



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 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)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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		

APPLICATION INFORMATION		
Applicant: Lance Sigmon		Phone: 505-884-4699
Address: 9201 Montgomery Blvd NE. Building #1		Email: lance@allensigmon.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): N/A		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) attached.		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition: Adobe Wells	MRGCD Map No.:	UPC Code: 101306530811840440
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): 6.7675
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 9651 Irving Blvd.	Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 9/9/19
Printed Name: Lance Sigmon	<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 S1: SUBDIVISION OF LAND – MAJOR

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

>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Meeting? **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 P1 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
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" 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 on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

<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: 9/9/19</p>
<p>Printed Name: <u>Lance Sigmon</u></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>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

Bernalillo County Parcels

UPC: 101306530811840440

Owner: EAGLE VISTA LLC ATTN: BRAD B ALLEN

Owner Address: 9201 MONTGOMERY BLVD NE BLDG 1 ALBUQUERQUE NM 87111-2468

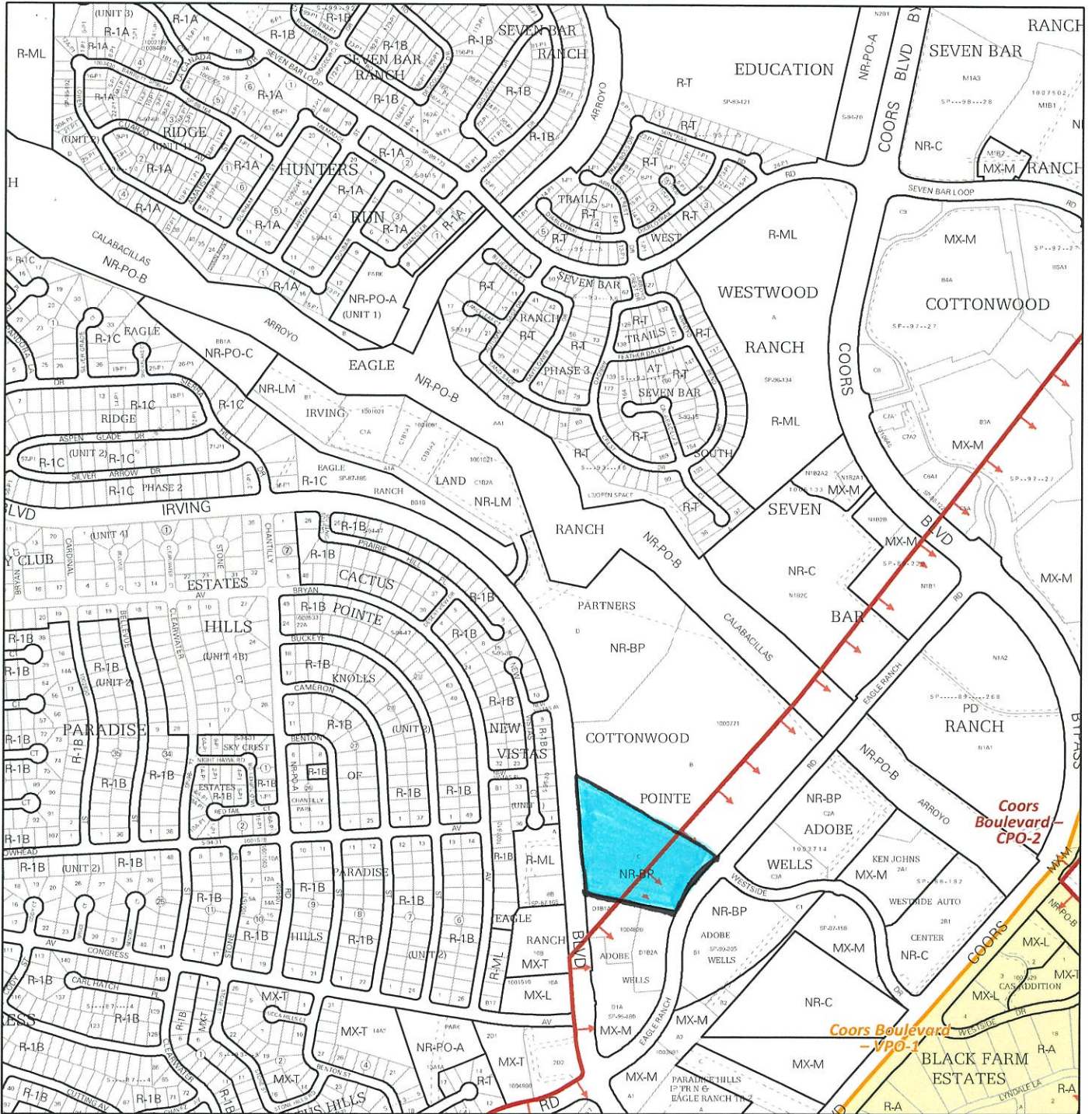
Situs Address: 9651 IRVING BLVD NW ALBUQUERQUE NM 87114

Legal Description: TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE BEING A REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISION CONT 6.7675 AC

Acres: 6.7675

Tax Year: 2019


 - subject property



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

IDO Zone Atlas

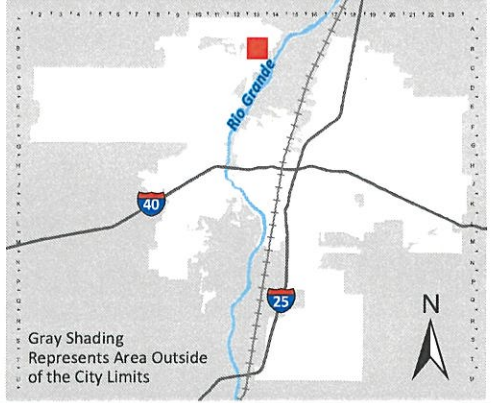
May 2018



Albuquerque Geographic Information System









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:
B-13-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

Feet
0 250 500 1,000



September 9, 2019

City of Albuquerque Planning Department

Development Review Board

600 2nd St NW, Suite 400

Albuquerque, NM 87102

Re: Infrastructure Improvements Agreement Extension

Project No. 666786

To whom this may concern:

I, Lance Sigmon, is authorizing Courtney Tinnin to submit our application to extend our Infrastructure Improvement Agreement.

If there are any further questions, please feel free to contact me.

Sincerely,



Lance Sigmon

Principal, Allen Sigmon Real Estate Group

9201 Montgomery Blvd NE, Building 1

Albuquerque, NM 87111



September 9, 2019

City of Albuquerque Planning Department

Development Review Board

600 2nd St NW, Suite 400

Albuquerque, NM 87102

Re: Infrastructure Improvements Agreement Extension

Project No. 666786

To whom this may concern:

This letter is a formal request to extend our Infrastructure Improvements Agreement dated July 21, 2017. We completed the public waterline improvement stated in Exhibit A of the original agreement but failed to construct the sidewalks prior to the agreement deadline. We are working on getting executed letter of intents together for the retail development space and once we do, construction will begin.

If there are any further questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'LS', is written over the typed name 'Lance Sigmon'.

Lance Sigmon

Principal, Allen Sigmon Real Estate Group

9201 Montgomery Blvd NE, Building 1

Albuquerque, NM 87111



DEVELOPMENT REVIEW BOARD
Agenda
Plaza del Sol Building Basement Hearing Room


June 14, 2017

MEMBERS:

Jack Cloud..... DRB Chair
Racquel Michel Transportation Development
Kris Cadena ABCWUA
Doug HughesHydrology/City Engineer
Christina Sandoval..... Parks & Recreation



Angela Gomez ~ Administrative Assistant

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**


- 1. **Project# 1000771**
17DRB-70060 EPC APPROVED SDP
FOR BUILDING PERMIT 

RBA ARCHITECTS agent(s) for ALLEN SEGMON REAL ESTATE GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE** zoned SU-1, located on EAGLE RANCH BETWEEN IRVING AND WESTSIDE containing approximately 6.771 acre(s). (B-13) *[Deferred on 3/8/17, 3/15/17, 6/7/17]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/14/17 AND WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 4/27/17 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA).**


CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

2. **Project# 1010793**
17DRB-70142 RT-OF-WAY VACATION
17DRB-70143 SIDEWALK WAIVER
17DRB-70144 TEMP DEFERRAL OF
SIDEWALK CONSTRUCTION
17DRB-70145 PRELIMINARY PLAT 
- MARK GOODWIN AND ASSOCIATES P.A. agents for BOKAY CONSTRUCTION request the referenced/ above actions for Lots 15 - 18 Block 28, Tract A Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ NC, located on the west side of LOUISIANA BLVD NE between OAKLAND AVE NE and ALAMEDA BLVD NE containing approximately 3 acres. (C-18) **DEFERRED TO 6/28/17.**
3. **Project# 1000762**
17DRB-70099 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT 
- MULLEN HELLER ARCHITECTURE agents for THR PROPERTIES request the referenced/ above action for Lot 10-A-1, Block D, **ALBUQUERQUE WEST SUBDIVISION** zoned SU-1/ PDA, located on the southwest corner of NUNZIO AVE NW and EAGLE RANCH RD NW containing approximately 1 acre. (C-12)
[deferred from 5/3/17, 5/24/17, 5/31/17] **DEFERRED TO 6/21/17.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

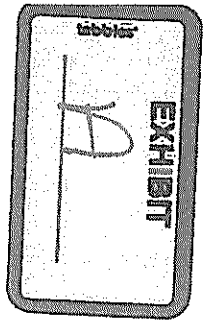
4. **Project# 1011068**
17DRB-70148 SUBDIVISION DESIGN
VARIANCE/ DPM MIN STDS
16DRB-70406 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- QUEST NETWORK LLC agents for JAMIE TRUJILLO request the referenced/ above action for a portion of Lot 1, **LOS TOMASES ADDITION** zoned R-1, located on the west side of 8th ST NW between PHOENIX AVE NW and CORDOVA PL NW. (H-14) *[deferred on 11/16/16, 5/24/17, 5/31/17, 6/7/17]* **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES AND AGIS DXF.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

5. **Project# 1011275**
17DRB-70154 SKETCH PLAT REVIEW
AND COMMENT 
- ARCH AND PLAN LAND USE CONSULTANTS agent(s) for ALAN AND MICHELLE VARELA request(s) the above action(s) for all or a portion of Tract(s) 2-A-2-B-1, **LANDS OF SEYMOUR** zoned RA-2, located on DE LA CRUZ NW BETWEEN ARCADIAN AND CRISTO REY containing approximately 1.31 acre(s). (F-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

6. Other Matters:

ADJOURNED:



Current Plan:
Project Number:

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST
EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

EAGLE RANCH RETAIL
PROPOSED NAME OF DEVELOPER SITE DEVELOPMENT PLAN

TRACT C, COTTONWOOD POINT SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____
Date Site Plan Approved: 5-14-17
Date Engineer Plan Approved: _____
Date Professional Plan Expires: _____
LRRB Registration No. 1090771
Date Application No. 17 ENR 20929

The 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 Site process and/or in the review of the construction drawings, if the DRC Chair determines that additional items and/or infrastructure items have not been included in the infrastructure listing, the DRC Chair may include these items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that improvement or non-associated items can be derived 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 agreement. If such approvals are obtained, those revisions to the listing will be incorporated retroactively. In addition, any infrastructure items which were derived from 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 closure by the City.

Financially Guaranteed	DRC #	Constructed Under	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
									Inspector	City Const Engineer
<input type="checkbox"/>		<input type="checkbox"/>		10 INCH	PUBLIC WATERLINE	20' WATER EASEMENT	IRVING BLVD NW	735' SOUTHEAST TO EXIST 8" WATER	/	/
<input type="checkbox"/>		<input type="checkbox"/>		10' WIDE	PUBLIC SIDEWALK	IRVING BLVD NW	SCOUT PROP LINE	NORTH PROP LINE	/	/
<input type="checkbox"/>		<input type="checkbox"/>		5' WIDE	PUBLIC SIDEWALK	EAGLE RANCH RD NW	SOUTH PROP LINE	NORTH PROP LINE	/	/
<input type="checkbox"/>		<input type="checkbox"/>							/	/
<input type="checkbox"/>		<input type="checkbox"/>							/	/
<input type="checkbox"/>		<input type="checkbox"/>							/	/
<input type="checkbox"/>		<input type="checkbox"/>							/	/
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<input type="checkbox"/>		<input type="checkbox"/>							/	/