



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input checked="" type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

Request to remove internal sidewalks from infrastructure list.

APPLICATION INFORMATION

Applicant: <u>Novus Properties LLC - Michael Montoya - Manager</u>	Phone: <u>505-897-4225</u>
Address: <u>7916 Ranchitos Ln NE</u>	Email: <u>michael@cgirm.com</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87113</u>
Professional/Agent (if any): <u>Huitt-Zollars, Scott Edlings, P.E.</u>	Phone: <u>505-892-5141</u>
Address: <u>333 Rio Rancho Dr. NE, Suite 101</u>	Email: <u>seddings@Huitt-Zollars.com</u>
City: <u>Rio Rancho</u> State: <u>NM</u>	Zip: <u>87124-1450</u>
Proprietary Interest in Site: <u>Engineer</u>	List all owners:

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

Lot or Tract No.: <u>A2B, B, C, E, F</u>	Block: <u>N/A</u>	Unit: <u>N/A</u>
Subdivision/Addition: <u>Fountain Hills Plaza Subdivision</u>	MRGCD Map No.: <u>N/A</u>	UPC Code:
Zone Atlas Page(s): <u>C-12-Z</u>	Existing Zoning: <u>SU-1</u>	Proposed Zoning <u>N/A</u>
# of Existing Lots:	# of Proposed Lots: <u>0</u>	Total Area of Site (Acres): <u>4.6606</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>Paradise Blvd NW</u>	Between: <u>Eagle Ranch Rd NW</u>	and: <u>Vista Fuente NW</u>
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

DRB # 1003445, PR-2018-001695, CABQ Project 584480

Signature:	Date: <u>8-27-19</u>
Printed Name: <u>Michael Montoya</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? No, if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

- SKETCH PLAT REVIEW AND COMMENT**
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
 - Letter describing, explaining, and justifying the request
 - Copy of recorded IIA
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 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)
 - Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - Proposed Infrastructure List, if applicable
 - DXF file and hard copy of final plat data for AGIS submitted and approved

- MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: <u>8-27-19</u>
Printed Name: <u>Michael Montoya</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	

August 27, 2019

City of Albuquerque
Planning Department
Development Review Board
600 2nd St NW
Albuquerque, NM 87102

Explanation for Infrastructure List Amendment- Fountain Hills Plaza Subdivision, City Project #584480

This letter is to describe, explain, and justify the request to amend the Infrastructure List for the Fountain Hills Plaza Subdivision

At the time the infrastructure list for Fountain Hills was established, there were only 6 tracts platted, and the list spelled out internal sidewalks to meet the needs of the lots at that time. Since that time, easements have changed and some of those tracts have been subdivided into smaller lots.

There are still several lots for sale at this time, and without a development plan on each of them, it is likely that some if not all of the eventual owners will want to determine where they would like to have the sidewalks and entrances on their lots.

Therefore, we are requesting that the infrastructure item for internal sidewalks be removed, to avoid having the eventual owners potentially having to demolish and reinstall at the time of development.

Sincerely,

Michael Montoya
Managing Member
Novus Properties LLC

ORIGINAL

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

Figure 12

Date Submitted: June 5, 2007
 Date Site Plan Approved: MLA
 Date Preliminary Plat Approved: 6-20-07
 Date Preliminary Plat Expires: 6-20-08
 DRB Project No: 1003445
 A01 #
 07 DRB - 70054
 5 2.08
 01-20-09

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 DRIC Chair determines that additional items and/or information items have not been included in the Infrastructure Listing, the DRIC Chair may include these items in the listing and related financial guarantee. Likewise, if the DRIC Chair determines that additional items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRIC Chair, the User Department and Agreement. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforseen 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 #
Project #
COA DRIC Project #
Size
Type of Improvement
Location
From
To

PHASE 1 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

30'-F-F 18' MEDIUM	ARTERIAL PAVEMENT W/ MEDIUM & STD CURB & GUTTER W/ 6' SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	
30' WIDE	4' TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	
30' WIDE	4' TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE	
NOTE	STREET LIGHTS AS PER COA DPM				
NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTEE IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				

40' F-F	PAVEMENT W/ PCC CURB & GUTTER 18'-6" WIDE	NUMBER AVE	EAGLE RANCH RD	VISTA FUENTE ROAD	
VARIES	PAVEMENT W/ PCC CURB & GUTTER 18'-6" WIDE	NUMBER AVE EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	
24' F-F MIN - 48' F-F MAX	ROUNDABOUT	LOMA FUENTE NUMBER AVE	VISTA FUENTE	LOMA FUENTE NUMBER AVE	
NOTE	STREET LIGHTS AS PER COA DPM				
NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTEE IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				

Private Inspector	City Inspector	City Grant Engineer

40' F-F	PAVEMENT W/ PCC CURB & GUTTER 18'-6" WIDE	NUMBER AVE	EAGLE RANCH RD	VISTA FUENTE ROAD	
VARIES	PAVEMENT W/ PCC CURB & GUTTER 18'-6" WIDE	NUMBER AVE EAST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD	
24' F-F MIN - 48' F-F MAX	ROUNDABOUT	LOMA FUENTE NUMBER AVE	VISTA FUENTE	LOMA FUENTE NUMBER AVE	
NOTE	STREET LIGHTS AS PER COA DPM				
NOTE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTEE IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.				

Private Inspector	City Inspector	City Grant Engineer

SIA
Advance #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Phonix
Inspector

City
Inspector

City Chief
Engineer

PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA
SANITARY SEWER LINE
W/NEC MHS & SERVICES

VISTA FUENTE
MINIB-AVE

140' SOUTHWEST OF
INTERSECTION OF
VISTA FUENTE ROAD
& MINIZO AVE

PARADISE BLVD
LOMA FUENTE
MINIB-AVE

1	1	1
1	1	1

PHASE 1 PUBLIC WATERLINE IMPROVEMENTS

8" DIA
WATERLINE W/NEC VALVES
FHS, M/S & R/S

VISTA FUENTE ROAD

EDUCATION PLACE

PARADISE BLVD
LOMA FUENTE
MINIB-AVE

1	1	1
1	1	1

PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS

10"-42" DIA
RCP W/NEC, MHS, LATERALS
& INLETS

VISTA FUENTE ROAD

EDUCATION PLACE

PARADISE BLVD
EXISTING LOT 6A-1
LOMA FUENTE
MINIB-AVE

1	1	1
1	1	1
1	1	1
1	1	1

PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

12" WIDE
ADD 2ND LEFT TURN
ARTERIAL PAVEMENT W/ PCC
CURB & GUTTER

PASEO DEL NORTE
EAST BOUND LANE

RICHLAND HILLS RD

1	1	1
1	1	1

1	1	1
1	1	1

31A
Agency #

COA DRC
Project #

Size
Type of Improvement

Location

From

To

Photo
Inspector

City
Inspector

City Cnet
Engineer

PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS
0" DIA
SANITARY SEWER LINE
W/ NEG. MHS & SERVICES

LOMA FUENTE
NUNZIO AVE

EAGLE RANCH RD
140' SOUTHWEST OF
INTERSECTION OF
VISTA FUENTE ROAD
& NUNZIO AVE

PARADISE BLVD
NUNZIO AVE

PHASE 1 PUBLIC WATERLINE IMPROVEMENTS
0" DIA
WATERLINE W/ NEG. VALVES
FHS, MJS & RJS

LOMA FUENTE
NUNZIO AVE

EAGLE RANCH RD
EDUCATION PLACE

PARADISE BLVD
NUNZIO AVE

PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS
10"-42" DIA
RCP W/ NEG. MHS, LATERALS,
& INLETS

LOMA FUENTE
NUNZIO AVE

PARADISE BLVD
EDUCATION PLACE

EXISTING LOT 6-A-1
NUNZIO AVE

PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS
12" WIDE
ADD 2ND LEFT TURN
ARTERIAL PAVEMENT W/ RCP
CURB & GUTTER

PARADISE BLVD/
PRICKLY PEAR ST

PARADISE BLVD
EDUCATION PLACE

RICHLAND HILLS RD
PASO DEL NORTE

12" WIDE
ADD RIGHT TURN LANE
ARTERIAL PAVEMENT W/ PCC
CURB & GUTTER

RICHLAND HILLS RD
SOUTHBOUND LANE

RICHLAND HILLS RD
WEST PROPERTY LINE

PASEO DEL NORTE
150' EAST OF RICHLAND
HILLS EAST CURB &
GUTTER

12" WIDE
ADD RIGHT TURN LANE
ARTERIAL PAVEMENT

PASEO DEL NORTE
WESTBOUND LANE

WEST PROPERTY LINE
EAGLE RANCH RD

EAGLE RANCH RD

10" WIDE
TRAIL

PASEO DEL NORTE

WEST PROPERTY LINE

EAGLE RANCH RD

Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
Ba		12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADD'L WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD			
Ba		12' WIDE	ADD THIRD TURN LANE STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD			
Ba		12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & BIKEWAY	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	RECLAIMED FOURTH HILLS WEST BOUNDARY			
Ba		12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD NORTHBOUND		EAGLE RANCH RD			
Ba		6' WIDE	BIKE LANE w/ PCC CURB & GUTTER w/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10-A-1	PASEO DEL NORTE			

PHASE 2 ON-SITE PUBLIC ROADWAY IMPROVEMENTS

Ba	40' F-F Remove SW	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER REMOVE REMOVE SW	VISTA FUENTE ROAD	EDUCATION PLACE	LOMA FUENTE NARBGAVE				
Ba	VARIES 20' MIN	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & P&G SIDEWALK/BIKEWAY	LOMA FUENTE NARBGA AVE WEST HALF OF ROADWAY	VISTA FUENTE ROAD	PARADISE BLVD				
Ba	NOTE	STREET LIGHTS AS PER COA DRG							
Ba	NOTE	REMOVE SW LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT A FINANCIAL GUARANTEE IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY	REMOVE SW PCC SIDEWALK SIDES STREET LIGHTS AS PER COA DRG	REMOVE SW EAGLE RANCH PARADISE ROAD					

BOHANNAN HUSTON INC
 FROM: *[Signature]* DATE: 6/20/07 AM/FCA
 TRANSPORTATION DEVELOPMENT
 UTIL DEVELOPMENT
 DATE: 6/20/07
 CITY ENGINEER: *[Signature]* DATE: 6/20/07

BRUCE STIDWORTHY PE
 PREPARED BY - PRINT NAME: BRUCE STIDWORTHY
 DATE: 08/09/07
 DRB CHAIR
 DATE: 6/30/09
 CHRISTINE O'BRYEN
 PARKS & GENERAL SERVICES
 DATE: 6/30/09

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER
A	5-2-08	<i>[Signature]</i>		Yolanda M. Ochoa
A	01-20-09	<i>[Signature]</i>		Yolanda M. Ochoa