



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 2018-001842
Application No. SD-2019-00166, SD-2019-00165 + VA-2019-00312

TO:

- Kym Dicome, DRB Chair, Planning Department**
- James Hughes, P.E., Hydrology**
- Racquel Michel, P.E., Transportation Development**
- Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA**
- Ben McIntosh, Code Enforcement**
- Jason Coffey, Parks/Municipal Development**

NOTE: PDF Required
***(Please attach this sheet with each collated set per board member)**

NEXT HEARING DATE: November 6, 2019

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Additional request FORM V2, Revised Plat Sheet 3 and Sidewalk
Exhibit

CONTACT NAME: Ron Hensley

TELEPHONE: 505-410-1622 **EMAIL:** ron@thegroup.cc

FORM V2: Waiver– DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS

- Interpreter Needed for Meeting? 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 V 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
- Letter of authorization from the property owner if application is submitted by an agent

WAIVER – IDO

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives

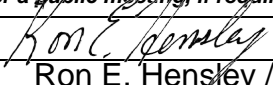

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected 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* **this step is not required if variance is to be heard with minor subdivision plat**
- Sign Posting Agreement - **this step is not required if variance is to be heard with minor subdivision plat**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 10/18/19</p>
<p>Printed Name: Ron E. Hensley / THE Group</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<div style="text-align: right;">  </div>	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



The HENSLEY ENGINEERING GROUP

October 15, 2019

Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Project 2018-001842 Tract 4A IHS Acquisition No. 120 –IDO Waiver and Temporary Deferral of Sidewalk

Sheet 3 of the plat has been revised to reflect received comments and is attached.

In reference to the attached FORM V2 and exhibits for the above project, the applicant is requesting the following:

IDO WAIVER

The applicant requests a waiver of the requirement of the construction of sidewalk along property frontage. The project is located in an area that does not have public sidewalk nor are the sidewalks located adjacent to the roadways or property frontage. The developments within this area have provided sidewalk connections with internal circulation with adjacent connectivity. This project will maintain those requirements. Additionally, the frontage of the property is a private drive that limits improvements and provides no sidewalk along its corridor.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

The drainage easement is being vacated to allow for the dedication of a new drainage easement. The new easement will be encompassing the private roadways and drainage facilities. The public welfare does not require that the easement be retained. There is a net benefit to the public welfare because the development made possible by the vacation will be more beneficial to the public with the addition of the easement for water.

As agent for the owners, we are requesting review of the City requirements of the proposed actions. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Ron E. Hensley".

Ron E. Hensley P.E.

ron@thegroup.cc

Civil

*

Environmental

*

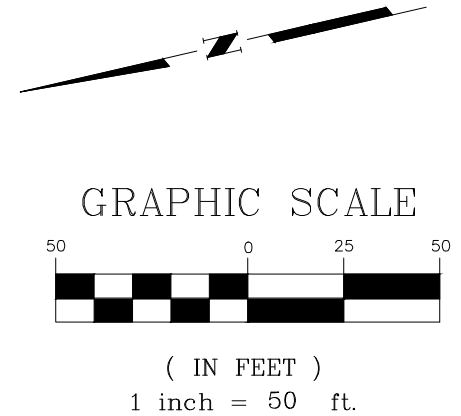
Water Resources

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

505-410-1622

PLAT OF
LOTS 1 THRU 30
HORIZON VILLAGE
 (BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)
 SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
PROJECTED SECTIONS 11 AND 14
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2019

Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the grading and drainage plan, submitted by THE Group on, 06/28/2019 and approved by the Albuquerque City Engineer on July 9, 2019, which report and amendments are on file in the office of the City Engineer. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision. The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

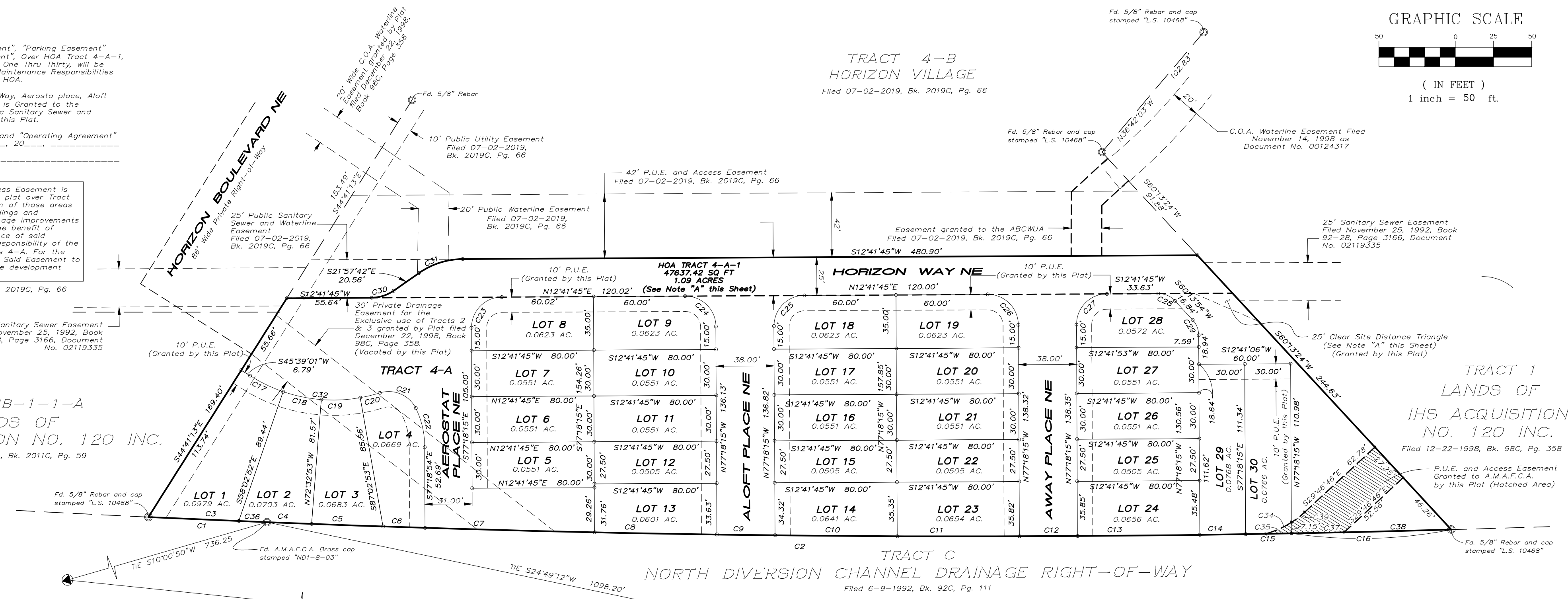


Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	77.67	11304.16	38.83	77.67	N15° 28' 42"E	0°23'37"
C2	775.22	11304.16	387.76	775.07	N13° 21' 38"E	3°55'45"
C3	59.21	11304.16	29.60	59.21	S15° 31' 31"W	0°18'00"
C4	29.26	11304.16	14.63	29.26	S15° 15' 04"W	0°08'54"
C5	46.75	11304.16	23.38	46.75	S15° 03' 30"W	0°14'13"
C6	27.53	11304.16	13.77	27.53	S14° 52' 13"W	0°08'22"
C7	111.06	11304.16	55.53	111.06	S14° 31' 08"W	0°33'46"
C8	80.02	11304.16	40.01	80.02	S14° 02' 05"W	0°24'20"
C9	38.01	11304.16	19.00	38.01	S13° 44' 08"W	0°11'33"
C10	80.01	11304.16	40.00	80.01	S13° 26' 11"W	0°24'20"
C11	80.00	11304.16	40.00	80.00	S13° 01' 52"W	0°24'20"
C12	38.00	11304.16	19.00	38.00	S12° 43' 55"W	0°11'33"
C13	80.00	11304.16	40.00	80.00	S12° 25' 58"W	0°24'20"
C14	30.00	11304.16	15.00	30.00	S12° 09' 15"W	0°09'07"
C15	30.00	11304.16	15.00	30.00	S12° 00' 39"W	0°09'07"
C16	104.58	11304.16	52.29	104.58	S11° 39' 37"W	0°31'48"
C17	24.14	100.96	12.13	24.08	S38° 48' 05"W	13°41'52"
C18	25.56	100.96	12.85	25.49	S24° 41' 57"W	14°30'23"
C19	25.56	100.96	12.85	25.49	S10° 11' 36"W	14°30'21"
C20	13.18	100.96	6.60	13.17	S0° 48' 00"E	7°28'50"

Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C21	27.80	19.85	16.73	25.58	N35° 58' 16"E	80°14'22"
C22	26.52	55.85	13.51	26.27	S89° 47' 06"E	27°12'06"
C23	31.39	20.00	19.98	28.27	N32° 20' 22"W	89°55'45"
C24	31.42	20.00	20.00	28.28	N57° 41' 45"E	90°00'00"
C25	31.42	20.00	20.00	28.28	N32° 18' 15"W	90°00'00"
C26	31.42	20.00	20.00	28.28	N57° 41' 45"E	90°00'00"
C27	31.42	20.00	20.00	28.28	N32° 18' 15"W	90°00'00"
C28	12.44	15.00	6.60	12.09	N36° 27' 35"E	47°31'39"
C29	11.11	14.98	5.83	10.86	N81° 26' 04"E	42°29'49"
C30	15.12	25.00	7.80	14.89	S4° 37' 58"E	34°39'27"
C31	30.24	50.00	15.60	29.79	S4° 37' 58"E	34°39'27"
C32	88.44	100.96	47.28	85.64	S20° 33' 18"W	50°11'26"
C33	18.46	11304.16	9.23	18.46	S15° 19' 42"W	0°05'37"
C34	18.46	61.39	9.30	18.39	S10° 54' 46"E	17°13'58"
C35	16.86	11304.16	8.43	16.86	S11° 58' 07"W	0°05'08"
C36	18.46	11304.16	9.23	18.46	S15° 19' 42"W	0°05'37"
C37	34.56	11304.16	17.28	34.56	S11° 50' 18"W	0°10'31"
C38	70.02	11304.16	35.01	70.02	S11° 34' 24"W	0°21'18"
C39	10.85	61.39	5.44	10.84	S24° 35' 40"E	10°07'51"

- NOTES:**
- "Private Access Easement", "Parking Easement" and "Drainage Easement", Over HOA Tract 4-A-1, for the benefit of Lots One Thru Thirty, will be Granted by this Plat. Maintenance Responsibilities will be Provided by the HOA.
 - Tract 4-A-1 (Horizon Way, Aerosta place, Aloft Place and Away Place) is Granted to the A.B.C.W.U.A. as a Public Sanitary Sewer and Waterline Easement by this Plat.
 - "Reciprocal Easement" and "Operating Agreement" Filled _____, 20_____

A Private Blanket Access Easement is hereby granted by this plat over Tract 4-A with the exception of those areas covered by future buildings and non-storm water drainage improvements within said tract for the benefit of A.M.A.F.C.A. Maintenance of said easement to be the responsibility of the owner(s) of said Tracts 4-A. For the Benefit of A.M.A.F.C.A. Said Easement to be vacated when future development occurs.
 Filed 07-02-2019, Bk. 2019C, Pg. 66



Albuquerque Control Survey Monument "NDC-7-1A"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N= 1,524,419.502 US Survey feet
 E= 1,534,929.428 US Survey feet
 Ground to grid factor= 0.999674775
 Delta Alpha= -00°12'12.47"
 TIE= N10°00'50"E, 736.25

Albuquerque Control Survey Monument "NDC-7"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N= 1,522,698.249 US Survey feet
 E= 1,534,340.591 US Survey feet
 Ground to grid factor= 0.999674466
 Delta Alpha= -00°12'16.43"

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS
 "No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

IDO WAIVER
FOR NO SIDEWALK
ON FRONTAGE

75.1'

HORIZON WAY

CONSTRUCTED
SIDEWALK

CONSTRUCTED
SIDEWALK

CONSTRUCTED
SIDEWALK

AEROSTAT PLACE

ALOFT PLACE

AWAY PLACE

LOT 8

LOT 9

LOT 18

LOT 19

LOT 28

LOT 7

LOT 10

LOT 17

LOT 20

LOT 27

LOT 29

LOT 30

LOT 6

LOT 11

LOT 16

LOT 21

LOT 26

LOT 5

LOT 12

LOT 15

LOT 22

LOT 25

LOT 13

LOT 14

LOT 23

LOT 24

AMAFCA ACCESS ROAD

SEE AMAFCA PLANS

NORTH DIVERSION CHANNEL DRAINAGE RIGHT-OF-WAY
TRACT C

ALL SIDEWALK IS 4' IN
WIDTH UNLESS
OTHERWISE NOTED.

CONSTRUCTED SIDEWALK
DEFERRED SIDEWALK

SIDEWALK EXHIBIT
HORIZON VILLAGE SUBD.
PR-2019-001842

THE Group
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone: (505) 410-1622