#13

C' se
Out Plane

DRB CASE ACTION LOG

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **04DRB-00237 (FP)** Project # **1002138**

Project Name: **ABIS SUBDIVISION**

Agent: Larry ~~Read & Associates~~ Adil Phone No.: 248-3477

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 3/17/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): Prop. Mgmnt. approval 3/17/04
- ☐
- ☐
- ☐

☒ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☒ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002138

2138

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002138

Subdivision Name Abis

Surveyor Will Plotner

Company/Agent Cartesian Surveys

Contact Person Shakeel Phone # 315-6533 email

X DXF Received Date: 3/05/04

X Hard-Copy Date: 3/05/04

X Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Patricia M. Gatt 3/05/04

Approved Date

*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only		
Copied cov 2138 to agiscov.	Date: 3/05/04	Contact person Notified on: In person 3/05/04

#13

DRB CASE ACTION LOG

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **04DRB-00237 (FP)** Project # **1002138**

Project Name: **ABIS SUBDIVISION**

Agent: Larry ~~Read & Associates~~ Adil Phone No.: 298-3477

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 3/17/04 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): Final approval. Prop. Mgmnt. sig.

☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☒ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002138

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002138 **AGENDA ITEM NO: 13**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 17, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 17, 2004 Comments

ITEM # 13

PROJECT # 1002138 **APPLICATION # 04-00237**

RE: Abis Subdivision/final plat

No objection to the final plat approval once a perimeter wall design submittal is approved. Since this is such a short expanse of wall, a design complimentary to the surrounding property walls is acceptable as long as it meets the zone code amendments per the 30 day wall moratorium.

Applicant may file the plat. Please provide Planning with a recorded copy to close the file.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

DRB CASE ACTION LOG

REVISED 1/16/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.:03DRB-00237 **(P&F)**	Project # **1002138**
Project Name: **ABIS SUBDIVISION**	EPC Application No:
Agent: Larry Read & Associates	Phone No.: 237-8421

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ UTILITIES: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ CITY ENGINEER / AMAFCA: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ PARKS / CIP: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ PLANNING (Last to sign): _____
  - ❑ **See comments dated** _____
  - ❑ **EPC comments (name)** _____
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ❑ **Include 3 copies of the approved site plan along with the originals.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☒ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☒ **Copy of recorded plat AND a DXF File** hardcopy **for Planning** is required. Okay

Project Number 1002138

4/2/08

Final Plat indef. deferred
~~to~~ for SIA.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

4-3-2003

7. Project # 1002138
03DRB-00238 Major-Vacation of Pub Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION,** NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] (C-19)

At the April 2, 2003, Development Review Board meeting, the Vacations were approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

OFFICIAL NOTICE
PAGE TWO

With the signing of the infrastructure list dated 4/2/03 and approval of the grading plan engineer stamp dated 2/5/03 the preliminary plat was approved.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

The temporary deferral of construction of sidewalks was approved for the front and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 17, 2003, in the manner described below.

> Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson

Sheran Matson, AICP, DRB Chair

cc: Shakeel Rizvi, 4001 Juan Tabo Blvd NE, 87111
Larry Read & Associates Inc., 4800 Juan Tabo Blvd NE, Suite C, 87111
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002138 AGENDA#: 7 DATE: 4.2

1. Name: Larry Read Address: _____ Zip: _____

2. Name: Gail Byrne Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque

CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002138 **AGENDA ITEM NO: 7**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 2-5-03 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN signal I.L.

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 2, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Defer to 4/2/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002138 AGENDA#: 1 DATE: 3.19.03

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002138 **AGENDA ITEM NO: 1**

SUBJECT:

(**01**) Sketch Plat/Plan	(**05**) Site Plan for Subd	(**10**) Sector Dev Plan
(**02**) Bulk Land Variance	(**06**) Site Plan for BP	(**11**) Grading Plan
(**03**) Sidewalk Variance	(**07**) Vacation	(**12**) SIA Extension
(**03a**) Sidewalk Deferral	(**08**) Final Plat	(**13**) Master Development Plan
(**04**) Preliminary Plat	(**09**) Infrastructure List	(**14**) Other

ACTION REQUESTED:

REV/CMT:() APP:(**x**) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

4-2-03

APPROVED ____; DENIED ____; DEFERRED _X_; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR.

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 19, 2003

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 19, 2003

Project # 1002138
03DRB-00238 Major-Vacation of Pub Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION,** NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01219] (C-19)

AMAFCA No comment.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letters sent to Nor Este (R) and Quail Springs (R) Neighborhood Assns.

APS

The development will affect E.G. Ross elementary school, Desert Ridge middle school, and La Cueva High School. The above Elementary, Middle, and High Schools are operating close to capacity. The APS facilities in the area continue to be expanded and upgraded. A new Elementary school is planned to open in 2006. **All planned additions to existing educational facilities are contingent upon taxpayer approval**. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, lighting issues, maintenance of landscaping.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas — Approves.

PNM Electric — PNM approves vacation of 4' of Oakland Avenue, but PNM Electric reserves all easement rights to cover the existing Overhead electric lines.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage plan is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

How does the vacation action request effect the adjoining sites? The adjoining lots do not seem the be correct. No objection to the sidewalks waiver or deferral. An infrastructure list is needed.

Parks & Recreation

Defer to Transportation regarding the vacation and sidewalk requests.

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 5 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Utilities Development

No objection to Vacation request, defer to Transportation. Need Infrastructure List for Preliminary Plat approval. No objection to Sidewalk Variance or Deferral.

Planning Department

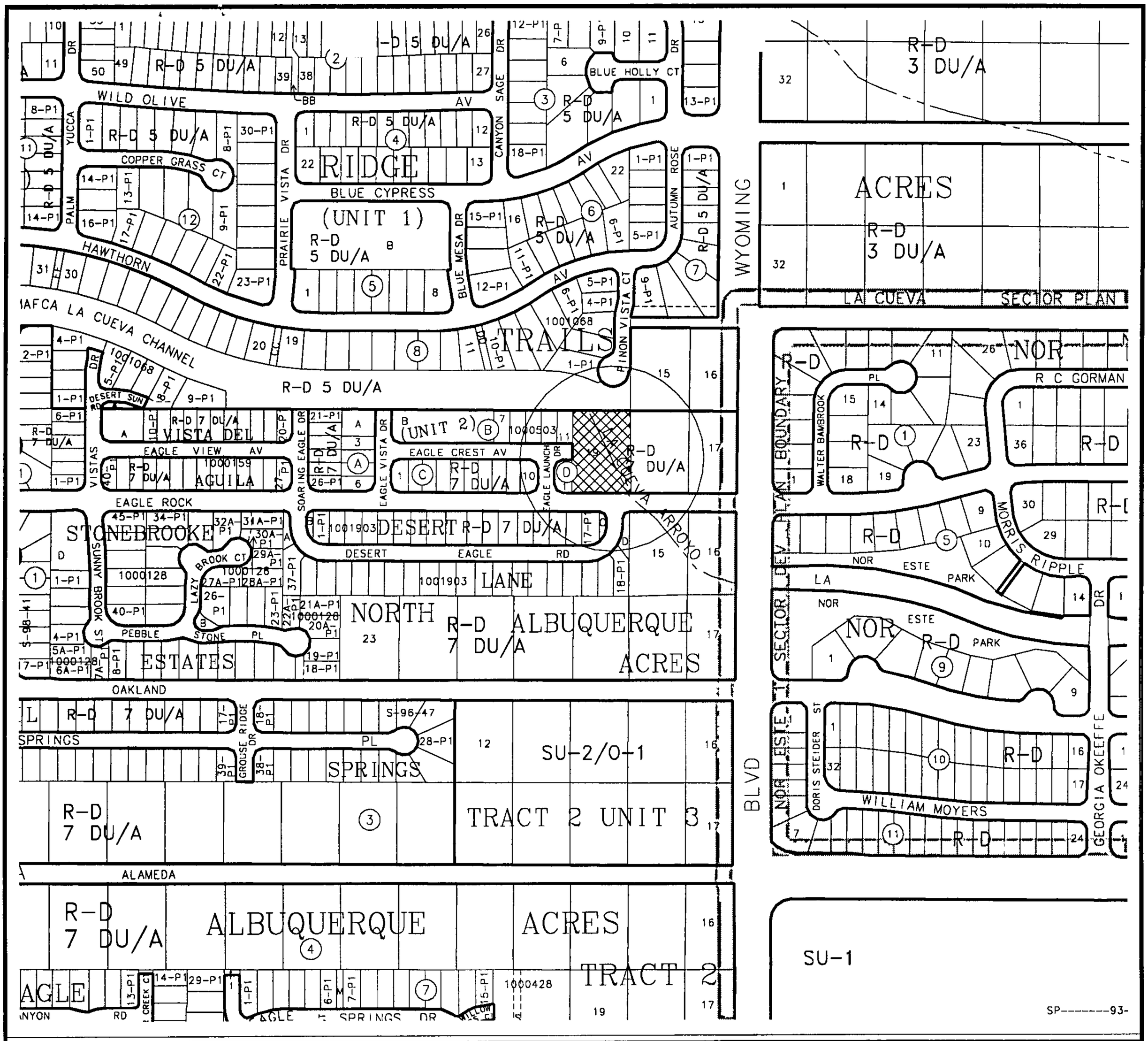
No objection to the requested actions. Be sure to follow zoning requirements for RT zoning which apply in this case.

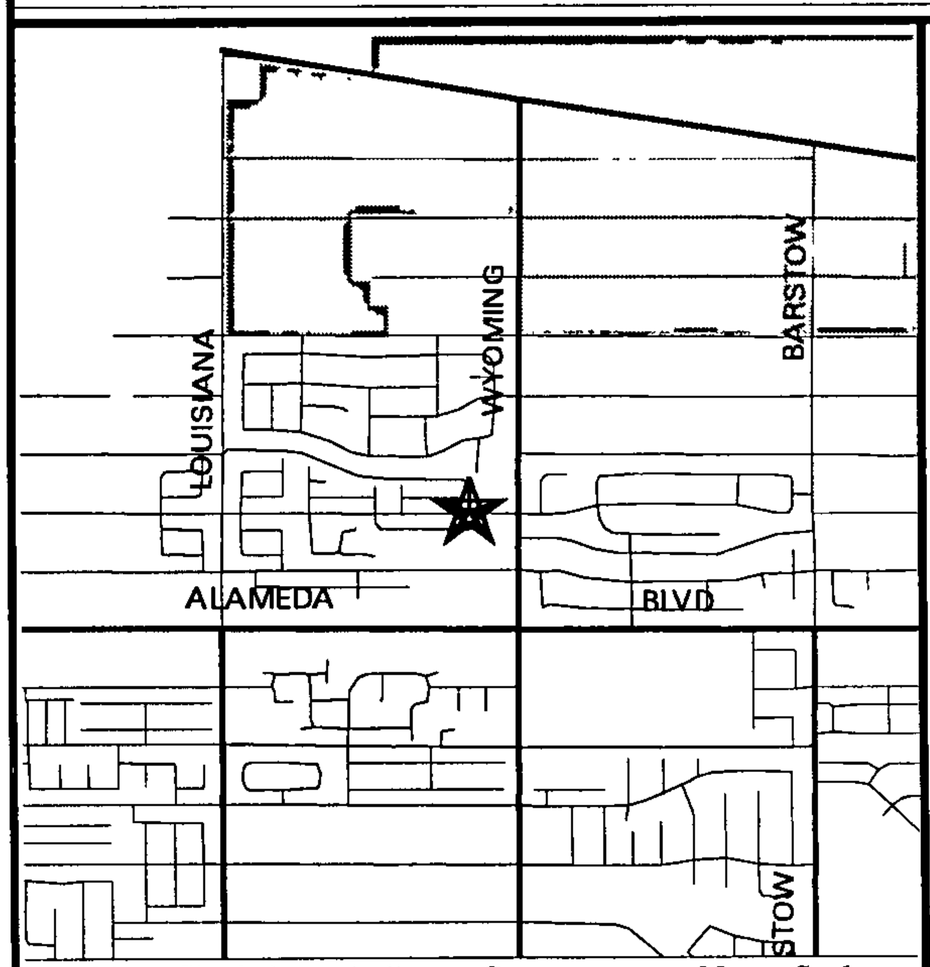
Planning will record this plat as it vacates public right of way. Property Management and City Surveyor signatures are required on the plat before Planning signs.

AGIS approval of a digital dxf file and hard copy of the plat is required before Planning signs.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Shakeel Rizvi, 4001 Juan Tabo NE, 87111
Larry Read & Associates Inc., 4800 Juan Tabo NE, 87111





Note: Shaded area indicates County Not to Scale

ZONING MAP

03DRB-00240

AGIS

Scale 1"= 405 '

PROJECT NO.
1002138

HEARING DATE
3-19-03

MAP NO.
C-19

ADDITIONAL CASE NUMBER(S)
03DRB-00237
03DRB-00238
03DRB-00239

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 19, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002138
03DRB-00238 Major-Vacation of Pub Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION,** NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01219] (C-19)

Project # 1002492
03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). (K-15)

Project # 1002379
03DRB-00269 Major-Preliminary Plat Approval
03DRB-00270 Major-Vacation of Pub Right-of-Way
03DRB-00271 Major-Vacation of Pub Right-of-Way
03DRB-00272 Major-Vacation of Pub Right-of-Way
03DRB-00273 Major-Vacation of Pub Right-of-Way
03DRB-00274 Minor-Vacation of Private Easements
03DRB-00275 Minor-Vacation of Private Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximatley 9 acre(s). [REF: 02-01867 (SK)] (A-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Claire Senova
for Sheran Matson, AICP, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 3, 2003.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

App#	03DRB-00237
Proj#	1002138
Other#	03DRB-00238 03DRB-00239 03DRB-00240

Meeting Date: 3-19-03

Zone Atlas Page: C-19-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Shakeel Bari

Address: 4601 Juan Tabo NE, 87111

Agent: Larry Read & Associates Inc.

Address: 4800 Juan Tabo NE, 87111

SPECIAL INSTRUCTIONS

Notices Must be mailed from the City 15 days prior to the meeting.

Date Mailed: 2/25/03

Signature: K Sethilkai

PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
C-19	1019064	222-492	205-14	✓ mp			
		189-453	12	✓ mp			
		206-492	13	✓ mp			
		238-491	15	✓ mp			
		253-492	16	✓ mp			
		253-515	17	✓ mp			
		238-515	18	✓ mp			
		222-515	19	✓ mp			
		206-515	20	✓ mp			
		189-515	21	✓ mp			
		253-461	204-17	✓ mp			
		238-461	18	✓ mp			
		221-461	19	✓			
		206-460	20	✓			
		189-461	21	✓			

```
1019064              ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101906422249220514   LEGAL: * 01 9 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
                     PROPERTY ADDR: 00000    7515 EAGLE ROCK AVE NE
                        OWNER NAME: AMAFCA
                        OWNER ADDR: 02600   PROSPECT                 AV NE ALBUQUERQUE      NM 87107

101906418949320512   LEGAL: * 02 1 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
                     PROPERTY ADDR: 00000    EAGLE ROCK AVE NE
                        OWNER NAME: BOYHAN LLC
                        OWNER ADDR: 11896   HIGHWAY 14                    TIJERAS          NM 87059

1     ›420649220513  LEGAL: * 02 0 00 1UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES    LAND USE:
                     PROPERTY ADDR: 00000    EAGLE ROCK AVE NE
                        OWNER NAME: BOYHAN LLC
                        OWNER ADDR: 11896   HIGHWAY 14                    TIJERAS          NM 87059

101906423849120515   LEGAL: * 01 8 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
                     PROPERTY ADDR: 00000    7529 EAGLE ROCK AVE NE
                        OWNER NAME: AMAFCA
                        OWNER ADDR: 02600   PROSPECT                 AV NE ALBUQUERQUE      NM 87107

101906425349220516   LEGAL: * 01 7 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
                     PROPERTY ADDR: 00000    EAGLE ROCK AVE NE
                        OWNER NAME: GRIFFIN ROBERT F
                        OWNER ADDR: 00424   CARTWRIGHT                     BENBROOK         TX 76126

101906425351520517   LEGAL: * 01 6 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
                     PROPERTY ADDR: 00000    MODESTO AVE NE
                        OWNER NAME: GRIFFIN ROBERT F
                        OWNER ADDR: 00424   CARTWRIGHT                     BENBROOK         TX 76126

101906423851520518   LEGAL: * 01 5 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
                     PROPERTY ADDR: 00000    MODESTO AVE NE
                        OWNER NAME: GRIFFIN ROBERT F
                        OWNER ADDR: 00424   CARTWRIGHT                     BENBROOK         TX 76126

101906422251520519   LEGAL: * 01 4 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
                     PROPERTY ADDR: 00000    7512 MODESTO AVE NE
                        OWNER NAME: AMAFCA
                        OWNER ADDR: 02600   PROSPECT                 AV NE ALBUQUERQUE      NM 87107

101906420651520520   LEGAL: * 01 3 00 1NORTH ALBUQ ACRES UN 3 TR2              LAND USE:
```

PROPERTY ADDR: 00000 7500 MODESTO AVE NE
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE ALBUQUERQUE NM 87107

101906418951520521 LEGAL: * 01 2 00 1TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 7412 MODESTO AVE NE
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE ALBUQUERQUE NM 87107

101906425346120417 LEGAL: * 01 6 00 2NORTH ALBUQ ACRES UN 3 TR2 LAND USE:
PROPERTY ADDR: 00000 7536 EAGLE ROCK AVE NE
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE ALBUQUERQUE NM 87107

101906423846120418 LEGAL: * 01 5 00 2NORTH ALBUQ ACRES UN 3 TR2 LAND USE:
PROPERTY ADDR: 00000 7518 EAGLE ROCK AVE NE
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE ALBUQUERQUE NM 87107

101906422146120419 LEGAL: * 01 4 00 2NORTH ALBUQ ACRES UN 3 TR2 LAND USE:
PROPERTY ADDR: 00000 7514 EAGLE ROCK AVE NE
OWNER NAME: LUCERO LINDA G
OWNER ADDR: 07204 VISTA DEL ARROYO NE ALBUQUERQUE NM 87109

101906420646020420 LEGAL: * 01 3 00 2NORTH ALBUQ ACRES UN 3 TR2 LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK AVE NE
OWNER NAME: GUTIERREZ ELOY R JR
OWNER ADDR: 05900 CANYON CREEK DR NE ALBUQUERQUE NM 87111

101906418946120421 LEGAL: * 01 2 00 2NORTH ALBUQ ACRES UN 3 TR2 LAND USE:
PROPERTY ADDR: 00000 7420 EAGLE ROCK AVE NE
OWNER NAME: KELLY TERESA G
OWNER ADDR: 06004 PERSOMMON DR NE ALBUQUERQUE NM 87111

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: February 4, 2003

TO CONTACT NAME: Aail Rizvi / Larry Read
COMPANY/AGENCY: CAMI Inc.
ADDRESS/ZIP: 4001 Juan Tabo NE Ste A 87111
PHONE/FAX #: 315-6484 / 292-3904

Thank you for your inquiry of 2-4-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 19, Block 2, Tract 2, Unit 3, North Albuquerque Acres
zone map page(s) C-19.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Nor Este **Neighborhood Association** Contacts: Paul Grunwald 7700 Rio Guadalupe NE 275-7313 (w) 87122 Joe Yardumian 7801 R.C. Gorman Ave NE 797-1851 (W) 87122-2748	Quail Springs **Neighborhood Association** Contacts: Robert M. Tresques 7231 Quail Springs Pl NE 797-7231 (H) 667-5771 (w) 87113 Betty Hawarth 7123 Quail Springs NE 828-2780 (w) 87113

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 0694

ALBUQUERQUE, NM 87122

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA USPS
Postmark Here
Clerk: KHRWSR
02/07/03

Sent To PAUL GRUNWALD
Street, Apt. No.; or PO Box No. 7700 RIO GUADALUPE, NE.
City, State, ZIP+4 ALBUQUERQUE, NM 87122

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 0854

ALBUQUERQUE, NM 87113

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA USPS
Postmark Here
Clerk: KHRWSR
02/07/03

Sent To BETTY HARWARTH
Street, Apt. No.; or PO Box No. 7123 QUAIL SPRING, NE
City, State, ZIP+4 ALBUQUERQUE, NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 0830

ALBUQUERQUE, NM 87122

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA USPS
Postmark Here
Clerk: KHRWSR
02/07/03

Sent To JOE YARDUMIAN
Street, Apt. No.; or PO Box No. 7801 R.C. GORMAN AVENUE, NE
City, State, ZIP+4 ALBUQUERQUE NM 87122-2748

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 3718

ALBUQUERQUE, NM 87113

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA USPS
Postmark Here
Clerk: KHRWSR
02/07/03

Sent To ROBERT M. FRESQUES
Street, Apt. No.; or PO Box No. 7231 QUAIL SPRING PL, NE
City, State, ZIP+4 ALBUQUERQUE, NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

Proj# 1002138

SHAKEEL RIZVI
4001 JUAN TABO NE
ALBUQUERQUE NM 87111

JOE YARDUMIAN
Nor Este Neigh. Assoc.
7801 R.C. GORMAN NE
ALBUQUERQUE NM 87122-2748

101906422249220514

AMAFCA
2600 PROSPECT AV NE
ALBUQUERQUE NM 87107

101906422146120419

LUCERO LINDA G
7204 VISTA DEL ARROYO NE
ALBUQUERQUE NM 87109

Proj# 1002138

LARRY READ & ASSOCIATES
4800 JUAN TABO NE
ALBUQUERQUE NM 87111

ROBERT M. FRESQUES
Quail Springs Neigh.Assoc.
7231 QUAIL SPRINGS PL.NE
ALBUQUERQUE NM 87113

101906418949320512

BOYHAN LLC
11896 HIGHWAY 14
TIJERAS NM 87059

101906420646020420

GUTIERREZ ELOY R JR
5900 CANYON CREEK DR NE
ALBUQUERQUE NM 87111

PAUL GRUNWALD
Nor Este Neigh. Assoc.
7700 RIO GUADALUPE NE
ALBUQUERQUE NM 87122

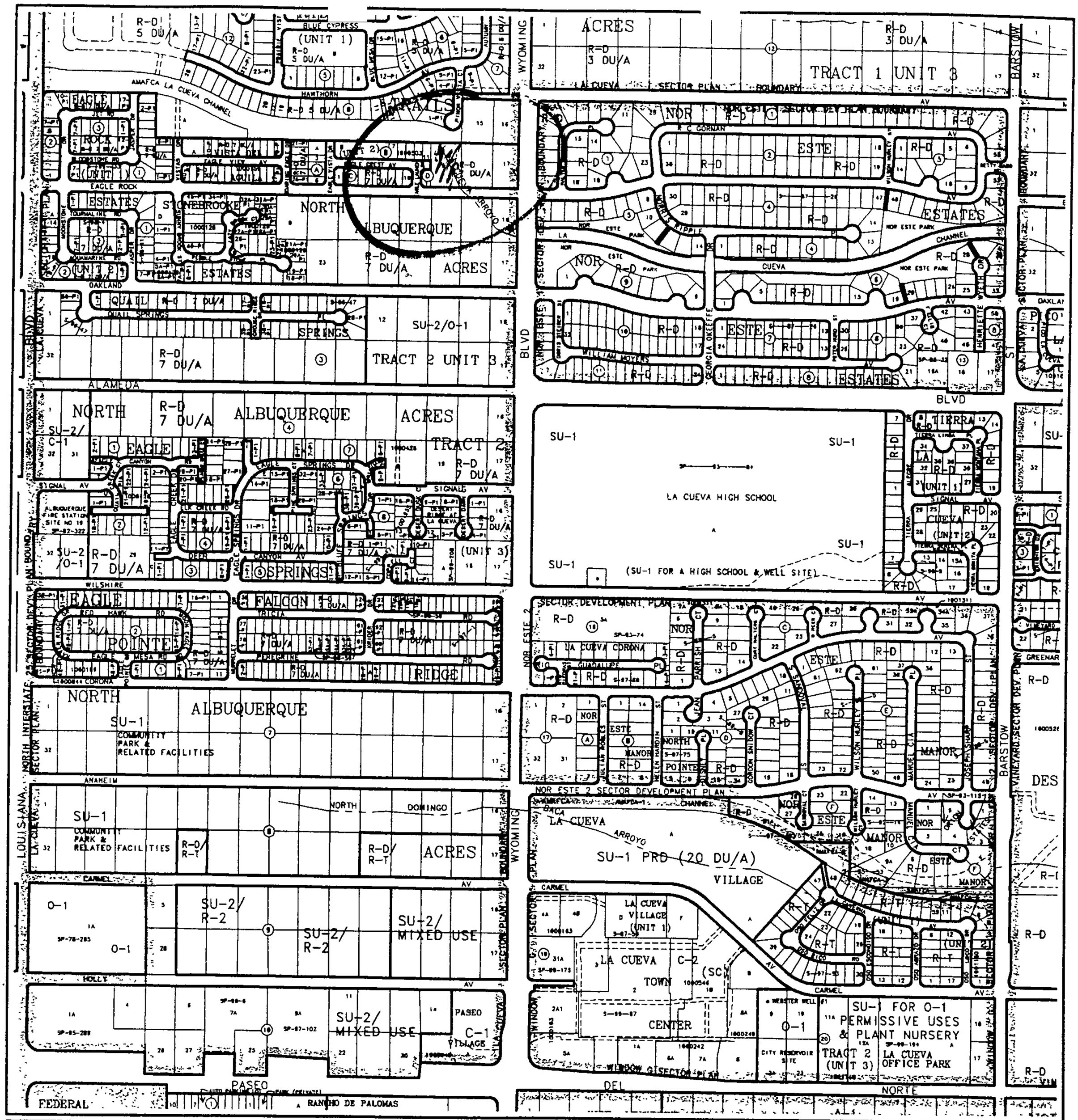
BETTY HAWARTH
Quail Springs Neigh. Assoc.
7123 QUAIL SPRINGS NE
ALBUQUERQUE NM 87113

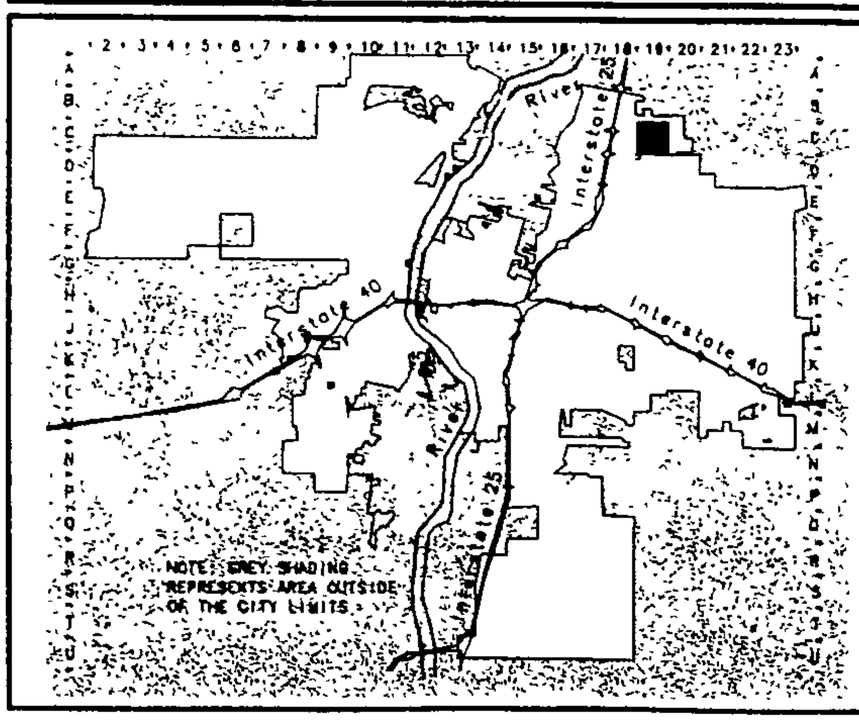
101906425349220516

GRIFFIN ROBERT F
424 CARTWRIGHT
BENBROOK TX 76126

101906418946120421

KELLY TERESA G
6004 PERSOMMON DR NE
ALBUQUERQUE NM 87111





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through January 21, 2003

FORM V: SUBDIVISION VARIANC & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**
- ☐ Application for subdivision (Plat) on FORM S, including those submittal requirements Variance and subdivision should be applied for simultaneously (**24** copies)
- ☐ Letter briefly describing and explaining. the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance Plat fee is listed on FORM-S
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline **Your attendance is required.**

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**
- ☐ The complete document which created the public easement (folded to fit into an 8 5" by 14" pocket) **24** copies (Not required for dedicated and City owned public right-of-way.)
- ☒ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc (folded to fit into an 8 5" by 14" pocket) **24** copies
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire

DRB Public hearings are approximately ONE MONTH after the filing deadline **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☒ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**
- ☒ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings These actions are not approved through internal routing
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the variance or waiver
- ☒ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ☐ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8 5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the deferral or extension
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**
- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings These actions are not approved through internal routing
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc (folded to fit into an 8 5" by 14" pocket) **6** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline **Your attendance is required.**

I, the applicant acknowledge that any information required but not submitted with this application will likely result in deferral of actions

Shakeel Rizvi
Applicant name (print)

2/18/03
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - 00237
- 00238
- 00239
00240

Planner signature / date 2/18/03

Project # 1002138

Claire

Current DRC
Project Number

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 4/2/03
Date Site Plan Approved: —
Date Preliminary Plat Approved: 4-02-03
Date Preliminary Plat Expires: 4-02-04
DRB Project No: 1002138
DRB Application No: 03DRB00237

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

ABIS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 19, BLOCK 2, TRACT 2, UNIT 3 NAA
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 #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SANITARY SEWER	ABIS COURT	OAKLAND	To Lot 2 & Lot 4 NORTH END OF CUL-DE-SAC	/	/	/
		4"	WATER LINE	ABIS COURT	OAKLAND	To Lot 2 & Lot 4 NORTH END OF CUL-DE-SAC	/	/	/
		STD	MOUNTABLE CURB EAST AND WEST SIDES	ABIS COURT	OAKLAND	CUL-DE-SAC	/	/	/
		4'	SIDEWALK NORTH SIDE	OAKLAND	EAST PROP LINE	WEST PROP LINE	/	/	/
		28'	RESIDENTIAL PAVEMENT	ABIS COURT	OAKLAND	CUL-DE-SAC (INCL CUL-DE-SAC)	/	/	/
		20'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		4'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		STD	CURB AND GUTTER	OAKLAND NORTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		4'	SIDEWALK EAST SIDE	ABIS COURT	OAKLAND	CUL-DE-SAC	/	/	/

revised 07/01/01

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN ABIS SUBDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'	SIDEWALK CULVERT	OAKLAND NORTH SIDE	EAST PROP LINE		/	/	/
		STD	FIRE HYDRANT	OAKLAND	AT ABIS COURT		/	/	/
		8"	WATER LINE	WYOMING	EXIST WL @ WYOMING	WEST PROP LINE	/	/	/
		8"	SEWER MAIN	WYOMING	EAST PROP LINE	EXIST SAS MAIN NEAR LOT 21	/	/	/

NOTES

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE

3

AGENT / OWNER

LARRY READ (AGENT)
NAME (print)

LARRY READ & ASSOC., INC
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 4-02-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Matson 4/2/03
DRB CHAIR - date

Christina Sandoval 4/2/03
PARKS & ~~GENERAL SERVICES~~ Recreation - date

4-02-03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger Green 4/2/03
UTILITY DEVELOPMENT - date

_____ - date

Brad L. Bjelan 4/2/03
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form	
SUBDIVISION		**S**	**ZONING**	**Z**
☐ Major Subdivision action			☐ Annexation & Zone Establishment	
☒ Minor Subdivision action	1 PF		☐ Sector Plan	
☒ Vacation	1 V ROW	**V**	☐ Zone Change	
☒ Variance (Non-Zoning)	3 SWDV TDSW		☐ Text Amendment	
SITE DEVELOPMENT PLAN		**P**	**APPEAL / PROTEST of...**	**A**
☐ ...for Subdivision Purposes			☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ ...for Building Permit				
☐ IP Master Development Plan				
☐ Cert of Appropriateness (LUCC)		**L**		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Shakeel Rizvi — PHONE: 298-3477
ADDRESS: 4001 Juan Jabo Blvd. NE — FAX:
CITY: Albuquerque STATE NM ZIP87111 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Larry Read & Associates, Inc. — PHONE: 237-8421
ADDRESS: 4800 Juan Tabo Blvd NE Suite C — FAX: 237-8422
CITY: Albuquerque STATE NM ZIP 87111 — E-MAIL: lread@readengineering.com

DESCRIPTION OF REQUEST: Preliminary and Final Plat, Vacation of Right-of-Way, and sidewalk variance
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No Lot 19, ~~Tract 2,~~ Block: 2 Unit: 3
Subdiv. / Addn. North Albuquerque Acres TR 2 Unit 3
Current Zoning. R-D Proposed zoning: Same
Zone Atlas page(s) C-19 No. of **existing** lots: 1 No. of **proposed** lots: 5
Total area of site (acres) 0.89 AC Density if applicable: dwellings per gross acre: 5.6 dwellings per net acre: 7.7
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101906422243820414 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave NE
Between: Louisiana Blvd, NE and Wyoming Blvd, NE

CASE HISTORY: 1002138
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 02DRB-01219

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 8/14/02

SIGNATURE _____ DATE ~~02/17/2003~~ 2/18/03
(Print) Larry D. Read, PE Shakeel Rizvi ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised September 2001

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P fee rebate

Application case numbers	Action	S.F.	Fees
✓ 03DRB - 00237	PF	S3	$ 445
✓ 03DRB - 00238	VROW	V	$ 300
✓ 03DRB - 00239	SWDV	V	$ ⊖
✓ 03DRB 00240	TDSW	V	$ ⊖
_____ - _____	Notice		$ 75.-
		Total	$ 870.-

Hearing date MAR 19 2003

Project # 1002138

JM 2/18/03
Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT**

- ☐ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings Sketches are not reviewed through internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- ☐ Preliminary Plat reduced to 8 5" x 11"
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Copy of previous D.R B. approved infrastructure list
- ☐ Copy of the Official D.R B Notice of approval
- ☐ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- ☐ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ SIA financial guaranty verification
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- ☒ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing
- ☒ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☒ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☒ Fee (see schedule) 145 + (70 x 5) = 350 + 145 = 495.
- ☒ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE There are no clear distinctions between significant and minor changes with regard to subdivision amendments Significant changes are those deemed by the DRB to require public notice and public hearing.

- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Shakeel Rizvi
Applicant name (print)

2/18/03
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - - 00237
- - 00238
- - 00239
00240

JM 2/18/03
Planner signature / date

Project # 1002138

LARRY READ & ASSOCIATES,
Civil Engineers
Site • Drainage • Utility Design

March 17, 2003

Ms. Claire Senova
DRB Administrative Assistant
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

#1

RE: Abis Subdivision - Preliminary Plat
DRB Case No. 1002138
Agenda Item #1

Dear Ms. Senova:

We are requesting the referenced case be deferred two weeks to allow the time to address Drainage Comments we have just received and to work with the Fire Department on approval of the hammer head cul-de-sac.

4/2/03

If you have any questions or comments, please call me at 237-8421.

Sincerely:
LARRY READ & ASSOCIATES, Inc.

Larry D. Read, P.E.

4800 Juan Tabo Blvd. NE Suite C Albuquerque, New Mexico 87111 (505) 237-8421 FAX (505) 237-8422

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- ☐ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

- ☐ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☒ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8 5" by 14" pocket) **24** copies
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☒ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

- ☒ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the variance or waiver
- ☒ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☐ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the deferral or extension
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Shakeel Rizvi
Applicant name (print)

2/18/03
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - 00237
- 00238
- 00239
00240

Planner signature / date 2/18/03

Project # 1002138

Current DRC
Project Number:

FIGURE 12

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1002138
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

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

ABIS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 19, BLOCK 2, TRACT 2, UNIT 3 NAA
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 #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		8"	SANITARY SEWER	ABIS COURT	OAKLAND	NORTH END OF CUL-DE-SAC	/	/	/
		4"	WATER LINE	ABIS COURT	OAKLAND	NORTH END OF CUL-DE-SAC	/	/	/
		STD	MOUNTABLE CURB EAST AND WEST SIDES	ABIS COURT	OAKLAND	CUL-DE-SAC	/	/	/
		4'	SIDEWALK NORTH SIDE	OAKLAND	EAST PROP LINE	WEST PROP LINE	/	/	/
		28'	RESIDENTIAL PAVEMENT	ABIS COURT	OAKLAND	CUL-DE-SAC (INCL CUL-DE-SAC)	/	/	/
		20'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		4'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		STD	CURB AND GUTTER	OAKLAND NORTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		4'	SIDEWALK EAST SIDE	ABIS COURT	OAKLAND	CUL-DE-SAC	/	/	/

revised 07/01/01

NAME OF PLAT AND/OR SITE PLAN: ABIS SUBDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		2'	SIDEWALK CULVERT	OAKLAND NORTH SIDE	EAST PROP LINE		/	/	/
		STD	FIRE HYDRANT	OAKLAND	AT ABIS COURT		/	/	/
		6"	WATER LINE	WYOMING	EXIST WL @ WYOMING	WEST PROP LINE	/	/	/
		8"	SEWER MAIN	WYOMING	EAST PROP LINE	EXIST SAS MAIN NEAR LOT 21	/	/	/

NOTES

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE

3

AGENT / OWNER

LARRY READ
NAME (print)

LARRY READ & ASSOC., INC.
FIRM

2/12/03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

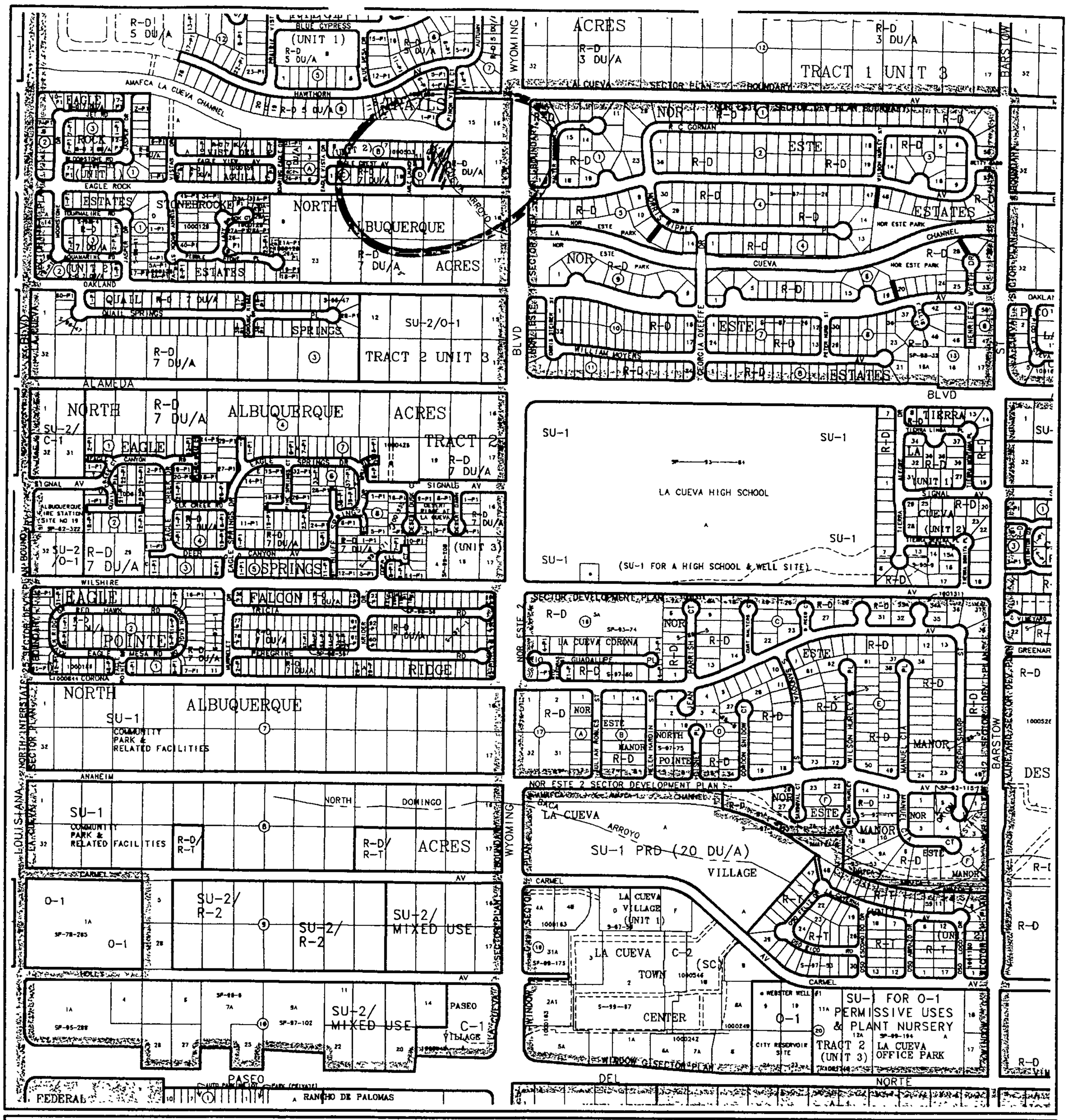
CITY ENGINEER - date

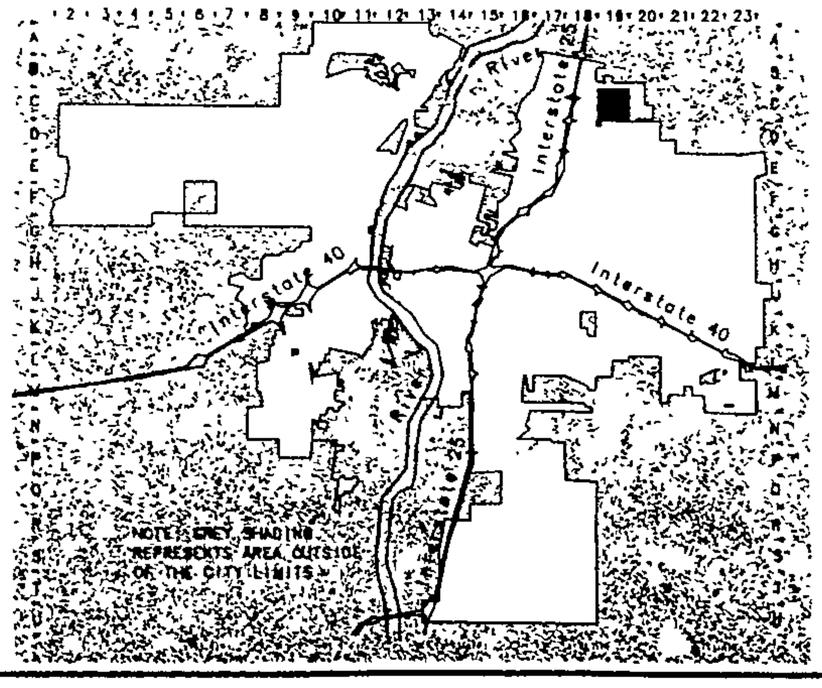
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

revised 07/01/01





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

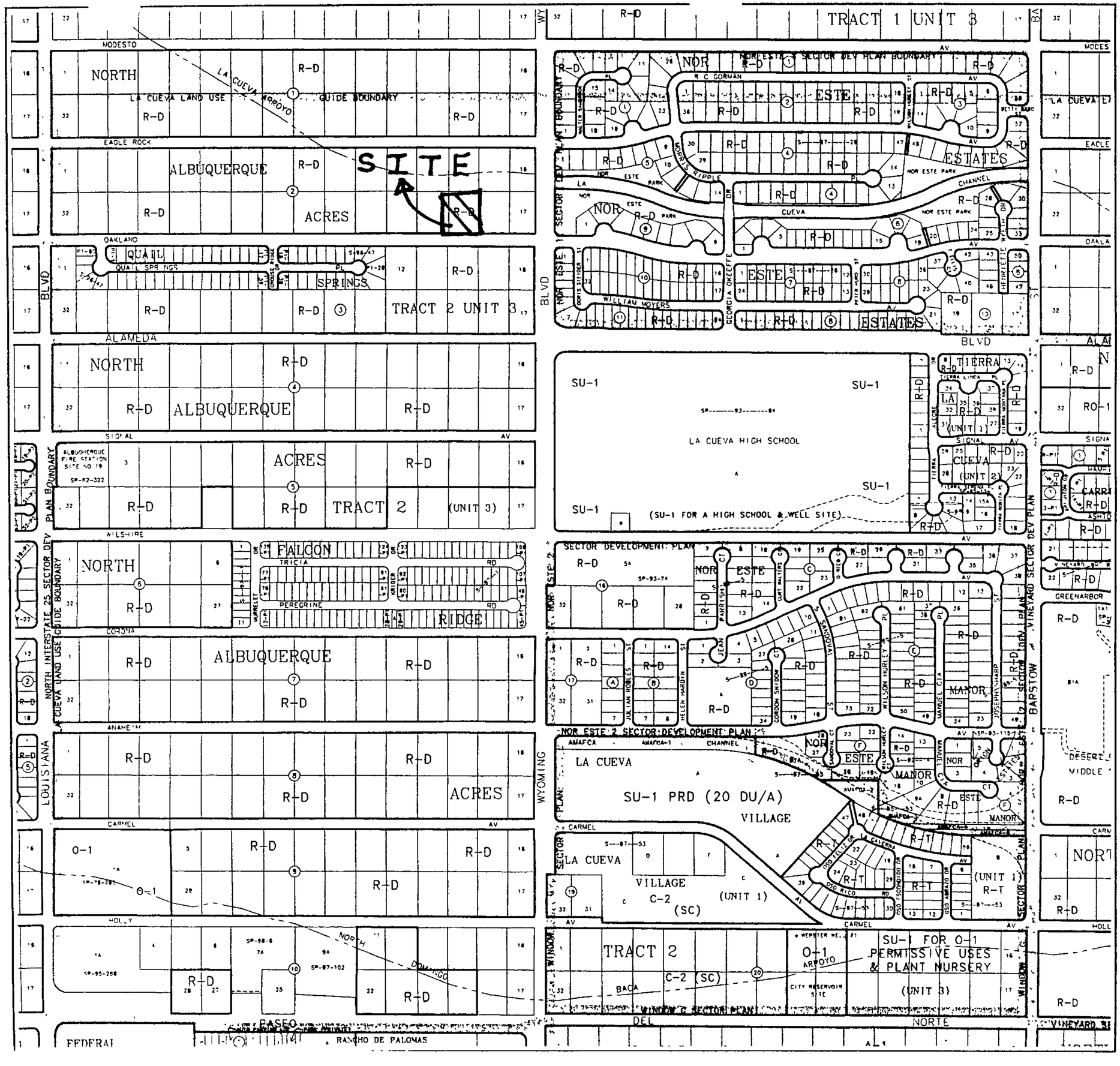
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through January 21, 2003



GRAPHIC SCALE IN FEET

250 0 500 1000

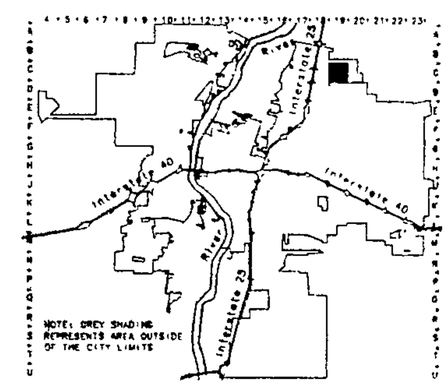
CITY OF Albuquerque

AGIS Automated Geographic Information System

PLANNING DEPARTMENT

© Copyright 1997

Map Amended through October 31, 1997



LEGAL DESCRIPTION

T11N

R4E

SEC 18

UNIFORM PROPERTY CODE

1-018-084

C-19-Z

LARRY READ & ASSOCIATES, I
Civil Engineers
Site ● Drainage ● Utility Design

February 17, 2003

Mr. Roger Green, PE
Chairman of the Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Proposed Abis Subdivision
Lot 19, Block 2, Tract 2, Unit 2, NAA

P+F Plat
V PROW
SW DESIGN VARIANCE
TDSW

Dear Sir:

Attached is the Preliminary/Final Plat Submittal for a proposed new subdivision submitted for DRB review. The developer desires to construct the 5-lot subdivision as shown on the attached Plat.

In addition to Preliminary and Final Plat, the owner is requesting **vacation of th northern most 4-feet of Right-of-Way on Oakland Ave** across the frontage of this site. This request is in conformance several existing subdivisions on Oakland and nearby areas of North Albuquerque Acres that have been platted with the reduced Right-of-Way.

Temporary Sidewalk Deferral - The owner is requesting that the internal sidewalks be differed until such time as each residence is constructed as is normal in subdivision construction.

Sidewalk Design Variance - The owner is requesting a sidewalk design variance to allow construction of an internal sidewalk only on the east side of Abis Court. Sidewalks on the west side of Abis Court and adjacent to the cul-de-sac serve little purpose since the traffic is limited to residents within the subdivision and most people will cut across the pavement instead of walking around the sidewalk.

The basis for the lot layout was to maximize lot size while providing sufficient number of lots to make the subdivision economically feasible. The orientation of the lots was selected to facilitate drainage while providing the best views of both the mountains and night lights of the valley.

Additionally, we believe the proposed development meets the La Cueva Sector Development Plan as follows. The subdivision meets the existing zoning for the parcel, it provides a wide usable right-of-way along the entrance road, and provides an open feeling for the residents and guests. Goals of the La Cueva Sector Development Plan such as elimination of cul-de-sacs and providing north/south pedestrian paths are not possible since the land to both the north and west are developed and the land to the east is not for sale.

Given the restraints of the existing development and limited land area, we feel the proposed subdivision layout is consistent with existing development in the area and provides a desirable residential subdivision that enhances the area.

If you have any questions or comments, please call me at 237-8421 or the owner, Mr. Adil Rizvi at 298-3477.

Sincerely,
LARRY READ & ASSOCIATES, Inc.

Larry D. Read, P.E.

4800 Juan Tabo Blvd., N.E. Suite C, Albuquerque, New Mexico 87111 (505) 237-8421 FAX (505) 237-8422

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: February 4, 2003

TO CONTACT NAME: Aail Rizvi / Larry Read
COMPANY/AGENCY: CAMI INC.
ADDRESS/ZIP: 4001 Juan Tabo NE Ste A 87111
PHONE/FAX #: 315-6484 / 292-3904

Thank you for your inquiry of 2-4-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 19, Block 2, Tract 2, Unit 3, North Albuquerque Acres
zone map page(s) C-19.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Nor Este
Neighborhood Association
Contacts: Paul Grunwald
7700 Rio Guadalupe NE
275-7313 (H) 87122
Joe Yardumian
7801 R.C. Gorman Ave NE
797-1851 (W) 87122-2748

Quail Springs
Neighborhood Association
Contacts: Robert M. Tresques
7231 Quail Springs Pl NE
797-7231 (H) 667-5771 (W) 87113
Betty Haworth
7123 Quail Springs NE
828-2780 (W) 87113

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 0694

ALBUQUERQUE, NM 87122

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA
Postmark Here
Clerk: KHRWSR
USPS 02/07/03

Sent To: PAUL GRUNWALD
Street, Apt. No.; or PO Box No.: 7700 RIO GUADALUPE, NE.
City, State, ZIP+4: ALBUQUERQUE, NM 87122

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 0854

ALBUQUERQUE, NM 87113

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA
Postmark Here
Clerk: KHRWSR
USPS 02/07/03

Sent To: BETTY HARWARTH
Street, Apt. No.; or PO Box No.: 7123 QUAIL SPRING, NE
City, State, ZIP+4: ALBUQUERQUE, NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 0830

ALBUQUERQUE, NM 87122

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA
Postmark Here
Clerk: KHRWSR
USPS 02/07/03

Sent To: JOE YARDUMIAN
Street, Apt. No.; or PO Box No.: 7801 R.C. GORMAN AVENUE, NE
City, State, ZIP+4: ALBUQUERQUE NM 87122-2748

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1140 0004 7710 0778

ALBUQUERQUE, NM 87113

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0109
ALBUQUERQUE NM ACADEMY STA
Postmark Here
Clerk: KHRWSR
USPS 02/07/03

Sent To: ROBERT M. FRESQUES
Street, Apt. No.; or PO Box No.: 7231 QUAIL SPRING PL, NE
City, State, ZIP+4: ALBUQUERQUE, NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

LOT 19, BK 2, FR 2, NAA

February 7, 2003

Joe Yardumian
7801 R.C. Gorman Avenue, NE
Albuquerque, NM 87122-2748

RE: Proposed Abis Subdivision
Oakland Ave. NE west of Wyoming Blvd. NE

Dear Mr. Yardumian:

The developer of Lot 19, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 4' of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new 5-lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Adil Rizvi at 315-6484 .

Sincerely,

Adil Rizvi

February 7, 2003

Betty Hawarth
7123 Quail Spring, NE
Albuquerque, NM 87113

RE: Proposed Abis Subdivision
Oakland Ave. NE west of Wyoming Blvd. NE

Dear Ms. Hawarth:

The developer of Lot 19, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 4' of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new 5-lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Adil Rizvi at 315-6484 .

Sincerely,

Adil Rizvi

February 7, 2003

Robert M. Fresques
7231 Quail Spring Pl., NE
Albuquerque, NM 87113

RE: Proposed Abis Subdivision
Oakland Ave. NE west of Wyoming Blvd. NE

Dear Mr. Fresques:

The developer of Lot 19, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 4' of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new 5-lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Adil Rizvi at 315-6484 .

Sincerely,

Adil Rizvi

February 7, 2003

Paul Grunwald
7700 Rio Guadalupe, NE
Albuquerque, NM 87122

RE: Proposed Abis Subdivision
Oakland Ave. NE west of Wyoming Blvd. NE

Dear Mr. Grundwald:

The developer of Lot 19, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 4' of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new 5-lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Adil Rizvi at 315-6484 .

Sincerely,

Adil Rizvi

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Shakeel Rizvi

AGENT Larry Reed

ADDRESS

PROJECT NO. 1002138

APPLICATION NO.

$ 795 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.- 441018 / 4971000 (Notification)

$ 870.- **Total amount due**

SKYBLUE INVESTMENTS, LLC 09-97
7049 LUELLA ANNE DR. NE PH. 505-857-0467
ALBUQUERQUE, NM 87109

95-145/1070
001210971

2631

DATE 2/18/03

PAY TO THE ORDER OF C.O.A. $ 870

Eight Hundred and Seventy DOLLARS

FIRST STATE BANK
www.fsbnm.com

MEMO

⑈001210971⑈ 2631 ⑆107001452⑆

DUPLICATE

City of Albuquerque
Treasury Division

02/18/2003 12:00PM LOC: ANN
X
RECEIPT# 00004257 WS# 008 TRANS# 0030
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $870.00
J24 counterreceipt.doc $795.00

Thank You

City of Albuquerque
Treasury Division

02/18/2003 12:01PM LOC: ANN
X
RECEIPT# 00004258 WS# 008 TRANS# 0030
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $870.00
J24 Misc 10/28/02 75.00
CK $870.00
CHANGE $0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
   B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

   Signs must be posted from MAR 4 2003 To MAR 19 2003.

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

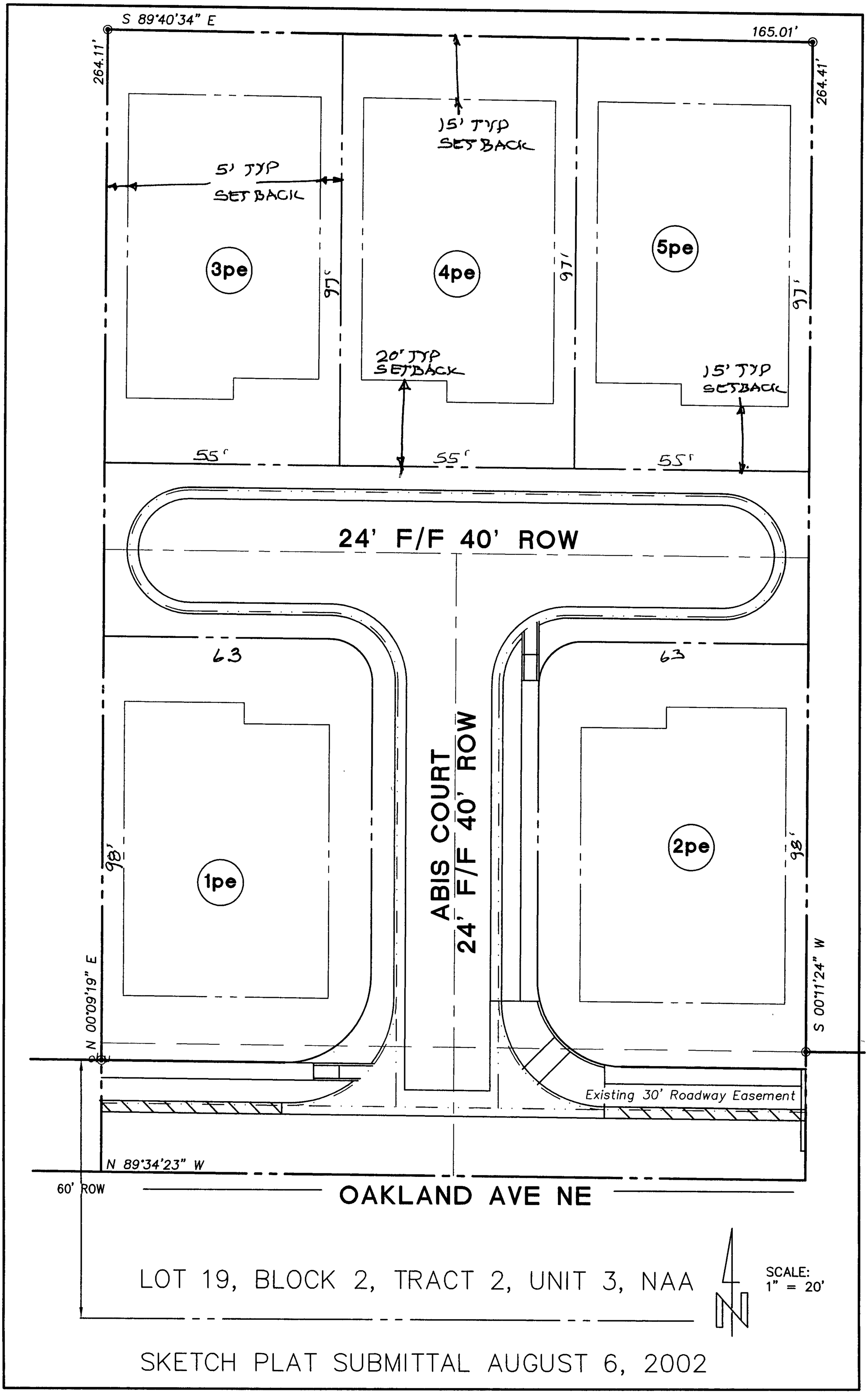
[signature], 2/18/03
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2/18/03, [signature]
(Date) (Staff Member)

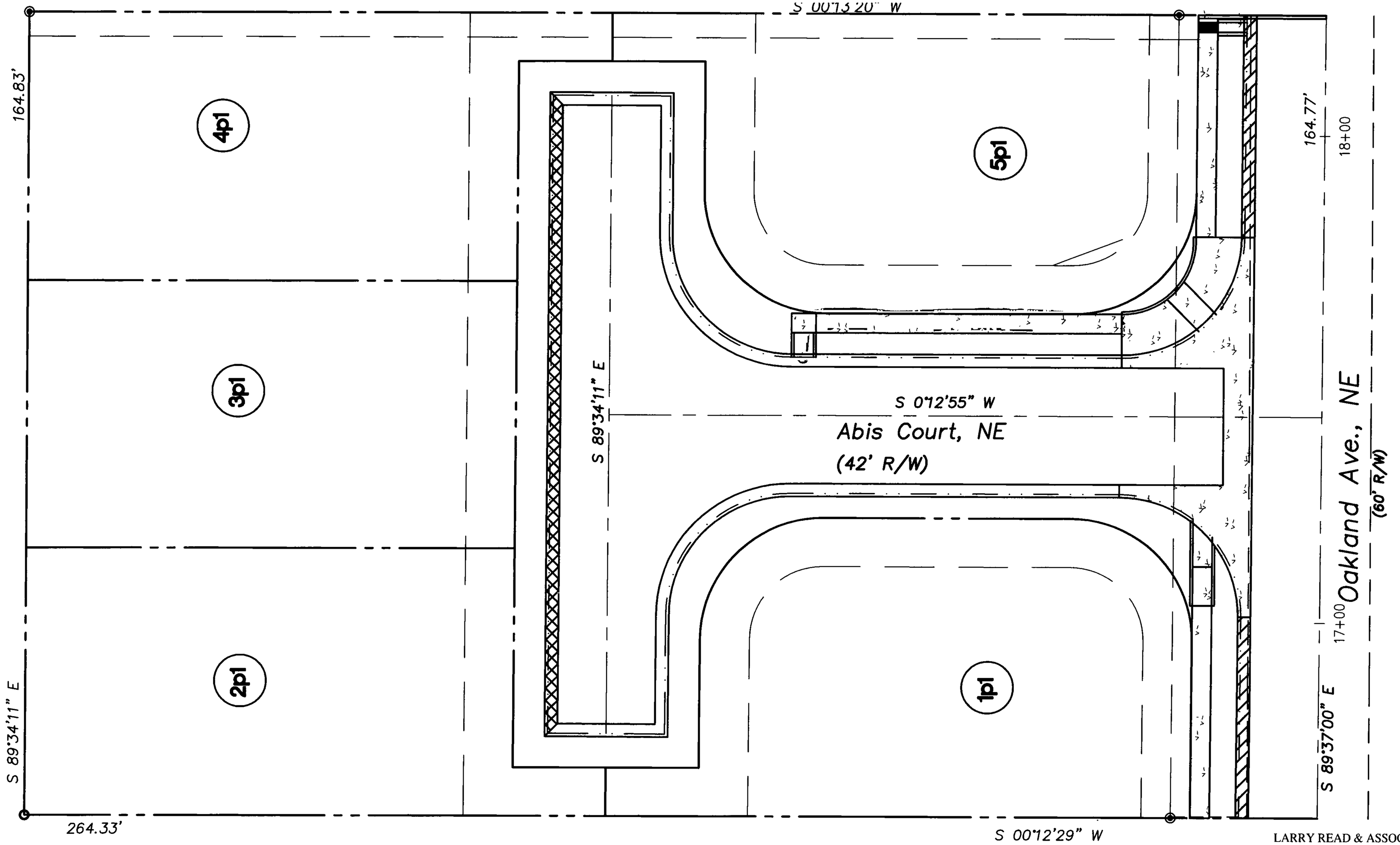
03DRB -00237
-238 VROW
-239
240

Rev. 11/8/90 GA

DRB CASE NUMBER: 1002138


S 89°40'34" E
165.01'
264.11'
264.41'
15' TYP SETBACK
5' TYP SETBACK
3pe
4pe
5pe
97'
97'
97'
20' TYP SETBACK
15' TYP SETBACK
55'
55'
55'
24' F/F 40' ROW
63
63
ABIS COURT
24' F/F 40' ROW
1pe
2pe
98'
98'
N 00°09'19" E
S 00°11'24" W
Existing 30' Roadway Easement
N 89°34'23" W
60' ROW
OAKLAND AVE NE
LOT 19, BLOCK 2, TRACT 2, UNIT 3, NAA
SCALE:
1" = 20'
SKETCH PLAT SUBMITTAL AUGUST 6, 2002

1002138



REQUESTED SIDEWALK DEFERRAL

EXHIBIT C
3/12/03

20 0 10 20 40
GRAPHIC SCALE (1 INCH = 20 FEET)

ABIS COURT

SCALE: 1" = 20', HORIZ.

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800-C Juan Tabo Blvd. NE
Albuquerque, New Mexico 87111
(505) 237-8421

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1	CARTESIAN SURVEYS P.O. BOX 44414 RIO RANCHO, NM 87174 PHONE: (505) 896-3050 FAX: (505) 861-0234	12/02

BENCH MARKS
ACS STATION "11-C10" BEING A 1 3/4" ALUMINUM DISK ON TOP OF THE CONCRETE CURB, NWW QUADRANT OF BARSTOW STREET AND OAKLAND AVENUE, NE ELEVATION = 5480.974 (NGVD 29)

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
FIELD VERIFIED BY
ACCEPTANCE BY
DATE
VERIFICATION BY
DATE
DRAWINGS COMPILED BY
DATE
MICROFILM INFORMATION
RECORDED BY
DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

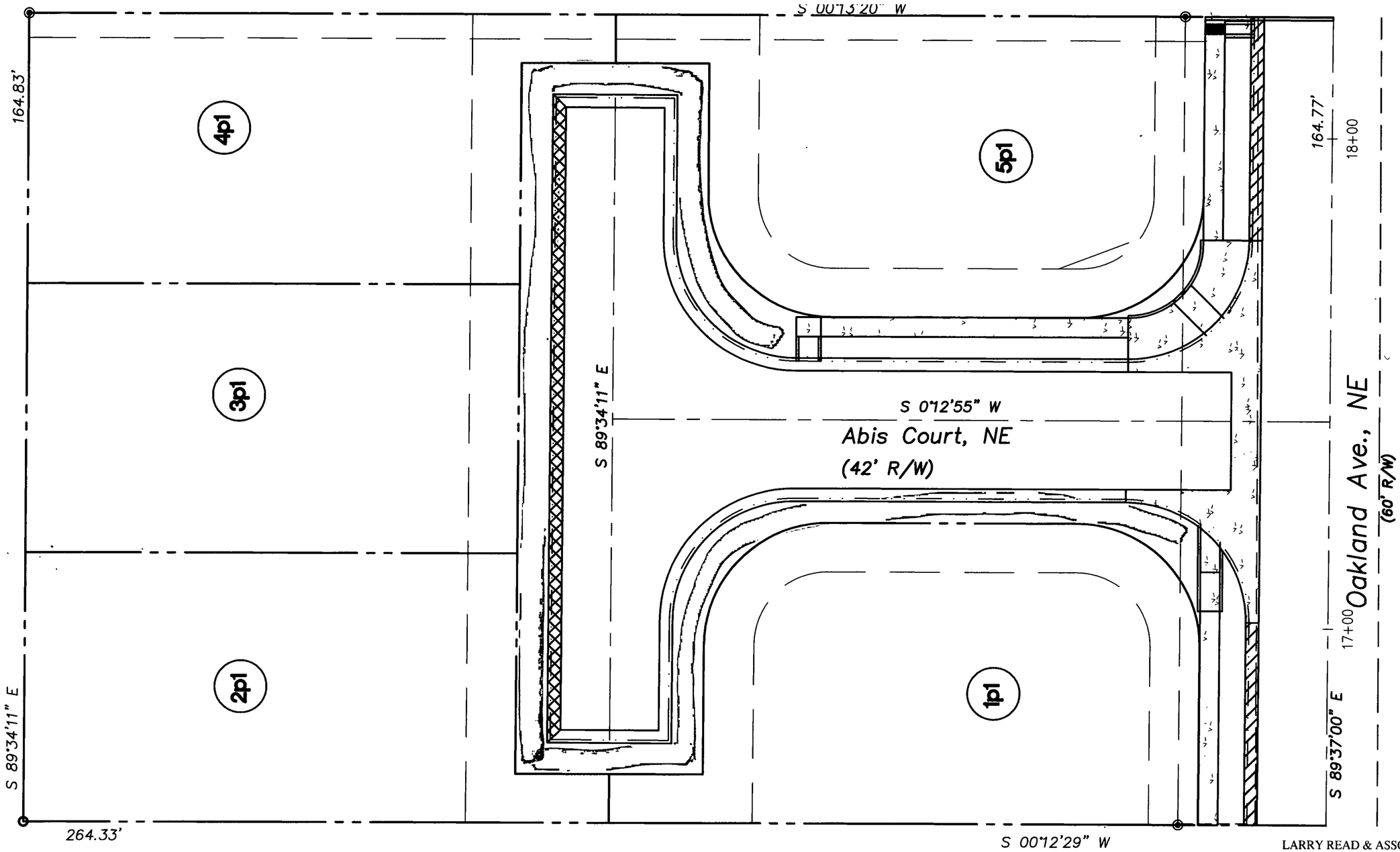
DESIGN
DESIGNED BY LRA DATE FEBRUARY 2003
DRAWN BY LRA DATE FEBRUARY 2003
CHECKED BY LRA DATE FEBRUARY 2003

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ABIS SUBDIVISION
SIDEWALK DEFERRAL REQUEST

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. | MAP NO. C-19 | SHEET 1 OF 1



NO SIDEWALKS PROPOSED

20 0 10 20 40

GRAPHIC SCALE (1 INCH = 20 FEET)

ABIS COURT

EXHIBIT C
3/12/03

SCALE: 1" = 20', HORIZ.

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800-C Juan Tabo Blvd. NE
Albuquerque, New Mexico 87111
(505) 237-8421

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	CARTESIAN SURVEYS, P.O. BOX 44414, RIO RANCHO, NM 87174, PHONE: (505) 896-3050, FAX: (505) 891-0284	12/02

BENCH MARKS

ACS STATION "11-C19" BEING A 1 3/4" ALUMINUM DISK ON TOP OF THE CONCRETE CURB, NWW QUADRANT OF BANSTOW STREET AND OAKLAND AVENUE, NE. ELEVATION = 5460.974 (NGVD 29)

AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS PREPARED BY — DATE
CONSTRUCTION OBSERVATION BY — DATE
MICROFILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY LRA — DATE FEBRUARY 2003
DRAWN BY LRA — DATE FEBRUARY 2003
CHECKED BY LRA — DATE FEBRUARY 2003

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ABIS SUBDIVISION
SIDEWALK VARIANCE REQUEST

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. | MAP NO. C-19 | SHEET 1 OF 1

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: August 14, 2002

Agenda Item: **15** **Project #:** **1002138**
Application #: 02DRB-01219
Subject: **North Albuquerque Acres, Unit 3**

---

1. The site lies within the boundaries of the La Cueva Sector Development Plan. Future development must be in compliance with all goals, policies and regulations. According to Section 5.2, "Residential development more intense than what is typically allowed in the R-1 zone (i.e. site size less than 5000 square feet) will be subject to site development plan approval."
2. The City Surveyor's signature is required prior to DRB approval action.

Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002138 **Item No. 15** **Zone Atlas C-19**

DATE ON AGENDA 8-14-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	The standard street improvements are required on an infrastructure list.
❑	The streets need to meet the requirements of the DPM.
❑	Are these p-1 or p-2 lots?
❑	What is opposite this site on Oakland.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002138	**DRB Date:** 8/14/02
Application Number: 02DRB-01219	**Item Number:** 15

Subdivision:

Lots 19, Block 2, Tract 2 North Albuquerque Acres

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: R-D

Zone Page: C-19

New Lots (or units) : 5

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 5 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002138 **AGENDA ITEM NO: 15**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED _X_; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 14, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form	
SUBDIVISION	**S**		**ZONING**	**Z**
☐ Major Subdivision action			☐ Annexation & Zone Establishment	
☒ Minor Subdivision action			☐ Sector Plan	
☐ Vacation	**V**		☐ Zone Change	
☐ Variance (Non-Zoning)			☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		**APPEAL / PROTEST of...**	**A**
☐ ...for Subdivision Purposes			☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ ...for Building Permit				
☐ IP Master Development Plan				
☐ Cert. of Appropriateness (LUCC)	**L**			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Shakeel Rizvy — PHONE: 298-3477
ADDRESS: 4001 Juan Jabo Blvd. NE — FAX:
CITY: Albuquerque STATE NM ZIP87111 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Larry Read & Associates, Inc. — PHONE: 237-8421
ADDRESS: 4800 Juan Tabo Blvd NE Suite C — FAX: 237-8422
CITY: Albuquerque STATE NM ZIP 87111 — E-MAIL: lread@readengineering.com

DESCRIPTION OF REQUEST: Sketch Plat for Minor Subdivision
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 19, Tract 2, Block: 2 Unit: 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: R-D Proposed zoning: Same

Zone Atlas page(s): C-19 No. of **existing** lots: 1 No. of **proposed** lots: 5

Total area of site (acres): 0.89 AC Density if applicable: dwellings per gross acre: 5.6 dwellings per net acre: 7.7

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101906422243820414 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave NE
Between: Louisiana Blvd, NE and Wyoming Blvd, NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): N/A

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE [signature] DATE 08/06/2002

(Print) Larry D. Read, PE ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised September 2001

	Application case numbers	Action	S.F.	Fees
☑ ~~INTERNAL ROUTING~~	02DRB - - 0219	SK PL R4C	$(3)	$ NA
☑ All checklists are complete				$
☑ All fees have been collected				$
☑ All case #s are assigned				$
☑ AGIS copy has been sent				$
☒ N/A Case history #s are listed				$
☐ N/A Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date AUG. 14TH 2002			$ NA

[signature] 8/6/02 **Project #** 1002138
Planner signature / date

FORM S(3): SUBDIVISION D.R.B. MEETING (UNADVERTISED, OR INTERNAL ROUTING

☒ **SKETCH PLAT REVIEW AND COMMENT**

- ☒ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- VACANT SITE ☒ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- ☐ Preliminary Plat reduced to 8.5" x 11"
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Copy of previous D.R.B. approved infrastructure list
- ☐ Copy of the Official D.R.B. Notice of approval
- ☐ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- ☐ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ SIA financial guaranty verification
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- ☐ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

LARRY D. READ (AGENT)
Applicant name (print)

8/6/02
Applicant signature / date

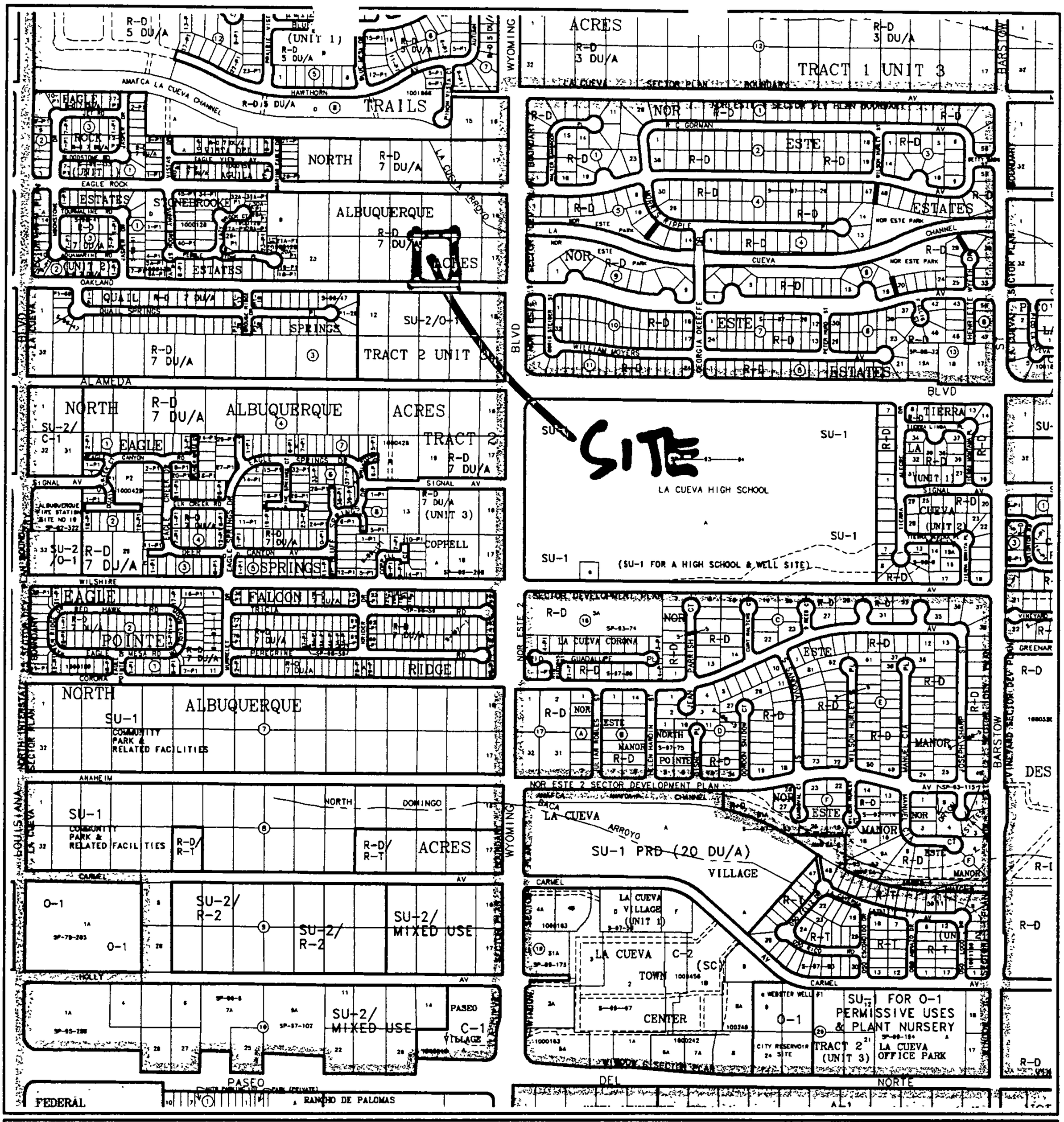
Form revised September 2001

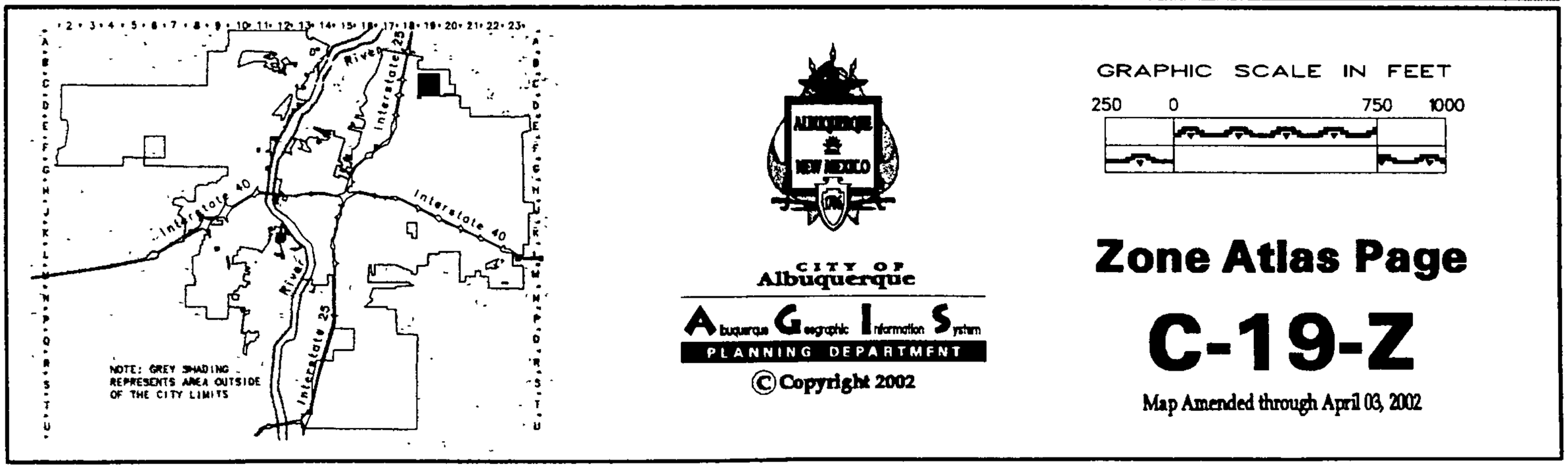
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - - 01219
- -
- -

6/02/02
Planner signature / date

Project # 1002138


SITE
LA CUEVA HIGH SCHOOL
(SU-1 FOR A HIGH SCHOOL & WELL SITE)
SU-1 PRD (20 DU/A)
VILLAGE
LA CUEVA VILLAGE (UNIT 1)
LA CUEVA TOWN CENTER
SU-1 FOR O-1 PERMISSIVE USES & PLANT NURSERY
LA CUEVA OFFICE PARK
TRACT 2 (UNIT 3)
NOR ESTE 2 SECTOR DEVELOPMENT PLAN
NORTH ALBUQUERQUE ACRES
SU-1 COMMUNITY PARK & RELATED FACILITIES
SU-2/ MIXED USE
SU-2/ R-2
O-1
C-1 VILLAGE
PASEO
FEDERAL
RANCHO DE PALOMAS
DEL NORTE
WYOMING
BARSTOW
LOUISIANA
ANAHEIM
CARMEL
HOLLY
ALAMEDA
LA CUEVA BLVD
TRACT 1 UNIT 3
TRACT 2 UNIT 3
TRACT 2
TRACT 2 UNIT 2
TRAILS
NORTH ESTE
ESTATES
STONEBROOK
EAGLE ROCK
EAGLE POINTE
FALCON RIDGE
QUAIL SPRINGS
TIERRA LA CUEVA (UNIT 1)
CUEVA (UNIT 2)
LA CUEVA CORONA
MANOR POINTE
R-D 5 DU/A
R-D 3 DU/A
R-D 7 DU/A
R-D/R-T
R-T
O-1
LA CUEVA ARROYO
LA CUEVA CHANNEL
AMACA
BACA


Interstate 25
Interstate 40
Rio Grande River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
C-19-Z
Map Amended through April 03, 2002

LARRY READ & ASSOCIATES,
Civil Engineers
Site ● Drainage ● Utility Design

August 6, 2002

Ms. Janet Stephens
Chairman of the Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Proposed Oakland Ave. Residential Subdivision
Lot 19, Block 2, Tract 2, Unit 2, NAA

Dear Ms. Stephens:

Attached is a Sketch Plat Submittal for a proposed new subdivision. The developer desires to construct the 5-lot subdivision as shown on the attached Site Plan. The site is within the La Cueva Sector Development Plan.

If you have any questions or comments, please call me at 237-8421 or the owner, Mr. Shakeel Rizvi at 298-3477.

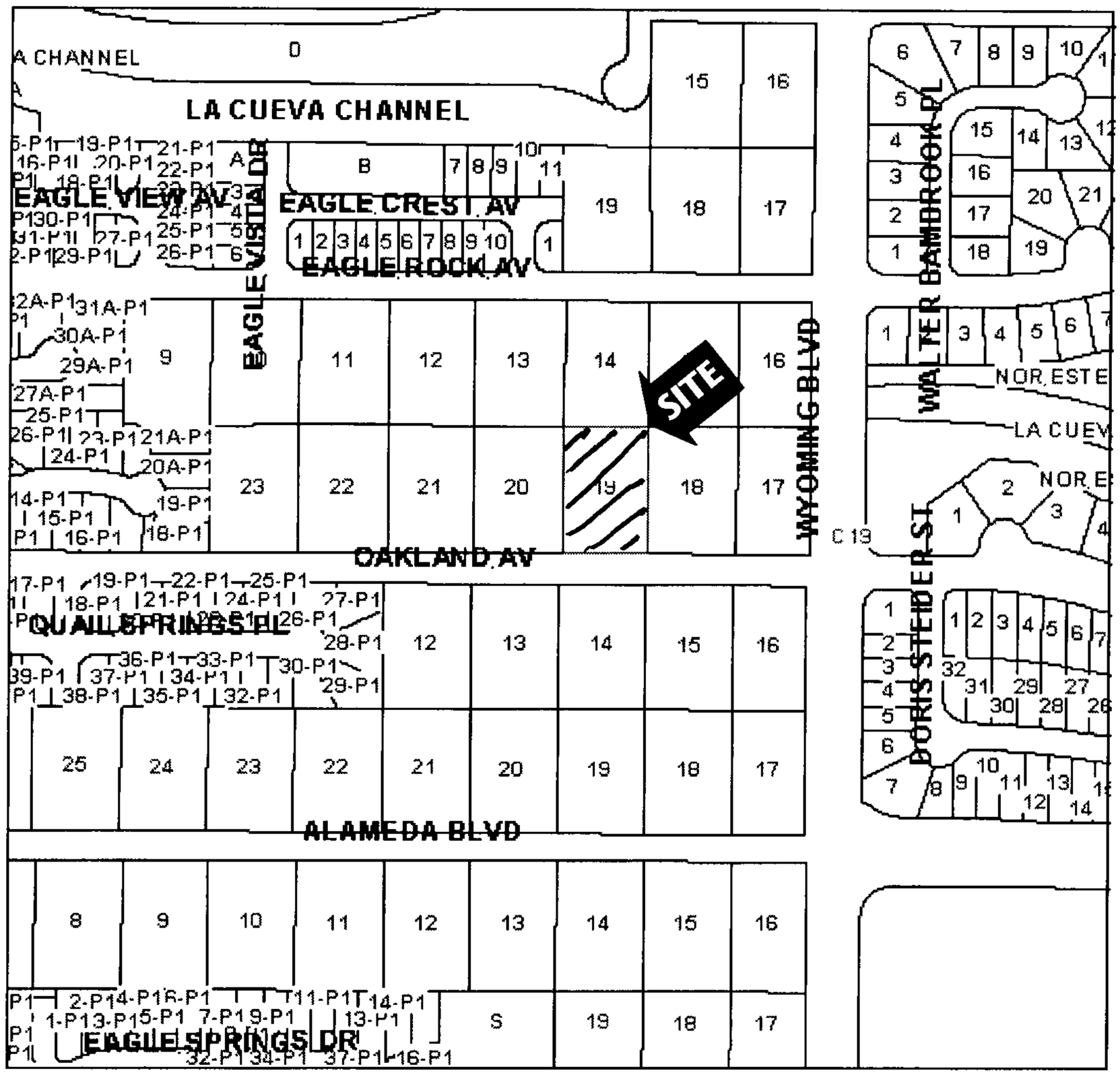
Sincerely,
LARRY READ & ASSOCIATES, Inc.

Larry D. Read, P.E.

4800 Juan Tabo Blvd., N.E. Suite C, Albuquerque, New Mexico 87111 (505) 237-8421 FAX (505) 237-8422

Activate By 'Clicking' on the Map

○ Zoom In ◉ Id Address ○ Id ZM ○ Pan ○ Zoom Out



ReDraw Screen

1999 AIR PHOTO (Metro Area Coverage)

CITY

LAY

- [x] STREE
- [ ] PARKS
- [ ] CITY L
- [x] ZONE
- [ ] NBR B
- [ ] COMM
- [ ] WATE
- [ ] SEWE
- [ ] STORM
- [ ] ZONIN
- [x] LOT N
- [ ] ZIP CO
- [ ] COUN
- [ ] FLOO
- [x] PARCE
- [ ] CONT
- [ ] SENAT
- [ ] REPRE
- [ ] COUN
- [ ] PARCE
- [ ] CRIMI
- [ ] CITY F
- [ ] LAND
- [ ] 1960 C

ZO

MEA

PROX

Selected Address: 99999 OAKLAND AV NE
Zoning: R-D 7 DU/A
Lot/Block/Subd: 19 , 2 , N ABQ ACRES TR 2 UNIT 3
Council District/Name: FOUR , WINTER
County Commission: 4
Rep District/Sen District: 15 , 10
Nbr Assoc: ALAMEDA HEIGHTS R
Zoning: R-D 7 DU/A
Voter Pct: 423
High Sch District: La Cueva
Mid Sch District: Desert Ridge
Elem Sch District: EG Ross
ZoneMap Page: C19
Jurisdiction: CITY
Police Beat: 433/NORTHEAST
Flood Zone: ZONE AO
Comm Plan Area: NORTH ALBUQUERQUE
UPC #: 101906422243820414
Owner Name: KASSAM MOHAMED & SHAMSHID
Owner Street Adress: 13215 VELMA CT
Owner City/State/Zip: ALBUQUERQUE / NM / 87112 6356 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

NEW GIS QUERY

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