



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: 98th Street, LLC		Phone:
Address: 6300 Jefferson		Email: idc one payhr.com
City: ABQ	State: nm	Zip: 87109
Professional/Agent (if any): Mark Gardwin + Associates, PA		Phone: 828-2200
Address: PO Box 90206		Email: diane.gardwin@engneers.co
City: Albuquerque	State: nm	Zip: 87199
Proprietary Interest in Site: owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

2 Year IIA Request for Los Diamantes off-site work

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract 34D-1-4	Block:	Unit:
Subdivision/Addition: Los Diamantes	MRGCD Map No.:	UPC Code: 100905421540520401
Zone Atlas Page(s): 1-9	Existing Zoning: 300 PD	Proposed Zoning: PD
# of Existing Lots: 80	# of Proposed Lots: 80	Total Area of Site (acres): 25.1635

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 98th Between: Gibson Blvd and: Blake Rd.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1010332

Signature: Dane Helzer Date: 10-11-18

Printed Name: Dane Helzer PE Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date: Fee Total:

Staff Signature: Date: Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? no if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ___ Proposed Infrastructure List
- ___ Cross sections of proposed streets (3 copies, 11" x 17" maximum)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to applicable Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ___ Signed Pre-Annexation Agreement if Annexation required
- ___ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ TIS Traffic Impact Study Form


EXTENSION OF PRELIMINARY PLAT

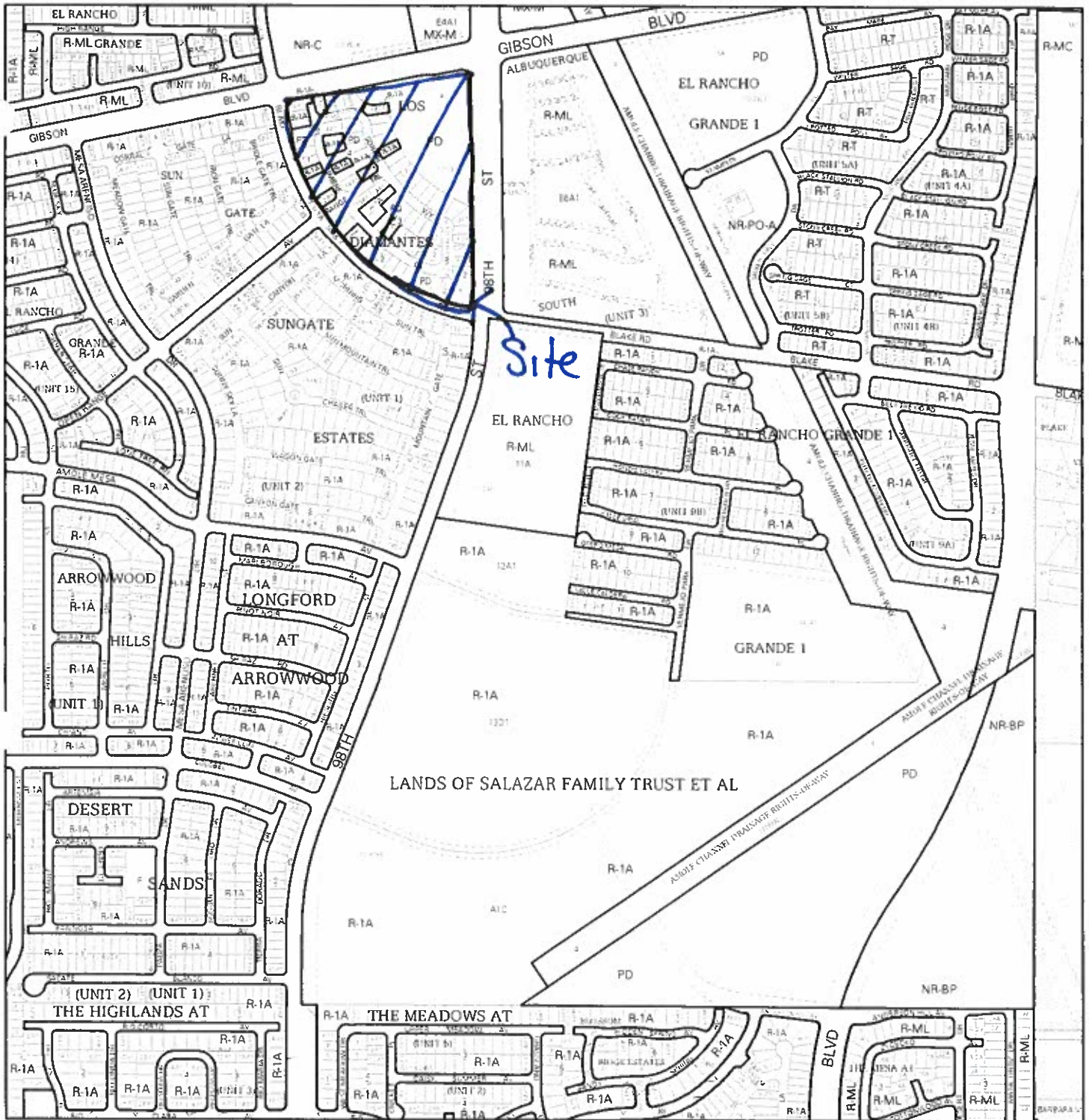
MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (*not required for extension of an IIA*)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Diane Hoelzer</u></p>	<p>Date: <u>10-11-18</u></p>
<p>Printed Name: <u>Diane Hoelzer, PE</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

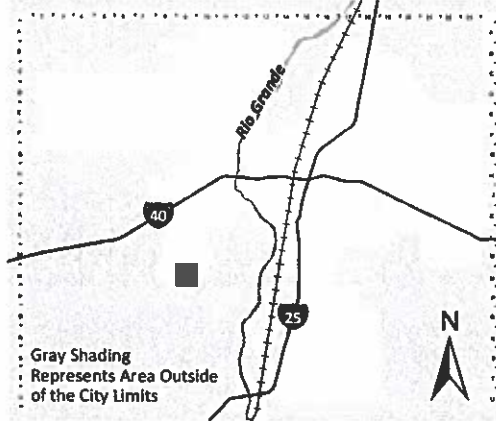


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page: N-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

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 _____ To _____

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.

Kau Sna
(Applicant or Agent)

10-4-18
(Date)

I issued _____ signs for this application, _____ (Date) _____ (Staff Member)

PROJECT NUMBER: _____



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~

October 8, 2018

Ms. Kym Dicome
City of Albuquerque, DRB Chair
600 2nd Street
Albuquerque, NM 87102

**RE: Los Diamantes Subdivision (DRB #1010332)
Request Extension of IIA Los Diamantes Offsite Storm Drain**

Dear Ms. Dicome,

Associated with this project and on the infrastructure list for Los Diamantes is an offsite storm drain that is being financially guaranteed but not constructed at this time. The F.G. storm drain is in 98th street and will be a benefit to Tract A when it develops. At this time there is no design or Site Plan for Tract A. It remains a vacant parcel of land adjacent to the Los Diamantes subdivision. The storm drain will not be designed or constructed until Tract A develops, hence the request for a DRB approval for the extension of the IIA is needed.

Please feel free to contact our office with further questions.

Sincerely,
Mark Goodwin & Associates, PA


Diane Hoelzer, PE
Senior Engineer

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 8/26/2015

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8-9-15

Date Preliminary Plat Expires: 9-9-16

DRB Project No.: 1010332

DRB Application No.: 15-70139

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Los Diamantes Subdivision & Site Plan for Building Permit
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract 34D-1-A, LANDS OF SALAZAR FAMILY TRUST, JSJ INVESTMENT
COMPANY AND FALBA HANNETT AND LANDS OF CURB INC.**

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, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement PAVING (All Streets - Private)	Location	From	To	City		
							Inspector	Inspector	Engineer
		26' FF	Perm Pvmt	Del Timbre Lane SW	End stub Road	Saddlehorn Trail SW	/	/	/
		4'	C&G (both sides) Sidewalk (west side only)		Lot 22, Block 1		/	/	/
		26' FF	Perm Pvmt	Del Timbre Lane SW	Saddlehorn Trail SW	Range Trail SW	/	/	/
		4'	C&G (both sides) Sidewalk (both sides) (1)				/	/	/
		28' FF	Perm Pvmt	Del Timbre Lane SW	Range Trail SW	Gold Dust Way SW	/	/	/
		4'	C&G (both sides) Sidewalk (both sides) (1)				/	/	/
		28' FF	Perm Pvmt	Gold Dust Way SW	Del Timbre Lane SW	Sorral Way SW	/	/	/
		4'	C&G (both sides) Sidewalk (both side) (1)				/	/	/
		28' FF	Perm Pvmt	Sorral Way SW	Gold Dust Way SW	Range Trail SW	/	/	/
		4'	C&G (both sides) Sidewalk (both side) (1)				/	/	/
		26' FF	Perm Pvmt	Sorral Way SW	Range Trail SW	Saddlehorn Trail SW	/	/	/
		4'	C&G (both sides) Sidewalk (both side) (1)				/	/	/

PAVING (All Streets - Private)

26' FF	Perm Pvmt		Saddlehorn Trail SW	Sorral Way SW	Del Timbre Lane SW
4'	C&G (both sides) Sidewalk (both side) (1)				
28' FF	Perm Pvmt		Range Trail SW	Sorral Way SW	Del Timbre Lane SW
4'	C&G (both side) Sidewalk (both side) (1)				
50' FF	Perm Pvmt		Range Trail SW	Del Timbre Lane SW	Blake Road
6'	C&G (both sides) Median				
6'	Sidewalk (both side) (1)				
46' FF	Perm Pvmt		Cochise Lane SW	98th Street SW	Gold Dust Way SW
6'	C&G (both sides) Median				
6'	Sidewalk (both side) (1)				
6'	Sidewalk Connection		Tract B	Gold Dust Way SW	Blake Road
6'	Sidewalk Connection		Lot 22, Block 1	Del Timbre Lane SW	Gibson Blvd.
6'	Sidewalk Connection		Tract B Easement	Saddlehorn Trail SW	Tract A
SIDEWALKS (PUBLIC)					
6'	Sidewalk		Blake Road	Gibson Blvd.	98th street
6'	Sidewalk		98th Street	Blake Road	Gibson Blvd
6'	Sidewalk		Gibson Blvd	Blake Road	98th Street
WATER (2WR Zone)					
8"	Waterline (2WR)		Blake Road	Range Trail SW	Exist 12" WL (140 ft SE)
8"	Waterline (2WR)		Range Trail SW	Blake Road	Sorral Way
8"	Waterline (2WR)		Del Timbre Lane SW	Range Trail SW	Gold Dust Way SW
4"	Waterline (2WR)		Del Timbre Lane SW	Range Trail SW	Lot 31 & 32
8"	Waterline (2WR)		Gold Dust Way SW	Del Timbre	Sorral Way SW
8"	Waterline (2WR)		Cochise Lane SW	Gold Dust Way SW	Existing 12" WL in 98th Street
8"	Waterline (2WR)		Sorral Way SW	Gold Dust Way SW	Tract B Easement

DRAINAGE

Per design Pond (0.81 ac-ft)
 Per design Inlet
 36" Storm Drain
 Per design Outfall Structure
 30" Storm Drain
 Per design Pond (0.35 ac-ft)
 24" Storm Drain (6)

Tract B
 Gold Dust Way SW
 Tract B Easement
 Pond
 Tract B Easement
 Tract A
 98th Street
 Tract A

Gold Dust Way SW Pond

Exist 30" Storm Drain
 at Blake Road

Exist Slub
 at Blake Road

WATER AUTHORITY

Pro-Rata

\$58,408.10

/	/	/	/	/	/
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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 Crst Engineer

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

City User Dept. Signature _____ Date _____

- Deferred sidewalk to comply with approved sidewalk exhibit
- Waterline Infrastructure to include valves, fittings, service connections and fire hydrants
- Storm Drain Infrastructure to include manholes and inlets
- Grading & Drainage Certification required per DPM (Prior to release of Financial Guaranty) to include retaining walls as defined on the approved Grading Plan
- SAS Infrastructure include manholes and service connections
- This item to be financially guaranteed separately

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Diane Hoelzer, PE NAME (print)	DRB CHAIR - date	9-9-15	Carol S. Dumont 9-9-15 PARKS & GENERAL SERVICES - date Recreation cad
MARK GOODWIN & ASSOCIATES FIRM	TRANSPORTATION DEVELOPMENT - date	9/9/15	AMAFCA - date
<i>Diane Hoelzer</i> 9-9-15 SIGNATURE - date	UTILITY DEVELOPMENT - date	09/09/15	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB	CITY ENGINEER - date	9-9-15	- date
EXTENSION: N/A	DESIGN REVIEW COMMITTEE REVISIONS		



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2016

Project# 1010332
16DRB-70304 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for 98TH ST LLC request(s) the above action(s) for all or a portion of Lot(s) 34D-1-A. **LOS DIAMANTES** zoned SU-1, located on 98TH ST BETWEEN GIBSON AND BLAKE containing approximately 25.1635 acre(s). (N-9)

At the August 24, 2016 Development Review Board meeting, a one-year extension of the preliminary plat was approved. The amended infrastructure list was approved.

The conditions of final plat still apply.

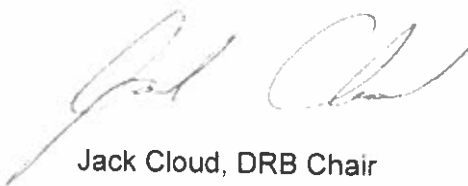
If you wish to appeal this decision, you must do so by September 8, 2016 in the manner described below.

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

Kay Brashear

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Thursday, October 4, 2018 2:09 PM
To: Kay Brashear
Subject: Public Notice Inquiry_Gibson and 98th_DRB
Attachments: Zone Atlas Map.pdf

Kay,

The purpose of this email is to confirm that as of today, Thursday October 4, 2018, there are no affected associations to contact regarding your Administrative Decision submittal. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, October 04, 2018 12:37 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Kay Brashear

Telephone Number

8282200

Email Address

kay@goodwinengineers.com

Company Name

Mark Goodwin & Associates, PA

Company Address

PO BOX 90606

City Albuquerque

State NM

ZIP 87199

Legal description of the subject site for this project:

Tract 34D-1-A, Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ, Investment Company and Falba Hannett, and Lands of Curb Inc.

Physical address of subject site:

98th Street

Subject site cross streets:

Gibson Blvd. and Blake Road

Other subject site identifiers:

This site is located on the following zone atlas page:

N-9

=====

This message has been analyzed by Deep Discovery Email Inspector.

Home (<http://www.cabq.gov>)

/ Office of Neighborhood Coordination (<http://www.cabq.gov/office-of-neighborhood-coordination>)

/ Public Notice Inquiry Sheet

Public Notice Inquiry Sheet

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood association, homeowner association, or coalition of neighborhood association contact information for required public notice of application submittal to the Planning Department, per Table 6-1-1 of The City of Albuquerque's Integrated Development Ordinance. Note that Coalition contacts will be provided for applications that will be heard by the Environmental Planning Commission only.

Instructions

Please fill out this form to obtain all required contact information, per Table 6-1-1 of The City of Albuquerque's Integrated Development Ordinance (<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>). Each section with a red dot indicates a required field.

For more information about public notice, please review the Planning Department's webpage (<http://www.cabq.gov/planning/urban-design-development/public-notice>).

Public Notice Inquiry For:

- Cell Tower
- Development Review Board
- Environmental Planning Commission
- Landmarks Commission
- Zoning Hearing Examiner
- Administrative Decision

- City Project
- Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name ●

Telephone Number ●

Email Address ●

Company Name

Company Address

City

State

ZIP

Subject Site Information

Legal description of the subject site for this project:

Tract 34D-1-A, Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ, Investment Company and Falba Hannett, and Lands of Curb Inc.

Physical address of subject site:

98th Street

Subject site cross streets: ●

Gibson Blvd. and Blake Road

Other subject site identifiers:

This site is located on the following zone atlas page: ●

Visit <http://data.cabq.gov/business/zoneatlas> to download map page.

N-9

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

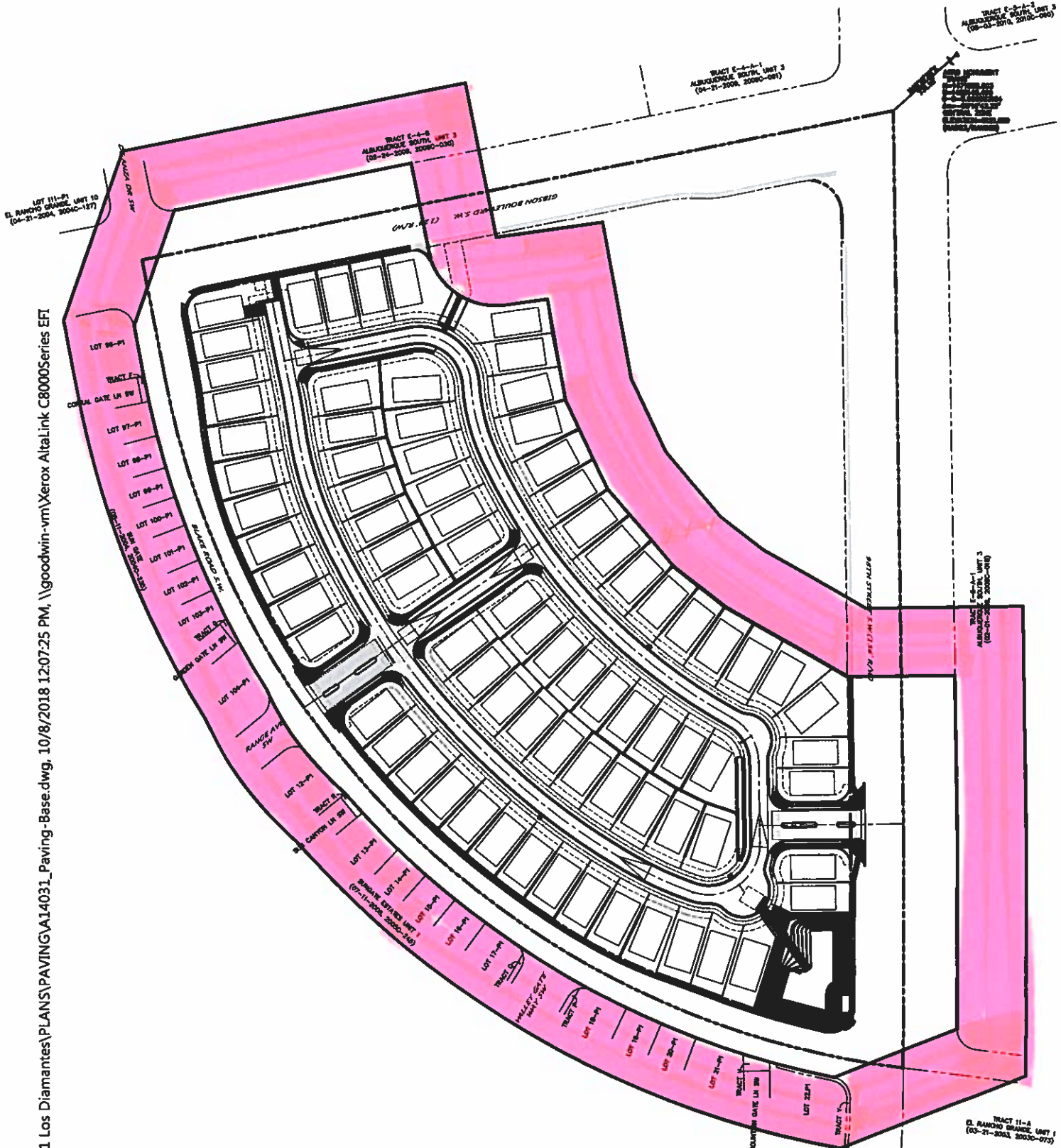
File should be less than 8MB in size. See instructions below for more details.

Submit Form

Attaching the Zone Atlas Map

1. *Determine on which zone atlas page your project is located by using the AGIS grid map (<http://cabq.maps.arcgis.com/home/webmap/viewer.html?>*

F:\A14\OBS\A14031 Los Diamantes\PLANS\PAVING\A14031_Paving-Base.dwg, 10/8/2018 12:07:25 PM, \\goodwin-vm\Xerox AltaLink C8000Series EFi



LOS DIAMANTES SUBDIVISION
BUFFER MAP
10-8-18



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 11, 2018

Ms. Kym Dicome
600 2nd Street SW
Albuquerque, NM 87102

Re: Los Diamantes Subdivision
DRB#1010332

Dear Ms. Dicome,

We hereby certify that Property Owners have been notified on October 11, 2018 that we are applying for IIA Extension on the above referenced project. Please see attached envelopes as proof of mailings.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

A handwritten signature in blue ink that reads 'Kay Brashear'. The signature is written in a cursive style with a long horizontal flourish extending to the right.

Kay Brashear
Office Manager

Kay Brashear

From: Vos, Michael J. <mvos@cabq.gov>
Sent: Monday, October 8, 2018 10:48 AM
To: Kay Brashear; Diane Hoelzer; Dicome, Kym
Subject: RE: DRB Request for Extension of IIA ----QUESTION / CLARIFICATION REQUEST

Kay and Diane

Thank you for following up, and thank you for talking through this on the phone, Diane.

Consistent with past practice when the city completed the mailing, the notice is required and I will answer the specific points you raised below:

1. The 100 feet excluding right-of-way is from the boundary of what is shown as the project boundary on the zone atlas map page, i.e. the edge of the property involved in the subdivision action the IIA/infrastructure list is attached to.
2. Excluding public right-of-way means you need to notify the people 100 feet beyond that right-of-way. You do not include the right-of-way when measuring the 100 feet, i.e. if a right-of-way is right at the edge of the property you would measure the width of the right-of-way plus 100 feet on the other side to determine the list of owners.
3. The extension is for the IIA on the improvements shown on the original infrastructure list for the development because not all have been built yet. The IDO stipulates that one extension is allowed. Since it was part of the infrastructure list for the whole subdivision the improvements should be installed within that timeframe, but if the development of Tract A is the reason for this last piece of infrastructure and not the whole subdivision and Tract A has no timeline for development I would defer to the DRB/City Engineer as to whether or not you could amend the infrastructure list and deal with this last piece at the time of development of Tract A.

Finally, as I explained on the phone, the mailing is not required to be certified, so you can save a little bit of cost using other options of providing proof of mailing in your submittal.

Thanks,
Michael



MICHAEL J. VOS, AICP
planner – development facilitator
o 505.924.3955
m 505.263.5519
e mvos@cabq.gov
cabq.gov/planning

From: Kay Brashear [mailto:kay@goodwinengineers.com]
Sent: Monday, October 08, 2018 10:03 AM
To: Diane Hoelzer; Vos, Michael J.; Dicome, Kym
Subject: RE: DRB Request for Extension of IIA ----QUESTION / CLARIFICATION REQUEST

Michael,

Will you please clarify if a Buffer Map/Notification is necessary for an IIA Extension? A prompt response would be greatly appreciated as we are trying to make a submittal this week.

Thanks,

Kay Brashear

*Mark Goodwin & Associates, PA
(505) 828-2200*

From: Diane Hoelzer
Sent: Thursday, October 4, 2018 4:20 PM
To: Vos, Michael J. <mvos@cabq.gov>; Kym Dicome (kdicome@cabq.gov) <kdicome@cabq.gov>
Cc: Kay Brashear <kay@goodwinengineers.com>
Subject: DRB Request for Extension of IIA ----QUESTION / CLARIFICATION REQUEST

Michael,

Our office is very confused by one of the requirements on the FORM S1. There is a statement under MAJOR INFRASTRUCTURE IMPROVEMENTS (IIA) EXTENSION that we need clarification on: "Buffer map and list of property owners within 100 feet (excluding public right of way), notifying letter, and proof of first class mailing".

- 1. We are to notify property owners "within 100 feet" of what ? ie. the property line, the improvements?*
- 2. The requirement then states, "excluding public right of way", does this mean if our property is surrounded by public right of way then we don't have to notify anyone? (in this case is it only the property owners immediately adjacent to us?)*
- 3. So this is for an IIA extension for improvements not being built at this time and are tied to Tract A which is not being improved at this time.*

Is a buffer map necessary?

Call Kay or myself if you need further explanation. I have attached a drawing showing the project site an the IIA extension improvements.

Thank you,

Diane Hoelzer, PE
MARK GOODWIN & ASSOCIATES, PA
9016 Washington NE
diane@goodwinengineers.com
(505) 828-2200

=====
This message has been analyzed by Deep Discovery Email Inspector.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 8, 2018

Property Owner
Tract 11-A Bulk Land Plat
Albuquerque, NM 87121

Sample Letter

Re: *Los Diamantes Subdivision Off-Site Storm Drain
(DRB#1010332)*

Dear Property Owner,

Our firm has recently completed the Los Diamantes Subdivision located at 98th Street and Gibson Blvd. As part of that construction process our client, 98th Street, LLC, was required to financially guaranty a Storm Drain in 98th Street that will service Tract A. However, Tract A is not being built at this time and their financial guaranty is expiring. Please see attached exhibit for details.

Per City of Albuquerque IDO section 14-16-6-4(K)(6), it is required that we notify property owners within 100' of the property line that we are making application requesting a 2-year extension of financial guaranty. Thus, the reason for this letter.

This application request does not affect you as a property owner. We are simply following City requirements to let you know what our firm is requesting. No action on your part is necessary.

We anticipate the public hearing at the City of Albuquerque's Development Review Board will be held on Wednesday, November 7, 2018 beginning at 9:00 am. The DRB Board meeting will be held in the Basement of Plaza del Sol, located at 600 Second Street, Albuquerque 87102. Please check the City's website <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> for the DRB agenda the week of November 7th to see what agenda item this request has been assigned.

If you have any questions, you may contact our office at (505) 828-2200, or by email at info@goodwinengineers.com.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kay Brashear
Office Manager



Property Owner
PO Box 5621
Albuquerque, NM 87185

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
9801 Morning Sun Trail SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
9805 Morning Sun Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
9809 Morning Sun Trl Sw
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
5908 Legends Ave NW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
5908 Legends Ave NW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
9905 Morning Sun Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
1306 Broadway Blvd SE
Albuquerque, NM 87102

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
9919 Morning Sun Trl Sw
Albuquerque, NM 87121

P.O. BOX 90606, ALBUQUERQUE, NM 87199

D. Mark Goodwin & Associates, P.A.
Consulting Engineers





Property Owner
9915 Morning Sun Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
1055 Maroa St NW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
10000 Garden Gate Lane SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
2408 Bridle Gate Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
2404 Bridle Gate Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
2400 Bridle Gate Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
2312 Bride Gate Trl SW
Albuquerque, NM 87121

P.O. BOX 90606, ALBUQUERQUE, NM 87199

D. Mark Goodwin & Associates, P.A.
Consulting Engineers





Property Owner
2308 Bridle Gate Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
2304 Bridle Gate Trl SW
Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
3727 Alamogordo Dr. NW
Albuquerque, NM 87120

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
601 Sequoia Rd NW
Albuquerque, NM 87120

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199





Property Owner
901 Mopac Express Way Bldg 3
Austin, TX 78746

P.O. BOX 90606, ALBUQUERQUE, NM 87199

D. WILK GOODWIN & ASSOCIATES, P.A.
Consulting Engineers



P.O.

D.M.



Property Owner
 9909 Morning Sun Trl SW
 Albuquerque, NM 87121

D. Mark Goodwin & Associates, P.A.
 Consulting Engineers
 P.O. BOX 90606, ALBUQUERQUE, NM 87199



ates, P.A.
 S.
 : NM 87199



D. Mark
 P.O. BO

Property Owner
PO BOX 36324
Albuquerque, NM 87176

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199



Albuquerque, NM 87176



Property Owner
101 Plaza Real SO Suite 205-S
Boca Raton, FL 33432

D.M.
P.O. E



P.O. BOX 90606, ALBUQUERQUE, NM 87199
D. Mark Goodwin & Associates, P.A.
Consulting Engineers

