; Case#14EPC-40044, 40041, 40042

302 Eighth St NW
Albuquerque, NM 87102

(505) 764-9801

Fax 842-5495

cp@consensusplanning.com

www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1010144; 14EPC-40044, 40041, and 40042, a Zone Map Amendment, a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit, which were approved on September 12, 2014.

Each condition is listed below and the response as to how it was satisfied follows:

ZONE MAP AMENDMENT

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

We agree.

SITE PLAN FOR SUBDIVISION

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable city requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan including before or after DRB final sign-off, may result in forfeiture of approvals.

PRINCIPALS

James K. Strozier, AICP

Christopher J. Green, PLA, ASLA, LEED AP

Jacqueline Fishman, AICP

Laurie Firor, PLA, ASLA

We agree. This letter satisfies that request.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.



We met with staff planner Maggie Gould on October 8, 2014.

3. Platting action is required at DRB to show the lot lines and street configuration proposed with this project.

We have submitted the plat in conjunction with this DRB application. The plat and this request will be heard together at DRB.

4. Conditions of Approval based on comments from CITY ENGINEER, DMD and NMDOT:
 - a. Site Plan should show existing lot lines.
 - b. Add a paragraph under Required Information similar to:
STORMWATER CONTROL: The Site Plans for Building Permit will state how the site will manage the first flush.

Existing lot lines are shown on the site plan. The Site Plan for Building Permit addresses first flush on the Grading and Drainage sheet.

5. Conditions of Approval based on comments from PNM
 - a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.

We agree.

6. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

We agree.

7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

We agree.

8. The North Wyoming NA, Academy Acres North NA, San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.



This should not be a condition of approval, but we agree.

SITE PLAN FOR BUILDING PERMIT

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

We agree. This letter satisfies that request.

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 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.

We agree.

5. Conditions of Approval based on comments from City Engineer, DMD and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.




We agree.

6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

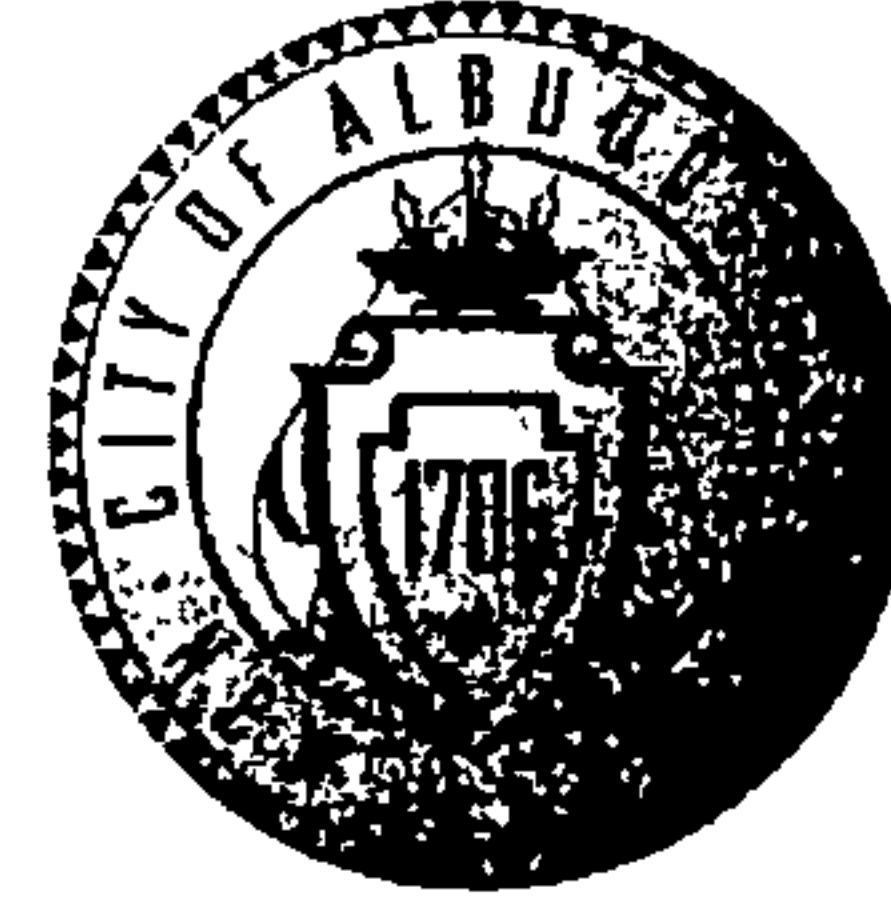
We agree.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

Jacqueline Fishman, AICP
Principal

CITY OF ALBUQUERQUE

**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339**



OFFICIAL NOTIFICATION OF DECISION

September 12, 2014

Titan Senior Living-Santa Monica
6300 Riverside Plaza Ln NW
Albuquerque, NM 87120

Project# 1010144
14EPC-40044 Zone Map Amendment (Zone
Change)
14EPC-40041 Site Development Plan for
Subdivision
14EPC-40042 Site Development Plan for
Building Permit

LEGAL DESCRIPTION:

For a portion of Tracts 3 & 4, of the Bulk Land Plat of Tracts 1 -4, Santa Monica Place (being a Replat of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres), zoned R-LT and R-T, located on Santa Monica Dr. NE, between Louisiana Blvd. and San Pedro Dr., containing approximately 17.8 acres. (D-18)

Staff Planner: Maggie Gould
(Re-hearing due to notification issues)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On September 11, 2014 the Environmental Planning Commission (EPC), voted to APPROVE Project 1010144, 14EPC-40041, a request for a site development plan for subdivision, 14EPC-40044, zone map amendment (zone change) and 14EPC-40042 site development plan for building permit. This case was re-heard on September 11, 2014 due to notification issues.

FINDINGS – 14EPC-40044-August 14, 2014 -Zone Map Amendment

1. This is a request for a Zone Map Amendment from R-T and R-LT to SU-1 for Senior Housing, for a portion of Tract 3, block 18, unit A and a portion of lot 4 block 19 unit A of the North Albuquerque Acres, located on Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 17.8 acres.

2. The site was operated as the Del Rey Mobile Home Park until 2005.
3. A Site Development Plan for Subdivision (14EPC-400410 and a Site Development Plan for Building Permit (14EPC-40042) are heard concurrently with this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.
- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request
- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations. ***The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.***

- f. Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.

- g. Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.

- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. ***The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.***

Transportation and Transit

- a. Goal “is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.”

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- b. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions. ***The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.***
- c. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. ***The proposed use will generate less traffic than the use allowed under the existing according to the ITE Trip Generation Manual, 9th edition. Policy II.D.4.o is furthered by this request.***

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing. ***The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.***
- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. ***The proposed development will contain quality housing that is in a***

Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.

- c. ***Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.***

Economic Development

- a. ***Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.***

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.

Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local development firm. Policy II.D.6.b is furthered by this request.

6. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A. The senior housing use is similar to the existing zoning. The residential use plus amenities for residents will not create excess noise, pollution or traffic that could harm the adjacent properties.
 - B. The proposal will not be injurious to the stability of land use in the area. The proposed use and accompanying development will be similar to what already exists. The applicant has cited policy that offers justification for the request.
 - C. See finding 5
 - D. The applicant states that there are changed conditions in form of demographic data showing an aging population that will need housing options.
 - E. The uses are similar to what is near the site; there are multi-family developments and neighborhood retail and services near the site. According to

the City traffic engineer, the proposed use will generate less traffic than what would be allowed under the current zoning.

F. The project is not asking for any funds from the City

G. The applicant has justified this request by citing relevant policies and changed conditions.

H. The request is not based on the location on a collector street and that the use is similar to the existing use.

I. The Planning Department views the SU-1 zone as a justified spot zone. The applicant has justified this request by pointing out the goals and policies furthered.

J. This site is not a strip zone. The request is for a larger tract and creates a larger cohesive development, not a strip of land with a different, incongruous zone

7. The North Wyoming NA, Academy Acres North NA, San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.
8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

CONDITIONS OF APPROVAL - 14 EPC-40044-September 11th, 2014 -Zone Map Amendment

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS - 14EPC-40041 September 11th, 2014- Site Development Plan for Subdivision

Official Notice of Decision

Project #

DATE

Page 7 of 19

1. This is a request for a Site Development Plan for Subdivision for a portion of Tract 3, block 18, unit A and a portion of lot 4 block 19 unit A of the North Albuquerque Acres, located on Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 17.8 acres.
2. The request will divide tracts 3 and 4 into four new tracts, tract 3-A and 3-B and tracts 4-A and 4-B and establish access, roadways and basic design parameters.
3. The site was operated as the Del Rey Mobile Home Park until 2005.
4. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Building Permit (14EPC-40042) are heard concurrently with this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d : The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.

- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar

density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

c. **Policy II.B.5h**: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

d. **Policy II.B.5i**: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

e. **Policy II.B.5k**: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.

f. **Policy II.B.5.l**: Quality and innovation in design shall be encouraged in all new development ; design shall be encouraged which is appropriate to the plan area.

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.

- g. Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.
- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. *The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.*

Transportation and Transit

- a. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- b. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions. *The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.*
- c. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according to the ITE Trip Generation Manual, 9th edition. Policy II.D.4.o is furthered by this request.*

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and

the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

- b. ***Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.***
- c. ***Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.***

Economic Development

- a. ***Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.***
 - b. ***Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.***
 - c. ***Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. The applicant is a local development firm. Policy II.D.6.b is furthered by this request.***
7. The North Wyoming NA , Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA

expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.

8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

CONDITIONS OF APPROVAL – September 11th, 2014 14EPC-40041 Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Platting action is required at DRB to show the lot lines and street configuration proposed with this project
4. Conditions of Approval based on comments from CITY ENGINEER, DMD and NMDOT:
 - a. Site Plan should show existing lot lines.
 - b. Add a paragraph under Required Information similar to:
STORMWATER CONTROL: The Site Plans for Building Permit will state how the site will manage the first flush.
5. Conditions of Approval based on comments from PNM
 - a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.

6. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”
7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
8. The North Wyoming NA , Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.

FINDINGS - 14EPC-40042 August 14th 2014- Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for a portion of Tract 3, block 18, unit A of the North Albuquerque Acres, located on Derickson Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 4.6 acres.
2. The request will allow the construction of 89,000 square foot, 124 bed, assisted living and memory care facility.
3. The site was operated as the Del Rey Mobile Home Park until 2005.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Subdivision (14EPC-40041) are heard concurrently with this request.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.

- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. Policy II.B .5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations. ***The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.***

- f. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development ; design shall be encouraged which is appropriate to the plan area.

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.1 is partially furthered.

- g. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.
- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. ***The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.***

Transportation and Transit

- d. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- e. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.

- f. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according the the ITE Trip Generation Manual, 9th addition. Policy II.D.4.o is furthered by this request.*

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. *The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.*
- c. Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. *The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.*

Economic Development

- d. Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. *The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.*
- e. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and

new jobs located convenient to areas of most need. *The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.*

- f. **Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a local development firm. Policy II.D.6.b is furthered by this request.***
7. **The North Wyoming NA, Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.**
8. **Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.**

CONDITIONS OF APPROVAL – September 11th, 2014 14EPC-40042 Site Development Plan for Building Permit

1. **The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.**
2. **Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.**
3. **Platting action is required at DRB to show the lot lines and street configuration proposed with this project.**
4. **Conditions of Approval based on comments from PNM;**

- a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.
5. Conditions of Approval based on comments from City Engineer, DMD and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Maggie Gould
Planner

Notice of Decision cc list:

Consensus Planning	302 8 th street NW	ABQ NM	87102
Titan Development	6300 Riverside Plaza NW	ABQ NM	87120
Resort Lifestyle Communities	8040 Eiger Dr.	Lincoln NE	6851

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 26, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

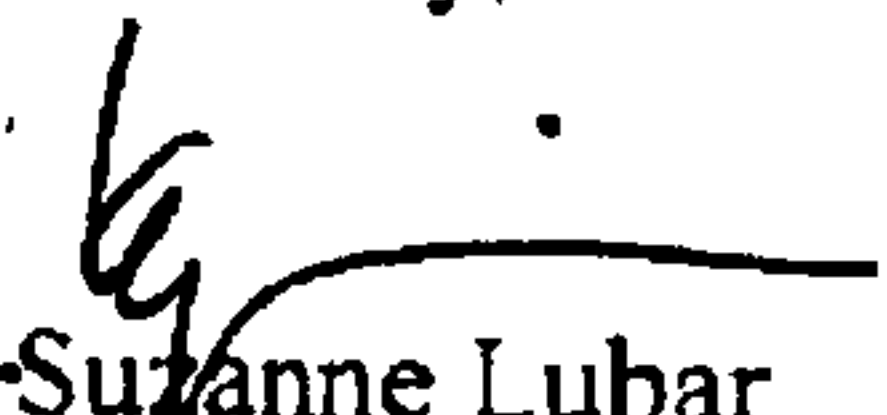
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


Fr ← Suzanne Lubar
Planning Director

SL/xx/xx

PROJECT#

1010144

OCTOBER 22, 2014

SBS
SBS



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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)
- 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): Isaacson & Arfman, P.A. PHONE: (505) 268-8828
 ADDRESS: 128 Monroe Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com
 APPLICANT: Del Rey Investments, LLC PHONE: (505) 998-0163
c/o Titan Development
 ADDRESS: 6300 Riverside Plaza Lane NW, Suite 200 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat Approval

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

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

Lot or Tract No. Tract 3-A and a Portion of Tract 4-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Santa Monica Place (tbka Tract 3-A1)
 Existing Zoning: R-T & R-LT Proposed zoning: Same MRGCD Map No NA
 Zone Atlas page(s): D-18 UPC Code: Tract 3-A - 101806344811940203
Tract 4-A - 101806344807440202

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003916;
1010144; 15DRB-70237

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 88 Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Santa Monica Ave. 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 Asa Nilsson-Weber DATE 7/14/15
 (Print Name) Asa Nilsson-Weber Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB-70247</u>	<u>SP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	Total \$ <u>0</u>
<u>[Signature]</u>	Hearing date <u>July 22, 2015</u>	Project # <u>1010144</u>		
	<u>7-14-15</u>			
	Staff signature & Date			

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

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

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

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

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

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

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

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

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

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

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

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

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

Asa Nilsson-Weber

Asa Nilsson-Weber Applicant name (print)
Asa Nilsson-Weber 7/14/15 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70247

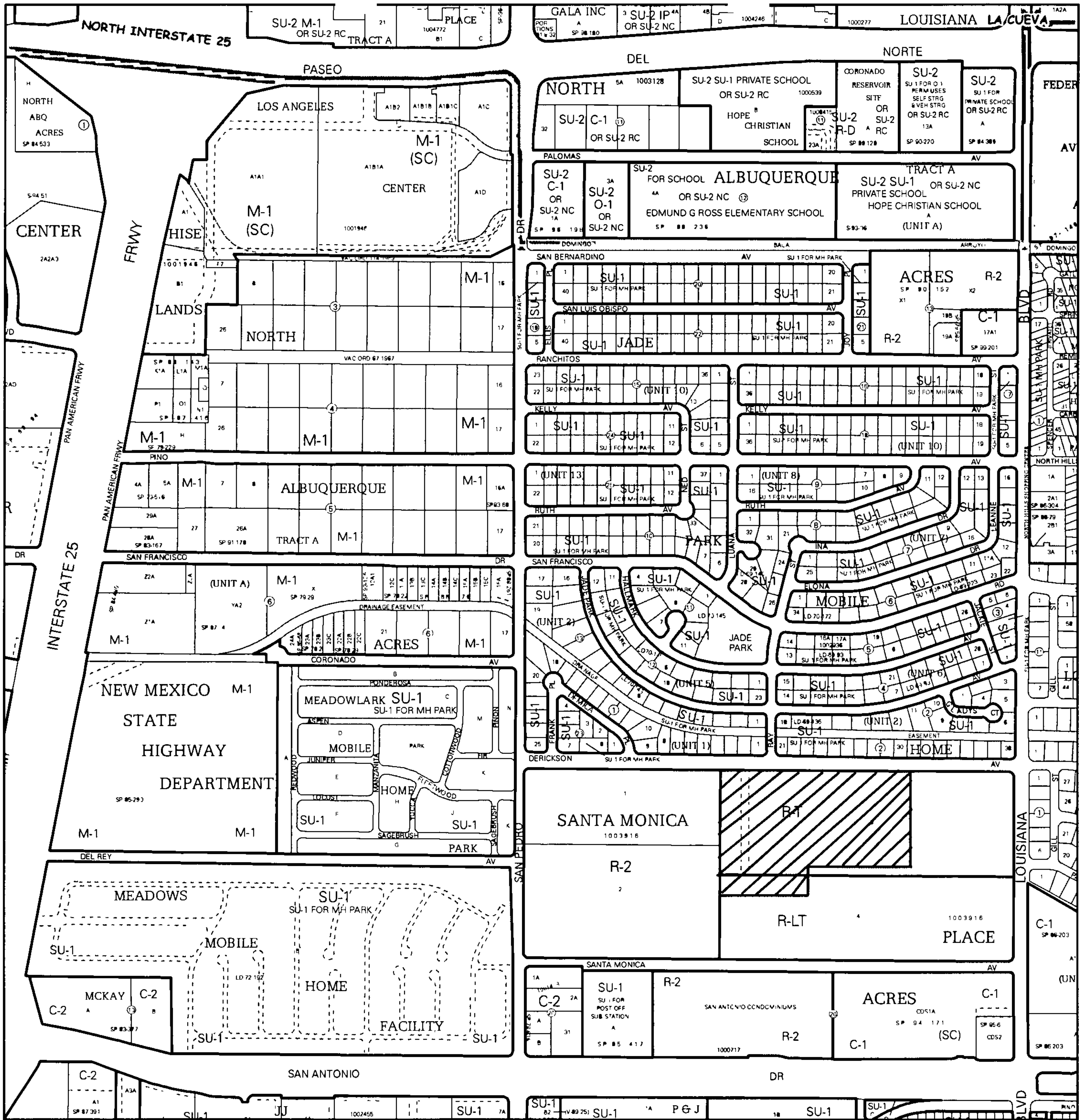
[Signature] 7-14-15
 Planner signature / date
 Project # 1010144

Ruth Lozano

From: Ruth Lozano <ruthl@iacivil.com>
Sent: Tuesday, July 14, 2015 9:27 AM
To: plndrs@cabq.gov
Subject: Project 1010144 Sketch Plat Approval
Attachments: 2109 Sketch Plat.pdf; 2109 C-701 SKETCH PLAT.pdf

Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
Fax: (505) 268-2632
ruthl@iacivil.com

See attached DRB Application & Form S3.



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

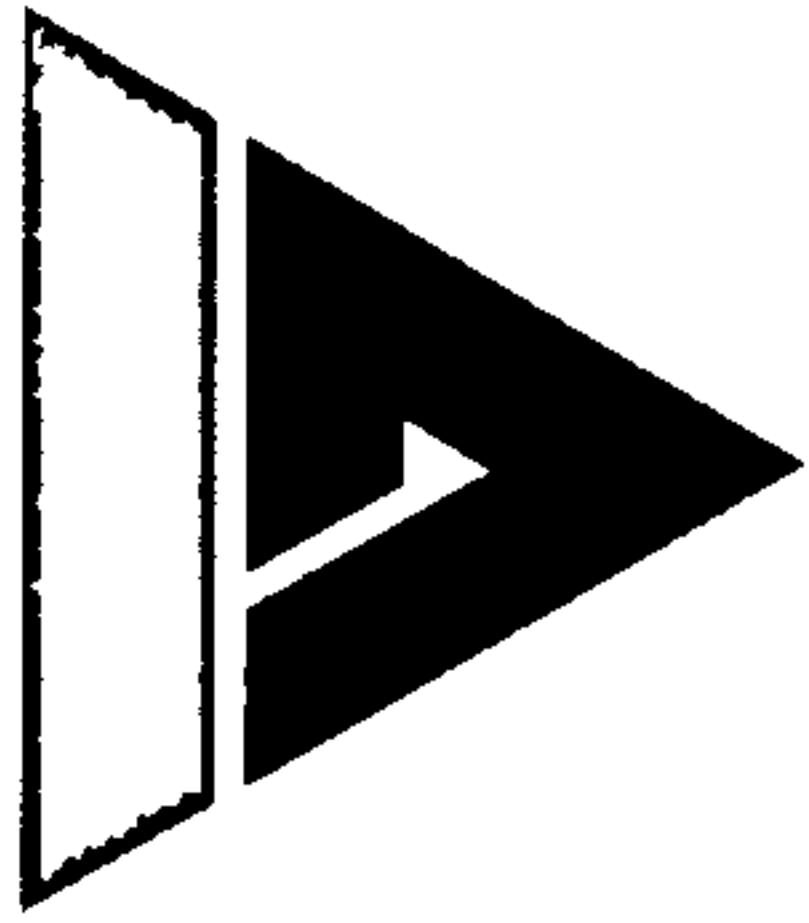
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-18-Z

Selected Symbols

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

0 750 1,500 Feet



Isaacson & Arfman, P.A. Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

July 14, 2014

Jack Cloud, Chair,
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Santa Monica Place Tract 3A1
Sketch Plat Submittal**

Dear Mr. Cloud,

Isaacson & Arfman, PA (I&A) is the authorized agent and the civil consulting engineer for the proposed development of Tract 3A1, Santa Monica Place. The tract will be subdivided into 88 lots (24 townhome lots and 64 detached lots).

We would like input on the subdivision layout from the DRB members. A list of our comments is included on the attached sketch plat.

Please call me at 268-8828 or email me at asaw@iacivil.com if you need additional information to support this request.

Sincerely,

ISAACSON & ARFMAN P.A.

Åsa Nilsson-Weber, PE

Attachment

PROJECT #
PH10101

July 22, 2015

SS



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010144 - Santa Monica Estates

TO: **Application No.** _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Racquel Michel (Alt.), Transportation Development

Kris Cadena (Alt.), ABCWUA

Rita Harmon (Alt.), City Engineer

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 9/23/15

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.

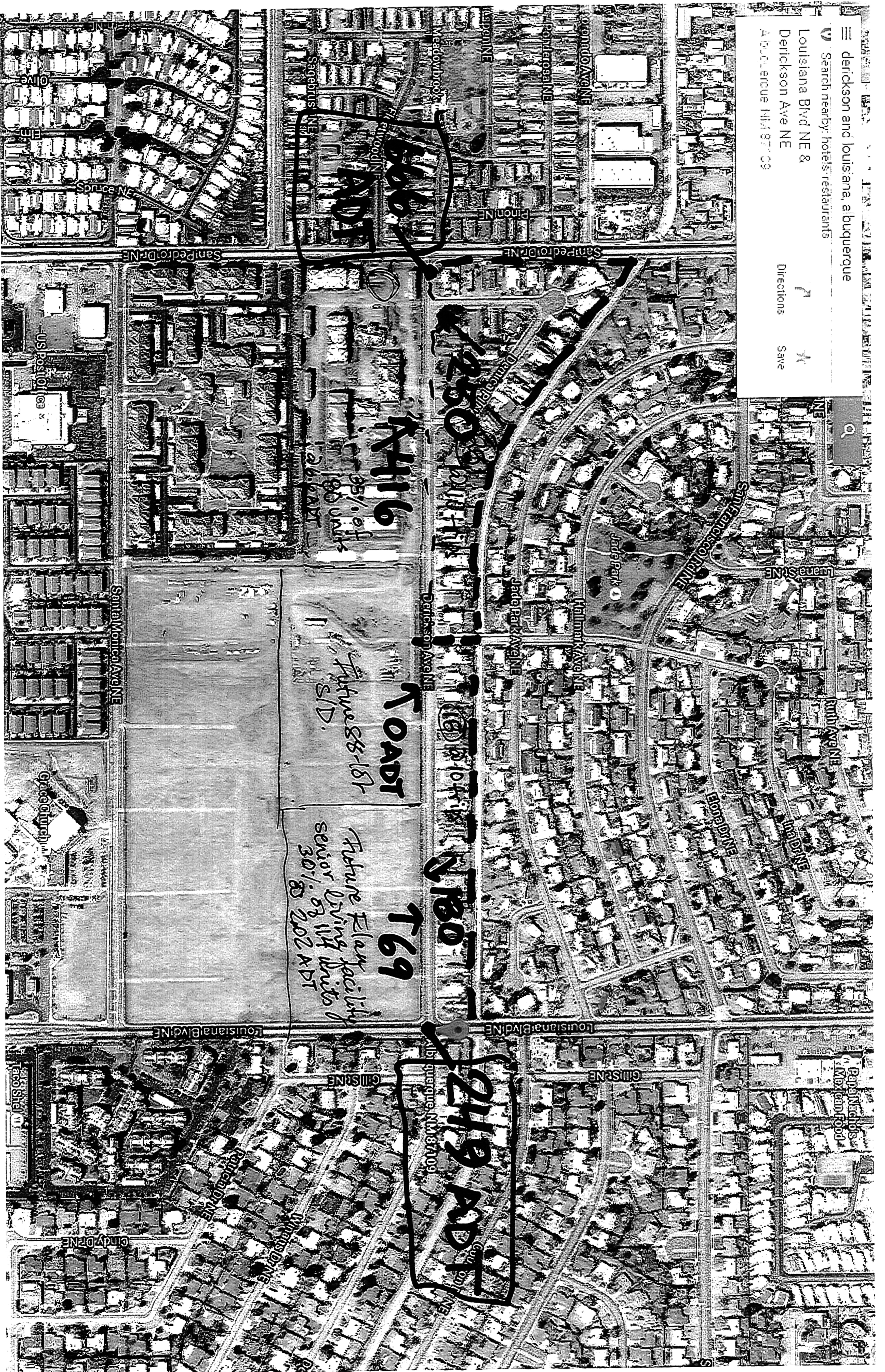
SUBMITTAL DESCRIPTION: _____

Owner entity noted on application has changed from Del Rey Investments, Inc. to Santa Monica Place Development, LLC

Attached are trip generation exhibits for the subdivision and for Derickson.

CONTACT NAME: Asa Nilsson-Weber **DATE:** 9-18-15

TELEPHONE: 268-8828 **EMAIL:** asaw@iacivil.com



SANTA MONICA

ESTATES

DERICKSON AVE
TRIP DISTRIBUTION

EXHIBIT

9-17-15

Annual Average Daily Vehicle Trips (AADT) Of Selected Land Uses

The following table was developed to provide general guidance for determining the Annual Average Daily Vehicle Trips (AADT) from several land use categories. Rule 8061 (Paved and Unpaved Roads) and Rule 8071 (Unpaved Vehicle/Equipment Traffic Areas) of Regulation VIII applies to unpaved road segments with 26 or more AADT and to unpaved vehicle and equipment traffic areas with 50 or more AADT, respectively.

The factors referenced in the table are derived from the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition" (ITE, 2003). Not all land use categories described in the ITE publication are included on this table. The listed factors do not replace any data that may have been developed from a site-specific survey of an unpaved road segment or unpaved traffic area using acceptable sampling methodologies.

Last update: May 5, 2004

**Estimated Minimum Number of Units Needed to
Meet or Exceed the Minimum AADT Applicability for Rule 8061 and Rule 8071**

Land Use	Units	Average Trip Generation Rate (Trips/unit)	Unpaved Roads Min. Number of Units Meeting 26 AADT	Unpaved Areas Min. Number of Units Meeting 50 AADT	Source
Single Family Housing <i>Use 10 trips per COA DPM</i>	Dwelling	9.57 (10)	3 Dwellings	6 Dwellings	ITE (210)
Apartment, Low Rise	Dwelling	6.59 ✓	4 Dwellings	8 Dwellings	ITE (221)
Apartment, High Rise	Dwelling	4.20	7 Dwellings	12 Dwellings	ITE (222)
Condominium/Townhouse, General <i>Use 6</i>	Dwelling	5.86 (6)	5 Dwellings	9 Dwellings	ITE (230)
Condominium/Townhouse, High Rise	Dwelling	4.18	7 Dwellings	12 Dwellings	ITE (232)
Mobile Home Park	Dwelling	4.99	6 Dwellings	10 Dwellings	ITE (240)
Senior Adult Housing – Detached	Dwelling	3.71	7 Dwellings	15 Dwellings	ITE (251)
Senior Adult Housing – Attached	Dwelling	3.48	8 Dwellings	15 Dwellings	ITE (252)
Congregate Care Facility	Dwelling	2.02 ✓	13 Dwellings	25 Dwellings	ITE (253)
Recreational/Vacation Homes	Dwelling	3.16	9 Dwellings	16 Dwellings	ITE (260)
Hotel/Motel	Dwelling	8.92	3 Dwellings	6 Dwellings	ITE (310) & (320)
Campground/Recreational Vehicle Park	Site	0.52	50 Sites	97 Sites	ITE (416)
Truck Terminal	Acre	81.90	0.3 Acres	0.6 Acres	ITE (030)
Convenience Store (Open 16-hours)	Sq Ft Floor Area	31.02	838 Sq Ft	1,612 Sq Ft	ITE (852)
General Light Industry*	Employee	3.02	9 Employees	17 Employees	ITE (110)
	Sq Ft Floor Area	6.97	3,730 Sq Ft	7,174 Sq Ft	
	Acre	51.80	0.5 Acre	1.0 Acre	
General Heavy Industry*	Employee	0.82	32 Employees	61 Employees	ITE (120)
	Sq Ft Floor Area	1.50	17,333 Sq Ft	33,333 Sq Ft	
	Acre	6.75	3.9 Acres	7.4 Acres	
Industrial Park*	Employee	3.34	8 Employees	15 Employees	ITE (130)
	Sq Ft Floor Area	6.96	3,736 Sq Ft	7,184 Sq Ft	
	Acre	63.11	0.4 Acres	0.8 Acres	
Manufacturing*	Employee	2.13	13 Employees	24 Employees	ITE (140)
	Sq Ft Floor Area	3.82	6,807 Sq Ft	13,089 Sq Ft	
	Acre	38.88	0.7 Acres	1.3 Acres	
Day-Care Center	Sq Ft Floor Area	79.26	328 Sq Ft	631 Sq Ft	ITE (565)
High School	Sq Ft Floor Area	12.89	2,018 Sq Ft	3,879 Sq Ft	ITE (530)
Church/Place of Worship	Sq Ft Floor Area	9.11	2,854 Sq Ft	5,489 Sq Ft	ITE (560)

*Three options provided. Select one.

RIGHT OF WAY EASEMENT

(G)

THE UNDERSIGNED GRANTOR (and each and all of them if more than one) for and in consideration of certain valuable considerations dollars (\$11111111) in hand paid by the Grantee, the receipt whereof is hereby acknowledged; hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 931 - 14th Street, Denver, Colorado 80202, Grantee (s), its (their) successors, assigns, lessees, licensees and agents a Right-of-Way Easement and the right to construct, operate, maintain and remove such communication, facilities, from time to time, as said Grantee (s) may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to-wit:

An easement seven (7) feet in width as shown on the attached plats I, II of The Del Rey Mobile Home Park, located in North Albuquerque Acres Tract "A" Unit "A", Blocks 18, 19 said plats drawn by Harvey S. Hoshour A.I.A. for Claverach Development Corp., dated 10-16-72 and further described as being in the SE 1/4 Section 24, Township 11 North, Range 3 East, N.M.P.M.

It is further agreed that this easement is for buried Telephone Company communications.

situate in County of Bernalillo, State of New Mexico, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above described property, the right to clear and keep cleared all trees and other obstructions as may be necessary.

The Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

SIGNED AND DELIVERED this 16th day of November, A.D., 19 72, at Albuquerque, New Mexico

ATTEST: Elizabeth Boland
Secretary

Claverach Development Corp.
William M. Boland
President

STATE OF New Mexico)
COUNTY OF Bernalillo) ss

This instrument was acknowledged before me this 16th day of November, 19 72, by William M. Boland President, and Elizabeth Boland Secretary of Claverach Development Corporation, a New Mexico Corporation, on behalf of said corporation.

Notary Public

My Commission Expires: 7-17-76

State of New Mexico) ss
County of Bernalillo)
This instrument was filed for record on
NOV 27 1972
At Stock P.M. Recorded in Vol. 287
of records of said County Folio 584

Clerk & Recorder
Deputy Clerk

**EASEMENT AGREEMENT**

7-16-2014

Easement Agreement ("Agreement") among Del Rey Investments, LLC ("Grantor"), whose address is 6300 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120, the City of Albuquerque ("City"), a New Mexico municipal corporation, whose address is PO Box 1293 Albuquerque, NM 87103, and the Albuquerque Bernalillo County Water Utility Authority ("Water Authority"), a New Mexico political subdivision, whose address is P.O. Box 1293, Albuquerque, New Mexico.

1. City Storm Drain Easement. Grantor grants to the City a permanent easement ("City Easement") in, over, upon and across the real property ("City Easement Property") described on Exhibit "A" attached hereto for the construction, installation, maintenance, repair, modification, replacement and operation of public storm drains, public water and appurtenances, and facilities (collectively "Storm Drains"), together with right to remove trees, shrubs, undergrowth and any other obstacles upon the City Easement Property if the City determines they interfere with the appropriate use of the City Easement.

2. Water Authority Waterline Easement. Grantor grants to the Water Authority a permanent easement ("WA Easement") in, over, upon and across the real property ("WA Easement Property") described on Exhibit "B" attached hereto for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and appurtenances, and facilities (collectively "Waterlines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the WA Easement Property if the Water Authority determines they interfere with the appropriate use of the WA Easement.

3. Exclusive Easements, Exceptions. The City Easement and the WA Easement, together, are exclusive easements, except that Grantor reserves (i) the right to construct improvements upon the City Easement Property and the WA Easement Property (collectively "Joint Easement Property") that do not unreasonably interfere with the rights granted to the City and the Water Authority, or either of them, in this Agreement and (ii) the right to permit third parties ("Third Party Rights"), by grant of easements, licenses or other means, to place and install improvements in, on, or under the Joint Easement Property that are perpendicular to and cross the Joint Easement Property and that do not unreasonably interfere with the rights granted to the City and the Water Authority, or either of them, in this Agreement. Third Party Rights shall be subject to and subordinate to the rights granted to the City and the Water Authority in this Agreement.

4. Grantor and Third Party Improvements. In the event Grantor or third parties construct or place any improvements or encroachments (collectively "Improvements") within or upon the Joint Easement Property, the City and the Water Authority, or either of them, have the right to enter upon the Joint Easement Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Storm Drains and Waterlines as the City and the Water Authority, or either of them, deem necessary or appropriate. If the Work affects any Improvements, the City and the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the City and the Water Authority, or either of them, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at its own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

5. Good Title. Grantor covenants and warrants that Grantor is the owner in fee simple of the Joint Easement Property, that Grantor has a good lawful right to convey the Joint Easement Property or any interest therein, including the City Easement and the WA Easement, and that Grantor will forever warrant and defend the title to the Joint Easement Property against all claims from all persons or entities.

CCN: 2014-0162

6. Covenants Run With The Land. The grant and other provisions of this Agreement constitute covenants running with the Joint Easement Property for the joint and several benefit of the City and the Water Authority and their successors and assigns until both the City Easement and the WA Easement are terminated.

7. City and Water Authority Cooperation. The City and the Water Authority shall coordinate their activities in the Joint Easement Property and cooperate with each other in the exercise of the rights granted to them in this Agreement and shall not engage in any act that will or that may damage the other party's improvements or that will or may interfere with the construction, installation, maintenance, repair, modification, replacement and operation of the improvements of the other party or the rights granted to the other party in this Agreement. The City and the Water Authority shall cooperate with each other and coordinate their activities and the exercise of the rights granted to them with the other party so that the exercise of the rights of each party shall not be unreasonably prevented or hindered by the exercise of the rights of the other party.

8. As-built Drawings. The Grantor will construct a Storm Drain and a Waterline in the Joint Easement Property as part of the Grantor's development of its property. Within a reasonable time after the Grantor has completed construction of both the Storm Drain and the Waterline and the City and the Water Authority have accepted ownership of the Storm Drain and the Waterline, the Grantor shall deliver to the City and the Water Authority as-built drawings of both the Storm Drain and the Waterline.

9. Effective Date. The effective date of this Agreement is the date on which the last party to sign this Agreement has signed this Agreement as shown below the signatures of the parties.

Dei Rey Investments ~~TONY~~ LLC

By: [Signature]
Manager

Date: 7-7, 2014

City of Albuquerque

By: [Signature] Shahab Biazar, Acting City Engineer
Robert J. Perry, Chief Administrative Officer

Date: 7/16, 2014

Recommended:

Albuquerque Bernalillo County
Water Utility Authority

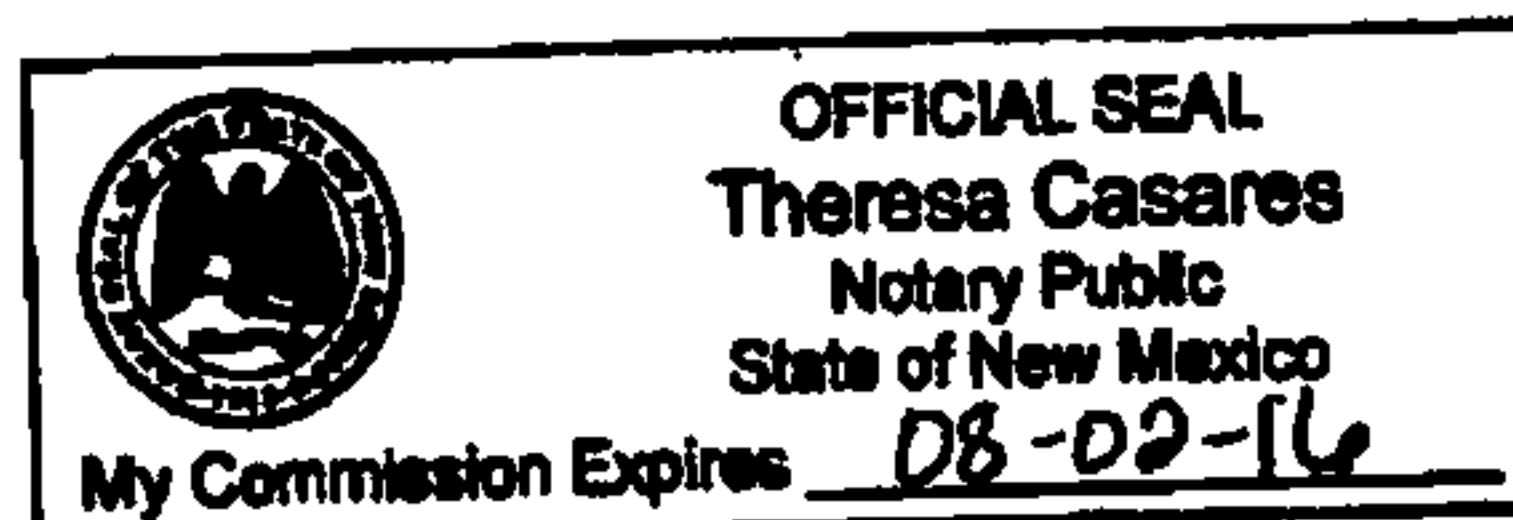
By: [Signature]
Mark S. Sanchez, Executive Director

Date: 6/26/14, 2014

Recommended:

2/15/2014 7-10-14

(Acknowledgments appear on the following page)



STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 7th 2014 by BEN SPENCER, Manager of Del Rey Investments ~~FSM~~ II LLC, a New Mexico limited liability company.

Theresa Casares
Notary Public

My Commission Expires:
August 02, 2016

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

Shahab B. Bazar, Acting City Engineer
This instrument was acknowledged before me on July 11 2014 by Robert J. Perry, Chief Administrative Officer of the City of Albuquerque, a New Mexico municipal corporation.

Linda C. Jenkins
Notary Public

My commission expires:
10-17-16

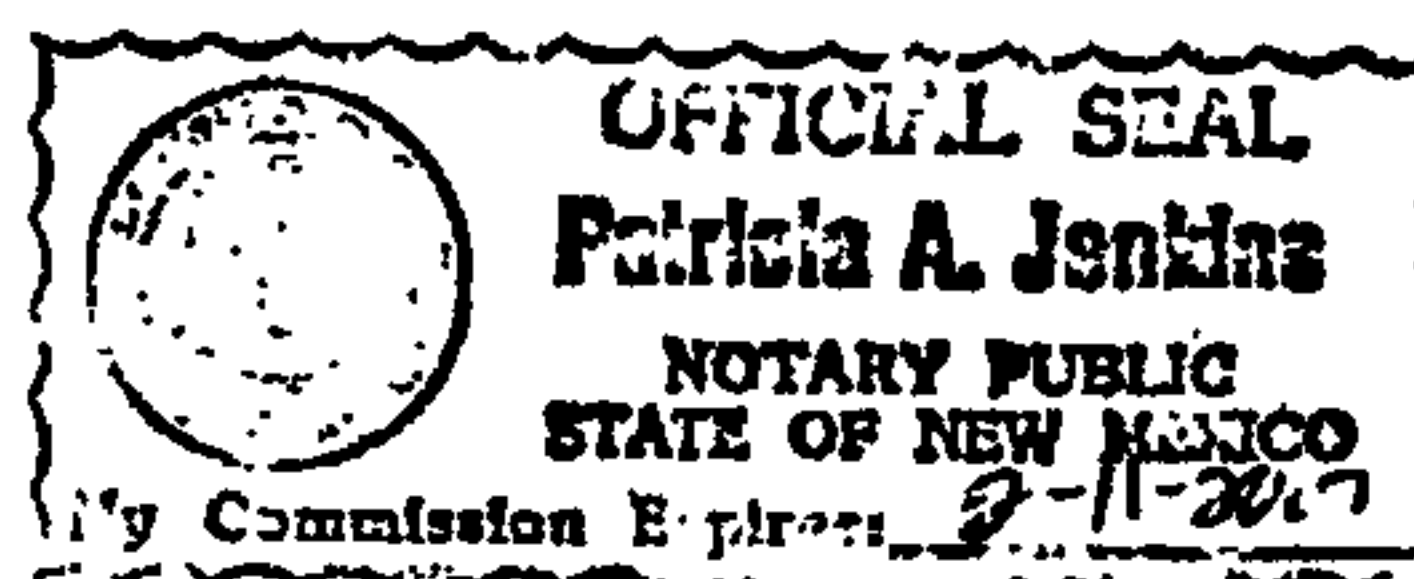


STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 26, 2014 2014 by Mark S. Sanchez, Executive Director of the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision.

Patricia A. Jenkins
Notary Public

My commission expires:
2-11-2017



LEGAL DESCRIPTION - CITY STORM DRAIN EASEMENT

An easement within the Elena Gallegos Grant, in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a portion of Tract 3, Santa Monica Place, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1 THRU 4, SANTA MONICA PLACE (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2012, in Plat Book 2012C, Page 2, ss Document No. 2012001338, more particularly described by New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the northwesterly corner of the easement herein described, said point also being a point on the westerly boundary of said Tract 3, Santa Monica Place, and also being a point on the easterly boundary of Tract 1, Santa Monica Place, of said plat filed in Plat Book 2012C, Page 2, whence (1) Albuquerque Control Survey Monument "I-25-14" bears S 86°49'19" W, 3,504.37 feet distant, and (2) the northwesterly corner of said Lot 3, Santa Monica Place, bears N 00°14'31" E, 44.50 feet distant; Thence,

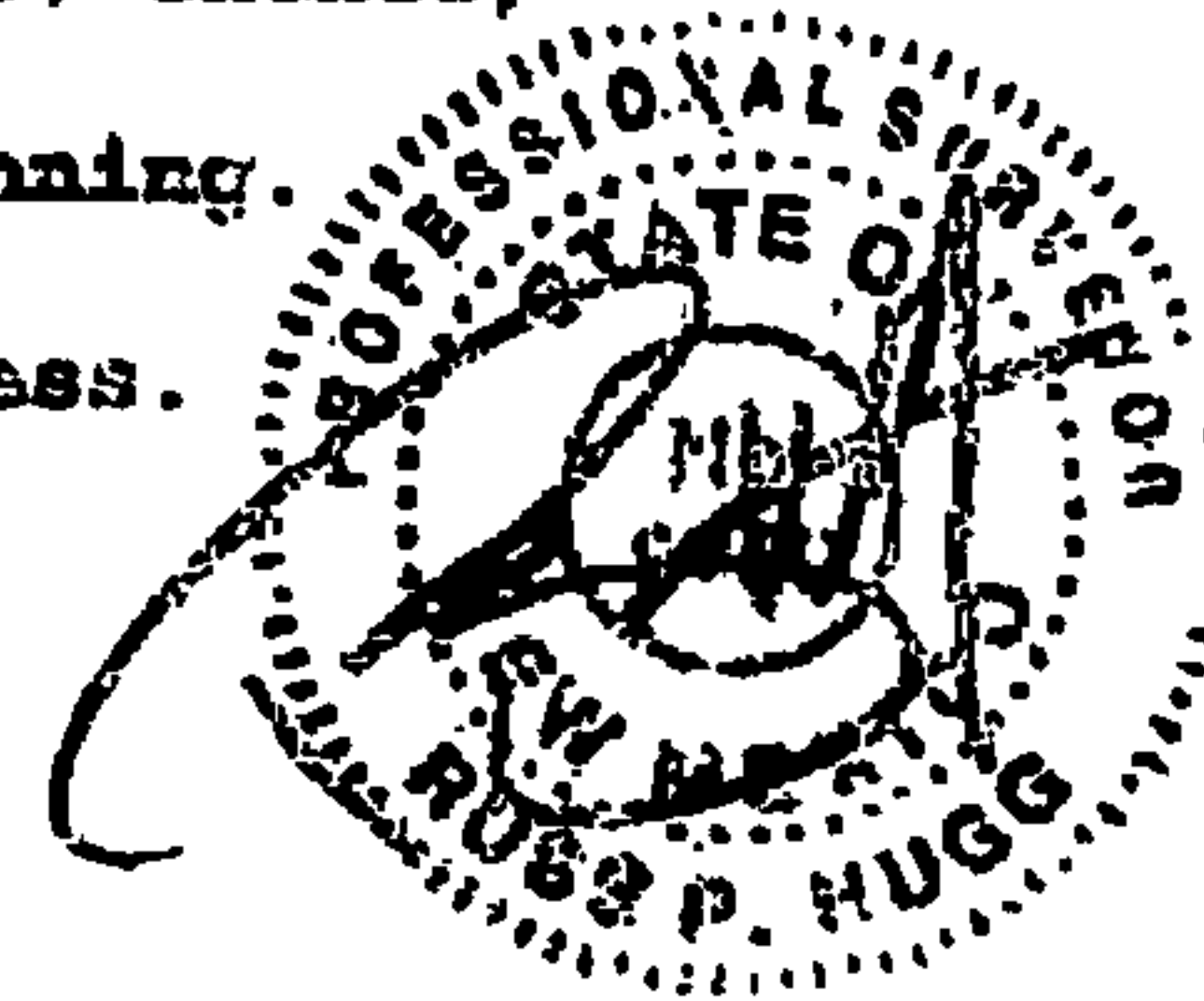
S 89°40'00" E, 45.99 feet to northeasterly corner of the easement herein described; Thence,

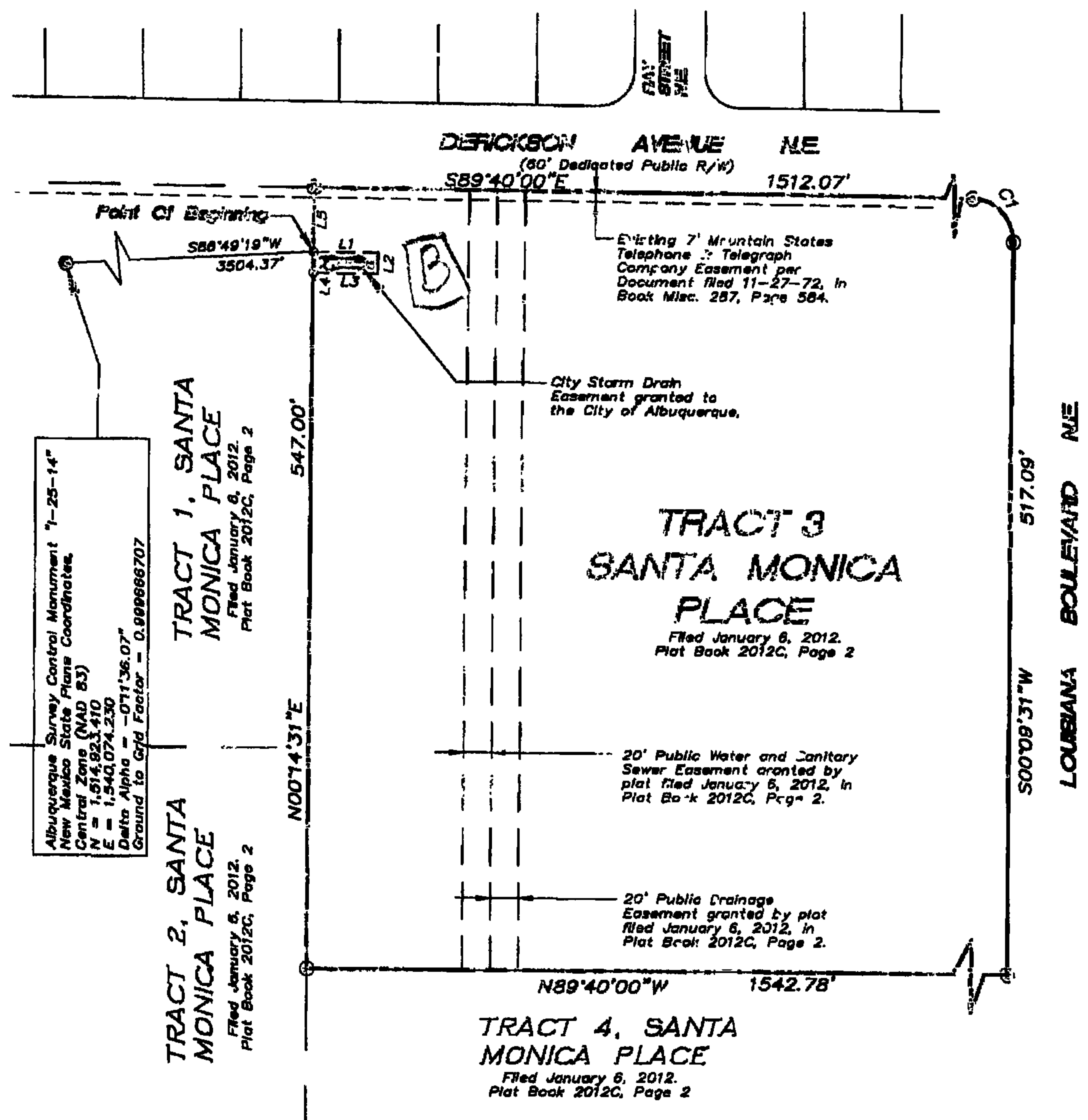
S 00°20'00" W, 15.00 feet to the southeasterly corner of the easement herein described; Thence,

N 89°40'00" W, 45.97 feet to the southwesterly corner of the easement herein described, said point also being a point on said westerly boundary of Tract 3, Santa Monica Place; Thence,

N 00°14'31" E, 15.00 feet to the point of beginning.

Said easement contains 0.0158 acres, more or less.





CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"

LINE TABLE

LINE	LENGTH	BEARING
L1	45.99	S89°40'00"E
L2	15.00	S00°20'00"W
L3	45.97	N89°40'00"W
L4	15.00	N00°14'31"E
L5	44.50	N00°14'31"E

Scale 1" = 100'

140183 SD EASE TRACT 3_052714.dwg

LEGAL DESCRIPTION - WATER AUTHORITY WATERLINE EASEMENT

An easement within the Elena Gallegos Grant, in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a portion of Tract 3, Santa Monica Place, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1 THRU 4, SANTA MONICA PLACE (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2012, in Plat Book 2012C, Page 2, as Document No. 2012001338, more particularly described by New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the southwesterly corner of the easement herein described, said point also being a point on the westerly boundary of said Tract 3, Santa Monica Place, and also being a point on the easterly boundary of Tract 1, Santa Monica Place, of said plat filed in Plat Book 2012C, Page 2, whence (1) Albuquerque Control Survey Monument "I-25-14" bears S 86°49'19" W, 3,504.37 feet distant, and (2) the northwesterly corner of said Lot 3, Santa Monica Place, bears N 00°14'31" E, 44.50 feet distant; Thence, along said westerly boundary of Tract 3, Santa Monica Place,

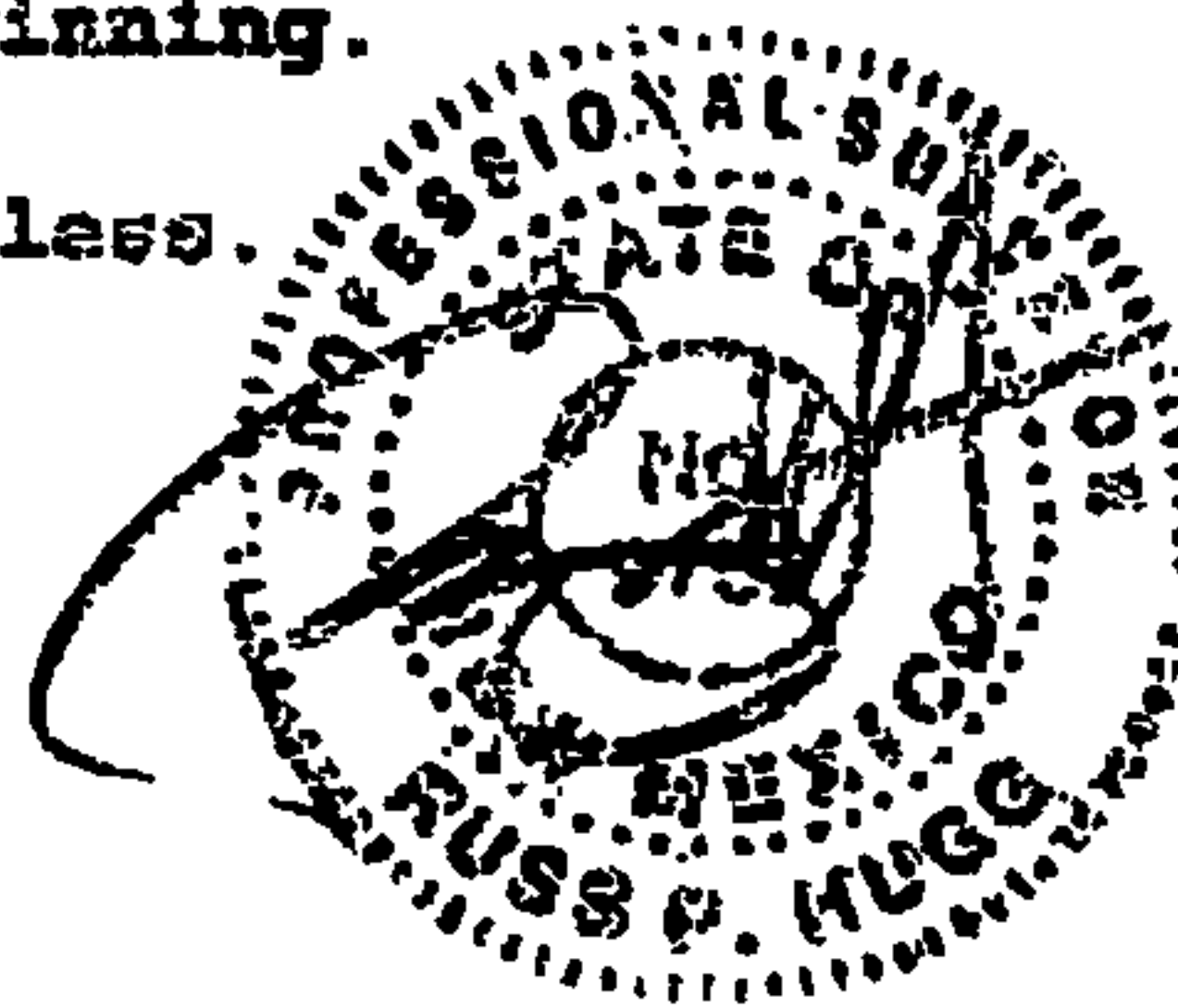
N 00°14'31" E, 10.00 feet to the northwesterly corner of the easement herein described; Thence

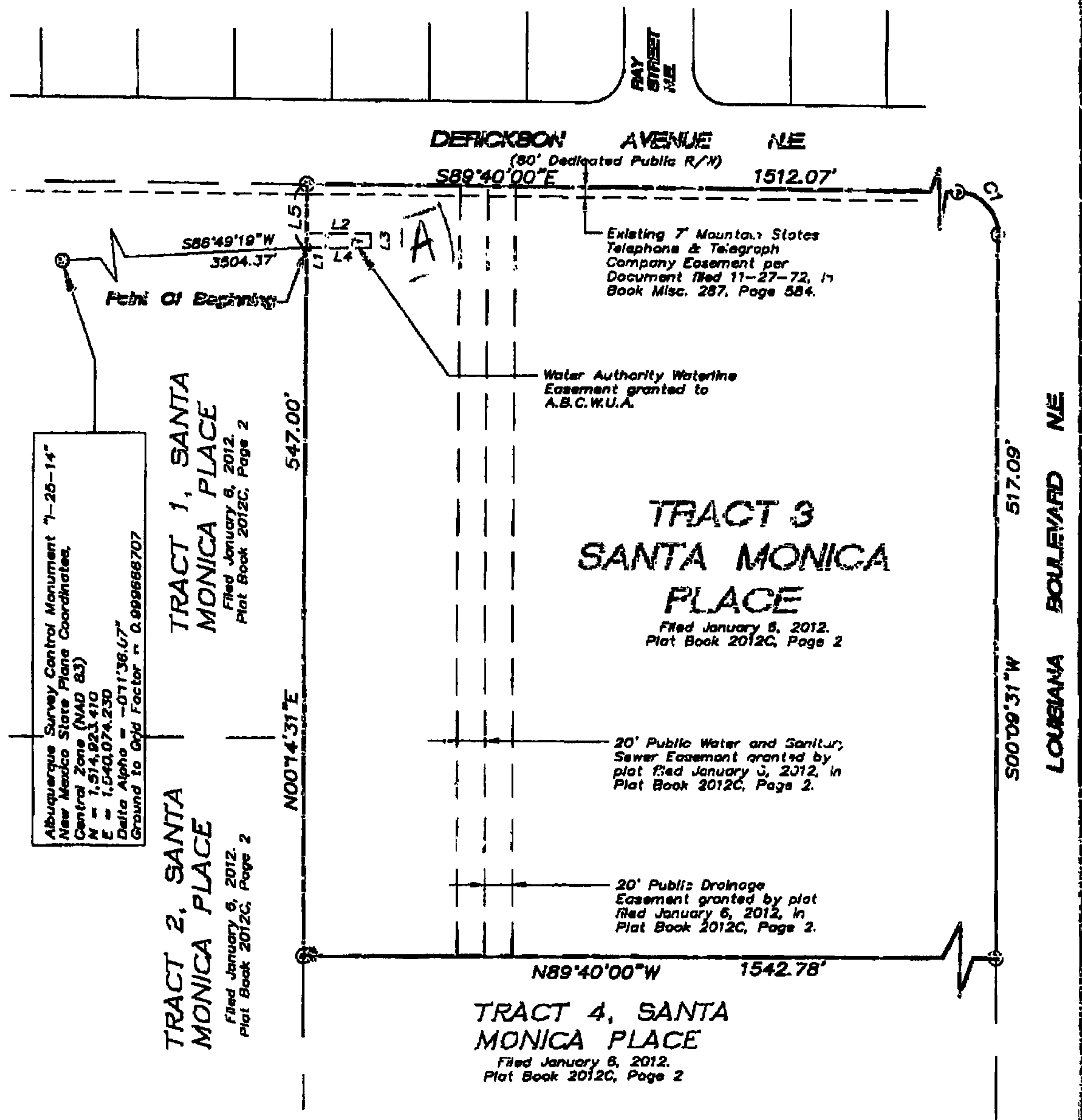
S 89°40'00" E, 45.01 feet to northeasterly corner of the easement herein described; Thence,

S 00°20'00" W, 10.00 feet to the southeasterly corner of the easement herein described; Thence,

N 89°40'00" W, 45.99 feet to the point of beginning.

Said easement contains 0.0106 acres, more or less.





CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N00°14'31"E
L2	46.01	S89°40'00"E
L3	10.00	S00°20'00"W
L4	45.99	N89°40'00"W
L5	44.50	N00°14'31"E

Scale 1" = 100'

140183 WA EASE TRACT 3_052714.dwg

TRACT 1
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

TRACT 2
SANTA MONICA PLACE
Filed January 6, 2012 in Plat Book 2012C, Page 2

KEYED EASEMENTS

EXISTING EASEMENTS ALL TO BE VACATED:

- [A.] 10' Water Authority Waterline Easement granted to A.B.C.W.U.A., surface easement granted to the City of Albuquerque by Document filed July 17, 2014 as Document No. 2014056270 to be vacated.
- [B.] 15' City Storm Drain Easement granted to the City of Albuquerque, surface easement granted to A.B.C.W.U.A. by Document filed July 17, 2014 as Document No. 2014056270 to be vacated.
- [C.] 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed January 6, 2012 in Plat Book 2012C, page 2 to be vacated.
- [D.] 20' Public Drainage Easement granted to the City of Albuquerque by plat filed January 6, 2012 in Plat Book 2012C, Page 2 to be vacated.
- [E.] 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed July 20, 2015 in Plat Book 2015C, page 81 to be vacated.
- [F.] 20' Public Drainage Easement granted to the City of Albuquerque by plat filed July 20, 2015 in Plat Book 2015C, page 81 to be vacated.
- [G.] Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584 to be vacated.

BLANKET DRAINAGE EASEMENT NOTE:
AN EXISTING PUBLIC AND PRIVATE INTERIM DRAINAGE EASEMENT FILED JULY 20, 2015 IN PLAT BOOK 2015C PAGE 81 OVER TRACT 3-A-1 TO BE VACATED.

TRACT 3-A-1
SANTA MONICA PLACE

TRACT 3-B
SANTA MONICA PLACE
Filed January 23, 2010 in Plat Book 2010C, Page 4

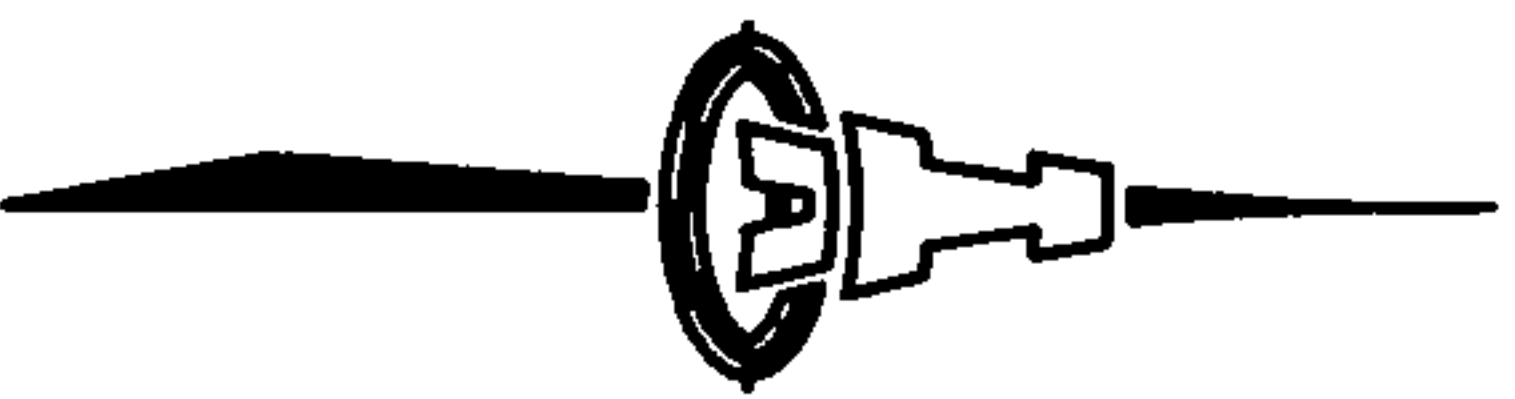
TRACT 4-B
SANTA MONICA PLACE
Filed January 23, 2010 in Plat Book 2010C, Page 5

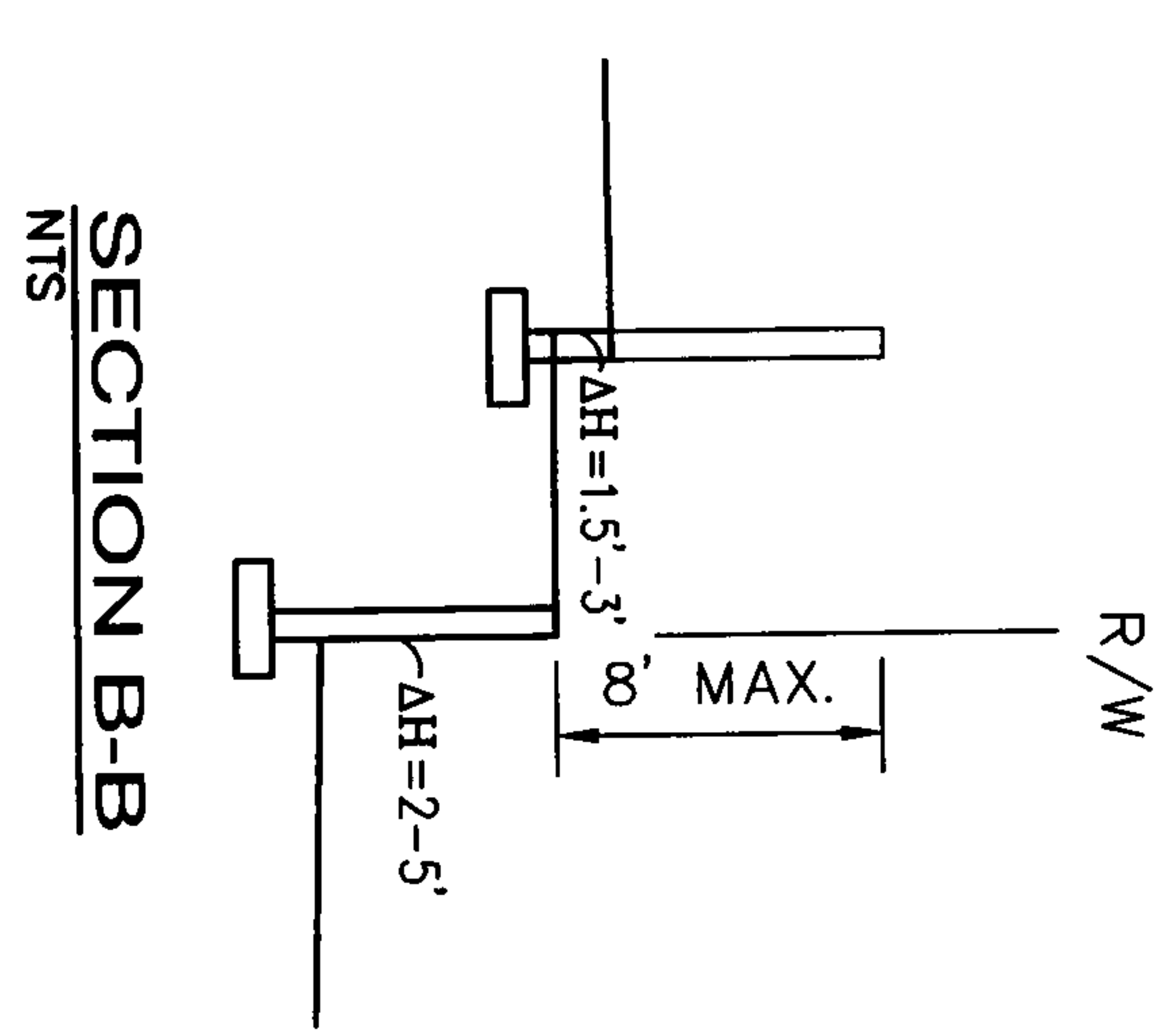
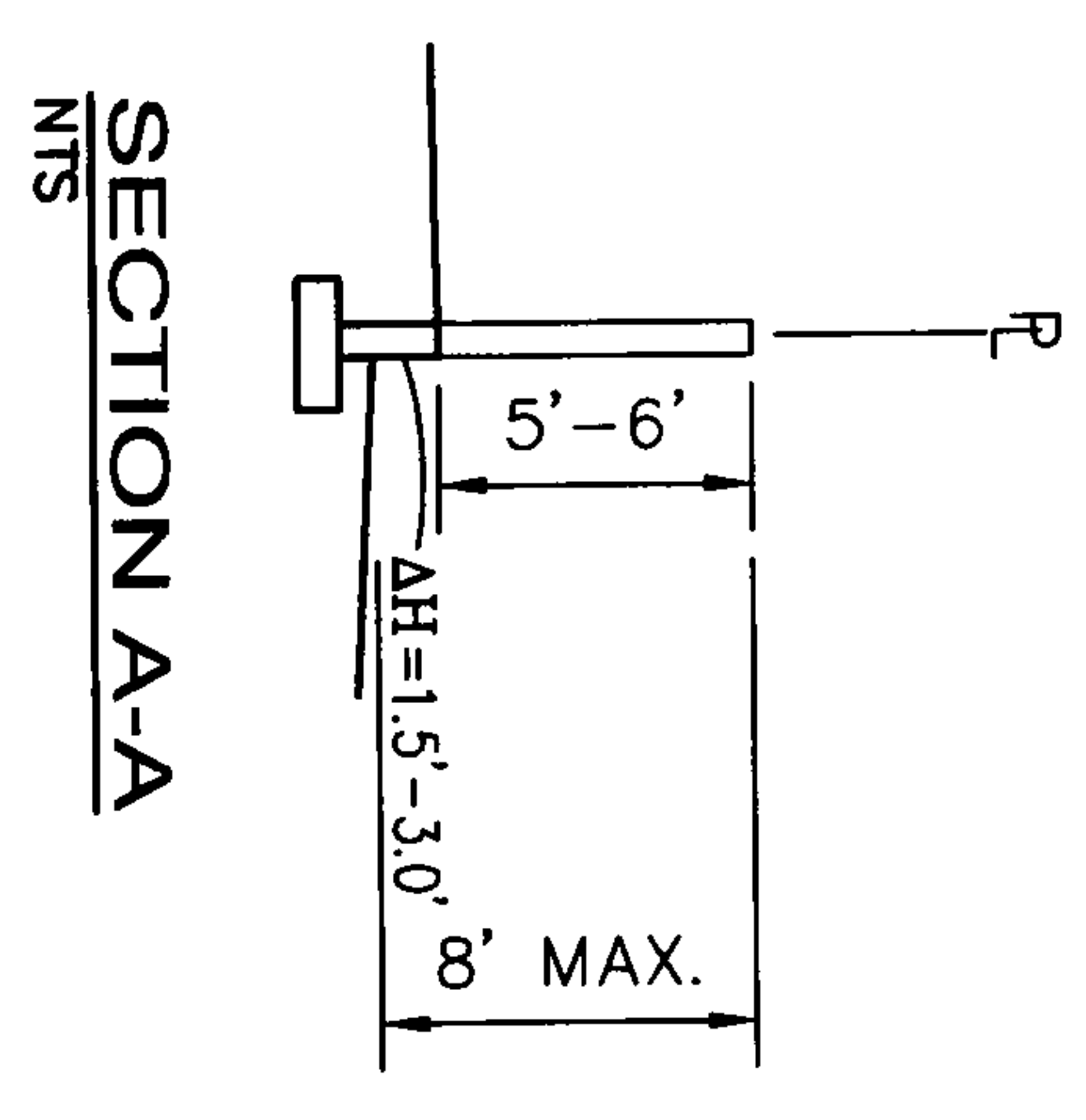
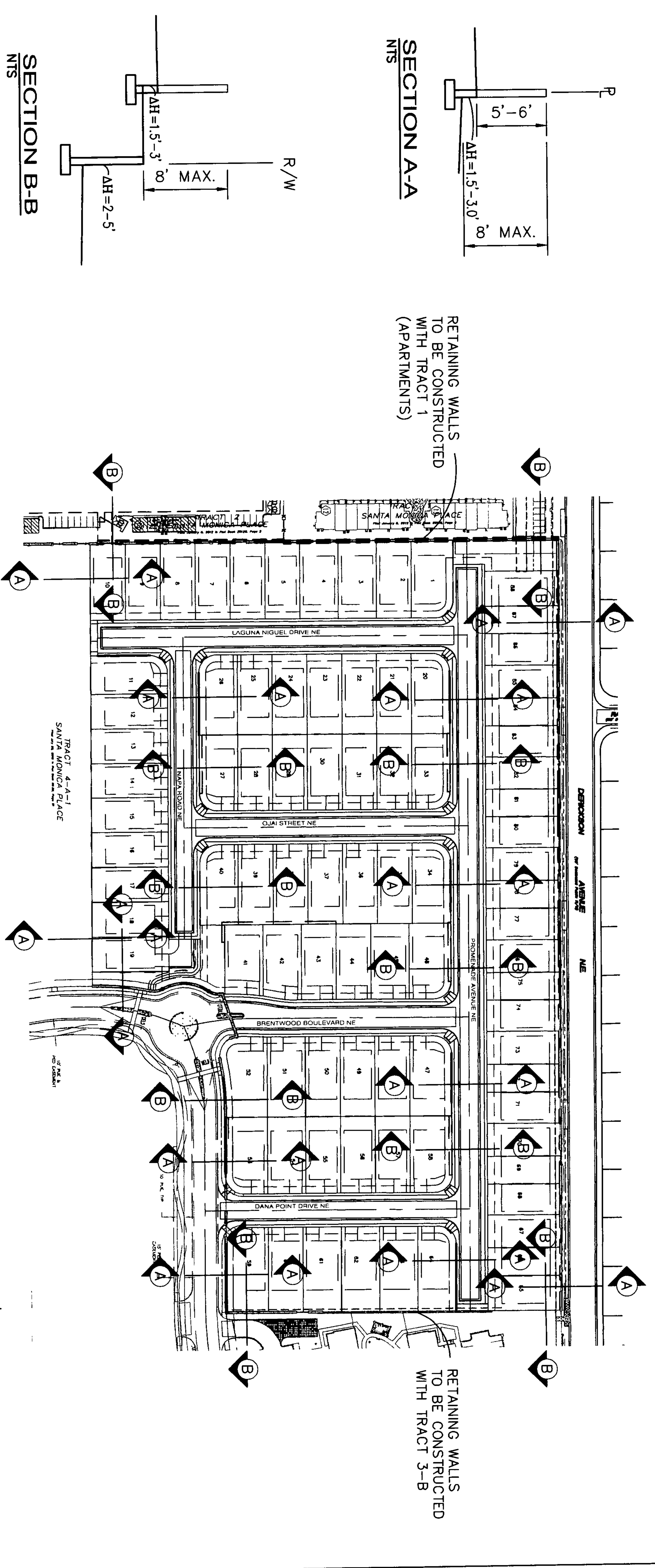
TRACT 4-A-1
SANTA MONICA PLACE
Filed July 23, 2010 in Plat Book 2010C, Page 6

EASEMENT VACATION EXHIBIT
SANTA MONICA ESTATES



SCALE 1"=80'

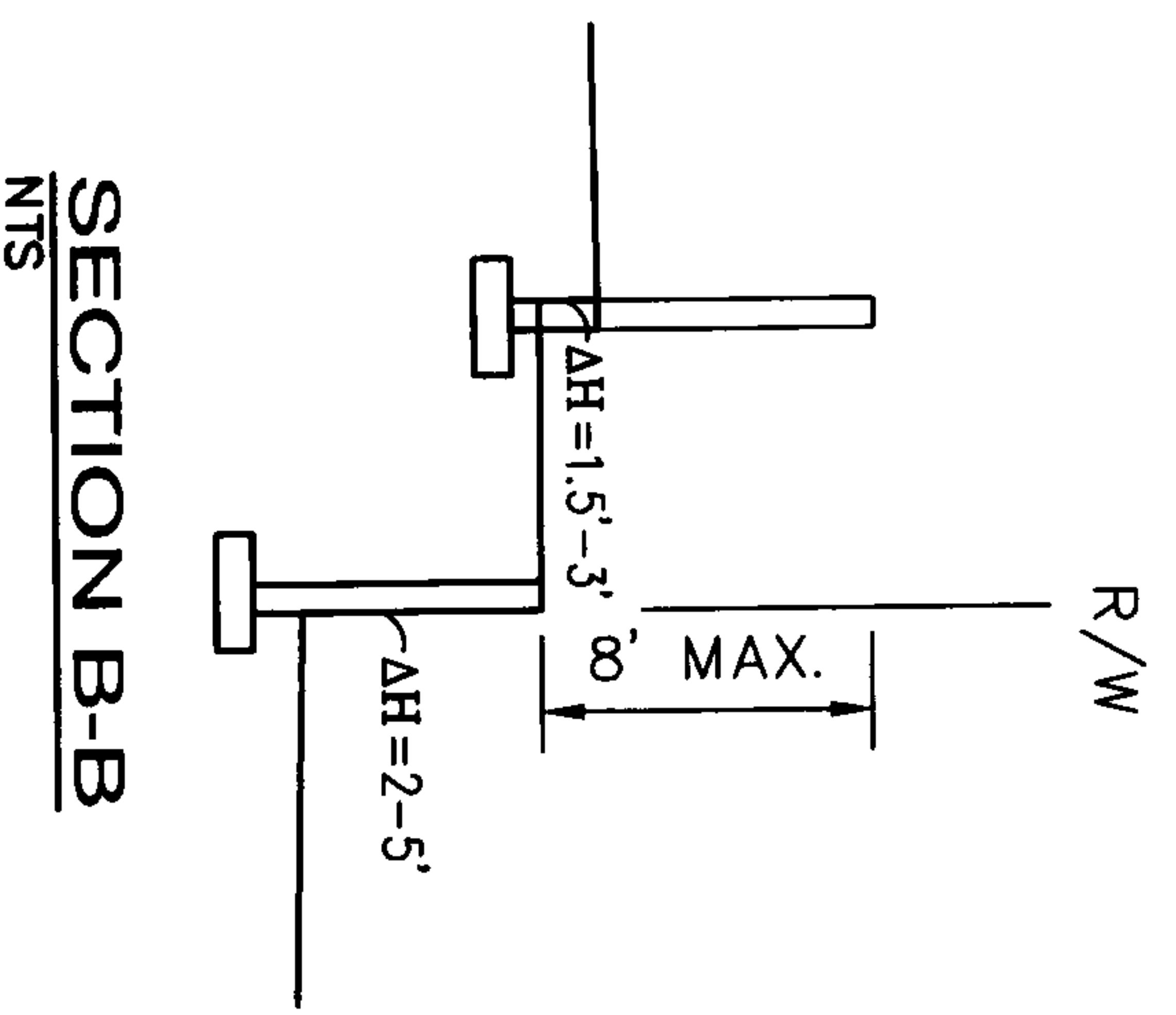
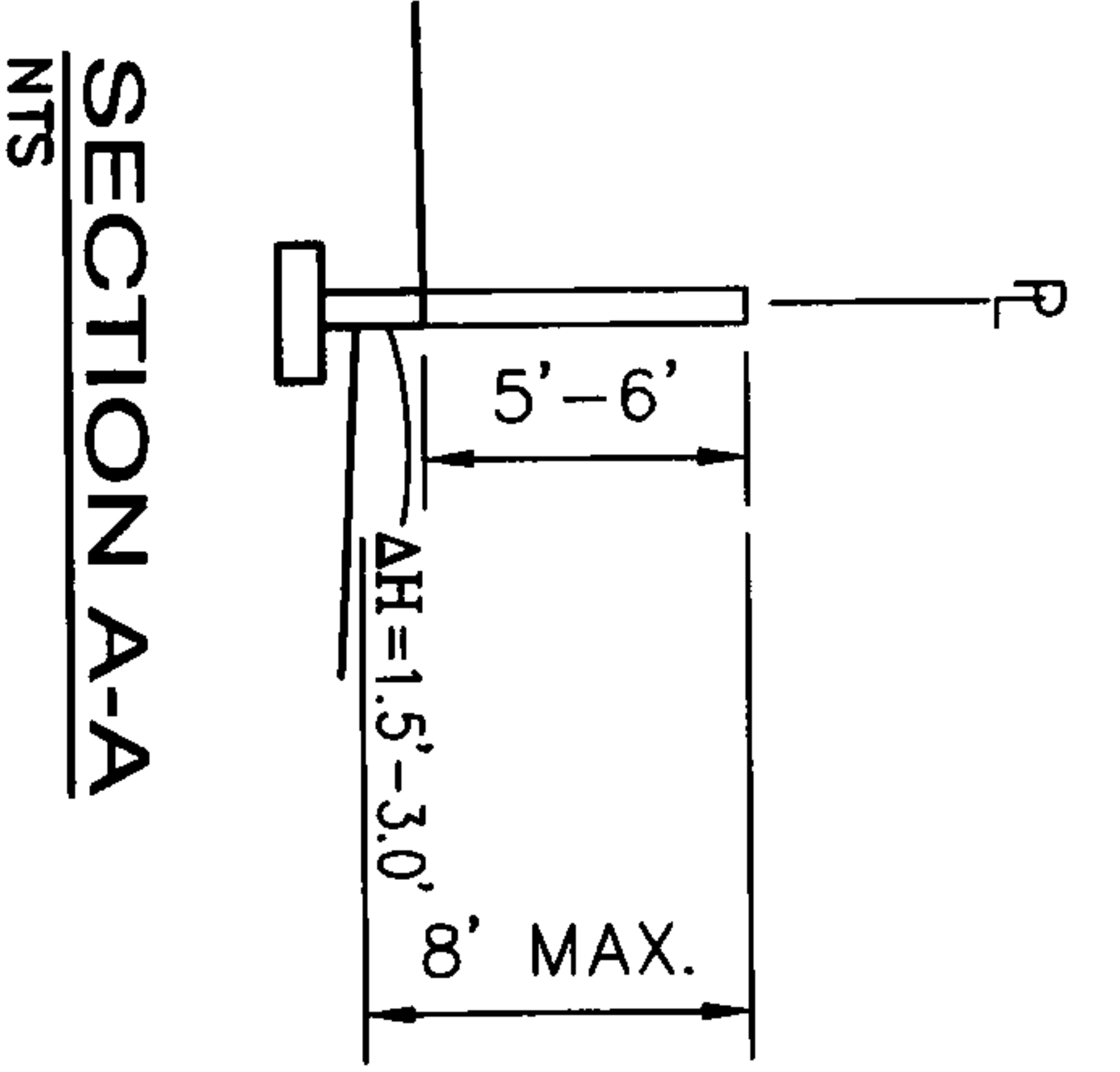




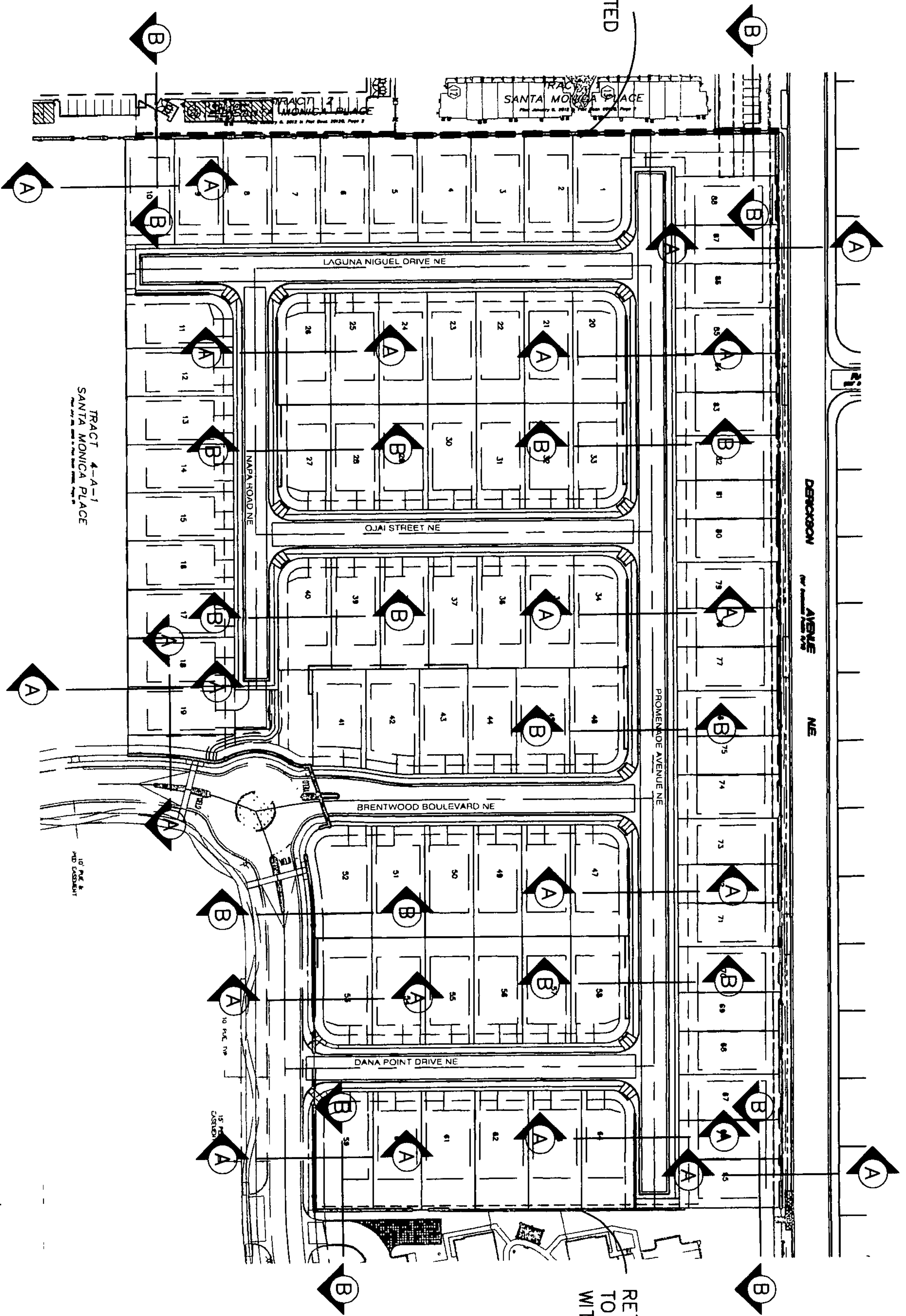
- LEGEND**
- PERIMETER WALL RETAINING < 1.5'
 - - - - PERIMETER WALL WITH SINGLE RETAINING WALL (SECTION A-A)
 - ==== PERIMETER WALL WITH DOUBLE RETAINING WALL (SECTION B-B)

ISAACSON & ARMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iaacivil.com

SANTA MONICA ESTATES
PERIMETER WALL EXHIBIT
8/28/15

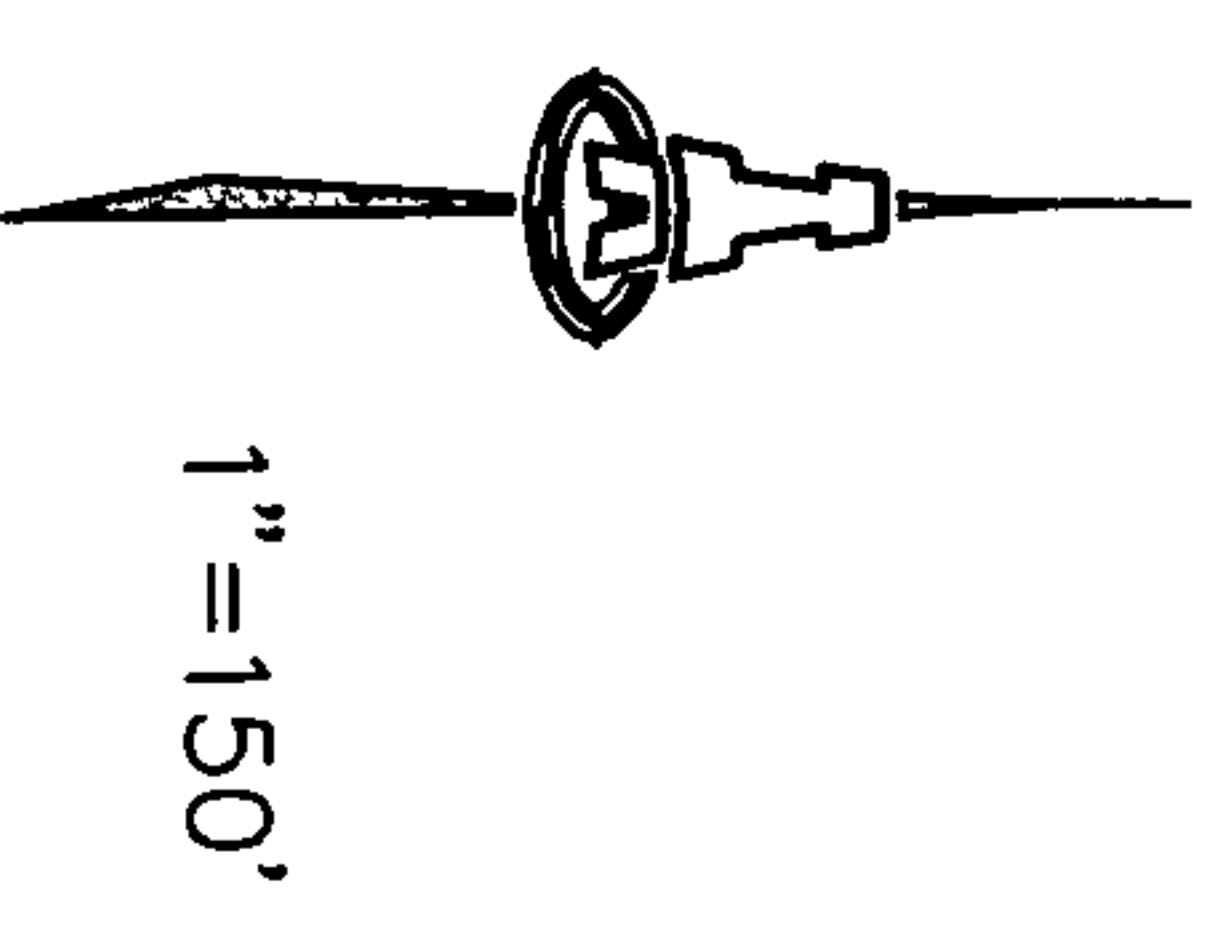



RETAINING WALLS TO BE CONSTRUCTED WITH TRACT 1 (APARTMENTS)



LEGEND

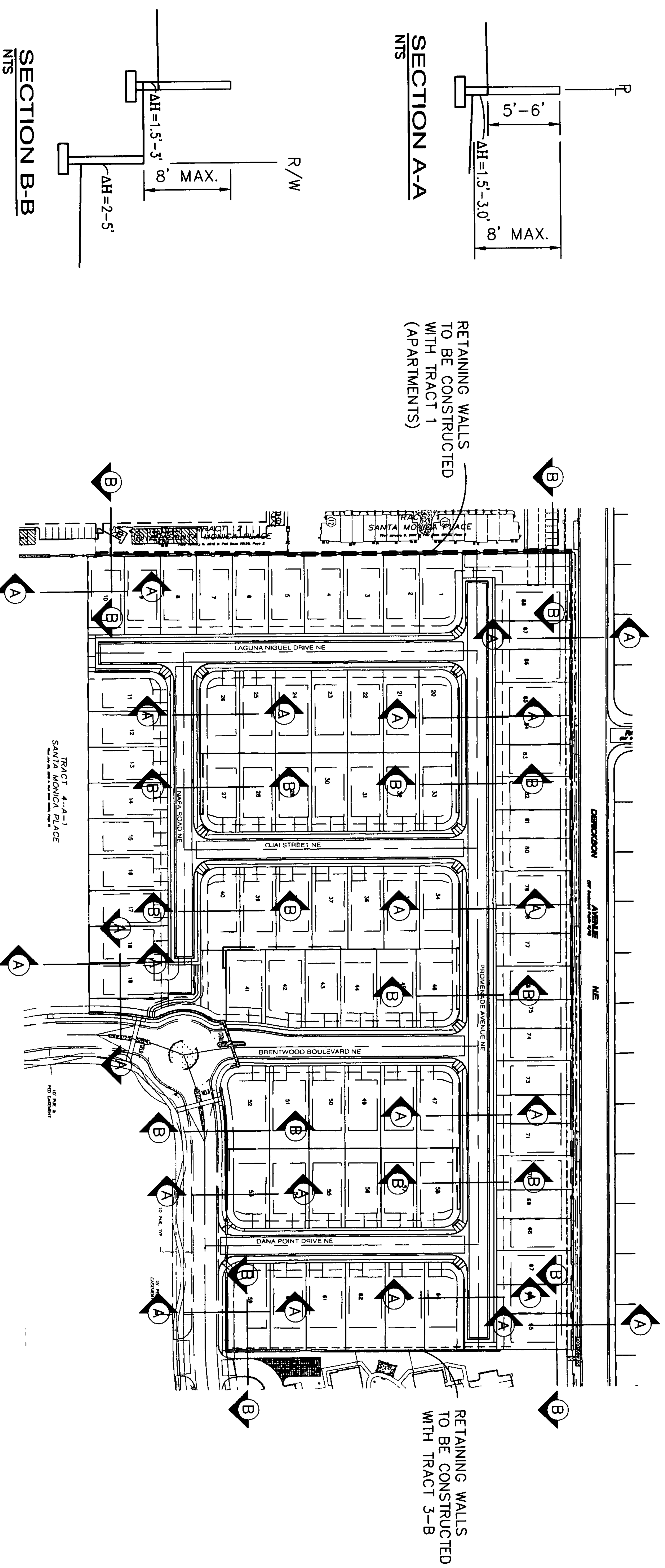
- PERIMETER WALL RETAINING < 1.5'
- - - PERIMETER WALL WITH SINGLE RETAINING WALL (SECTION A-A)
- == == PERIMETER WALL WITH DOUBLE RETAINING WALL (SECTION B-B)




ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street NE.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.iactoil.com

SANTA MONICA ESTATES
 PERIMETER WALL EXHIBIT

 8/28/15



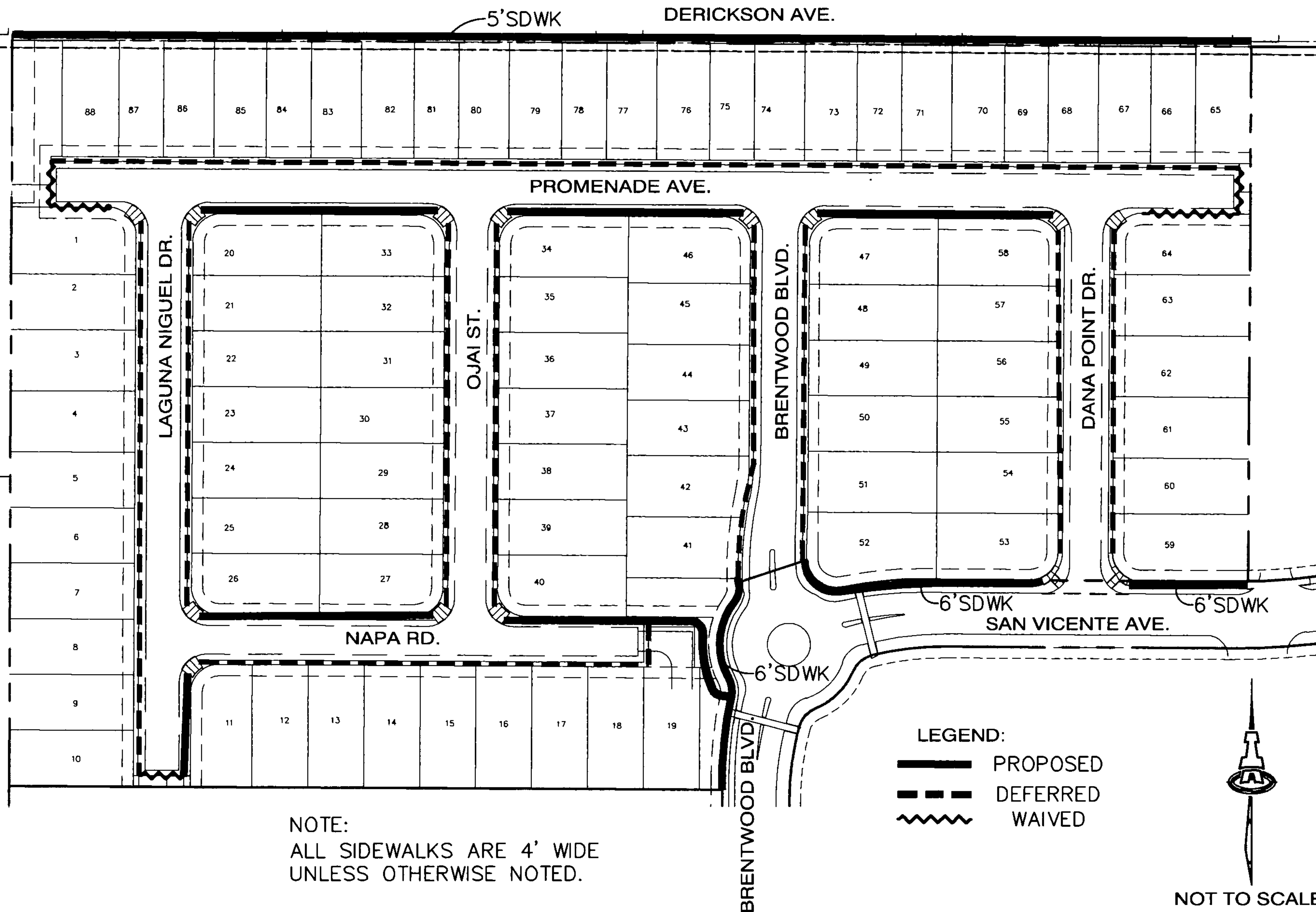
- LEGEND
- PERIMETER WALL RETAINING < 1.5'
 - - - - PERIMETER WALL WITH SINGLE RETAINING WALL (SECTION A-A)
 - ==== PERIMETER WALL WITH DOUBLE RETAINING WALL (SECTION B-B)

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SANTA MONICA ESTATES
 PERIMETER WALL EXHIBIT

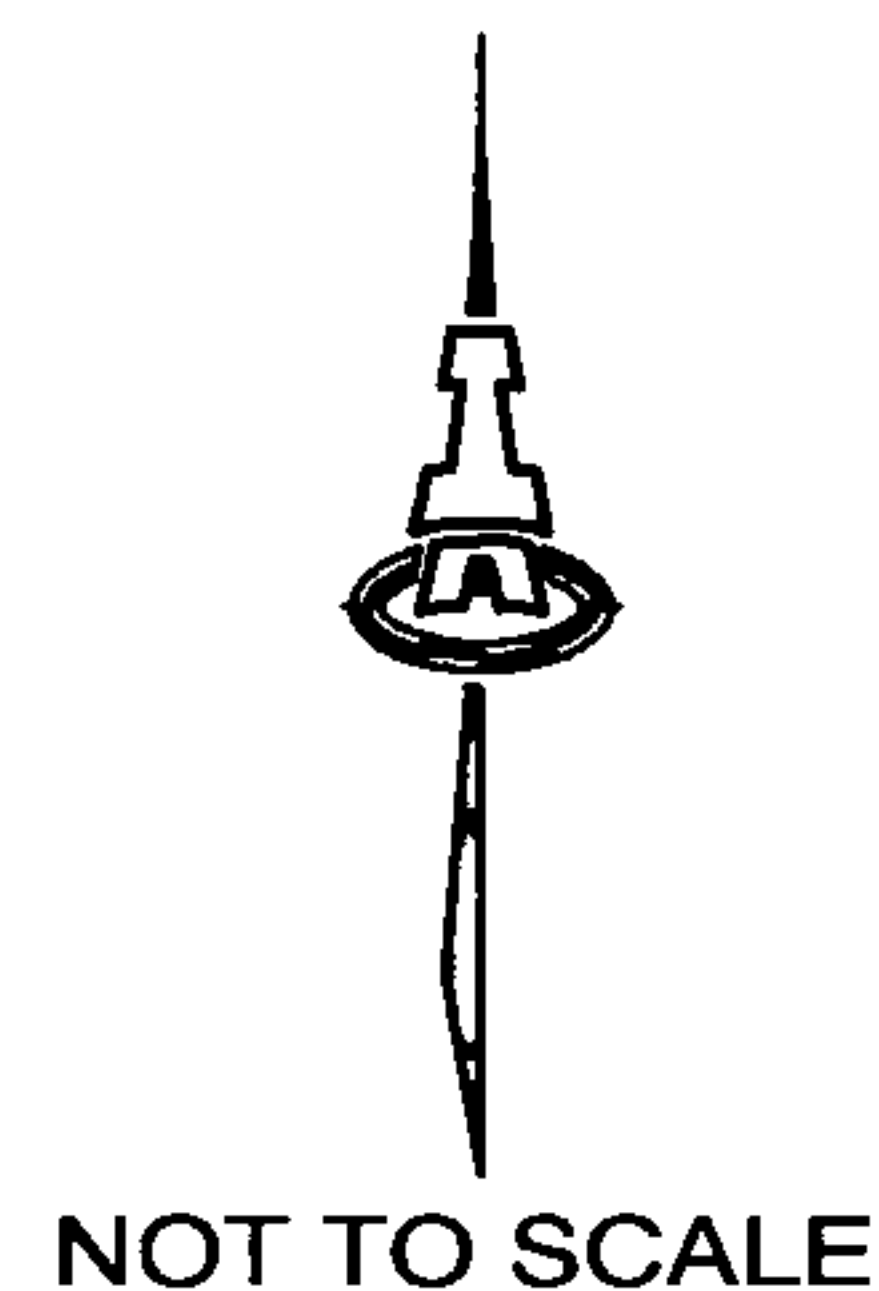
8/28/15

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NOTE:
 ALL SIDEWALKS ARE 4' WIDE
 UNLESS OTHERWISE NOTED.

LEGEND:
 ——— PROPOSED
 - - - DEFERRED
 ~~~~~ WAIVED



**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 Albuquerque, New Mexico  
 2108 C-701 SDWK DEFERRAL.dwg Aug 25, 2015

**SIDEWALK DEFERRAL EXHIBIT**

PROJECT SANTA MONICA ESTATES DATE 08-28-15 JOB NO. 2109 BY ANW