



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)
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

D L A APPEAL / PROTEST of...

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): 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 (Rick Beltramo) PHONE: (505) 639-4798

ADDRESS: 6330 Riverside Plaza Lane #160 FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Preliminary Plat & Temporary Deferral/Waiver of Sidewalk Construction for Durango Unit 2

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 G and H Block: _____ Unit: _____

Subdiv/Addn/TBKA: Durango Unit 1

Existing Zoning: VTML/VTRD Proposed zoning: VTML/VTRD MRGCD Map No _____

Zone Atlas page(s): C9 UPC Code: 100906410722730204

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004404-15DRB-70048

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No

No. of existing lots: 2 No. of proposed lots: 25 Total area of site (acres): 23.03

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 J Steffen DATE 3/6/15

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

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

☒ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

☐ MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Scott J. Steffen
Applicant name (print)
Scott J. Steffen 3/6/15
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 | _____ |

Project # _____ Planner 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.

SCOTT J STEFFER

Applicant name (print)

Scott J Steffer 3/6/15

Applicant signature / date



Form revised 4/07

- ☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed
- Application case numbers

- - - - -

- - - - -

- - - - -

Planner signature / date

Project #

March 6, 2015

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

Re: Durango Unit 2 – Preliminary Plat, Sidewalk Deferral/Waiver (DRB 1004404)

Dear Mr. Cloud:

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

- Application for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral/Waiver (Exhibit B)
- Certificate of No Effect
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Three (3) copies of the perimeter wall plan (Exhibit D)
- Zone Atlas Map
- Submittal Fees

This preliminary plat is being represented to the Development Review Board for the purpose of obtaining City review and approval. Proposed is a subdivision of Durango Unit 1 Tracts G and H, consisting of 22 single-family residential lots, 2 HOA tracts and 1 remainder parcel on approximately 23.0 acres. The site is located south of Woodmont Avenue and west of Rainbow Boulevard and can be accessed from Woodmont Avenue. Tract H is currently zoned SU-2, Volcano Trails Medium Lot Residential (VTML) and Tract G is currently zoned SU-2, Volcano Trails Residential Developing Area (VTRD).

Please place these items on the DRB Agenda to be heard on April 1, 2015. Don't hesitate to contact me at 823-1000 with questions or comments.

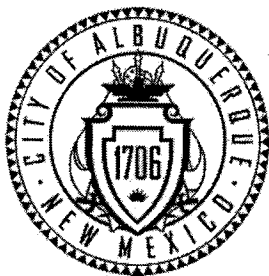
Sincerely,



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

Enclosures

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

November 8, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Longford Homes, Inc.

Legal Description: The Trails Unit 3

Acreage: 165.59 acres

Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes ☒ No ☐

CERTIFICATE OF APPROVAL: Yes ☐ No ☐

SUPPORTING DOCUMENTATION:

NIAF submitted by TRC Solutions dated February 2007 (NMCRI# 103624)

Note: LA 49629 "likely destroyed by recent construction activity."

SITE VISIT: n/a

RECOMMENDATION(S):

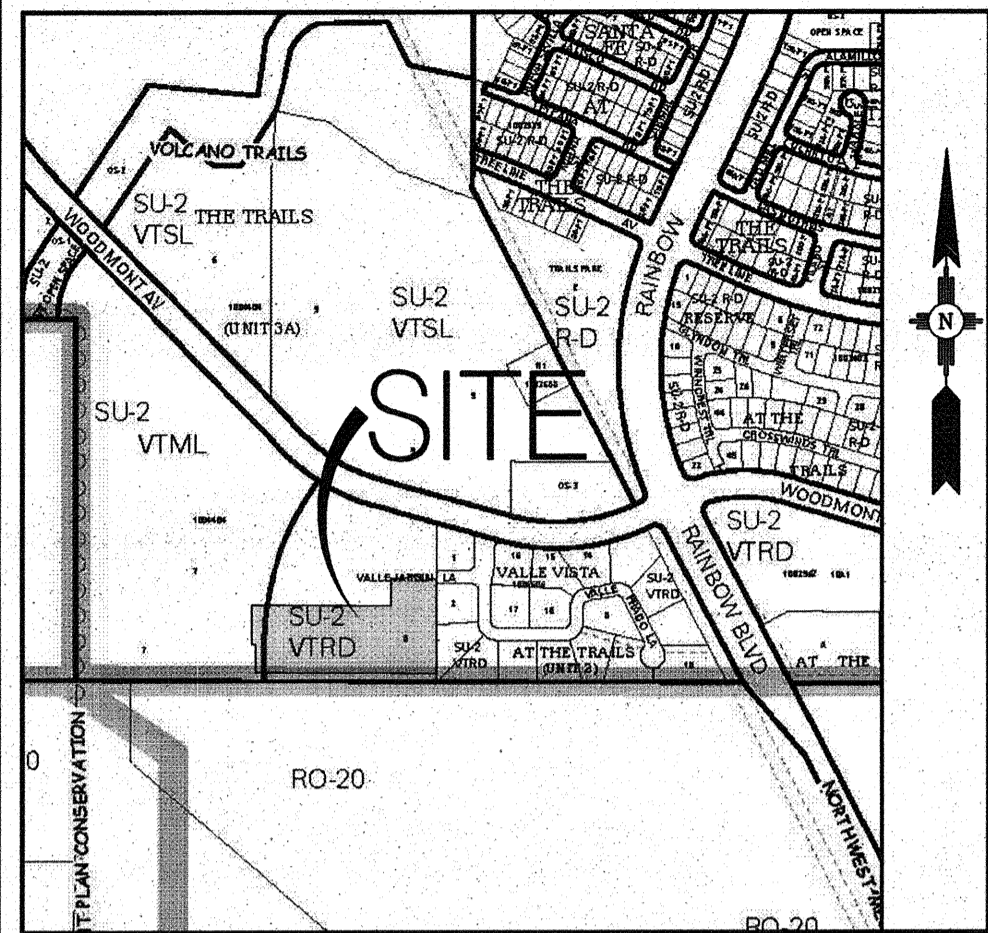
- **CERTIFICATE OF NO EFFECT IS ISSUED** (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area; 4B(2)— land disturbance; and 4B(3), information potential exhausted for LA 49629).

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



NOT TO SCALE VICINITY MAP ZONE ATLAS C-09-Z

KEYED NOTES

- 10' PUBLIC UTILITY EASEMENT. GRANTED BY THIS PLAT.
- EXISTING 10' PUBLIC UTILITY EASEMENT. FILED JUNE 8, 2009 AS DOCUMENT NO. 2009063589
- EXISTING 50' PUBLIC ROADWAY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND 60' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO NMU BY PLAT FILED DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352
- EXISTING ROADWAY EASEMENT: 46' PUBLIC ROADWAY EASEMENT RESERVED BY THIS PLATTING ACTION TO BE GRANTED IN THE FUTURE: UPON SUBSEQUENT PLATTING OF TRACT 7, OR UPON REQUEST BY THE CITY OF ALBUQUERQUE, OR UPON REQUEST BY THE OWNER OF TRACT C, ANCIENT MESA, OR PROPOSED TRACTS C-1 AND C-2, ANCIENT MESA (DRB PROJECT NO. 1004071).
- EXISTING PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH DURANGO UNIT 1 PLAT.
- EXISTING 30' TEMPORARY PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH DURANGO UNIT 1 PLAT.
- EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ABCWJA WITH THIS PLAT.
- 15' PRIVATE DRAINAGE EASEMENT.

ID	BEARING	LENGTH
T1	N00°15'20"E	262.00'
T2	N89°40'27"W	715.10'
T3	N00°19'33"E	152.00'
T4	S89°40'27"E	21.08'
T5	N00°19'33"E	105.00'
T6	S89°40'27"E	7.41'
T7	N00°19'33"E	74.33'
T8	N47°26'53"W	68.97'
T9	N32°26'55"W	47.00'
T10	N45°49'06"E	63.70'
T11	N45°49'06"E	47.00'
T12	S44°10'54"E	25.68'
T13	N45°49'06"E	106.00'
T14	N44°10'54"W	1030.65'
T15	S89°41'41"E	68.00'
T16	S00°05'57"W	1320.83'
T17	S89°40'27"E	1319.74'

ID	ARC	RADIUS	DELTA	TANGENT
C1	10.55'	51.50'	11°43'59"	5.29'
C2	39.27'	25.00'	90°00'00"	25.00'
C3	37.61'	25.00'	86°11'28"	23.39'
C4	256.74'	351.33'	41°52'12"	134.41'

LEGEND

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

TRACT 5
BLACK RANCH
UPLATTED

PETROGLYPH NATIONAL MONUMENT

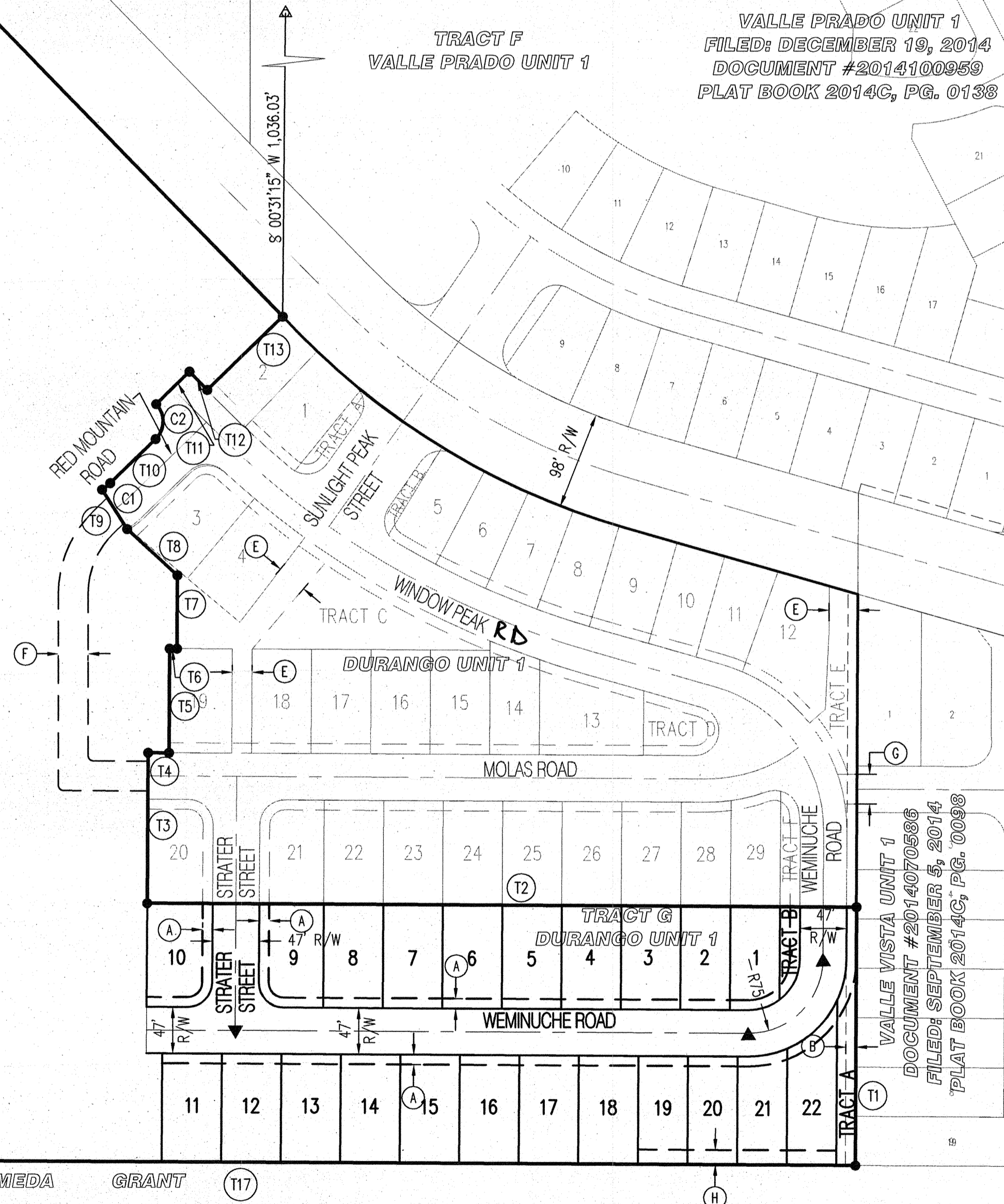
TRACT C
18.77 AC
TRACT H
DURANGO UNIT 1

TRACT 6
THE TRAILS UNIT 3A
FILED: DECEMBER 21, 2007
PLAT BOOK 2007C, PG. 0352

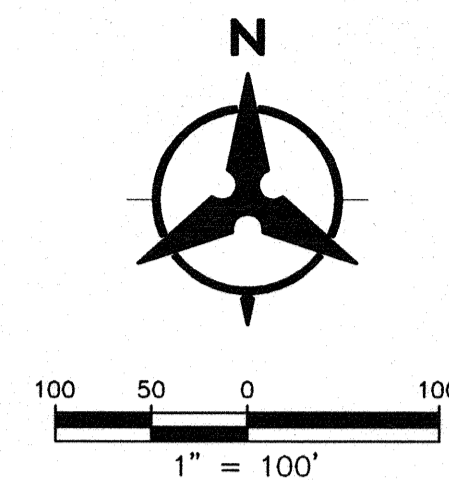
Albuquerque Control Survey Monument
"UNION"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00°16'58.96
Elevation= 5524.950

TRACT F
VALLE PRADO UNIT 1

VALLE PRADO UNIT 1
FILED: DECEMBER 19, 2014
DOCUMENT #2014100959
PLAT BOOK 2014C, PG. 0138



TRACT A, B, AND C
ANCIENT MESA
FILED: FEBRUARY 2, 2006
PLAT BOOK 2006C, PG. 40



PRELIMINARY PLAT FOR DURANGO UNIT 2 LOTS 1-22 AND TRACTS A-C APRIL 2015

LEGAL DESCRIPTION

Tracts G & H, Durango Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF DURANGO UNIT 1 (LOTS 1-29 & TRACTS A-H), 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 Documnet No. _____.

GENERAL NOTES

- EXISTING ZONING: TRACT G: SU-2, VTRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA
TRACT H: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
PROPOSED ZONING: TRACT G: SU-2, VTRO, VOLCANO TRAILS RESIDENTIAL DEVELOPING AREA
TRACT H: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
- TOTAL ACREAGE: 23.03 AC
UNIT 2 ACREAGE: 4.26 AC
NUMBER OF LOTS: 22
PROPOSED DENSITY: 5.16 DU/AC
- MIN. LOT DIMENSIONS: 50' X 105'
MINIMUM LOT AREA: 5,250 SQFT
- SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREET AND DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- TRACT A & B TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.
- TRACT C TO BE SUBDIVIDED AS PART OF DURANGO UNIT 3.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTRO & VTML
MILES OF FULL WIDTH STREETS CREATED	0.19 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	22
NO. OF HOA TRACTS CREATED	2
NO. OF REMAINDER TRACTS CREATED	1

SURVEY NOTES:

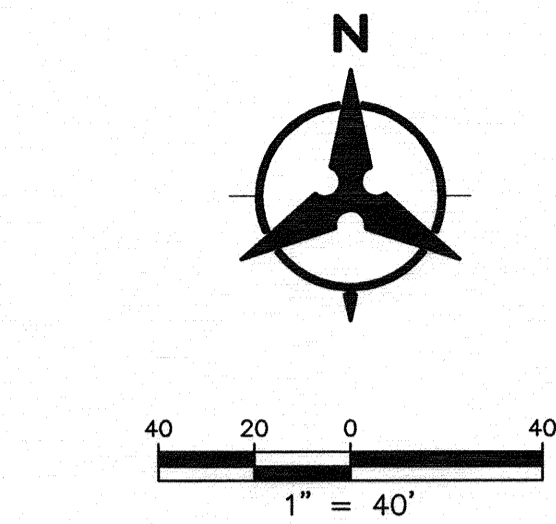
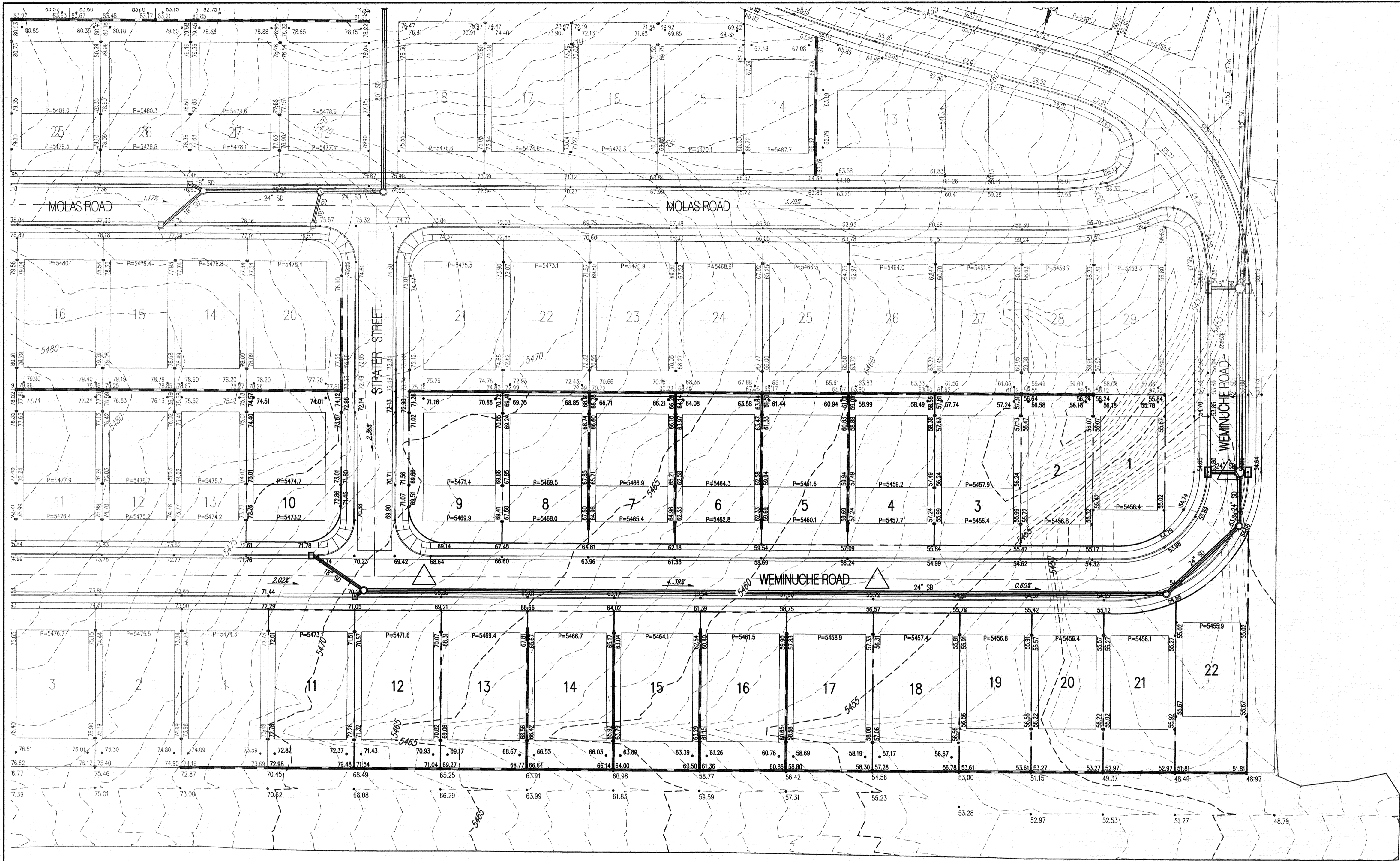
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9736".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Steven A. Rainey P.E. 3/5/15
CITY SURVEYOR DATE

Kelly Cashion 3/5/15
KELLY CASHION DATE
MANAGER WOODMONT-PASEO, LLC

Bohannon & Huston




GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED MOUNTABLE CURB & GUTTER
- ===== PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- ===== PROPOSED RETAINING WALL
- ===== PROPOSED GARDEN WALL
- ===== PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- WALL DRAIN

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS	
CONTRACTOR	DATE	AS MONUMENT STAMPED "UNION"	DATE	NO.	BY			By	No. Date
INSPECTOR'S	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE						
FIELD	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE						
VERIFICATION BY	DATE	N = 1,523,503.475 E = 1,493,655.030	DATE						
COMMENTS	DATE	GROUND-TO-GRID FACTOR = 0.999664360	DATE						
MICROFILM INFORMATION	DATE	Δα = -00°16'58.96"	DATE						
RECORDED BY	DATE	NAVD 1988 ELEVATION = 5524.950	DATE						
NO.									

Bohannon & Huston
www.bhinc.com 800.877.5332

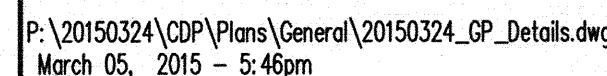


**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

DURANGO

**UNIT 2
GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
XXXXXX	C-09-Z	2	5	



Current DRC
Project No. _____

Date Submitted: _____ March 6, 2015

Date Site Plan for Bldg Permit Approv _____

Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

Figure 12

INFRASTRUCTURE LIST

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

**DURANGO UNIT 2
(REPLAT OF TRACTS G AND H, DURANGO UNIT 1)**

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**DURANGO UNIT 2 WORK ORDER WILL NOT BE ISSUED UNTIL DURANGO UNIT 1
IS OPERATIONAL AND FINAL INSPECTION WITH THE CITY OF ALBUQUERQUE HAS OCCURRED**

PAVING

<div><div></div><div></div></div>	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE*	WEMINUCHE ROAD	LOT 10 60' WEST OF STRATER STREET	UNIT 2 NORTH BOUNDARY NORTH END TRACT B	/	/	/
	28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES *	STRATER STREET	WEMINUCHE ROAD	UNIT 2 NORTH BOUNDARY NORTH END LOTS 9/10	/	/	/
* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT								

PUBLIC STORM DRAIN IMPROVEMENTS

<div><div></div><div></div></div>	<div><div></div><div></div></div>	24" - 42" DIA	RCP W/ MH & INLETS	WEMINUCHE ROAD	STRATER STREET	UNIT 2 NORTH BOUNDARY NORTH END TRACT B	/	/	/
		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 Cnst Engineer
<u>PUBLIC WATERLINE IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WEMINUCHE ROAD	LOT 10 60' WEST OF STRATER STREET	UNIT 2 NORTH BOUNDARY NORTH END TRACT B	/	/	/
<input type="text"/>	<input type="text"/>	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRATER STREET	WEMINUCHE ROAD	UNIT 2 NORTH BOUNDARY NORTH END LOTS 9/10	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC SANITARY SEWER IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WEMINUCHE ROAD	LOT 10 60' WEST OF STRATER STREET	UNIT 2 NORTH BOUNDARY NORTH END TRACT B	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/



AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STEFFEN	3/6/2015				
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
FIRM:		ABCWUA	DATE	CITY ENGINEER	DATE
SIGNATURE					
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE



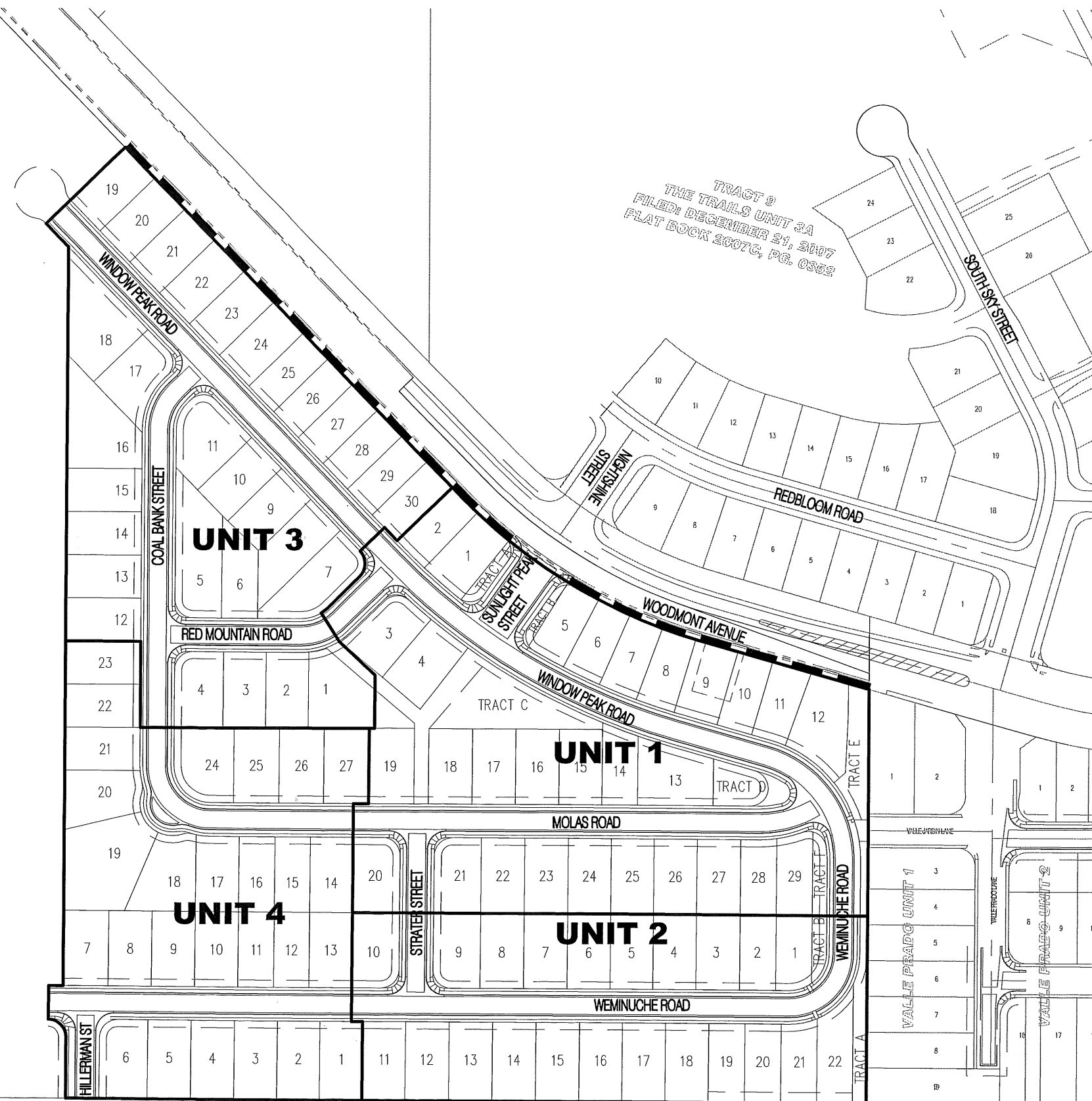
DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

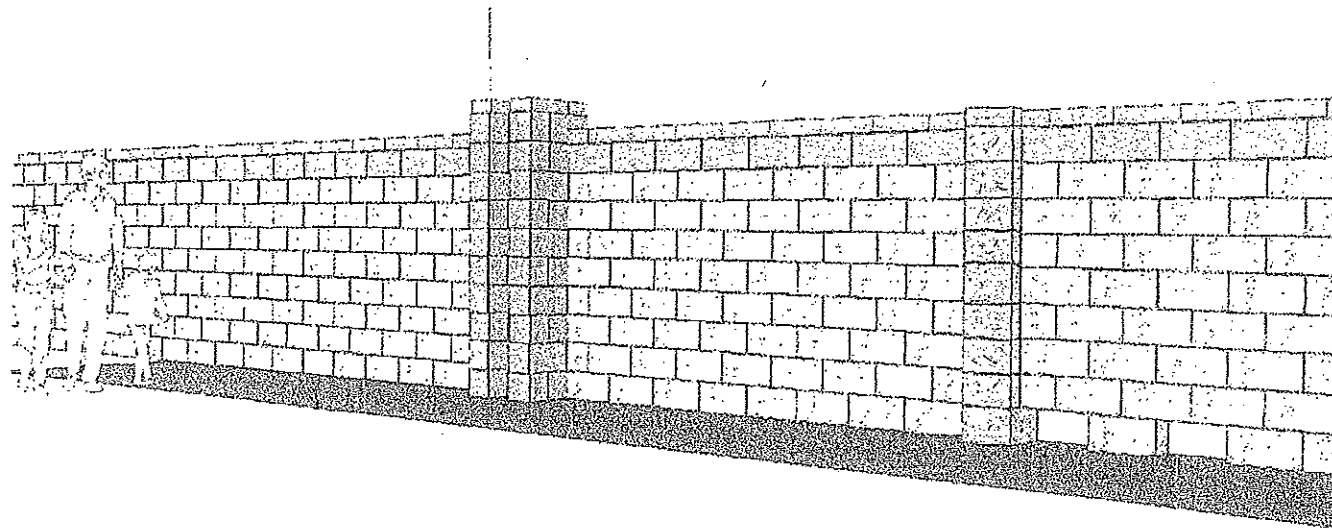
EXHIBIT "D" DURANGO WALL EXHIBIT 03/06/15



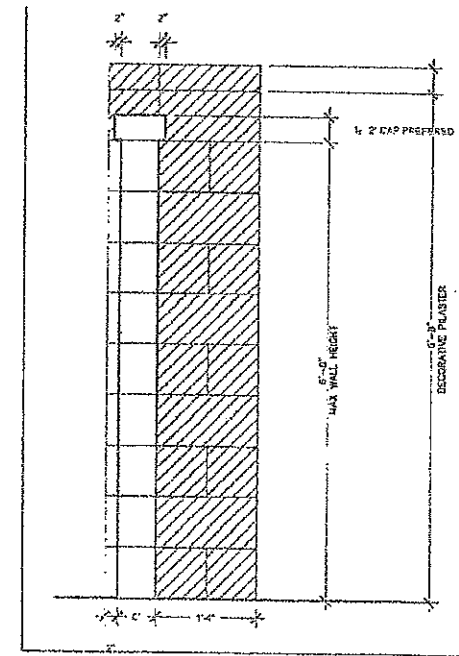
NOT TO SCALE

--- PERIMETER WALL LOCATION

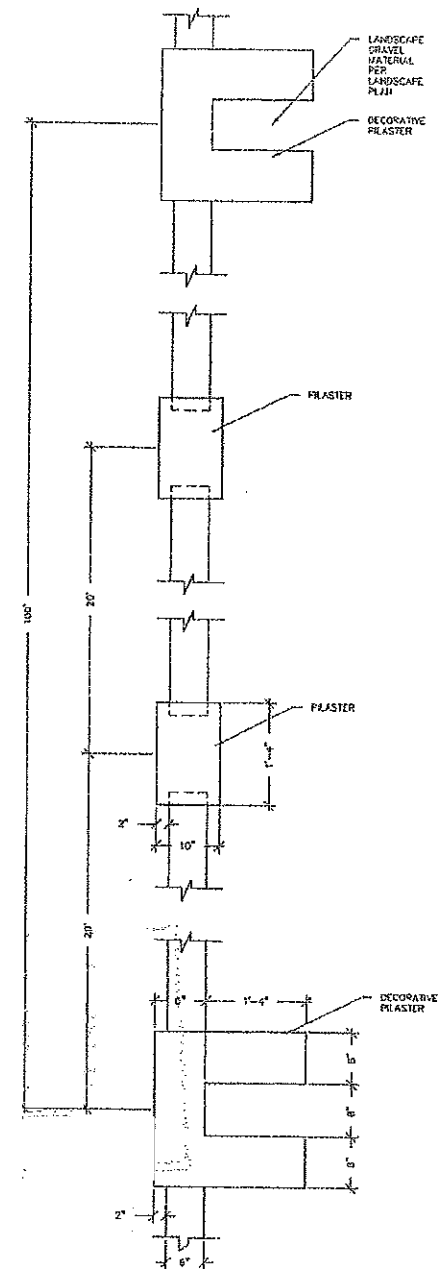




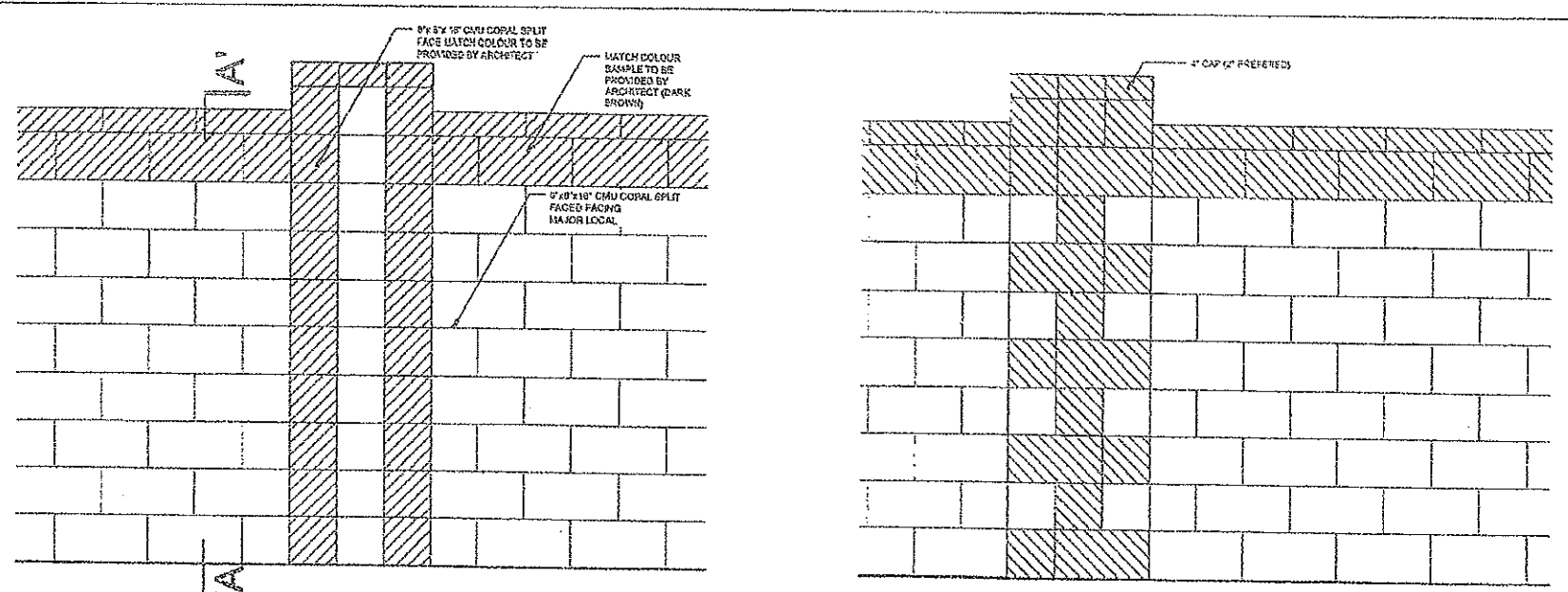
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

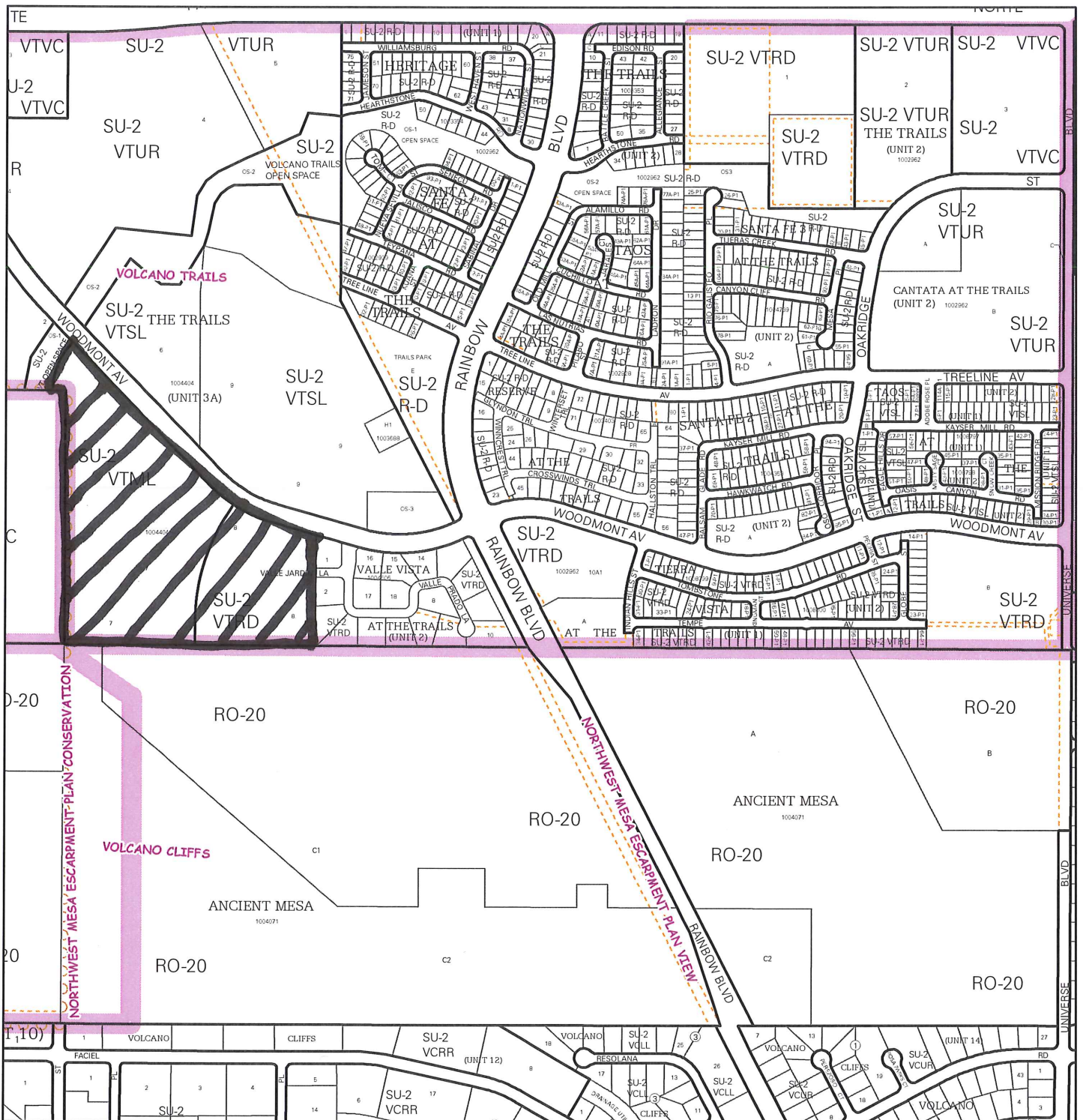
NEAREST INTERSECTION:
WOODMONT AVE./
ONKRIE STREET

ZONE ATLAS:
C-9-Z

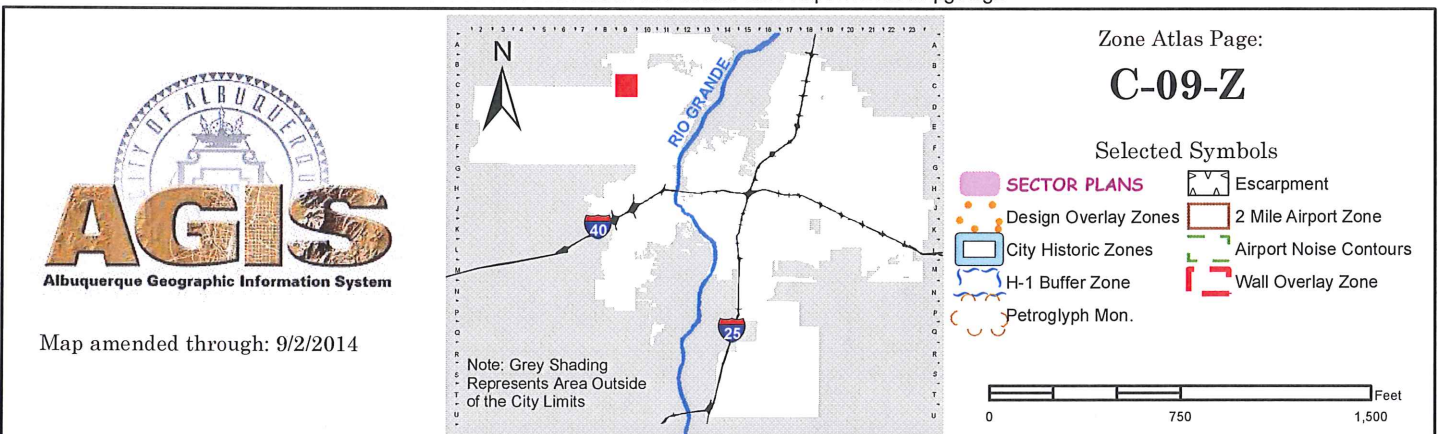
DURANGO

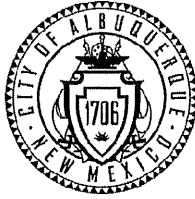
TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. X5218109	DATE	JULY 2006
DRAWN	RM	PROJECT NO.	SHEET NO.	
CHECK	SJS	N/A	1 OF 2	



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





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

February 12, 2015

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **February 12, 2015:**

Contact Name: SCOTT STEFFEN

Company or Agency: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988
E-mail: ssteffen@bhinc.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACT 7&8 AT THE TRAILS, UNIT 3A, LOCATED ON WOODMONT AVENUE NW BETWEEN RAINBOW BOULEVARD NW AND PASEO DEL NORTE BOULEVARD NW** zone map **C-9**.

Our records indicate that as of February 12, 2015, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/20/14)

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Woodmont-Paseo, LLC DATE OF REQUEST: 02/25/15 ZONE ATLAS PAGE(S): C-09

CURRENT:

ZONING SU-2 VTML/VTRD

PARCEL SIZE (AC/SQ. FT.) 30.2 ac

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

LEGAL DESCRIPTION:

LOT OR TRACT # 7 & 8 BLOCK # _____

SUBDIVISION NAME The Trails Unit 3A

DURANGO UNITS 1-4

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☒ AMENDMENT ☐

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 129 100 +/- LOTS

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE RICK BELTRAMO

DATE 2-26-15

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

100 detached single family homes

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

02-26-15
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

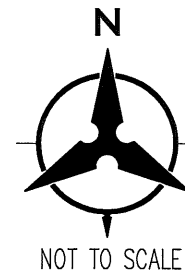
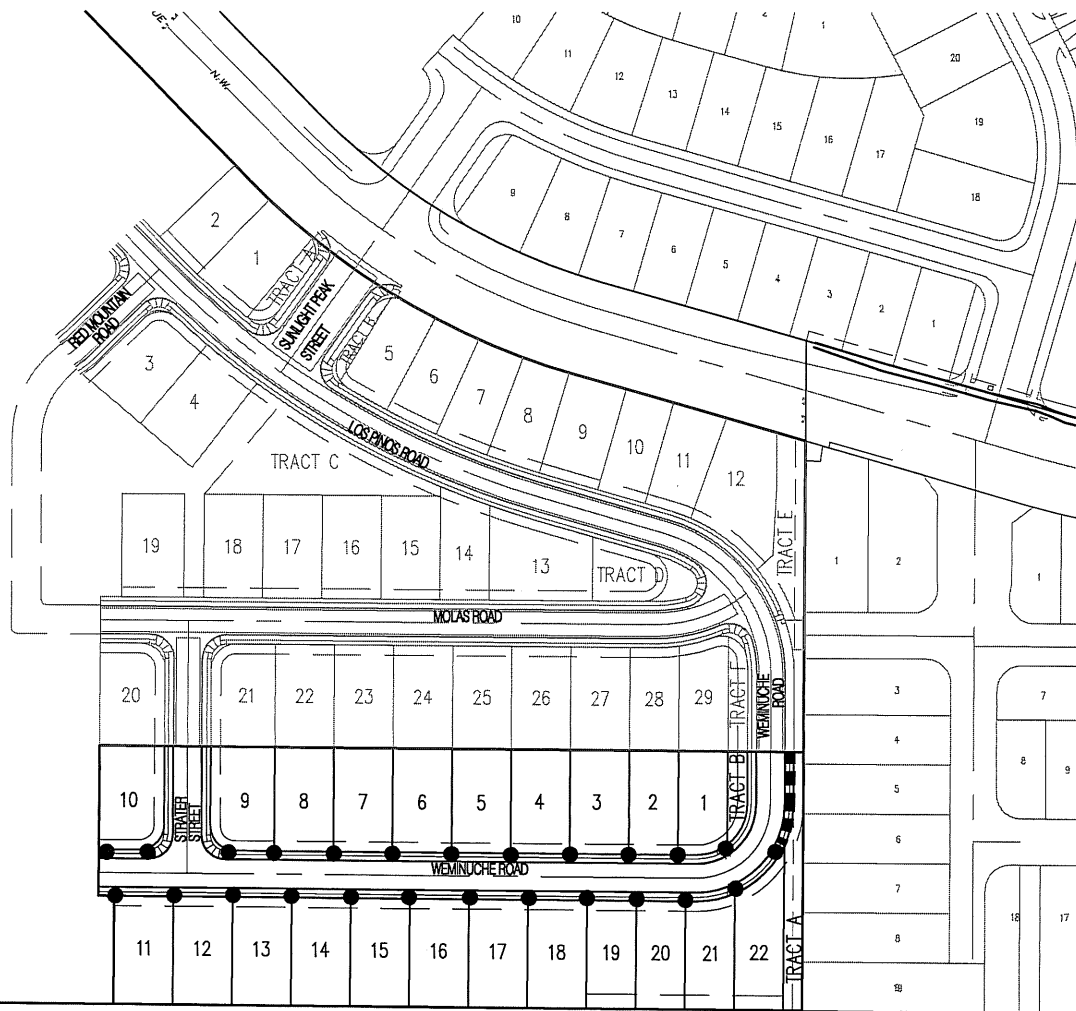
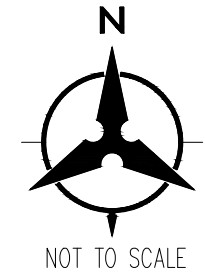
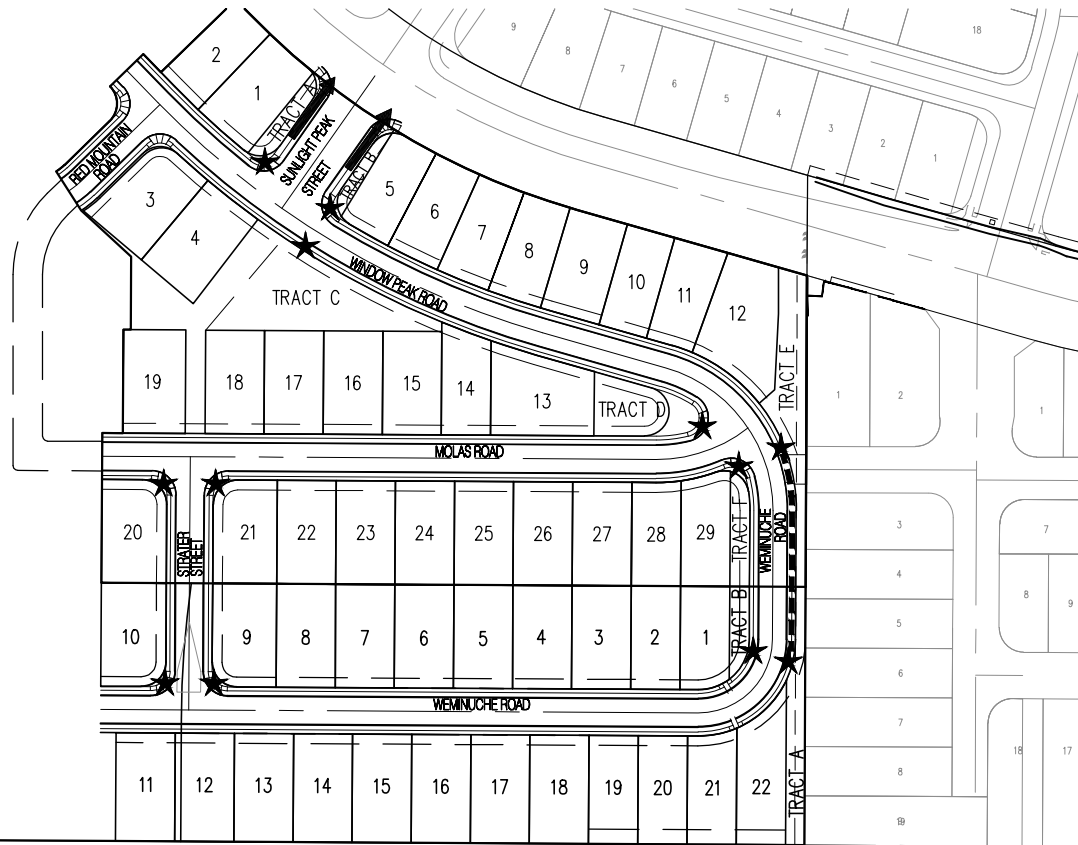


EXHIBIT "B"
DURANGO UNIT 2
SIDEWALK DEFERRAL/WAIVER EXHIBIT
03/06/15

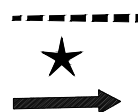
- • • • DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.
- WAIVED sidewalks are requested (See Exhibit 'B-2')

Bohannon  Huston



THIS REQUEST TO WAIVE SIDEWALK REQUIREMENTS FOR DURANGO UNITS 1 AND 2 IS FOR THE WEST SIDE OF WEMINU CHE ROAD BETWEEN MOLAS ROAD AND LOT 22 IN UNIT 2. THERE ARE NO HOUSES FRONTING WEMINU CHE ROAD ALONG THIS PORTION OF THE ROAD. THE WAIVER OF SIDEWALK IN THIS AREA WILL NOT RESULT IN PEDESTRIANS TAKING A SIGNIFICANTLY LESS DIRECT ROUTE OF TRAVEL THAN IF THE SIDEWALK WERE PRESENT. THE PROPOSED MID-BLOCK ADA RAMP AT LOT 22, THE MOLAS ROAD/WEMINU CHE ROAD INTERSECTION AND AT THE LOS PINOS ROAD/SUNLIGHT PEAK STREET INTERSECTION ALLOW THE RESIDENTS TO CIRCULATE THROUGHOUT THE NEIGHBORHOOD IN A SIMILAR MANNER AS IF THE SIDEWALK WERE PRESENT.

EXHIBIT "B-2" **DURANGO UNIT 1 & 2** **SIDEWALK DEFERRAL/WAIVER EXHIBIT** **03/06/15**



WAIVED sidewalks are requested
 HANDICAP RAMP
 PEDESTRIAN CONNECTION

Bohannon  Huston