

Current DRC
Project Number: 1010948

FIGURE 12

INFRASTRUCTURE LIST

(REV. 5-20-05)
EXHIBIT "A"

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

Compound At The Colony

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 7 and 8, The Colony

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 S/A process and/or in the review of the construction drawings, if the DRC Chair determines that appointment items and/or unforseen 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 appointment 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	Constructed Under	DRC #	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
									Inspector	City Cnst Engineer
				22'	Gravel Road	Access Easement	Campbell Rd	Indian Farm Lane	/	/
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The items listed below are on the CIP 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	City Crst Engineer
							/	/
							/	/
							/	/

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 _____
- 2 _____
- 3 _____

AGENT / OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

Neil Colletta
NAME (print) _____ DRB CHAIR - date _____ PARKS & RECREATION - date _____

FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
SIGNATURE - date _____ UTILITY DEVELOPMENT - date _____ - date _____
CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

Neil Colella
Patricia Ludlum
2112 Campbell Rd. NW
Albuquerque, NM
87104

Re: The Compound at The Colony

Dear Review Board,

As previously stated, we want to subdivide two congruent acres that we own from 2 lots to 5 lots. Proposed lots 1 and 5 have existing homes on them. This plan would create 3 new lots. We have no plans to build anything at this time on lots 2, 3 and 4. Our goal is to separate lot 5 off and sell it once this plan is approved. That would leave us with 4 lots. As stated in our previous letter, we want to create a "family compound" in the future so we can "age in place" and stay in this wonderful, rural location in our latter years.

We would like to ask for a variance for our road. Campbell Road NW within the Colony Subdivision has roll down curbs and no sidewalks. There are 10 houses currently in The Colony and it has a very rural feel. Sidewalks and curbs would be incongruent with the ambiance of the neighborhood. For that reason, we would like to ask for a variance so we can just keep our 22 foot private road unpaved...with no sidewalks or curbs. The road will be installed and maintained equally by the owners of lots 1-4.

As per Carol Dumont's request, we contacted Jason Coffey about the bridle path. The bridle path/ditch was never put in. You can see in an aerial view that they are not there and all the residents have built walls or fences to the property line. In 2008 the majority of property owners agreed to their elimination along with the covenants. Jason agreed that since it was never installed, there would be no problem eliminating that easement.

All lots will retain drainage within their boundaries which is congruent with the master plan for the rest of the Colony Subdivision.

We thank you in advance for your consideration.

Very truly yours,



Neil Colella



Patricia Ludlum

Neil Colella
Patricia Ludlum
2112 Campbell Rd. NW
Albuquerque, NM 87104

Re: The Compound at The Colony

Dear Review Board,


As previously stated, we want to create a "family compound" by subdividing two congruent acres that we own at 2112 and 2108 Campbell Rd. NW. We have lived at 2112 Campbell Rd. NW for the past 22+ years. The home at 2108 is currently vacant. We have been working all summer at 2108 doing deferred maintenance in order to put it on the market and sell it. It still needs costly repairs...stucco, new windows and pool repair.


There is currently a gravel driveway that goes from Campbell Road to Indian Farm Lane along the north border of our property at 2112 Campbell Road. So, there is backyard access from Indian Farm Lane which is rarely used. Our driveway is 52 feet wide at the widest point. We decided against using our driveway as a road in the subdivision because we thought it would be nicer and more aesthetically pleasing if it curved from one side of that former boundary back and forth. This new access road requires that we remove approximately 182' of existing block wall. We were planning to remove those walls and install the private access easement/road sometime after the sale of the house on Lot 5 which will have no access to that private road whatsoever. Since we have no immediate plans to build on or sell any of the 3 lots that will be created, that area will be our backyard. Both our existing driveway and the proposed road will not have through traffic but rather be a "Private Access Easement"

if we must build the new road (which will be adjacent to the existing road in many places), we will have a backyard full of gravel. We would like to ask for plat approval with the condition that no building permits be issued for lots 2, 3 and 4 or transfer of ownership of lots 2,3 or 4 without the road being completed and approved by the City of Albuquerque. Please keep in mind that this a private road/driveway that only gives access to our backyard at this time. This will allow us time and resources to make needed improvements to the existing house on Lot 5 so that we can put it on the market and after its sale, put those resources toward removing the wall and installing the road.

Thank you for your consideration in this matter.

Very truly yours,


Neil Colella


Patricia Ludlum

