



Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

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

### APPLICATION INFORMATION:

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

APPLICANT: Woodmont Paseo, LLC (Kelly Calhoun) PHONE: (505) 639-4798  
 ADDRESS: 2219 Chatsworth Ct FAX: \_\_\_\_\_  
 CITY: Henderson STATE NV ZIP 89074 E-MAIL: kcalhoun@wcnm.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary Plat Extension for Durango Unit 3

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 C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Durango Unit 2  
 Existing Zoning: VTML Proposed zoning: VTML MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C9 UPC Code: 100906410421330611

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1010401-15DRB-70102, 1010401-16DRB-70237

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No  
 No. of existing lots: 1 No. of proposed lots: 36 Total area of site (acres): 18.36  
 LOCATION OF PROPERTY BY STREETS: Woodmont Avenue  
 Between: Rainbow Boulevard and Paseo del Norte

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

SIGNATURE Scott Steffen DATE 6/29/17  
 (Print) SCOTT J STEFFEN Applicant: ☐ Agent: ☒  
 FOR OFFICIAL USE ONLY Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____			\$ _____

Project # \_\_\_\_\_

Planner signature / date \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

SCOTT J STEFFEN  
Applicant name (print)  
S. J. Steffen 6/29/17  
Applicant signature / date



Form revised October 2007

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | _____                    |
| <input type="checkbox"/> Case #s assigned    | _____                    |
| <input type="checkbox"/> Related #s listed   | _____                    |

Planner signature / date  
Project # \_\_\_\_\_

June 29, 2017

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

Re: Durango Unit 3 – Preliminary Plat Extension (DRB 1010401)

Dear Mr. Cloud:

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

- Application for Development Review
- One copy of the DRB approved Preliminary Plat
- One copy of the DRB approved Infrastructure List
- DRB Action Sheet for latest Preliminary Plat Extension approval
- Zone Atlas Map
- Submittal Fees

Bohannon Huston, agent for Woodmont Paseo, LLC, is requesting a second one-year extension of the approved preliminary plat for Durango Unit 3. The Durango Unit 3 preliminary plat was originally approved by DRB on August 19, 2015. A 1-year extension of the preliminary plat was approved by DRB on July 20, 2016.

An extension of the preliminary plat is being requested due to a weak housing market, which results in a lack of demand for the lots in the Durango Subdivision.

Please place this item on the DRB Agenda to be heard on July 19, 2017. Don't hesitate to contact me at 823-1000 with questions or comments.

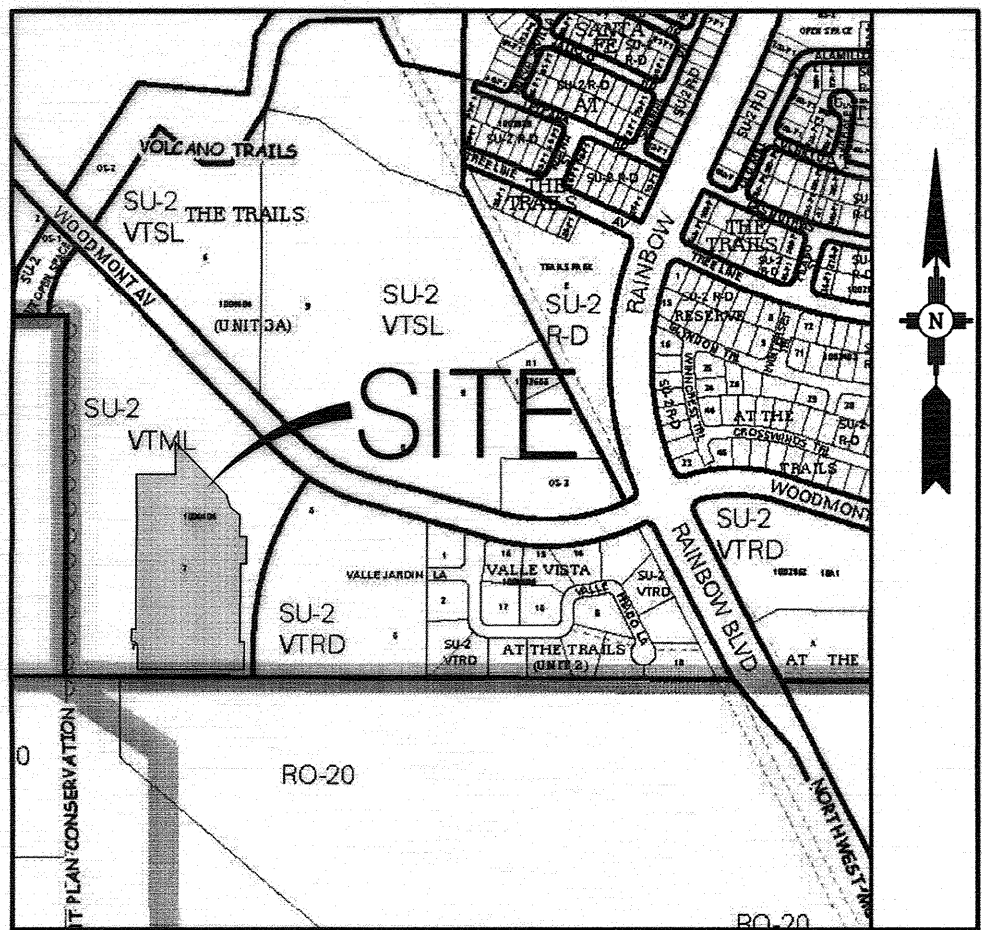
Sincerely,



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

Enclosures

cc: Kelly Calhoun, Wexford Construction



NOT TO SCALE

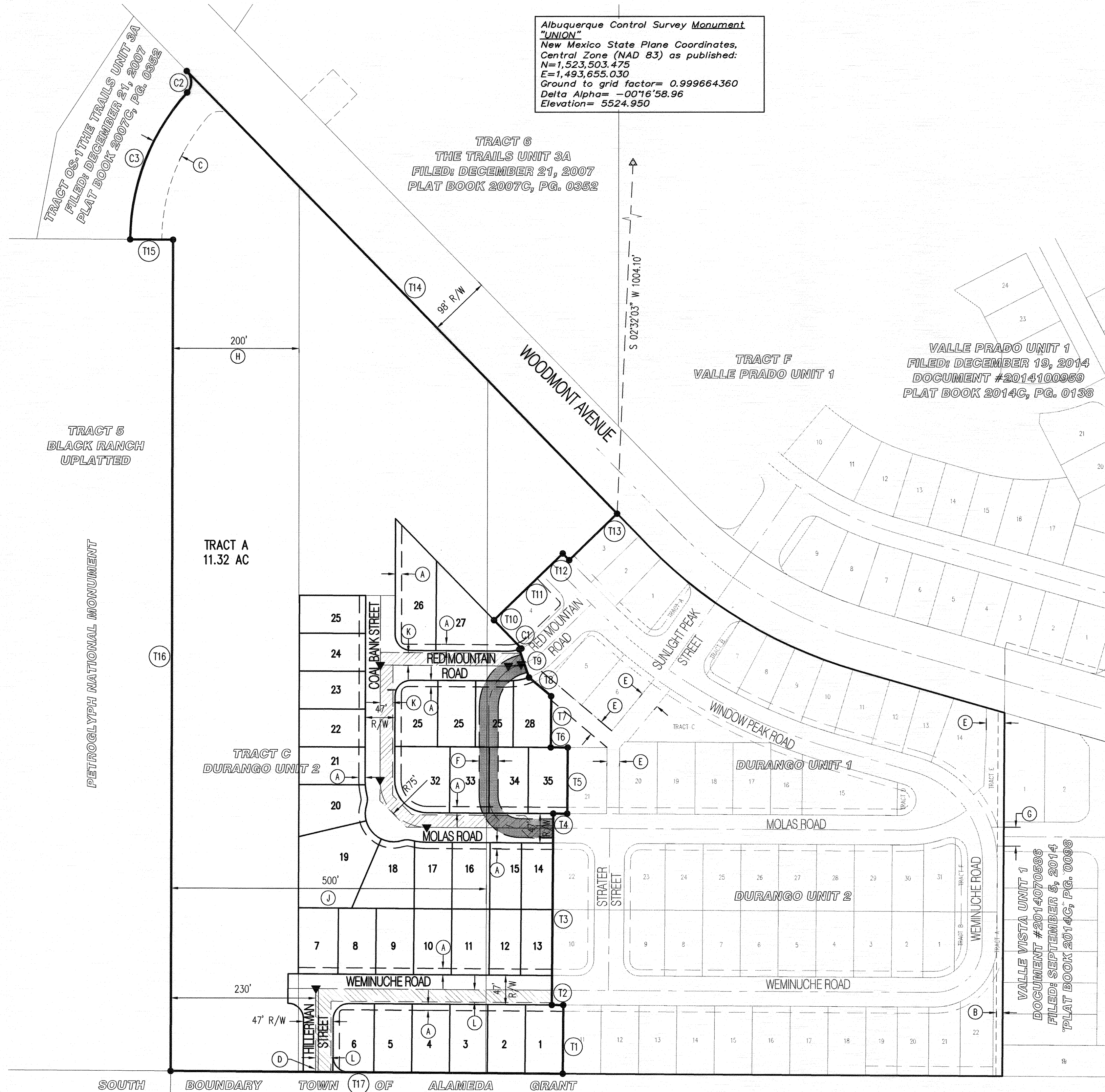
ZONE ATLAS C-09-Z

#### KEYED NOTES

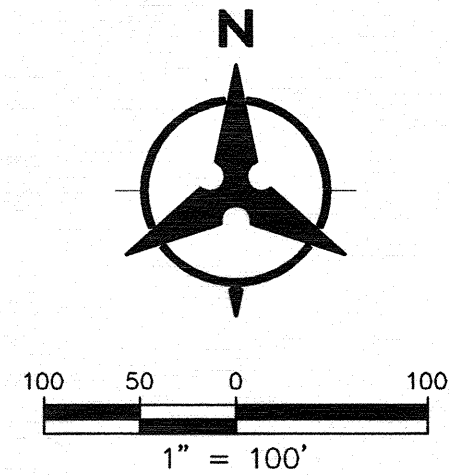
- (A) 10' PUBLIC UTILITY EASEMENT. GRANTED BY THIS PLAT.
- (B) EXISTING 10' PUBLIC UTILITY EASEMENT. FILED JUNE 8, 2009 AS DOCUMENT NO. 2009063588
- (C) EXISTING 50' PUBLIC ROADWAY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND 66' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO NMU BY PLAT FILED DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352
- (D) EXISTING ROADWAY EASEMENT: CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT, RESERVED BY THE BULK LAND PLAT OF THE TRAILS UNIT 3A, RECORDED ON DECEMBER 21, 2007 AS DOCUMENT #2007171107, IN PLAT BOOK 2007C, PAGE 352.
- EXCEPT FOR THE LOCATION OF THIS EASEMENT AS IT RELATES TO THE SOUTH BOUNDARY OF TRACT 7, THE FINAL ALIGNMENT OF THIS EASEMENT WITHIN TRACT 7 AND CONNECTION OF THIS EASEMENT TO WOODMONT AVENUE NW WILL BE DETERMINED AT THE TIME OF PLATTING TRACT 7, AS NOTED ON BULK LAND PLAT OF THE TRAILS UNIT 3A.
- (E) EXISTING PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH DURANGO UNIT 1 PLAT.
- (F) EXISTING 30' TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH DURANGO UNIT 1 PLAT TO BE VACATED WITH THIS PLAT.
- (G) EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ABCWUA.
- (H) LOTS WITHIN 200 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET.
- (J) LOTS BETWEEN 200 FEET AND 500 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
- (K) 20' WATERLINE EASEMENT GRANTED TO THE ABCWUA WITH DURANGO UNIT 1 PLAT TO BE VACATED WITH THIS PLAT.
- (L) 20' WATERLINE EASEMENT GRANTED TO THE ABCWUA WITH DURANGO UNIT 2 PLAT TO BE VACATED WITH THIS PLAT.

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	N00°19'33"E	110.00'
T2	N89°40'27"W	18.10'
T3	N00°19'33"E	304.00'
T4	S89°40'27"E	22.08'
T5	N00°19'33"E	105.00'
T6	N89°40'27"W	26.81'
T7	N00°19'33"E	81.27'
T8	N49°51'37"W	45.96'
T9	N19°15'45"W	47.00'
T10	N44°10'54"W	62.57'
T11	N45°49'06"E	152.00'
T12	S44°10'54"E	14.62'
T13	N45°49'06"E	106.00'
T14	N44°10'54"W	980.65'
T15	S89°41'41"E	68.00'
T16	S00°05'57"W	1320.83'
T17	S89°40'27"E	622.42'

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	3.66'	51.50'	04°04'10"	1.83'
C2	37.61'	25.00'	86°11'28"	23.39'
C3	256.74'	351.33'	41°52'12"	134.41'



Albuquerque Control Survey Monument  
"UNION"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83) as published:  
N=1,523,503.475  
E=1,493,655.030  
Ground to grid factor= 0.999664360  
Delta Alpha= -00°16'58.96  
Elevation= 5524.950



## PRELIMINARY PLAT FOR DURANGO UNIT 3 LOTS 1-35 AND TRACT A AUGUST 2015

#### LEGAL DESCRIPTION

Tract C, Durango Unit 2 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF DURANGO UNIT 2 (LOTS 1-22 & TRACTS A-C), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

#### GENERAL NOTES

1. EXISTING ZONING: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
- PROPOSED ZONING: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
2. TOTAL ACREAGE: 18.36 AC  
UNIT 3 ACREAGE: 7.04 AC  
NUMBER OF LOTS: 35  
PROPOSED DENSITY: 4.97 DU/AC
3. MIN. LOT DIMENSIONS: 50' X 105'  
MINIMUM LOT AREA: 5,250 SQFT
4. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
5. LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
6. TRACT A TO BE SUBDIVIDED AS PART OF DURANGO UNIT 4.

#### SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTML
MILES OF FULL WIDTH STREETS CREATED	0.26 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	35
NO. OF HOA TRACTS CREATED	0
NO. OF REMAINDER TRACTS CREATED	1

#### SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Soren M. Rindman P.E. 8/13/15  
CITY SURVEYOR DATE

Kelly Calhoun 8/13/15  
MANAGER, WOODMONT-PASEO, LLC DATE

#### LEGEND

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

**Bohannon & Huston**



Current DRC  
Project No. \_\_\_\_\_

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'

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

DURANGO UNIT 3  
(REPLAT OF TRACT C, DURANGO UNIT 2)

Date Submitted: August 12, 2015  
Date Site Plan for Bldg Permit Appro: 8-19-15  
Date Site Plan for Sub. Approved: 8-19-15  
Date Preliminary Plat Approved: 8-19-16  
Date Preliminary Plat Expires: 1010401  
DRB Project No. 15-70102

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

DURANGO UNIT 3 WORK ORDER WILL NOT BE ISSUED UNTIL DURANGO UNITS 1 AND 2  
ARE OPERATIONAL AND FINAL INSPECTION WITH THE CITY OF ALBUQUERQUE HAS OCCURRED

PAVING

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	WEMINUCHE ROAD	HILLERMAN STREET	UNIT 3 EAST BOUNDARY EAST SIDE OF LOT 13	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	COAL BANK STREET	UNIT 3 NORTH BOUNDARY NORTH SIDE OF LOT 25	MOLAS ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	MOLAS ROAD	COAL BANK STREET	UNIT 3 EAST BOUNDARY EAST SIDE OF LOT 14	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	HILLERMAN STREET	WEMINUCHE ROAD	UNIT 3 SOUTH BOUNDARY SOUTH END LOT 6	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	RED MOUNTAIN ROAD	COAL BANK STREET	UNIT 3 EAST BOUNDARY EAST END OF LOT 28	/	/	/

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

PUBLIC STORM DRAIN IMPROVEMENTS

24" DIA	RCP W/ MH & INLETS	MOLAS ROAD	WEST SIDE OF LOT 14	UNIT 3 EAST BOUNDARY EAST SIDE OF LOT 14
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NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN  
IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		8" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	COAL BANK STREET	UNIT 3 NORTH BOUNDARY NORTH SIDE OF LOT 25	RED MOUNTAIN ROAD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS*	COAL BANK STREET	RED MOUNTAIN ROAD	MOLAS ROAD	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS*	MOLAS ROAD	COAL BANK STREET	STRATER STREET	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS*	STRATER STREET	MOLAS ROAD	UNIT 1 SOUTH BOUNDARY SOUTH END LOTS 22/23	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS**	STRATER STREET	WEMINUCHE ROAD	UNIT 2 NORTH BOUNDARY NORTH END LOTS 9/10	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS**	WEMINUCHE ROAD	HILLERMAN STREET	STRATER STREET	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FHS, MJS & RJS**	HILLERMAN STREET	WEMINUCHE ROAD	UNIT 3 SOUTH BOUNDARY APS CONNECTION	/	/	/

\* CONSTRUCTED WITH DURANGO UNIT 1, CPN 800883  
 \*\* CONSTRUCTED WITH DURANGO UNIT 2, CPN 8008XX

PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	WEMINUCHE ROAD	HILLERMAN STREET	UNIT 3 EAST BOUNDARY EAST SIDE OF LOT 13	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MOLAS ROAD	COAL BANK STREET	UNIT 3 EAST BOUNDARY EAST SIDE OF LOT 14	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	COAL BANK STREET	UNIT 3 NORTH BOUNDARY NORTH SIDE OF LOT 25	MOLAS ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	RED MOUNTAIN ROAD	COAL BANK STREET	UNIT 3 EAST BOUNDARY EAST END OF LOT 28	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN

8/12/2015

PREPARED BY: PRINT NAME

DATE

BOHANNAN HUSTON, INC.

FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DRB CHAIR

TRANSPORTATION DEVELOPMENT

ABCWUA

DATE

DATE

DATE

PARKS & GENERAL SERVICES

DATE

CITY ENGINEER

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room


**July 20, 2016**

MEMBERS:

Jack Cloud..... DRB Chair  
Racquel Michel ..... Transportation Development  
Kris Cadena ..... ABCWUA  
Abiel Carrillo .....City Engineer  
Carol Dumont..... Parks & Recreation



*Angela Gomez ~ Administrative Assistant*

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**



1. **Project# 1004675**  
16DRB-70239 EPC APPROVED SDP FOR  
BUILD PERMIT  
MODULUS ARCHITECTS INC agent(s) for RAIN  
TUNNEL CAR SPA request(s) the above action(s) for all  
or a portion of Tract(s) J, **VISTA DE LA LUZ** zoned  
SU-1 FOR O-1/C-1, located on COORS AND SEVILLA  
NW containing approximately 1.872 acre(s). (F-11)  
**INDEFINITELY DEFERRED.**
- 2, **Project# 1007017**  
16DRB-70240 EPC APPROVED SDP FOR  
BUILD PERMIT   
JIM MEDLEY ARCHITECT agent(s) for SUNPORT  
PARK HOSPITALITY, LLC request(s) the above  
action(s) for all or a portion of Lot(s) 2-A-2, Block(s) 2,  
**SUNPORT PARK** located on 1401 WOODWARD RD  
containing approximately 2.03 acre(s) . (M-15) **THE SITE  
DEVELOPMENT PLAN FOR BUILDING PERMIT WAS  
APPROVED WITH FINAL SIGN-OFF DELEGATED TO  
THE WATER AUTHORITY FOR COMMENTS AND TO  
PLANNING FOR TRANSPORTATION COMMENTS.**

## **CASES WHICH REQUIRE PUBLIC NOTIFICATION**

### **MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**


3. **Project# 1005224**  
16DRB-70214 EASEMENT VACATION  
16DRB-70215 SIDEWALK VARIANCE  
16DRB-70216 TEMP DEFER-SIDEWALK  
16DRB-70217 PRELIMINARY PLAT  MARK GOODWIN AND ASSOCIATES, P.A. agents for LGI HOMES, INC. request the referenced/ above actions for Lots A-1-A & A-1-B, **SALAZAR FAMILY TRUST** zoned R-LT, located on the south side of COLOBEL AVE SW and the west side of 98TH ST SW containing approximately 41.8 acres. (N-9) **DEFERRED TO 8/3/16.**
4. **Project# 1010042**  
15DRB-70382 – SITE DEVELOPMENT  
PLAN FOR SUBDIVISION  
16DRB-70211 - PRELIMINARY/ FINAL  
PLAT APPROVAL  DEKKER/ PERICH/ SABATINI and CARTESIAN SURVEYS INC agents for PARS ASSETS LLC / AFC-5 LLC request the referenced/ above action for Lots 5A and 6A-1-C-1, Block C, **LOUISIANA SUBDIVISION** zoned SU-3/ MU-UPT, located on the east side of LOUISIANA BLVD NE between CUTLER AVE NE and PROSPECT PL NE containing approximately 5.9 acres. (H-19) [Deferred from 11/10/15, 12/2/15, 1/6/16, 2/24/16, 3/2/16, 4/6/16, 5/18/16, 5/25/16, 6/15/16, 6/22/16] **DEFERRED TO 7/27/16.**

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

5. **Project# 1010401**  
16DRB-70236 EXT OF MAJOR  
PRELIMINARY PLAT  
  
16DRB-70237 EXT OF MAJOR  
PRELIMINARY PLAT  
WEXFORD CONST. INC. agent(s) for FOR WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Tract(s) G, **DURANGO Unit(s) 1**, zoned SU-2/VTRD/VTML, located on WOOMONT BETWEEN SUNLIGHT PEAK AND RAINBOW containing approximately 3.1 acre(s). (C-9) **THE ONE-YEAR EXTENSIONS OF THE PRELIMINARY PLATS WERE APPROVED.**
6. **Project# 1010332**  
16DRB-70233 AMENDMENT TO  
PRELIMINARY PLAT  
16DRB-70234 AMENDED SDP FOR  
SUBDIVISION  MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for 98TH ST LLC request(s) the above action(s) for all or a portion of Tract(s) 34D-1-A, **LOS DIAMANTES** zoned SU-1, located on 98TH BETWEEN GIBSON AND BLAKE containing approximately 25.1635 acre(s). (N-9) **INDEFINITELY DEFERRED.**
7. **Project# 1001526**  
16DRB-70231 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  RHD ENGINEERING, LLC agent(s) for MALLARD SIDNEY request(s) the above action(s) for all or a portion of Lot(s) 17-19, **BALLING ADDITION NO. ONE** zoned SMRN, located on MOUNTAIN RD between 12TH and 14TH NW containing approximately .7 acre. (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, UTILITY COMPANY SIGNATURES AND FOR AGIS DXF.**

8. **Project# 1010897**  
16DRB-70235 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for JARDINERO INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-11, Block(s) 7, **MESA VERDE ADDITION** zoned C-2, located on CENTRAL BETWEEN WISCONSIN AND VIRGINIA NE containing approximately .4752 acre(s). (K-19) **DEFERRED TO 7/27/16.**

9. **Project# 1010728**  
16DRB-70221 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

ARCH + PLAN LAND USE CONSULTANTS agent(s) for BERNARDINO PARRA/ GUADALUPE MALDONADO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **HOUSTON ADDN** zoned R-1, located on 1119 HEADINGLY AVE NW/4001 11TH ST NW containing approximately .55 acre(s). (G-14) *[Deferred from 7/13/16]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING TO REVISE WATER SERVICE EASEMENT AND USE.**

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

10. **Project# 1005029**  
16DRB-70238 SKETCH PLAT REVIEW  
AND COMMENT 

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) TRACTS B & J, THE CROSSING AND TRACT R, STORMCLOUD, **TBKA STORMCLOUD SBD UNIT 4 & 5 Unit(s) 3**, zoned SU-2/R-LT, located on TIERRA PINTADA west of UNSER NW containing approximately 86 acre(s). (H-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

11. **Project# 1010926**  
16DRB-70232 SKETCH PLAT REVIEW  
AND COMMENT 

WILSON & COMPANY agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF NEW MEXICO SCHOOL FOR THE DEAF** zoned A-1, located on IRVING BETWEEN RAINBOW AND UNIVERSE containing approximately 15 acre(s). (A-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

12. Other Matters:

13. ADJOURNED: