



January 21, 2020

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Re: Anderson Heights Unit 4 – Infrastructure List Amendment (PR-2019-002411)

Dear Ms. Wolfley:

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

- Application for Development Review
- Seven (7) copies of the Revised Infrastructure List
- Seven (7) copies of the Original Infrastructure List
- Seven (7) copies of Heritage Trails Subdivision Units 1-3 Infrastructure List
- Zone Atlas Map
- Submittal Fees

We are requesting an amendment to the existing Anderson Heights Unit 4 infrastructure list to remove the temporary pavement on Colobel Avenue. The infrastructure list was approved on December 10, 2014 with the Anderson Height Unit 4 Bulk Plat. This infrastructure list has been superseded by the Heritage Trails Subdivision Units 1-3 infrastructure list, which was approved on April 25, 2018. The Heritage Trails preliminary plat was granted a one-year extension by DRB on June 5, 2019. The preliminary plat expiration date is May 10, 2019.

The Heritage Trails infrastructure list includes the permanent pavement improvements for Colobel Avenue. In addition, Success Land Holdings, LLC will be submitting a new preliminary plat for Heritage Trails within four months to modify the existing lot layout, which does not meet current homebuilder needs. The new infrastructure list will also include the permanent pavement improvements for Colobel Avenue.

Since there is a more current infrastructure list that contains permanent improvements instead of temporary improvements for Colobel Avenue to the original infrastructure list requirement is no longer necessary. Therefore, we are requesting the removal of the temporary pavement from the Anderson Heights Unit 4 infrastructure list.

This amendment meets the minor amendment requirements of IDO Section 14-16-6-4(X)(2).

Please place these items on the DRB Agenda to be heard on January 29, 2019. Don't hesitate to contact me at 243-3949 with questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott J. Steffen".

Scott J. Steffen, P.E.  
Director of Entitlement and Planning  
Price Land Development Group

Enclosures



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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> 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)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<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"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<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)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Amendment to existing infrastructure list			

<b>APPLICATION INFORMATION</b>			
Applicant: Success Land Holdings, LLC		Phone:	
Address: 8300 Carmel Avenue NE, Suite 401		Email: fred@scottpatrickhomes.com	
City: Albuquerque	State: NM	Zip: 87122	
Professional/Agent (if any): Price Land Development Group (Scott Steffen)		Phone: 505-243-3949	
Address: 303 Roma Avenue NW, Suite 110		Email: ssteffen@priceldg.com	
City: Albuquerque	State: NM	Zip: 87102	
Proprietary Interest in Site: Owner	List all owners: Success Land Holdings, LLC		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tracts A-1-A & B-1	Block:	Unit: 4	
Subdivision/Addition: Anderson Heights	MRGCD Map No.:	UPC Code: 100805434722140105	
Zone Atlas Page(s): N-8	Existing Zoning: R-1-A	Proposed Zoning R-1-A	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 82.93	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 118th Street SW	Between: Amole Mesa Avenue SW	and: Colobel Avenue SW	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2019-002411 SD-2019-00211			

Signature:	Date: 1/21/20
Printed Name: Scott J Steffen	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
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@caba.gov](mailto: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. 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**

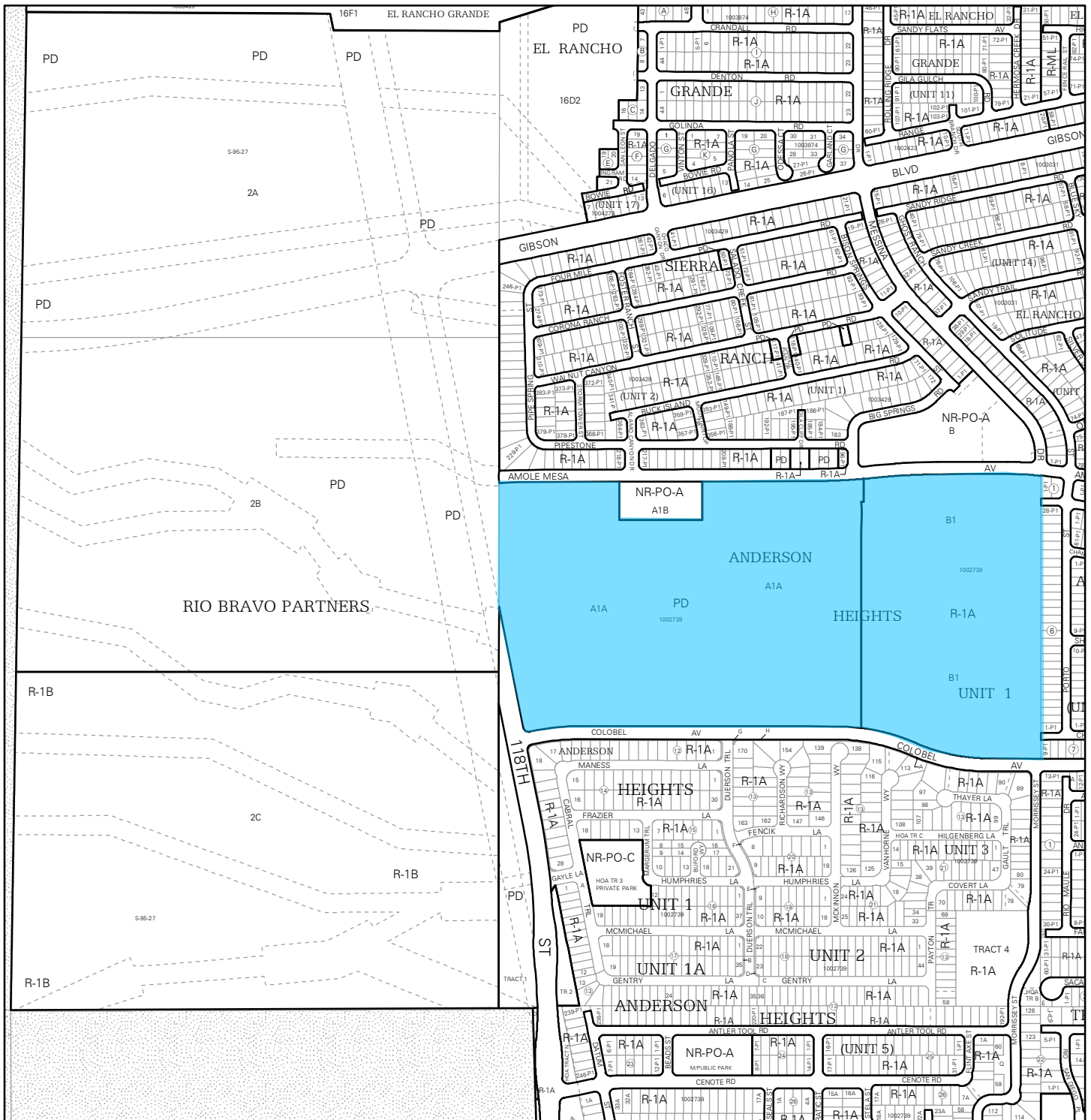
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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)

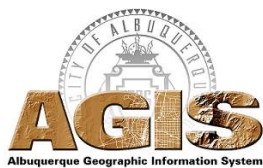
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<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>Scott J Steffen</u></p>	<p>Date: <u>1/21/20</u></p>
<p>Printed Name: <u>SCOTT J STEFFEN</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<b>FOR OFFICIAL USE ONLY</b>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

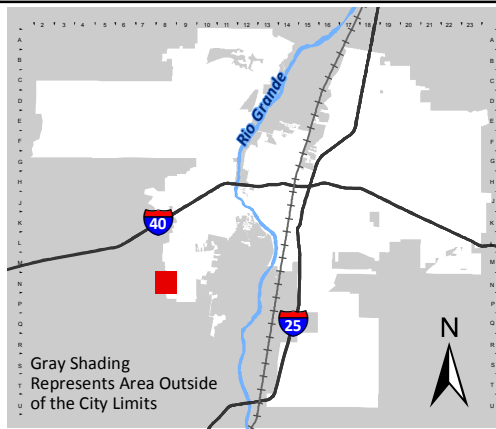


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

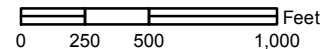


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**N-08-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



Current DRC  
Project No. \_\_\_\_\_

Date Submitted: \_\_\_\_\_ 1/21/2020  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. \_\_\_\_\_ PR-2019-002411

Figure 12

INFRASTRUCTURE LIST

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

**ANDERSON HEIGHTS UNIT 4  
REPLAT OF TRACT 1 AND TRACT 2 OF THE TRAILS UNIT 3A**

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
<b><u>PUBLIC ROADWAY IMPROVEMENTS</u></b>									
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

**AGENT/OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

SCOTT STEFFEN, PE  
PREPARED BY: PRINT NAME

DRB CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

PRICE LAND DEVELOPMENT GROUP  
FIRM:

TRANSPORTATION DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAXIMUM TIME ALLOW TO CONSTRUCT  
IMPROVEMENTS WITHOUT A DRB EXTENSION  
\_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

INFRASTRUCTURE LIST

EXHIBIT "A"

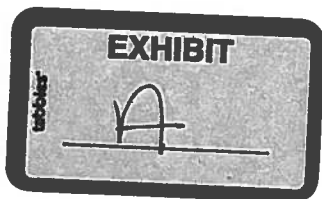
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Anderson Heights Unit 4 (Bulk Land Plat)**

~~PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN~~

Parcel 4 Anderson Heights Unit 1, Parcel 6A, and Lots 1-P1 thru 66-P1, Block 1, Lots 1-P1 thru 26-P1, Block 2, Lots 1-P1 thru 26-P1, Block 3, Lots 1-P1 thru 26-P1, Block 4, Lots 28-P1 thru 63-P1, Block 5, Lots 22-P1 thru 30-P1, Block 6, Anderson Heights Unit 9

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, 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.

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
24' FF	PAVING Temporary Pvmt	Colobel Avenue	700 ft. W. of Tract B-1	East P.L. of Tract B-1

Private Inspector	City Inspector	City Cnst Engineer
<u>  /  </u>	<u>  /  </u>	<u>  /  </u>

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector P.E.		City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature      Date	City User Dept. Signature      Date

1 \_\_\_\_\_  
 2 \_\_\_\_\_

AGENT / OWNER
Diane Hoelzer, PE NAME (print)
MARK GOODWIN & ASSOCIATES FIRM
<i>Diane Hoelzer</i> 12-7-14 SIGNATURE - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: <u>N/A</u>

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<i>Jan Plas</i> 12-10-14 DRB CHAIR - date  <i>[Signature]</i> 12-10-14 TRANSPORTATION DEVELOPMENT - date  <i>[Signature]</i> 12/10/14 UTILITY DEVELOPMENT - date  <i>[Signature]</i> 12-16-14 CITY ENGINEER - date	<i>Carol S. Dumort</i> 12-10-14 PARKS & GENERAL SERVICES - date <i>Recreation</i>  AMAFCA - date  _____ - date  _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC Project Number: \_\_\_\_\_

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
**Heritage Trails Subdivision Unit 1-3**  
PROPOSED NAME OF PLAT

**Tract A-1-A, Tract B-1, Anderson Heights Unit 4**  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 4/13/2018  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 4.20.18  
Date Preliminary Plat Expires: 5.9.19  
DRB Project No.: 1002739  
DRB Application No.: 18DRB-7003  
\*Extended 4-19-17 to 4-19-18

ORIGINAL

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 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
<b>OFF-SITE PAVING - UNIT 1</b>				
36' FF	Perm Pvmt (Collector)	Amole Mesa Ave.	118th Street	Lot 12 Block 12
8"	C&G (south side only)			
6'	Sidewalk (south side)	Amole Mesa Ave.	118th Street	East Property Line
48' FF	Perm Pvmt (Collector)	Colobel Avenue	Duerson Trail	Exist Pvmnt at Morrissey
8"	C&G (both sides)			
6'	Sidewalk (north side)			
<b>PAVING - UNIT 1</b>				
46' FF	Perm Pvmnt	Crest Trail Drive	Three Rivers Road	Unit 1/2 Boundary
6'	Sidewalk (both sides)			
6'	Median			
8"	C&G (both sides)			
26' FF	Perm Pvmnt	Crest Trail Drive (2)	Three Rivers Road	Grass Mountain Road
	C&G (both sides) (9)			
4'	Sidewalk (both sides) (1)			
4'	Sidewalk	Tract DD, EE, II, HH		

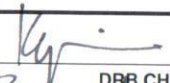
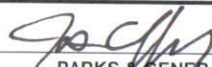
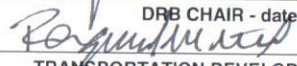




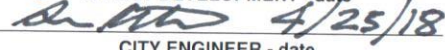
Private Inspector	City Inspector	City Cnst Engineer
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to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature							City User Dept. Signature	
Date							Date	

- 1 Sidewalks to be Deferred per Exhibit
- 2 Includes Knuckles
- 3 Street Lights Per DPM
- 4 Water Infrastructure includes Valves, Fittings, Valve Boxes, Fire Hydrants, and Appurtenances.
- 5 Sanitary Sewer includes manholes and service connection to property line
- 6 Storm Drain includes manholes & inlets
- 7 Grading & Drainage certification per DPM for release of SIA & Financial Guaranty's. Financial Guaranty's are not required for grading.
- 8 Colobel (\*) to include remove and replace asphalts; remove unused existing storm pipe and stubs or water or sewer stubs
- 9 Refer to 8" Curb and Gutter Exhibit
- 10 These Storm Drain items are associates with and for benefit of Unit 2
- 12 If Unit 2 & 3 are developed seperately, a revised phasing plan shall be submitted and included in the work order of the first unit developed
- 13 storm drain sizes may be subject to change at DRC, pending Hydrology approval of the finalized HGL calculations.
- 14 Prior to final plat or work order, whichever is first.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Diane Hoelzer, P.E. NAME (print)	 4-25-18 DRB CHAIR - date	 4/25/18 PARKS & GENERAL SERVICES - date
MARK GOODWIN & ASSOCIATES FIRM	 4/25/18 TRANSPORTATION DEVELOPMENT - date	 4/25/18 AMAFCA - date
 4-17-18 SIGNATURE - date	 4/25/18 UTILITY DEVELOPMENT - date	 4/25/18 CODE ENFORCEMENT - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A	 4/25/18 CITY ENGINEER - date	_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER