



August 27, 2019

City of Albuquerque
Development Review Board
600 2nd Street
Albuquerque, New Mexico, 87102

Re: Request for IIA Extension Request; COA Project Number 677183

To whom it may concern,

The purpose of this request is to extend the existing Infrastructure Improvements Agreement (IIA) to November 28, 2019 for City Project Number 677183 (Tierra Serena). All work has been completed at the project and close-out paperwork submitted by the Engineer of record (Mark Goodwin and Associates). This request is being made to insure a lapse does not occur while the final paperwork is being processed. Enclosed herewith are the following items:

1. Copy of the Original DRB Notice of Decision
2. Office of Neighborhood Coordination notice inquiry response
3. Copy of Notification Letter and proof of first class mailing
4. Proof of emailed notice to affected Neighborhood Association representatives
5. Buffer Map
6. Final Plat
7. Copy of DRB approved infrastructure list.

Please review the attached information and let me know if you have questions or need additional documents. Please also schedule this request to be heard before the September 25th Development Review Board hearing.

Sincerely,

Paul M. Wymer, AIA, AICP

PulteGroup

7601 Jefferson Street, Suite 320

Albuquerque, New Mexico, 87109

(505) 349-9952; Paul.wymer@pultegroup.com

7601 Jefferson Street NE, Suite 320 Albuquerque, New Mexico 87109 505.761.9606 505.761.9850 (Fax)

PGI Realty, Licensed Broker Phone 505-761-9606





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2017

Project# 1004472

17DRB-70167 AMENDMENT TO PRELIMINARY PLAT
17DRB-70169 MINOR - TEMP DEFR SWDK CONST
17DRB-70170 AMENDED SDP FOR BP

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 8-A, Block(s) 25, **GLENDESTO SUBDIVISION Unit(s) B**, zoned SU-2, located on GLENDALE AVE BETWEEN SAN PEDRO DR AND LOUISIANA BLVD containing approximately 4.7676 acre(s). (B-18) *[Deferred from 6/28/17]*

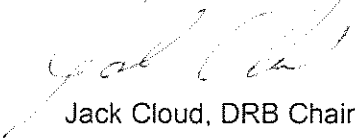
At the July 12, 2017 Development Review Board meeting, with the signing of the infrastructure list dated July 12, 2017, the amended preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. The amended site plan for building subdivision was approved with final sign off delegated to Planning.

If you wish to appeal this decision, you must do so by July 27, 2017, 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



Dear Sara,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a nearby property owner that Pulte Homes of New Mexico will be submitting an application for the Extension of an Infrastructure Improvement Agreement (IIA) to be reviewed and decided by the Development Review Board (DRB). The application is to allow sufficient time for processing of the public infrastructure close out package, already submitted for City review. All public infrastructure is complete and awaiting final acceptance by the City. Pertinent information relative to this request follows:

1. Property Owner: Pulte Homes of New Mexico
2. Property address: 7601 Jefferson Street, Albuquerque, New Mexico, 87109
3. Subject property addresses vary located on Yawkey Way and Lansdowne Place.
4. Location: Tierra Serena Subdivision located west of the intersection of Modesto Avenue and Glendale Avenue.
5. Zone Atlas Page: B-18-Z
6. Legal Description: Tierra Serena Subdivision
7. Area of Property: 4.7676 acres
8. IDO Zone District: MX-L
9. Current Use: Residential neighborhood.

The anticipated hearing date for the request will be on September 25, 2019 at 9:00 a.m. in the hearing room (Basement level) of Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM, 87102. You can check the agenda for the DRB online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Note: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <https://cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.



Please contact me with any questions or concerns at 505-349-9952 or via email at paul.wymer@pultegroup.com.

Useful links:

Integrated Development Ordinance (IDO):

<https://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map:

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department:

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download:

<https://data.cabq.gov/business/zoneatlas/>

Sincerely,



Paul M. Wymer, AIA, AICP

PulteGroup

7601 Jefferson Street, Suite 320

Albuquerque, New Mexico, 87109

Paul Wymer

From: webmaster=cabq.gov@mailgun.org on behalf of webmaster@cabq.gov
Sent: Monday, August 26, 2019 9:33 AM
To: Paul Wymer
Cc: ONC@cabq.gov
Subject: Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_B-18-Z.pdf

External Sender

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

Paul Wymer

Telephone Number

505-349-9952

Email Address

paul.wymer@pultegroup.com

Company Name

PulteGroup

Company Address

7601 Jefferson Street, Suite 320

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Lots 1 thru 27, Tierra Serena Subdivision

Physical address of subject site:

6632 Yawkey Way, NE

Subject site cross streets:

Modesto and Glendale

Other subject site identifiers:

This site is located on the following zone atlas page:

B-18-Z

Paul Wymer

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, August 26, 2019 1:03 PM
To: Paul Wymer
Subject: Public Notice Inquiry_6632 Yawkey Way NE_DRB
Attachments: IDOZoneAtlasPage_B-18-Z.PDF; Public Notice Inquiry_6632 Yawkey Way NE_DRB.xlsx

External Sender

Paul,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Av NE
Nor Este NA	Jim	Griffiee	jgriffiee@noreste.org	PO Box 94115
Nor Este NA	Timothy	Krier	tim_krier@noreste.org	8900 Olivine Street

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

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

Website: www.cabq.gov/neighborhoods



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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: Monday, August 26, 2019 9:33 AM
To: Office of Neighborhood Coordination <paul.wymer@pultegroup.com>
Cc: 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

Paul Wymer

Telephone Number

505-349-9952

Email Address

paul.wymer@pultegroup.com

Company Name

PulteGroup

Company Address

7601 Jefferson Street, Suite 320

City

Albuquerque

State

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87109

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B-18-Z

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

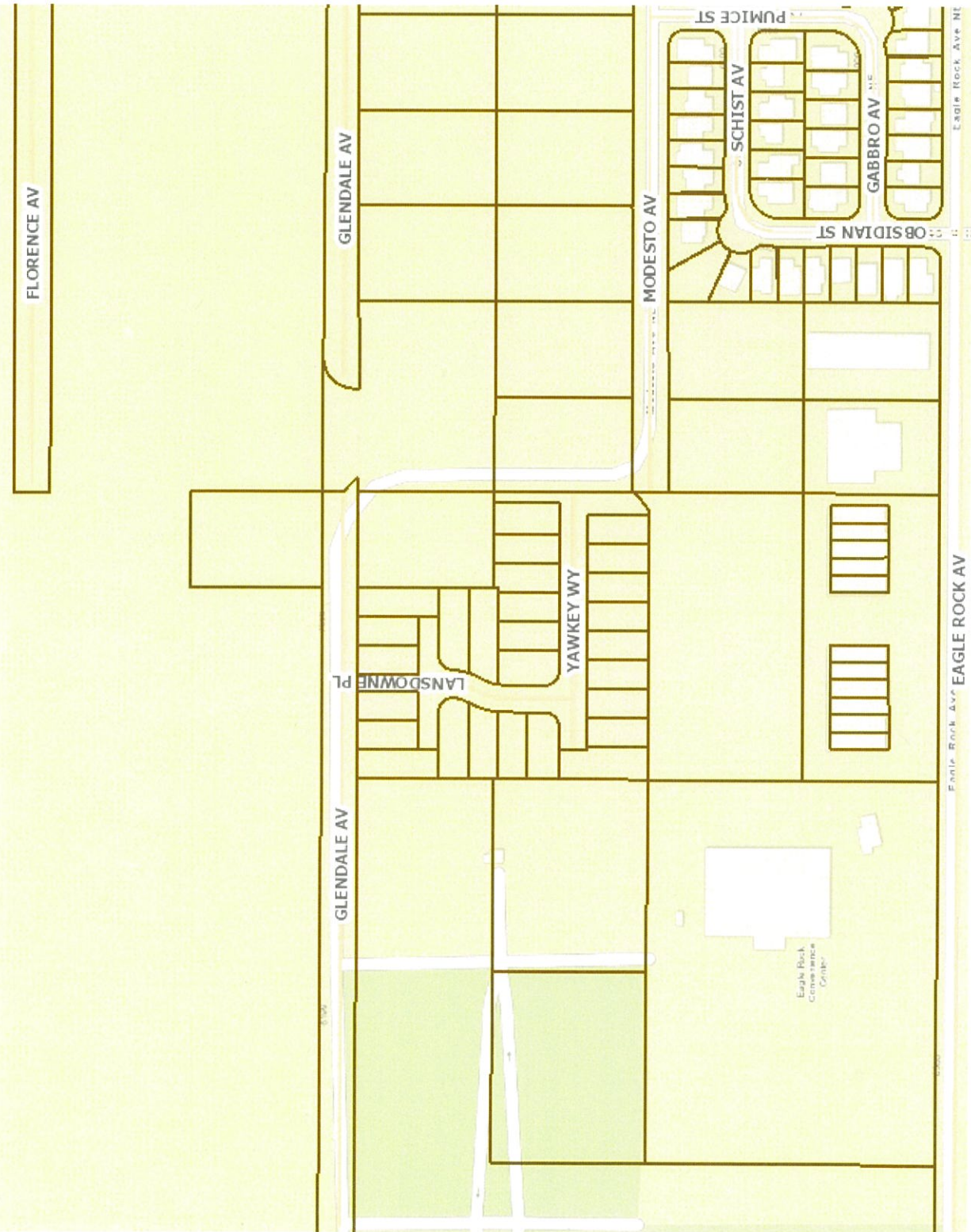


Tierra Serena



Legend

- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - BN and SF Railroad
- Other Streets**
 - +
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map**



Notes

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

505 0 253 505 Feet

1: 3,032

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque
8/27/2019

LINE	BEARING	DISTANCE
L1	S 00°05'03" W	5.12'
L2	S 53°40'01" W	20.88'
L3	N 00°12'49" E	29.85'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.50'	25.00'	17°10'40"	S 45°04'41" W	7.47'
C2	11.03'	96.00'	06°34'57"	S 50°22'33" W	11.02'

- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP
LS 12851 (TRP)
- FOUND 1/2" REBAR WITH CAP LS 8696" (TRP)
- FOUND 5/8" REBAR
- △ FOUND 5/8" REBAR WITH 3" ALUMINUM CAP
LS 11863" (TRP)
- ⊠ FOUND 5/8" REBAR WITH CAP LS 11808" (TRP)
- SET 1/2" REBAR WITH CAP LS 7719" (TRP)

LOT 6A
CORONADO INDUSTRIAL PARK
(05-29-1985, C27-06+)

LOT 23
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(04-24-1936, D-130)

LOT 24
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(04-24-1936, D-130)

GLENDALE AVENUE NE
(60' R/W)

AGRS MONUMENT
N=1524123.885 (U.S. SURVEY FOOT)
E=1524265.263 (U.S. SURVEY FOOT)
G-C=0.939664563
ELEVATION=5222.09 (U.S. SURVEY FOOT)
CENTRAL ZONE
(NAD83/NAVD88)

LOT 26-A
BLOCK 25
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(09-08-2015, 2015C-104)

LOT 7
BLOCK 25
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(04-24-1936, D-130)

LOT 8-A
BLOCK 25
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(9/8/2015, Book 2015C, Page 104)

LOT 10
BLOCK 25
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(04-24-1936, D-130)

LOT 11-A
BLOCK 25
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(05-07-2002, 2002C-157)

LOT 22
BLOCK 25
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(04-24-1936, D-130)

LOT 8-A
BLOCK 26
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(09-08-2015, 2015C-104)

LOT 28-A-1
BLOCK 26
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
(09-08-2015, 2015C-104)

AGRS MONUMENT
N=1521487.624 (U.S. SURVEY FOOT)
E=1520201.428 (U.S. SURVEY FOOT)
G-C=0.939664563
ELEVATION=5232.47 (U.S. SURVEY FOOT)
CENTRAL ZONE
(NAD83/NAVD88)



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

- EASEMENTS**
- ① EXISTING 20' AGRICULTURE PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
 - ② EXISTING 15' NMCC GAS LINE EASEMENT (09-08-2015, 2015C-104)
 - ③ EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001I52060)

AI7019_IP converted.dwg	Drawn: ACH	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 12/4/2017	Job: AI7019	

Doc# 2018022443
2018-02-24 11:57:53 AM
C:\Users\jls\OneDrive\Documents\AI7019_IP converted.dwg

Parcel Line	Tibble
Line #	Direction
L1	S05°03'00"W
L2	S53°40'01.00"W
L3	N07°14'00"E

ACRS MONUMENT
 10-C18
 N=1524123.885 (U.S. SURVEY FOOT)
 E=1542865.253 (U.S. SURVEY FOOT)
 G=0.029985042
 M=0.001194343
 ELEVATION=5222.009 (U.S. SURVEY FOOT)
 CENTRAL ZONE
 (NAD83/NAD83B)

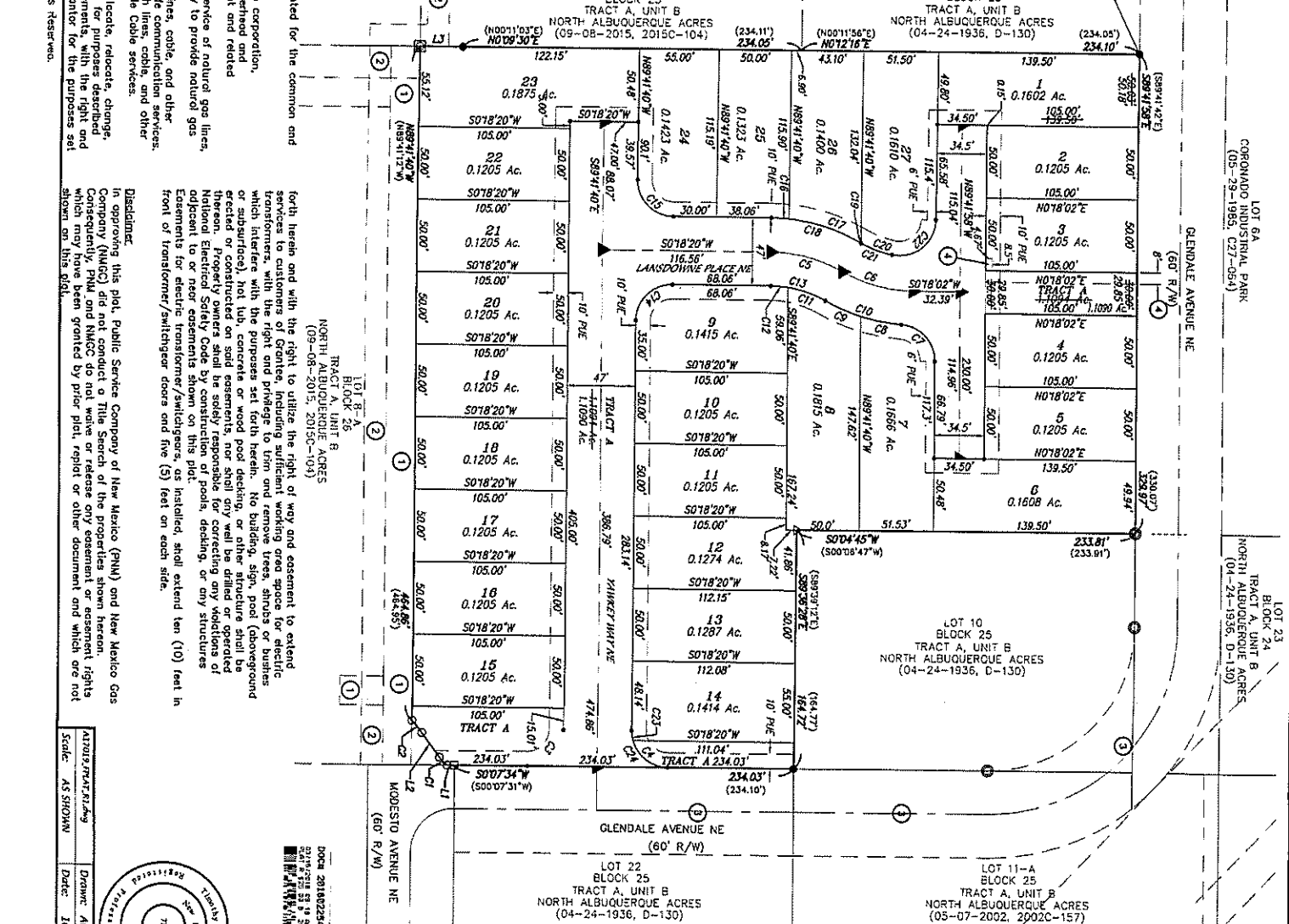
Curve	Length	Radius	Delta	Chord Direction	Chord
C1	7.50'	25.00'	171°10'40"	S45°04'41"W	7.47'
C2	11.03'	98.00'	6°34'57"	S50°22'33"W	11.02'
C3	39.19'	25.00'	89°49'14"	S44°47'03"E	35.30'
C4	32.40'	25.00'	74°14'45"	N37°14'57"E	30.18'
C5	51.38'	100.00'	29°26'27"	S15°01'33"W	50.82'
C6	51.39'	100.00'	29°26'45"	N15°01'24"E	50.83'
C7	37.61'	25.00'	86°11'33"	N47°12'15"E	34.18'
C8	28.72'	123.50'	1°31'25"	N10°46'12"E	28.65'
C9	28.54'	123.50'	1°28'52"	N23°35'20"E	26.49'
C10	55.26'	123.50'	2°53'17"	N16°55'36"E	54.80'
C11	27.32'	76.50'	20°27'50"	N19°30'51"E	27.18'
C12	11.99'	76.50'	8°58'36"	N4°47'38"E	11.97'
C13	27.32'	76.50'	20°27'50"	N19°30'51"E	27.18'
C14	38.22'	25.00'	90°00'00"	N44°41'40"W	35.36'
C15	39.27'	25.00'	90°00'00"	S45°18'20"W	35.36'
C16	11.98'	123.50'	5°32'47"	S3°04'44"W	11.95'
C17	51.50'	123.50'	2°53'39"	S17°47'51"W	51.13'
C18	63.46'	123.50'	2°52'27"	S15°01'33"W	62.76'
C19	1.41'	76.50'	1°03'19"	S2°51'30"W	1.41'
C20	23.17'	76.50'	17°21'04"	S20°00'55"W	23.08'
C21	24.58'	76.50'	18°24'23"	S20°32'35"W	24.47'
C22	44.08'	25.00'	101°02'22"	S39°10'47"E	38.59'
C23	6.95'	25.00'	15°56'04"	S82°30'20"W	6.93'
C24	39.35'	25.00'	90°10'46"	N45°12'57"E	35.41'

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, ("PNM Electric") for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services; and
 New Mexico Gas Company ("NMGC") for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas services.
 Detail for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Included is the right to build, rebuild, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described herein, together with the right to cross, over, and over-said easements, with the right and privilege of giving way, over and across adjoining lands of Center for the purposes set forth herein.

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CORRECTION FINAL PLAT FOR
TERRA SERENA SUBDIVISION
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2017

LEGEND
 21-FT LOT NUMBER
 LOT 10
 EXISTING LOT NUMBER
 C.O.A. CENTERLINE MONUMENT
 PERSES TO END OF TANGENT OR CURVE
 ON RIGHT-OF-WAY BLOCK CORNERS
 (does not constitute any set corners)
ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS
 60' PUE = GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

TRACT A IS A PRIVATE ROADWAY AND SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF THE HOMEOWNERS TO BE MAINTAINED BY THE H.O.A. AND A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY.

- EASEMENTS**
1. EXISTING 20' ALBUQUERQUE PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
 2. EXISTING 15' NMGC GAS LINE EASEMENT (09-08-2015, 2015C-104)
 3. EXISTING 60' C.O.A. REMAINDER EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001S0200)
 4. NEW 6' WIDE PRIVATE PERSHIMA EASEMENT GRANTED WITH THIS PLAT.

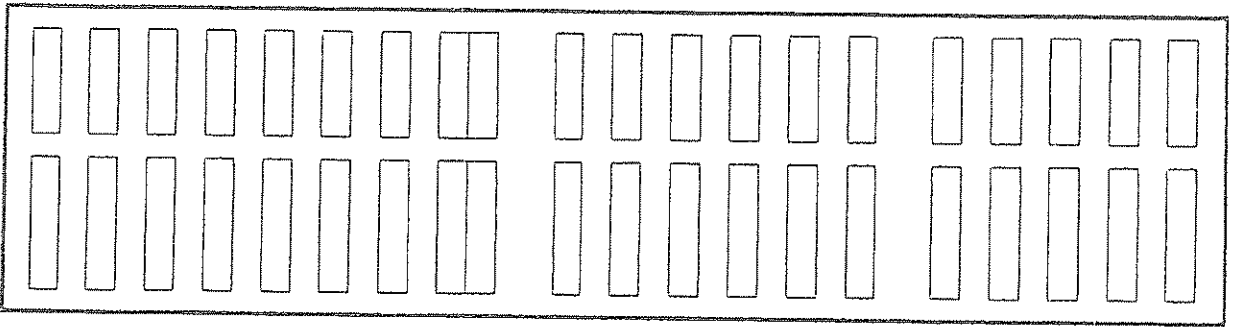
NOTE
 CONTINUE (IN LEFT OR R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAKED CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, P.S. No. 7719.

TRACT A WILL ALSO PERMIT PUE CROSSINGS

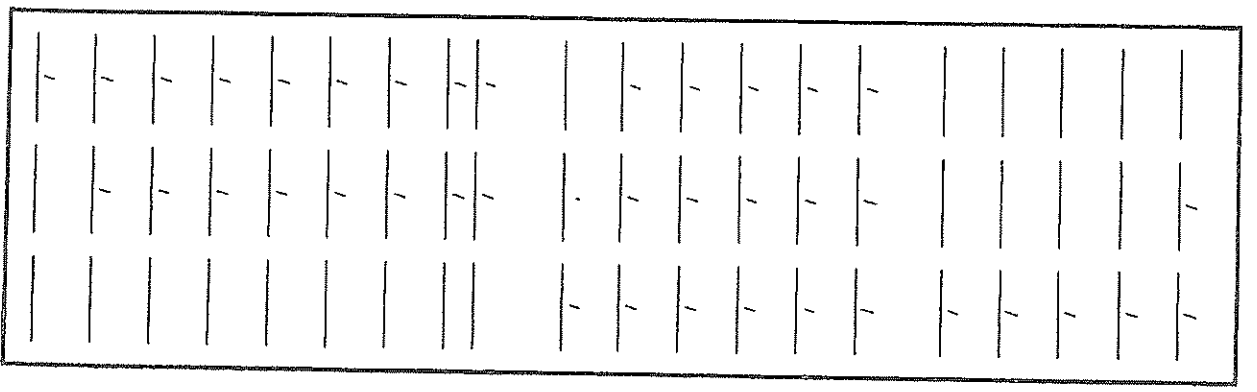
DOCK 2018A02246
 2017 FEBRUARY 14 2:00 PM
 DATED FEBRUARY 14 2017
 D. MARK GOODMAN & ASSOCIATES, P.A.
 10000 UNIVERSITY BLVD, SUITE 100
 ALBUQUERQUE, NM 87119
 (505) 263-1111

SCALE: 1" = 50'
 50' 25' 0' 50' 100'

ALDRICH LAND SURVEYING
 P.O. BOX 50701, ALBQ., N.M. 87190
 505-884-1990
 Checked: TA
 Date: 10/24/2017
 Job: A17019
 Sheet 3 of 3



Utility Type	Size	Material	Location	Notes
OFF-SITE PAVING				
24" F-E	6"	Perim Paved	Grandale Ave	W. Lot 1 Property Line
		C&G (asphalt)	Grandale Ave	E Lot 6 Property Line
		Sidewalk (asphalt)		W. Lot 1 Property Line
				E Lot 6 Property Line
24" F-E	6"	Perim Paved	Modesto Ave	N Lot 14
		C&G (asphalt)	Modesto Ave	S Lot 15
		Sidewalk (asphalt)		N Lot 14
				E Lot 15
24" F-C		Perim Paved	Modesto Ave.	S Lot 15
WATER				
6"		Waterline	Grandale Ave	E Lot 12" W/L San Pedro
6"		Waterline	Landdowne Place N E	E Lot 6 Prop Line
6"		Waterline	Hammerhead	Yowkey Way N E
6"		Waterline	Hammerhead	Lot 6
6"		Waterline	Yowkey Way N E	Landdowne Place N.E.
6"		Waterline	Yowkey Way N E	Modesto Ave
6"		Waterline	Yowkey Way N E	Lot 23
6"		Waterline	Modesto Ave	Yowkey Way N E
SANITARY SEWER				
8"		SAS	Landdowne Place N E	Yowkey Way N E
8"		SAS	30' Extension	Hammerhead Manhole
8"		SAS	Hammerhead	Lot 1
8"		SAS	Yowkey Way N E	Lot 23
8"		SAS	Modesto Ave	Yowkey Way N E
8"		SAS	Grandale Ave	Souin Pl Lot 15
DRAINAGE				
4" or Design		Handmade Swale	Grandale Ave	East Pl Lot 6
16"		Channel Concrete	7' x 21' A	Grandale Ave
36" RCP		Storm Drain	San Pedro Ave	Grandale Ave
36" D man		Storm Drain	Grandale Ave	At San Pedro Ave.



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 Crst Engineer

- Sidewalks to be Deleted per L. Knott
- Street Lights Per DPM
- Water Infrastructure includes Valves, Fittings, Valve Boxes, Fire Hydrants, and Appurtenances
- Sanitary Sewer includes manholes and service connection to property line
- Grading & Drainage certification per DPM for release of SIA & Financial Guaranty's. Financial Guaranty's are not required for grading

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Diane Hoelzer, P.E.
 NAME (print)
MARK GOODWIN & ASSOCIATES
 FIRM
Mark Goodwin 7-12-17
 SIGNATURE - date
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

Carol O'Neil 7-12-17
 DRB CHAIR - date
Carol O'Neil 7/12/17
 TRANSPORTATION DEVELOPMENT - date
Carol O'Neil 7/12/17
 UTILITY DEVELOPMENT - date
Carol O'Neil 7/12/17
 CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
<i>AK</i>	<i>8-18-17</i>	<i>Sylvia O'Neil</i>	<i>Public</i>	<i>Diane Hoelzer</i>