

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 14, 2004

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000060**
03DRB-02115 Major-Two Year SIA

MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C & D1B, GATEWAY SUBDIVISION, zoned SU-2 / C-3, located on LOMAS NE, between WOODWARD NE and I-25 (J-15)
THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03-DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, LA CUENTISTA SUBDIVISION, zoned, R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: (1) FINALIZATION OF STREET MAINTENANCE CONTRIBUTION AND OFF SITE TRANSPORTATION MITIGATION. (2) KIMMICK EASEMENTS TO BE FINALIZED AND RECORDED PRIOR TO FINAL PLAT. (3) ORIENTATION OF LOTS 1 AND 2, BLOCK 7, TO BE CORRECTED PER TRAFFIC DISTRIBUTION MAP.

3. **Project # 1001396**
03DRB-02116 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A-3A, ALTA TIERRA DEL NORTE, UNIT 1, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DRIVE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871, 01DRB-01645, 03DRB-00428, 03DRB-00525] (D-16)
THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

4. Item 4 was moved to 9B.

5. **Project # 1001901**
03DRB-02097 Major-Vacation of Public Easements
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02174 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3 VACATION PUBLIC EASEMENTS, VERANDA STREET PROPERTIES, zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND THE GRADING PLAN ENGINEER STAMP DATED 12-24-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

6. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
03DRB-02009 Major-Vacation of
Public Easements
03DRB-02011 Minor-Temp Defer
SDWK
03DRB-02010 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, CHAMISA RIDGE UNIT 1, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DRIVE NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.

7. **Project # 1003141**
03DRB-02112 Major-Vacation of
Public Right-of-Way

MARK GOODWIN & ASSOCIATES agent(s) for ON TIME PARK & FLY request(s) the above action(s) from Yale (west) to Buena Vista, VACATION OF MILES ROAD, zoned, located on MILES ROAD SE, between BUENA VISTA ROAD SE AND YALE. [REF: DRB-99-171, V-99-59, Z-93-8, V-93-4, V-88-96](M-15)
THE VACATION OF PUBLIC RIGHT-OF-WAY WAS DENIED. THE OWNER OF A PORTION OF THE FRONT FOOTAGE OF LAND ABUTTING THE PROPOSED VACATION OBJECTED TO THE VACATION. THEREFORE, THERE WAS CONVINCING EVIDENCE THAT A SUBSTANTIAL PROPERTY RIGHT WOULD BE ABRIDGED AGAINST THE WILL OF THE OWNER OF THAT RIGHT ACCORDING TO THE SUBDIVISION ORDINANCE.

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,
THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. **Project # 1003173**
04DRB-00005 Minor-Site Dev Plan
BldPermit
- INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, NORTH ALBUQUERQUE ACRES, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). (B-18)
DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.

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

9. **Project # 1001796**
03DRB-02078 Minor-Prelim&Final Plat
Approval
- SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, STOUT SUBDIVISION, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCE ROAD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB-00916, Z-98-17, Z-84-122, S-98-25] (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.
- ~~(9B) Project # 1002335~~
04DRB-00006 Minor-Final Plat
Approval
- ADIL RIZVI agent for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17-18, Block(s) 5, Tract(s) A NAA, TR 2 UNIT 3, TREVISO, NORTH ALBUQUERQUE ACRES, zoned R-D 7 DU/A, located on WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 3 acre(s). [REF: 1002335, 03DRB-02023, 02DRB-01698, 02DRB-01699, 02DRB-01703, 02DRB-01704] (C-19)
**THE FINAL PLAT WAS APPROVED AND SIGNED
OFF BY THE BOARD.**

10. **Project # 1002384**
04DRB-00003 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for DR HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1, COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO BLVD NW and MILNE ROAD NW containing approximately 17 acre(s). [REF: 1002384, 02DRB-01879] (F-11)

THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

11. **Project # 1002992**
03DRB-02138 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, ORIGINAL TOWNSITE OF WESTLAND, zoned C-2 community commercial zone, located on 86th ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

12. **Project # 1002231 (1001087)**
04DRB-00004 Minor-Prelim&Final Plat
Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, MAJOR ACRES SUBDIVISION, zoned SU-2, R-T, located on 12th ST NW, between CANDELARIA ROAD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] (G-14)

DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project # 1003167**
03DRB-02189 Minor-Sketch Plat or
Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, TOWN OF ATRISCO GRANT, UNIT 2, zoned R-D residential and related uses zone, developing area, R-1, located on 86th Street SW, between TOWER ROAD SW and EUCARIZ AVE SE containing approximately 25 acre(s). [REF: AX-93-12, Z-93-125, DRB-97-202] (L-09)

THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

14. **Project # 1003166**
03DRB-02183 Minor-Sketch Plat or
Plan

Casey D. Chapman agent(s) for SANITARY SERVICE COMPANY, INC request(s) the above action(s) for all or a portion of Tract(s) K & R, TIMOTEO CHAVEZ ADDITION, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between WASHINGTON STREET NE and MORNINGSIDE DRIVE NE containing approximately 3 acre(s). [REF: S-891, DRB-97-92, Z-508] (H-17)

THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

15. Other matters:

Adjourned: 11:10 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 14, 2004
Comments**

ITEM # 9B

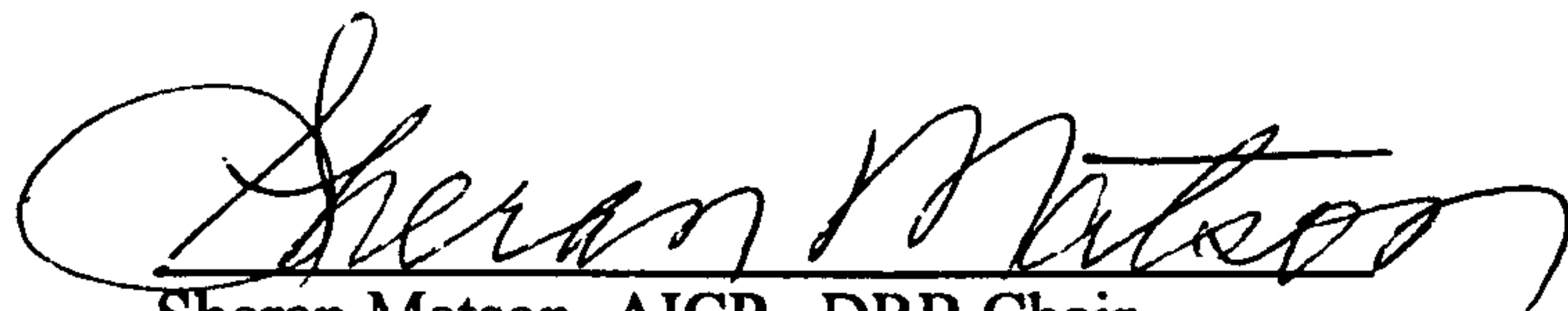
PROJECT # 1002335

APPLICATION # 04-00006

RE: Treviso Subdivision/final plat

No objection to the requested platting action.

AGIS dxf is approved. Applicant may file the plat. Please provide a copy of the recorded plat to Planning to close the file.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov



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: 1002335

AGENDA ITEM NO: 4 9B

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: January 14, 2004



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence
Development Review Board Comments

Project Number: 1002335
Application Number: 04DRB-00006

DRB Date: 1/14/04

Item Number: A98

Subdivision: Treviso Subdivision
Lots 17-18, Block 5, Tract A NAA, Tract 2, Unit 3, NAA

Zoning: RD

Zone Page: C-19

New Lots (or units) : 14

Request for:


- 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

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 14 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.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002335 AGENDA#: A 9B DATE: January 14, 2004

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
PLANNING DEPARTMENT
Development Review Board
January 14, 2004
Comments**

ITEM # 9B

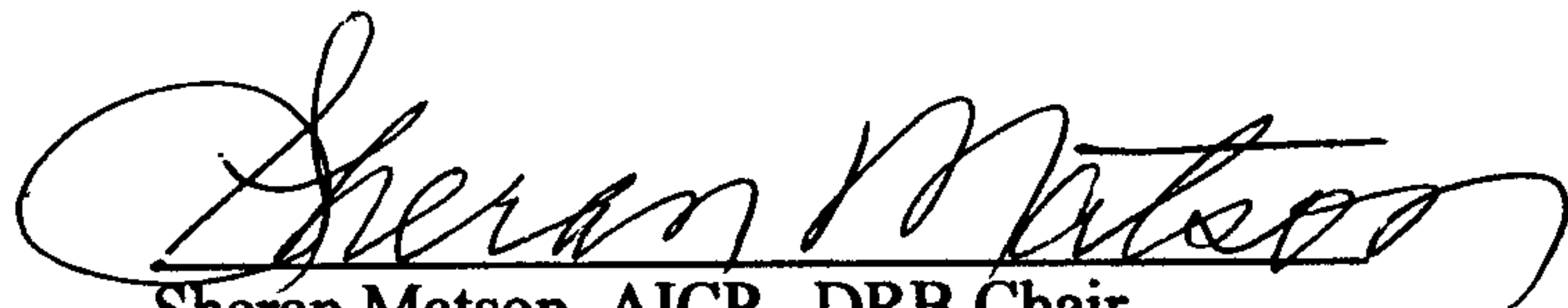
PROJECT # 1002335

APPLICATION # 04-00006

RE: Treviso Subdivision/final plat

No objection to the requested platting action.

AGIS dxf is approved. Applicant may file the plat. Please provide a copy of the recorded plat to Planning to close the file.



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

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002335 Subdivision Name Trevi'so

Surveyor Tim Aldrich Company Aldrich Survey

Contact person Shakeel Rizvi Phone # 315-6563 email _____

Rachina M. Gpt
Approved _____ *Not Approved _____ Date 1/07/04

DXF RECEIVED _____ DATE
 HARD-COPY RECEIVED _____ DATE
 DISCLOSURE STATEMENT

Grid Bearings, Ground dist (1927)

***Not Approved for one or more of the following reasons:**

File Format and naming

- 1) ___ Format is not DXF file in ASCII format
- 2) ___ No hard copy of the final plat submitted
- 3) ___ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) ___ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) ___ Digital submittal does not match final plat
- 10) ___ Parcel lines are not in one separate layer
- 11) ___ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) ___ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 2335 to agiscov on 1/07/04 Client Notified 1/07/04



SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ... for Subdivision Purposes
- ... for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

Z

A

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: ESMAIL HAIDARI
 ADDRESS: 7049 LUELLA ANNE NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): ADIL RIZVI
 ADDRESS: 7049 LUELLA ANNE NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109

STATE NM ZIP 87109

PHONE: 480-2533
 FAX: 292-3904
 E-MAIL: _____

PHONE: 315-6484
 FAX: 292-3904
 E-MAIL: _____

DESCRIPTION OF REQUEST: REQUEST FOR FINAL PLAT APPROVAL

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. LOTS 17 AND 18 AND TRACT A, NAA Block: 5 Unit: TR 2 UNIT 3

Subdiv. / Addn. TREVISO, NORTH ALBUQUERQUE ACRES

Current Zoning: R-D 7 DW/A

Proposed zoning: R-D

Zone Atlas page(s): C-19

No. of existing lots: 2

No. of proposed lots: 14

Total area of site (acres): 2.26

Density if applicable: dwellings per gross acre: 6.85

dwellings per net acre: 7.0

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. 101906423628020115

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE

Between: WYOMING and LOUISIANA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002335
03DRB-02023, 02DRB-01698, 02DRB-01699, 02DRB-01703, 02DRB-01704

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2-19-2003

SIGNATURE

ADIL RIZVI

DATE

(Print) ADIL 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

04DRB - 00006

Action

FP

S.F.

5(3)

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date 1/14/04

Project # 1002335

W. Belland 1/6/04
 Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

Your attendance is required.

- 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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- 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.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

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.

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

ADIL RIZVI

Applicant name (print)

Adil Rizvi

Applicant signature / date



Form revised February 2003

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

Application case numbers

04DRB - - 00006

 - -

 - -

A. Bellon 1/6/07
Planner signature / date

Project # 1002335

5
1st AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS

City Project # 706681

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on August 14, 2003, which was recorded on August 15, 2003, in the records of the Bernalillo County Clerk at Book A62, pages 3139 thru ---, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Treviso Subdivision; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

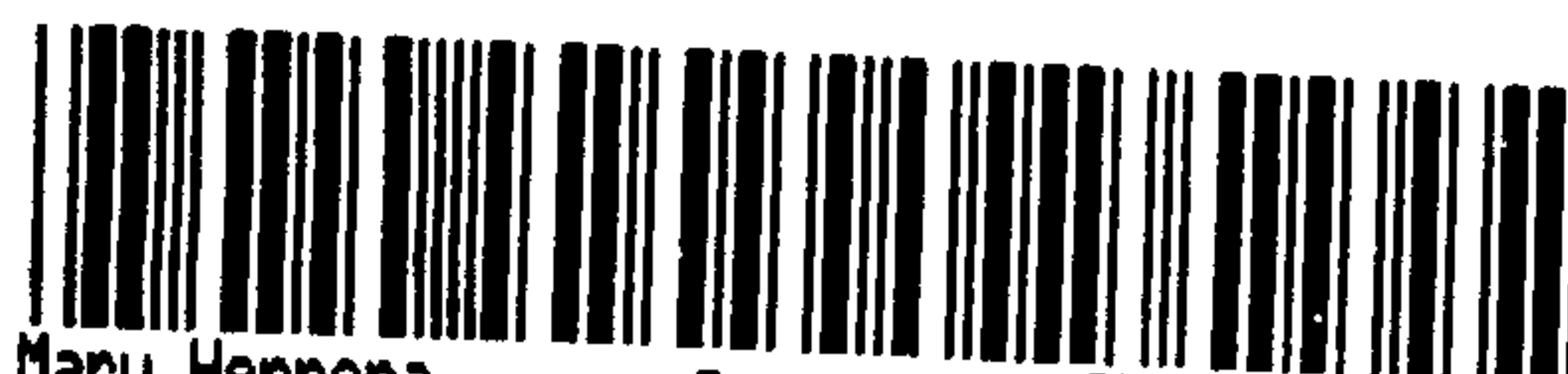
THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: LETTER OF LOAN RESERVE
Amount: \$ 10,899.80
Name of Financial Institution or Surety providing
Guaranty: SUNRISE BANK OF ALBUQUERQUE
Date City first able to call guaranty: _____, 20__
Construction Completion Deadline: August 14, 2005
If guaranty other than a Bond, last day City is able to
call on Guaranty is: October 14, 2005
Additional information: _____

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.



SUBDIVIDER:

CITY OF ALBUQUERQUE:

By (Signature): Esmail Haidari

Name: Esmail Haidari

City Engineer

Title: Owners

Dated: 2-1-2004

Dated: 1/2/04

By (Signature): Ghamar Asgharzadeh

Name: Ghamar Asgharzadeh

Title: Owner

Dated: 2-1-2004

SUBDIVIDER'S NOTARY

2. 12-31-04

1/2/04

STATE OF New Mexico) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 2 day of January, 2004 by
(Name of person:) Esmail Haidari & Ghamar Asghar, (title or capacity, for instance,
"President" or "Owner":) Owners of (Subdivider")
Treviso Subd.

Kay Cordley
Notary Public

My Commission Expires:

12-9-07

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 2nd day of
January, 2004, by Regina Green City Engineer, of
the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Dloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

12-10-03

18. Project # 1002335
03DRB-02023 Minor-Extension of Preliminary Plat

WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, (to be known as **TREVISO SUBDIVISION**) zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s).
[REF: 02DRB-01698 PP] (C-19)

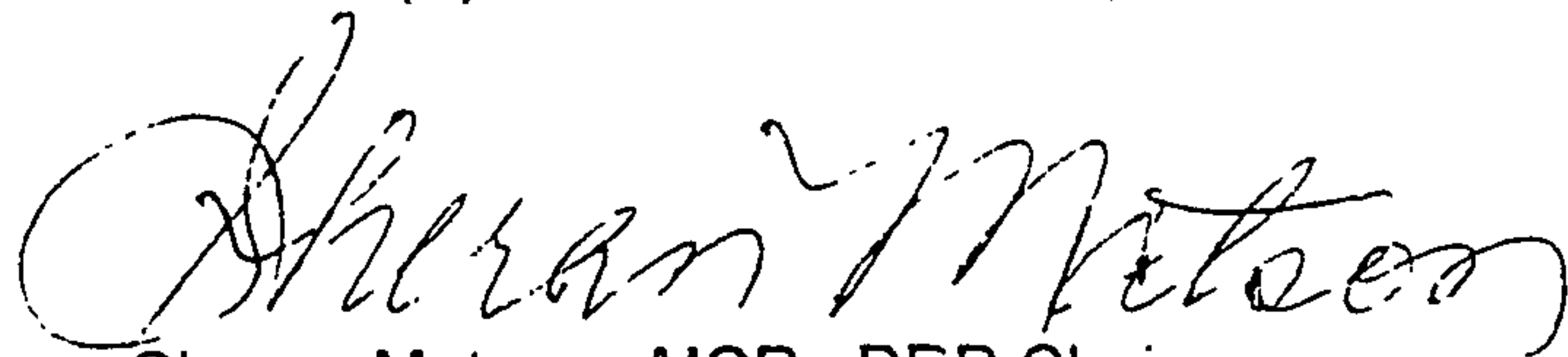
At the December 10, 2003, Development Review Board meeting, a one-year extension of the Preliminary Plat was approved.

If you wish to appeal this decision, you must do so by December 26, 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 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, AICP, DRB Chair

cc: Esmail Haidari, 7049 Luella Anne NE, 87109
Wallace Bingham, 6344 Belcher NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



Mary Herrera

Bern. Co AMND

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Page: 3 of 4
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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

12-10-03

18. Project # 1002335
03DRB-02023 Minor-Extension of Preliminary Plat

WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, (to be known as **TREVISO SUBDIVISION**) zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s).
[REF: 02DRB-01698 PP] (C-19)

At the December 10, 2003, Development Review Board meeting, a one-year extension of the Preliminary Plat was approved.

If you wish to appeal this decision, you must do so by December 26, 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 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, AICP, DRB Chair

cc: Esmail Haidari, 7049 Luella Anne NE, 87109
Wallace Bingham, 6344 Belcher NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

AUTHORIZATION TO RELEASE

REDUCTION OF LOAN RESERVE FINANCIAL GUARANTY
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICES DIVISION

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Page: 4 of 4
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PROJECT NO. 706091

PROJECT TITLE: TREVISO SDU

Reduction No.: 1

DEVELOPER: Haidari ASGARZADEH

Period to 12/31/03

CONTRACTOR: TLC

Original Loan Reserve Amount: \$ 108 997,96
Requirement

REDUCTION CALCULATIONS

Total completed to date:
(using approved estimate sheet)

\$ 75,882.50

+ \$ 4,410.67 @ 5.8125 % NMGRT

Subtotal

\$ 80,293.17

+ \$ 6,905.21 @ 8.6 % Eng. fee & testing

Subtotal

\$ 87,198.38 x 125% = \$ 108,997.97

Less 10% Retainage (per Policy # PW-001)

< \$ 10,899.80 >

Less Previous Reductions:

< -0- >

Reduction Amount This Estimate:

\$ 9,809.17

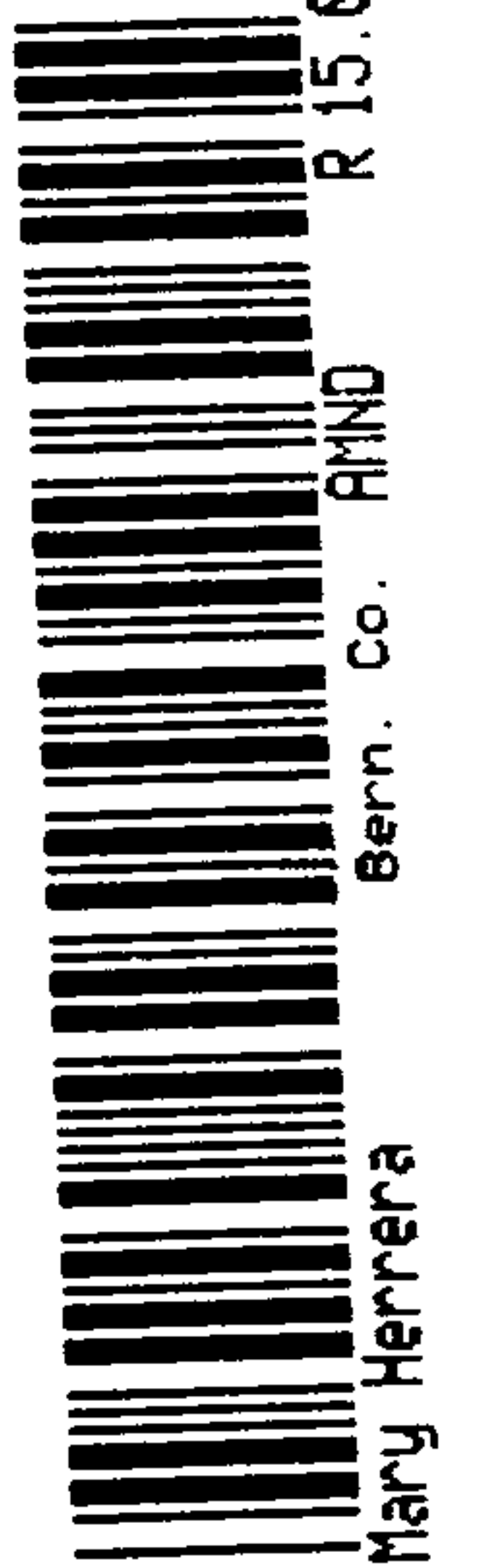
NEW FINANCIAL GUARANTY REQUIRED:

\$ 10,899.79

RECOMMENDED BY: [Signature]
Construction Engineer

APPROVED BY: [Signature]
City Engineer

- NOTE:
- 1) attach itemized list of as-built work items using approved Estimate Sheet (Figure 7).
 - 2) use same percentages of NMGRT, Engineering Fees, and testing as used in calculating the Financial Guaranty amount.
 - 3) This reduction in the Financial Guaranty amount shall not be effective or accepted by the City until: 1.) An amendment to the Subdivision Improvements Agreement is submitted and accepted by the City and 2.) An amended Financial Guaranty executed by the Financial Institution is submitted and accepted by the City.





SUNRISE BANK OF ALBUQUERQUE

January 2, 2004

Jay J. Czar
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for: Esmail Haidari and Ghmar Asgharzadeh, husband and wife
City of Albuquerque Project No.: 706681
Project Name: INFRASTRUCTURE FOR TREVISO SUBDIVISION

Dear Mr. Czar

This letter is to advise the City of Albuquerque ("City") that, at the request of Esmail Haidari and Ghmar Asgharzadeh, Sunrise Bank, "Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of Ten Thousand, Eight Hundred, Ninety-Nine and 80/100. (\$10,899.80 ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Esmail Haidari and Ghmar Asgharzadeh. ("Subdivider") to provide for the installation of the improvements which must be constructed Treviso Subdivision, Project No. 706681 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1/5/04 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A 71, at pages 727 to 727 ("Earlier Agreement").

- 1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to

release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

- 2) Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

- 3) Draw on Reserve. If by August 14, 2005 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between August 14, 2005 and October 14, 2005 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements, specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the total Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

- 4) Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
 - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or
 - C. Expiration of the date October 14, 2005; or
 - D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Sunrise Bank of Albuquerque

By:



Jason A. Shaffer
Chief Executive Officer

ACCEPTED:

City of Albuquerque

By:


For Jay J. Czar
Chief Administrative Officer


12/3/03


1/2/03



Mary Herrera Bern Co. AGRE R 21.00

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Page: 1 of 7
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FIGURE 19

No. of Lots: 14
Nearest Major Streets
Wyom J & Wulshire

SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 7006.5

THIS AGREEMENT is made this 2nd day of July, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Esmail Haidari & Ghamar Asgharzadeh ("Developer"), whose address is 7049 Luella Anne NE, 87109 and whose telephone number is 480-2533, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.>) INDIVIDUALS, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) LOT 17 & 18, BLOCK 5, TR 2, UNIT 3, NAA, & TRACT A, BLOCK 5, TR 2, UNIT 3, NAA (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) FINAL PRELIMINARY plat, to be identified as (state name of plat:) TREVISO SUBDIVISION and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by August 14, 2005 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

8/02

2. Financial Guaranty Developer will provide a financial guaranty in an amount of not less than 5% of the cost of constructing a sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

**LOAN RESERVE LETTER FROM
SUNRISE BANK OF ALBUQUERQUE.**

Type of Financial Guaranty: _____
Amount: \$ 9,545.61 Name of Financial Institution or
Surety providing Guaranty: SUNRISE BANK OF ALBUQUERQUE
Date City first able to call Guaranty (Sidewalk Construction
Deadline): August 14, 2005.
If Guaranty other than a Bond, last day City able to call
Guaranty is: October 14, 2005.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

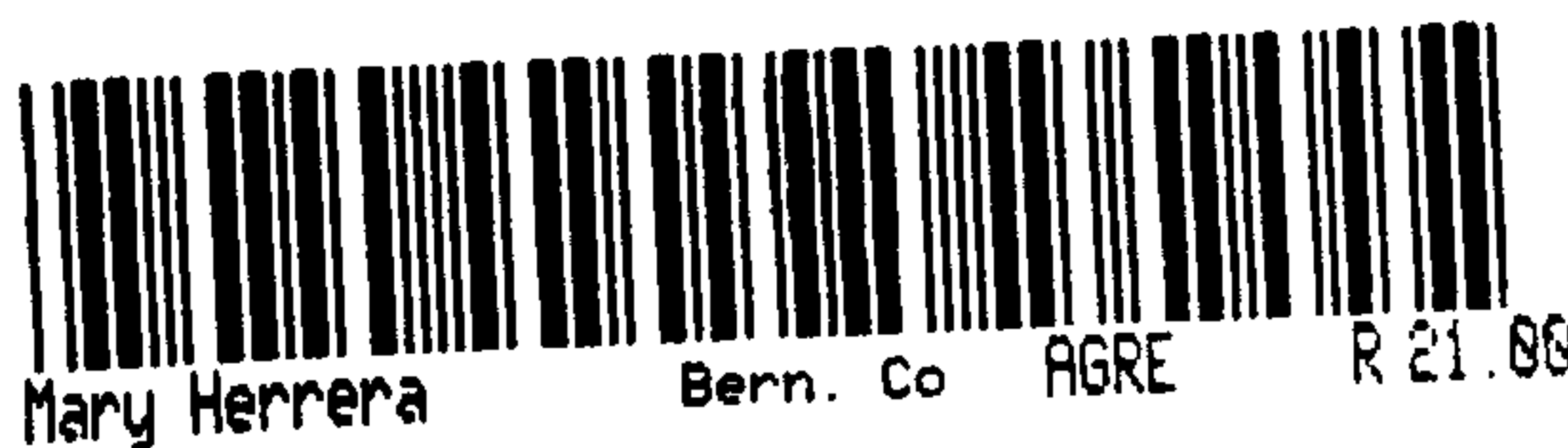
4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8/02

Figure 19 - Page 2



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Page: 2 of 7
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7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and its heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

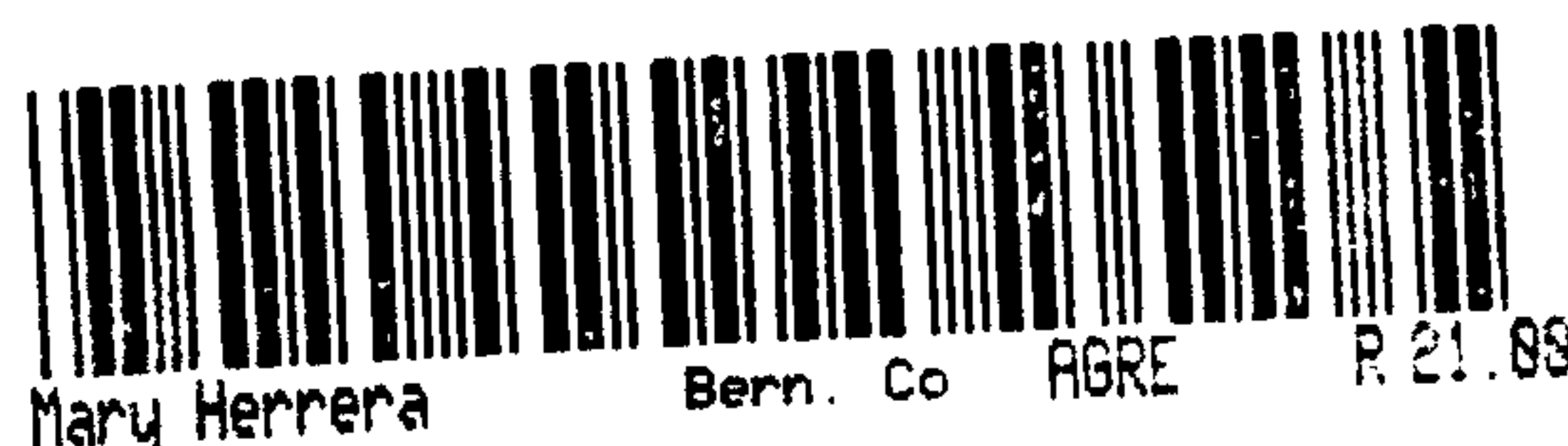
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



Executed on the date s d in the first paragraph of ti Agreement.

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature):

Esmail Haidari

Robert Green

Name: Esmail Haidari

For City Engineer

Title: Owners

Dated: 1/2/04

Dated: 1/2/2004

By (Signature): *Ghamar Asgharzadeh*

Name: Ghamar Asgharzadeh

Title: Owners

Dates: 1/2/2004

1/2/04

1/2/04

DEVELOPER'S NOTARY

STATE OF New Mexico

COUNTY OF Bernalillo

) ss.

Ghamar Asgharzadeh

This instrument was acknowledged before me on 2 day of January, 2004 by (name of person:) Esmail Haidari, (title or capacity, for instance, "President" or "Owner":) owners of (Developer:) Trevise Subd

Amy Gardley
Notary Public

My Commission Expires:

12-9-07

CITY'S NOTARY

STATE OF New Mexico

COUNTY OF Bernalillo

) ss.

This instrument was acknowledged before me on 2nd day of January, 2004 by Robert A. Green City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria A. Saavedra
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT "A" ATTACHED





OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-18-02

10. **Project # 1002335**
02DRB-01698 Major-Preliminary Plat Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19)

At the December 18, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/18/02 and approval of the Grading Plan Engineer Stamp dated 12/16/02 the Preliminary Plat was approved.

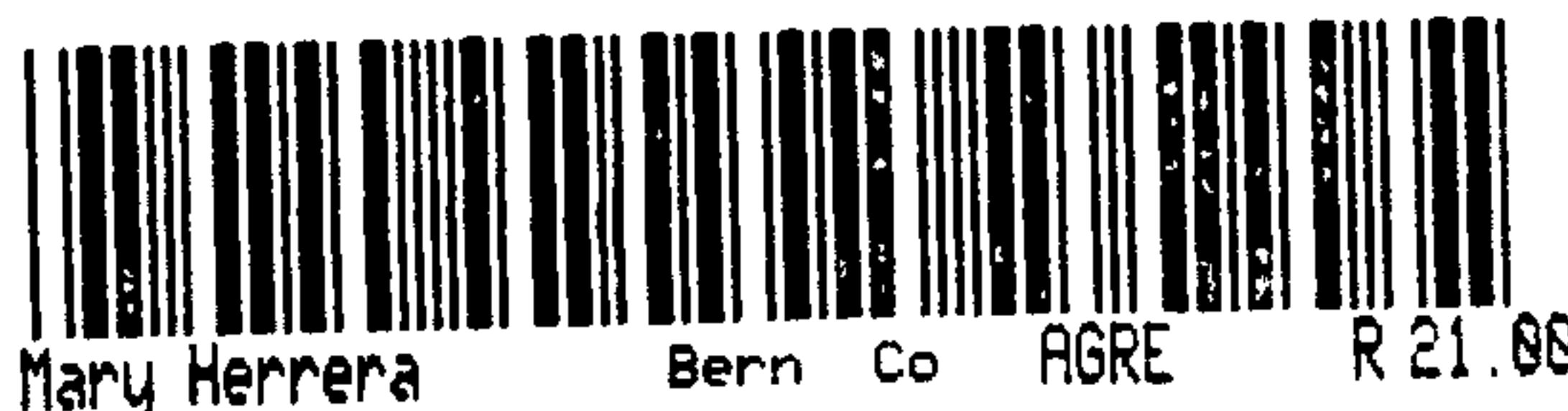
Temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

The Site Development Plan for Subdivision was approved and signed off by the Board.

The Site Development Plan for Building Permit was Withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by January 2, 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.



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Page: 5 of 7
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OFFICIAL NOTICE
PAGE TWO

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 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.)

Roger Green

Acting, DRB Chair

Cc: Esmail Haidari, 7049 Luella Anne NE, 87109

Wallace Bingham, 6344 Belcher Ave NE, 87109

Jim Dodds, 8612 Coppell Ct NE, 87113

Joe Towner, 8205 Spain NE, #205, 87109

Andrew Sanchez, 8608 Coppell Ct NE, 87113

Tracey Bowen, 8616 Coppell Ct NE, 87113

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.

File



Mary Herrera

Bern. Co. AGRE

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Page: 6 of 7

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FINANCIAL GUARANTY AMOUNT

12/31/2003

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 706681, Treviso Subdivision, Phase/Unit #: 1

Requested By: Haidari Asgarzadeh

Approved estimate amount:		\$7,217.00
NMGRT	5.8125%	\$419.49
Subtotal:		\$7,636.49
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$9,545.61</u>

APPROVAL:

DATE:



12/31/03

Notes:





SUNRISE BANK OF ALBUQUERQUE

January 2, 2004

Jay J. Czar
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for: Esmail Haidari and Ghmar Asgharzadeh, husband and wife
City of Albuquerque Project No.: 706681
Project Name: SIDE WALK RESERVE FOR TREVISO SUBDIVISION

Dear Mr. Czar

This letter is to advise the City of Albuquerque ("City") that, at the request of Esmail Haidari and Ghmar Asgharzadeh, Sunrise Bank, "Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of Nine, Thousand, Five Hundred, Forty-Five and 61/100. (\$9,545.61 ("Loan Reserve")) for the exclusive purpose of providing the financial guarantee which the City requires Esmail Haidari and Ghmar Asgharzadeh. ("Subdivider") to provide for the installation of the improvements which must be constructed Treviso Subdivision, Project No. 706681 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance.

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1/5/04 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 474, at pages 728 to 728 ("Earlier Agreement").

- 1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to

release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

- 2) Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City; and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.
- 3) Draw on Reserve. If by August 14, 2005 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between August 14, 2005 and October 14, 2005 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements, specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the total Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

- 4) Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
 - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or
 - C. Expiration of the date October 14, 2005; or
 - D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Sunrise Bank of Albuquerque

By: 

Jason A. Shaffer
Chief Executive Officer

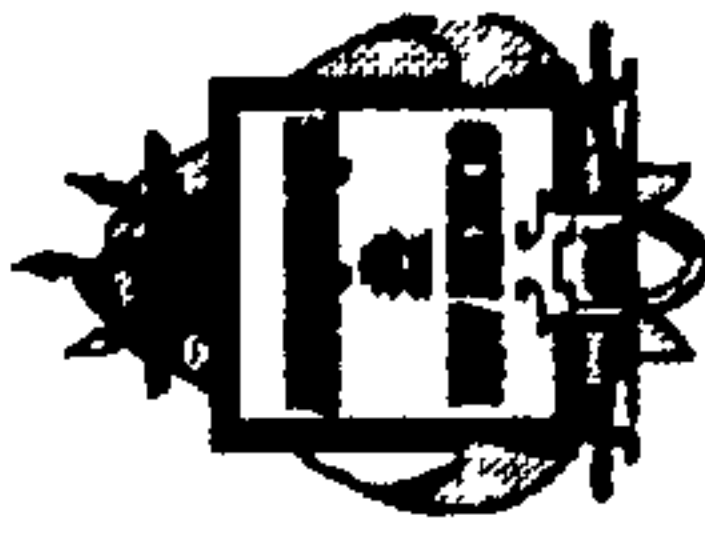
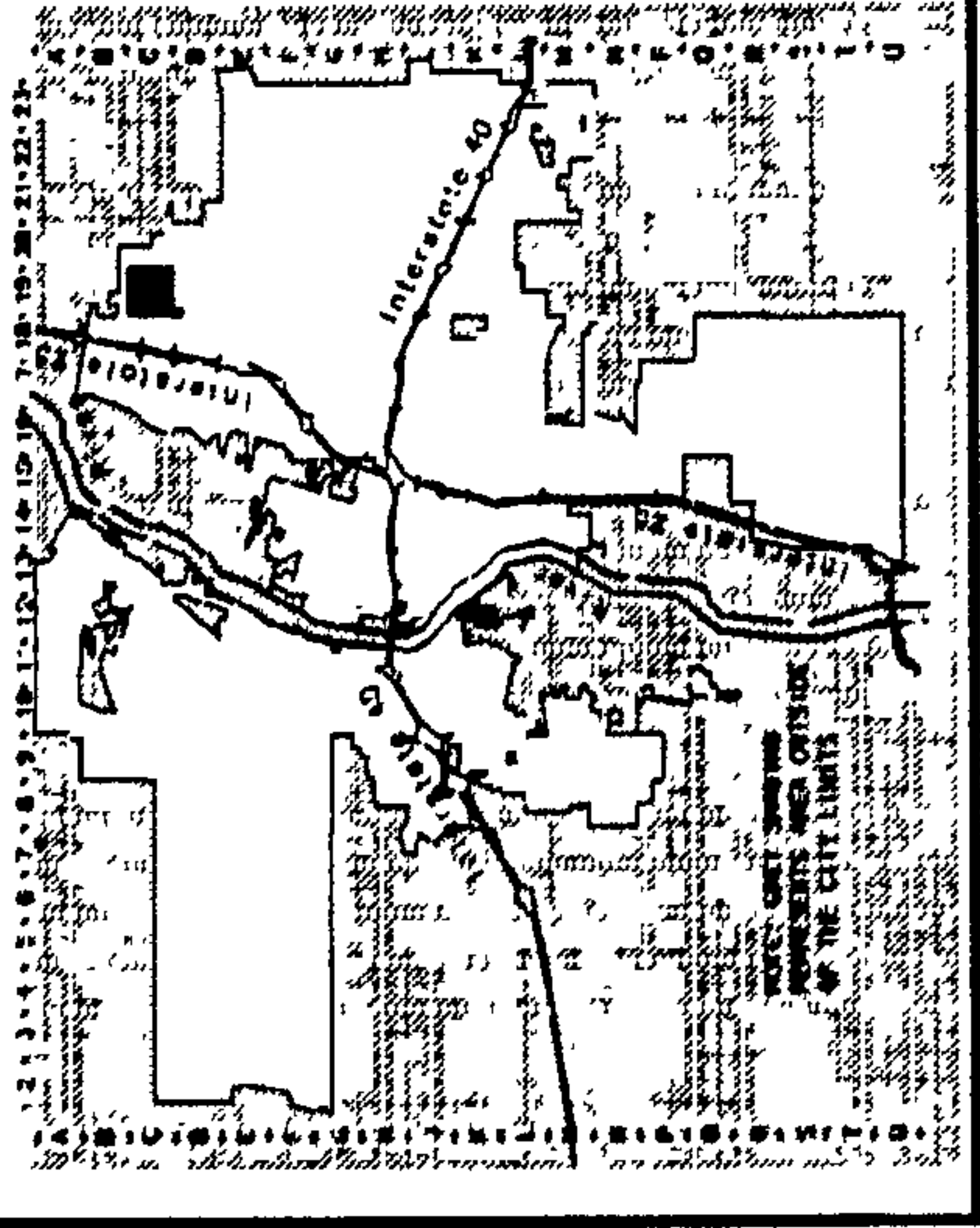
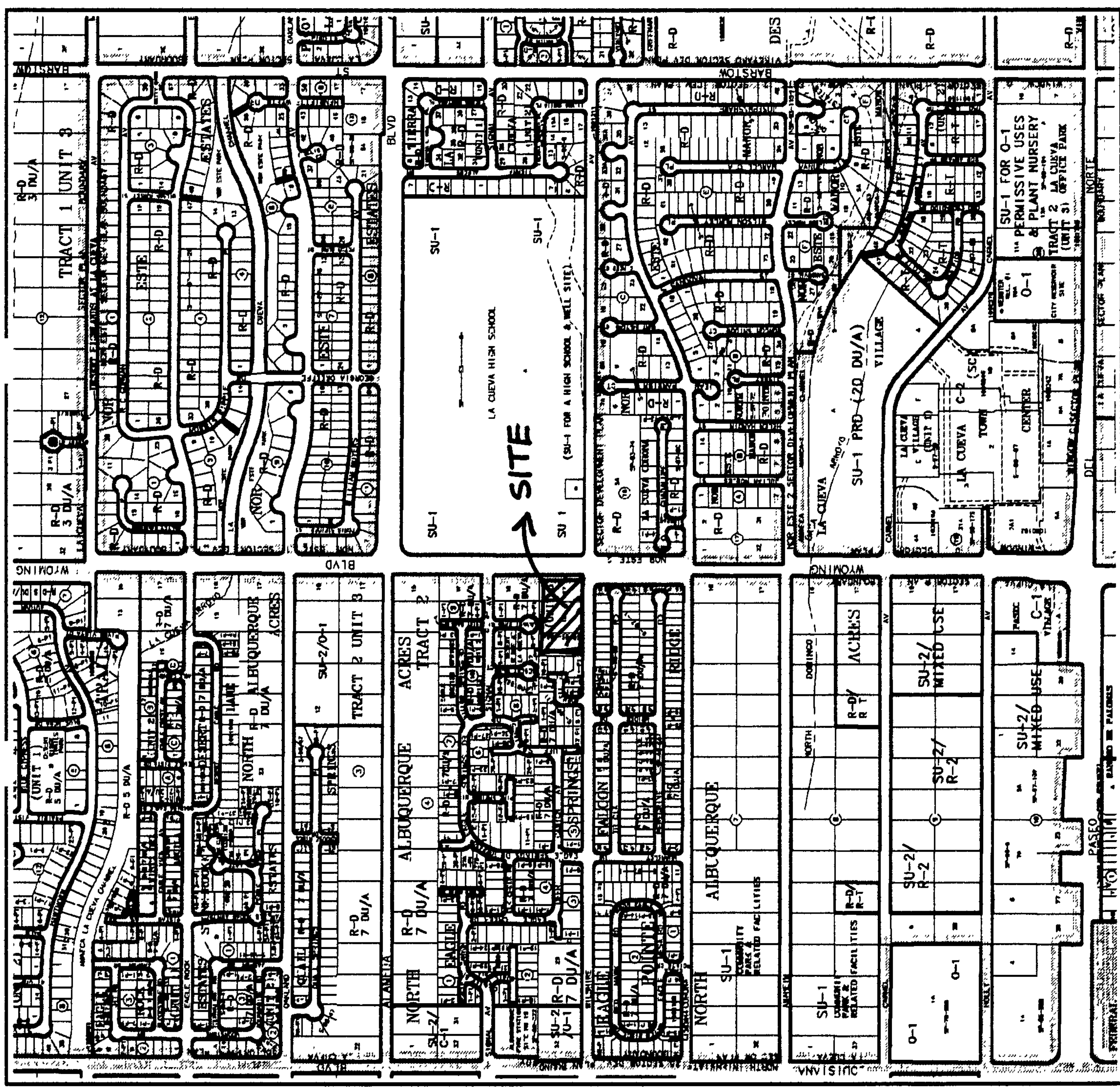
ACCEPTED:
City of Albuquerque

By:  1/2/04

For Jay J. Czar
Chief Administrative Officer

1/3/03

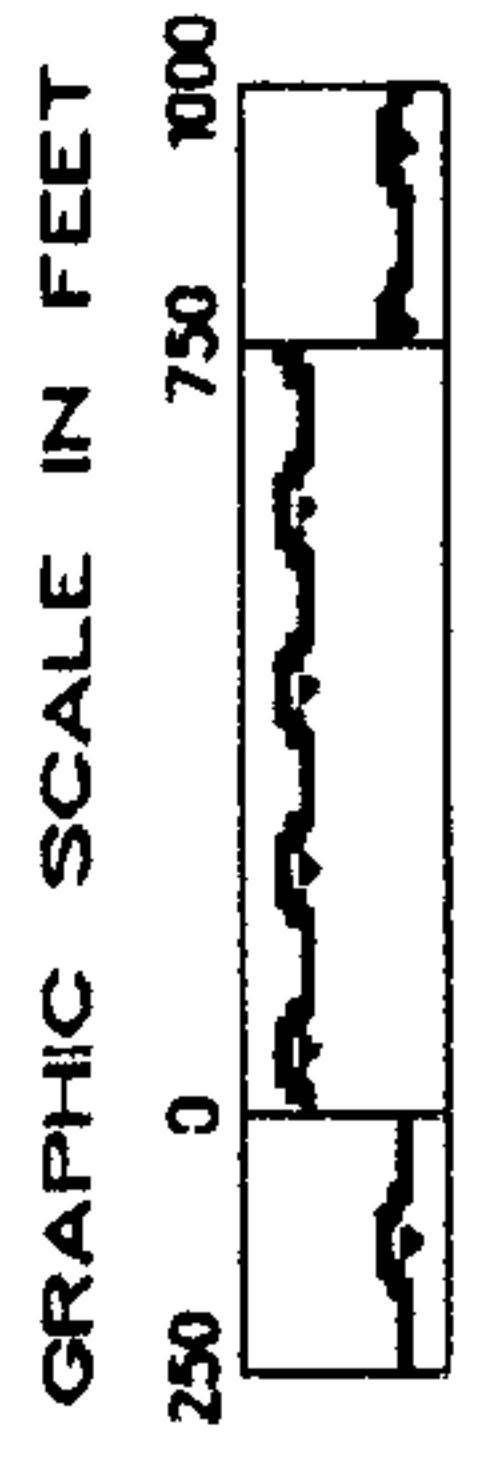
HC 1/2/04



CITY OF
ALBUQUERQUE

Alvarez Goyette Architects S
PLANNING DEPARTMENT

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Zone Atlas Page

C-19-Z

Map Amended through July 31, 2005



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-18-02

10. Project # 1002335

02DRB-01698 Major-Preliminary Plat Approval

02DRB-01699 Minor-Temp Defer SDWK

02DRB-01703 Major-SiteDev Plan BldPermit

02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19)

At the December 18, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/18/02 and approval of the Grading Plan Engineer Stamp dated 12/16/02 the Preliminary Plat was approved.

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

The Site Development Plan for Subdivision was approved and signed off by the Board.

The Site Development Plan for Building Permit was Withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by January 2, 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.



OFFICIAL NOTICE
PAGE TWO

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 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.)

A handwritten signature in cursive script that reads "Roger Green".

Roger Green

Acting, DRB Chair

Cc: Esmail Haidari, 7049 Luella Anne NE, 87109

Wallace Bingham, 6344 Belcher Ave NE, 87109

Jim Dodds, 8612 Coppell Ct NE, 87113

Joe Towner, 8205 Spain NE, #205, 87109

Andrew Sanchez, 8608 Coppell Ct NE, 87113

Tracey Bowen, 8616 Coppell Ct NE, 87113

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.

File



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: 1002335

AGENDA ITEM NO: 18

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 - EXT | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.


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: December 10, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
12/10/03 Comments**

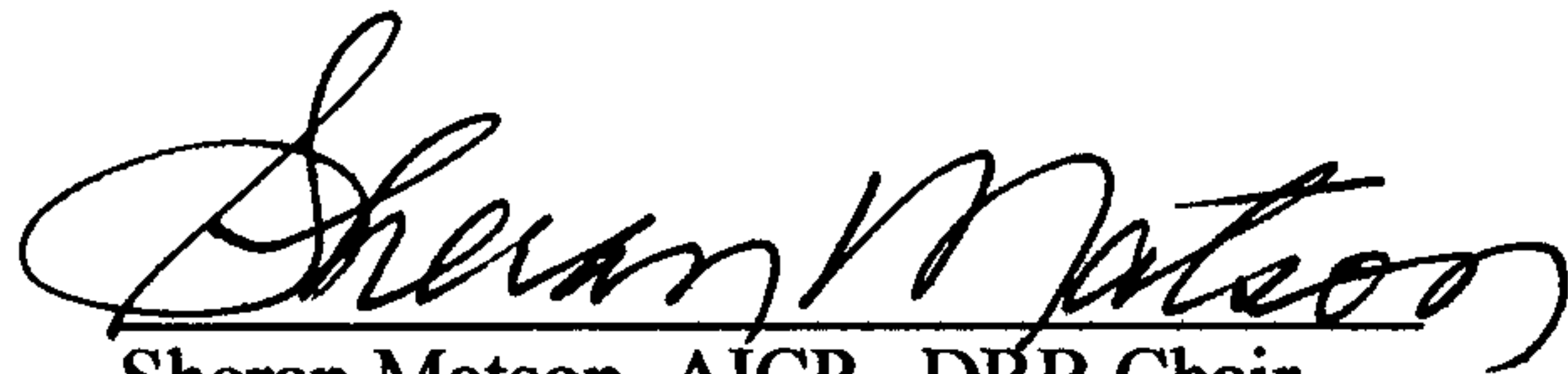
ITEM # 18

PROJECT # 1002335

APPLICATION # 03DRB-02023

Re: Treviso Subdivision/ext of prelim plat

No objection.



Sheran Matson, AICP DRB Chair
024-3880 Fax 924-3864 smatson@cabq.gov



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-18-02

10. Project # 1002335

02DRB-01698 Major-Preliminary Plat Approval

02DRB-01699 Minor-Temp Defer SDWK

02DRB-01703 Major-SiteDev Plan BldPermit

02DRB-01704 Major-SiteDev Plan Subd

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**OFFICIAL NOTICE
PAGE TWO**

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Roger Green

Acting, DRB Chair

Cc: Esmail Haidari, 7049 Luella Anne NE, 87109

Wallace Bingham, 6344 Belcher Ave NE, 87109

Jim Dodds, 8612 Coppell Ct NE, 87113

Joe Towner, 8205 Spain NE, #205, 87109

Andrew Sanchez, 8608 Coppell Ct NE, 87113

Tracey Bowen, 8616 Coppell Ct NE, 87113

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.

File



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: 1002335

AGENDA ITEM NO: 10

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 approved drainage plan dated 12-16-02 is on file for Preliminary Plat approval.
 No adverse comments on I.L. or site plan.

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: December 18, 2002

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002335 AGENDA#: 10 DATE: 12.18.02

1. Name: Jim Dodds Address: 8612 ~~7th~~ ^{Coppell & N.E.} Zip: 87113

2. Name: Adel Ryzni Address: _____ Zip: _____

3. Name: Wallace Benjamin 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: _____

Refer 12/18/02

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002335 AGENDA#: 4 DATE: 12.11.02

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 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002335

AGENDA ITEM NO: 4

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

RESOLUTION:

12-18-02

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: December 11, 2002

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002335 AGENDA#: 4 DATE: 11.27.02

1. Name: Jim Dodds Address: 8612 Coppell Ct^{NE} Zip: 87113

2. Name: Joe Towner Address: 8205 Spain #205^{NE} Spain + Wyo. Zip: 87109

3. Name: Andrew M. Sanchez Address: 8608 Coppell Ct. NE Zip: 87113

4. Name: Wallace L. Bingham Address: 6344 Belcher^{NE} Zip: 87109

5. Name: Adil Rizvi Address: 7049 Luella Anne NE Zip: 87109

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: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

NOVEMBER 27, 2002 9:00 A.M.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING 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.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 10:53 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

1. **Project # 1001082**
02DRB-01700 Major-Preliminary Plat Approval
02DRB-01701 Major-Vacation of Public Easements
02DRB-01702 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) F, Block 9, **PARK HILL, UNIT 2**, zoned RT, located on MILKY WAY ST NW, between MCMAHON BLVD NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01D-00699, 01DRB-00698, 01DRB-00700] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/27/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERNAL STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1001453**
02DRB-01697 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-1, **SEDONA SUBDIVISION @ VENTANA RANCH**, zoned R-LT, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 1000132/01440-01470, 1000143] (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1001453**
02DRB-01751 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) E-1, **SEDONA @ VENTANA RANCH**, (to be known as **CANTABELLA SUBDIVISION, UNITS 2 AND 3**), zoned R-LT residential zone, located EAST OF UNIVERSE BLVD NW, between VENTANA RANCH RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 02DRB-01455, 02DRB-01613, 1000132] (B-10) **A ONE-YEAR EXTENSION TO THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 11/28/01.**

3. **Project # 1002323**
02DRB-01669 Major-Vacation of
Public Easements

WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002335**
02DRB-01698 Major-Preliminary Plat Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan BldPermit
02DRB-01704 Major-SiteDev Plan Subd
- WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02] (C-19) DEFERRED TO 12/11/02.

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1002354**
02DRB-01762 Minor-SiteDev Plan BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for G & A LTD., CO request(s) the above action(s) for all or a portion of Lot(s) 9, **MERIDIAN BUSINESS PARK**, zoned IP, located on MERIDIAN PL NW, between GALLATIN PL NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: DRB-92-396, Z-92-57, DRB-96-336] (J-10) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND UTILITIES DEVELOPMENT.**

6. **Project # 1002355**
02DRB-01763 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for VIC BRUNO CO., request(s) the above action(s) for all or a portion of Lot(s) 1, Tract(s) A, Unit 2, **ATRISCO BUSINESS PARK**, zoned IP, located on AIRPORT RD NW, between BLUEWATER RD NW and LOS VOLCANES RD NW containing approximately 8 acre(s). [REF: Z-92-57] (J-10) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**
7. **Project # 1000375**
02DRB-01756 Minor-Amnd SiteDev
Plan Subd
02DRB-01757 Minor-Prelim&Final
Plat Approval
- WAYJOHN SURVEYING INC agent(s) for CARLISLE PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) C, **DUKE CITY INDUSTRIAL AREA**, zoned C-2 (SC), located on CLAREMONT ST NE, between WELLESLEY DR NE and CARLISLE BLVD NE containing approximately 7 acre(s). [REF: Z-99-76, Z-96-43, DRB-99-281, DRB-96-173] [DEFERRED FROM 11/27/02] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**
8. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC
- BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

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

9. **Project # 1001937**
02DRB-01754 Minor-Prelim&Final
Plat Approval
- HARRIS SURVEYING INC. agent(s) for ASSISTANCE LEAGUE OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C-1, **CROUCH'S SUBDIVISION**, zoned C-2 community commercial zone, located on THE EAST SIDE OF TRUMAN ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 02DRB-00707, 02DRB-00906] (J-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**
10. **Project # 1002088**
02DRB-01755 Minor-Prelim&Final
Plat Approval
- HARRIS SURVEYING INC. agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-A, 8-A and 9-A, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned S-R, Sawmill Residential, located on THE WEST SIDE OF 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 02DRB-01063 SK, 02DRB-01483 VAC] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**

11. **Project # 1002350**
02DRB-01752 Minor-Prelim&Final
Plat Approval

MARK GOODWIN & ASSOC. agent(s) for D & L PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) C & D, **BUENA VENTURA ADDITION**, zoned C-2 community commercial zone, located on THE NORTH SIDE OF CENTRAL AVE NE, between CONCHAS ST NE and ESPEJO ST NE containing approximately 3 acre(s). [REF: V-76-05] (K-20L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

12. **Project # 1002352**
02DRB-01760 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ZOREH AFSARZADEH & CHARLES EMERY request(s) the above action(s) for all or a portion of Lot(s) 33, 34, AND 35, Block(s) 43, **VALLEY VIEW ADDITION**, zoned C-2, located on COPPER AVE NE between JEFFERSON ST NE and MADISON ST NE containing approximately 1 acre(s). (K-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

13. **Project # 1002353**
02DRB-01761 Minor-Sketch Plat or
Plan
- BOHANNAN HUSTON, INC. agent(s) for
LONGFORD GROUP request(s) the above action(s)
for all or a portion of Tract(s) A, **SUNRISE RANCH,**
UNIT 1, zoned R-D residential and related uses
zone, developing area, 9 & 20 DU/A, located on the
NORTH SIDE OF EUCARIZ AVE SW, between
ROUND UP PL SW and CACTUS POINT DR SW
containing approximately 4 acre(s). [REF: 1000934,
1000301] (L-8) **NO ONE PRESENT. COMMENTS**
WERE FORWARDED.
14. Approval of the Development Review Board minutes for November 13, 2002. **MINUTES**
WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.
15. ADJOURNED: 10:53 A.M.



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002335
Application Number: 02DRB-01698

DRB Date: 11/27/02
Item Number: 4

Subdivision: Treviso Subdivision
Lots 17 & 1, Block 5, Tract A, NAA, Unit 3

Zoning: RD

Zone Page: C-19

New Lots (or units) : 14

Request for:

- 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

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 14 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: 

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: 1002335

AGENDA ITEM NO: 4

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 approved drainage report is required for Preliminary Plat approval.
 Comments on pre-plat.

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: November 27, 2002

Dec 11, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
November 27, 2002
Project # 1002335

Project # 1002335

02DRB-01698 Major-Preliminary Plat Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153] (C-19)

AMAFCA	No comment.
COG	No comments received.
Transit	No comments received.
Zoning Enforcement	Provide pedestrian/bike-trail access.
Neighborhood Coor.	

Letters sent to Nor Este (R) and North Domingo Baca (R) Neighborhood Assns.

APS	No comments received.
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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. No comments.

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		Approves.
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 comments received.
City Engineer	An approved drainage report is on file for Preliminary Plat approval. Wilshire R/W along Tract A was previously dedicated with the Coppell subdivision.	

Transportation Development

A 25-foot radius return is needed at Wyoming/Wilshire intersection. Comments on the infrastructure list. No objection to the deferral of the internal street sidewalks.

Parks & Recreation

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 14 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:

Parks & Recreation

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

1. This should be only one Site Plan as a Site Plan for Building Permit. Applicant can request a refund for one of the Site Plan fees. No objection to Site Plan approval with clarification of Wyoming construction note.
2. No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

1. This proposed development lies within the boundaries of the La Cueva Sector Plan. This Plan requires that residential development more intense than that allowed in the R-1 zone is subject to site development approval which, in turn, means the Site Development Plan (SDP) must meet the design regulations in Section 5.4.6 of the La Cueva Plan.
2. Section 5.4.6 requires a statement on the Site Development Plan relative to the structure building colors and materials to be used. See page 34 of the La Cueva Sector Plan.
3. The design regulations with regard to perimeter walls and views require statements also on the SDP. See pages 34 and 35 of the La Cueva Plan. Why is the wall not shown on the east side?
4. Chapter 3 of The Development Process Manual (DPM) has minimum requirements for a Site Development Plan for Subdivision and Building Permit. These include: (1)a landscaping plan which includes one lot. See page 3-2. (2) exact structure locations, structure elevations and dimensions. See page 3-1. Neither of these requirements is part of the current submittal.

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

cc:Esmail Haidari, 7049 Luella Anne NE, 87109

Wallace L. Bingham, 6344 Belcher Ave NE, 87109



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002335

02DRB-01698 Major-Preliminary Plat
Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan
BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153] (C-19)

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.


Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 11, 2002.



**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, November 27, 2002, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001082

02DRB-01700 Major-Preliminary Plat
Approval
02DRB-01701 Major-Vacation of Public
Easements
02DRB-01702 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) F, Block 9, **PARK HILL, UNIT 2**, zoned RT, located on MILKY WAY ST NW, between MCMAHON BLVD NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01D-00699, 01DRB-00698, 01DRB-00700] (A-11)

Project # 1001453

02DRB-01697 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-1, **SEDONA SUBDIVISION @ VENTANA RANCH**, zoned R-LT, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 1000132/01440-01470, 1000143] (B-10)

Project # 1002323

02DRB-01669 Major-Vacation of Public
Easements

WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10)

SEE PAGE 2

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

Meeting Date: Nov. 27, 2002

Zone Atlas Page: C-19-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01698</u>
Proj#	<u>1002335</u>
Other#	<u>02DRB-01699</u>
	<u>02DRB-01703</u>
	<u>02DRB-01704</u>

Cross Reference and Location: _____

Applicant: Esmail Haideri ✓

Address: 7049 Luella Anne NE, 87109

Agent: Wallace L. Bingham ✓

Address: 6344 Butcher Ave NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: Nov. 6, 2002

Signature: K. Sethlikai

RECORDS WITH BELS

PAGE 1

101906436031110110	LEGAL: TRAC T A PLAT OF TR A LA CUEVA HIGH SCHOOL CONT 42. LAND USE: PROPERTY ADDR: 00000 7801 WILSHIRE AVE NE OWNER NAME: ALBUQUERQUE PUBLIC SCHOOLS C/O OWNER ADDR: 00000	ALBUQUERQUE	NM 87125
101906420630220120	LEGAL: * 01 3 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 LAND USE: PROPERTY ADDR: 00000 7500 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBA OWNER ADDR: 10035 LOS CANSADOS	NW ALBUQUERQUE	NM 87114
101906422230120119	LEGAL: * 01 4 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 LAND USE: PROPERTY ADDR: 00000 7520 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBA OWNER ADDR: 10035 LOS CANSADOS	NW ALBUQUERQUE	NM 87114
101906423830120118	LEGAL: * 01 5 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 LAND USE: PROPERTY ADDR: 00000 7550 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBAR OWNER ADDR: 10035 LOS CANSADOS	NW ALBUQUERQUE	NM 87114
101906425230120117	LEGAL: * 01 6 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 LAND USE: PROPERTY ADDR: 00000 7570 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBAR OWNER ADDR: 10035 LOS CANSADOS	NW ALBUQUERQUE	NM 87114
101906421228820137	LEGAL: LOT 10-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO LAND USE: PROPERTY ADDR: 00000 8624 COPPELL CT NE OWNER NAME: KEFFER BLAKE K OWNER ADDR: 08624 COPPELL	CT NE ALBUQUERQUE	NM 87113
101906422528020114	LEGAL: TRAC T A PLAT FOR COPPELL SUBDIVISION TRACTS A AND LAND USE: PROPERTY ADDR: 00000 7521 WILSHIRE AVE NE OWNER NAME: YU BERNICE L OWNER ADDR: 07705 CALHOUN	DR NE ALBUQUERQUE	NM 87109
101906423628020115	LEGAL: * 01 8 00 5NORTH ALBUQ ACRES UN 3 TR2 LAND USE: PROPERTY ADDR: 00000 7551 WILSHIRE AVE NE OWNER NAME: YU BERNICE L OWNER ADDR: 07705 CALHOUN	DR NE ALBUQUERQUE	NM 87109
101906425228020116	LEGAL: * 01 7 00 5NORTH ALBUQ ACRES UN 3 TR2 LAND USE: PROPERTY ADDR: 00000 7571 WILSHIRE AVE NE OWNER NAME: YU BERNICE L OWNER ADDR: 07705 CALHOUN	DR NE ALBUQUERQUE	NM 87109
101906421328420138	LEGAL: LOT 11-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO LAND USE: PROPERTY ADDR: 00000 8620 COPPELL CT NE OWNER NAME: DIAZ MARC P OWNER ADDR: 08620 COPPELL	CT NE ALBUQUERQUE	NM 87113
101906421328020139	LEGAL: LOT 12-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO LAND USE: PROPERTY ADDR: 00000 8616 COPPELL CT NE OWNER NAME: BDWEN TRACEY S OWNER ADDR: 08616 COPPELL	CT NE ALBUQUERQUE	NM 87113

RECORDS WITH LABELS

PAGE 2

101906421327520140	LEGAL: LOT 13-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO LAND USE: PROPERTY ADDR: 00000 8612 COPPELL CT NE OWNER NAME: DODDS JAMES L & DODDS MILLER P OWNER ADDR: 08612 COPPELL	CT NE ALBUQUERQUE	NM 87113
101906421027120141	LEGAL: LOT 14-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO LAND USE: PROPERTY ADDR: 00000 8608 COPPELL CT NE OWNER NAME: SANCHEZ ANDREW M & DONNA E OWNER ADDR: 08608 COPPELL	CT NE ALBUQUERQUE	NM 87113
101906420725130678	LEGAL: LT P 1-11 9-A PLAT OF LOTS P1-62-A, P1-63-A, P1-64-A LAND USE: PROPERTY ADDR: 00000 7415 TRICIA RD NE OWNER NAME: DAVIS LEROY OWNER ADDR: 07415 TRICIA	RD NE ALBUQUERQUE	NM 87113
101906421025130677	LEGAL: LT P 1-11 8 PLAT OF FALCON RIDGE SUBDIVISION CONT 3. LAND USE: PROPERTY ADDR: 00000 7419 TRICIA RD NE OWNER NAME: PERRY DONALD OWNER ADDR: 09035 23RD AVE N	GOLDEN VALLEY	MN 55427
101906421425130676	LEGAL: LT P 1-11 7 PLAT OF FALCON RIDGE SUBDIVISION CONT 3. LAND USE: PROPERTY ADDR: 00000 7423 TRICIA RD NE OWNER NAME: MURPHY MICHAEL M OWNER ADDR: 07423 TRICIA	RD NE ALBUQUERQUE	NM 87113
101906421825130675	LEGAL: LT P 1-11 6 PLAT OF FALCON RIDGE SUBDIVISION CONT 3. LAND USE: PROPERTY ADDR: 00000 7427 TRICIA RD NE OWNER NAME: DAVIS DARIN D OWNER ADDR: 07427 TRICIA	RD NE ALBUQUERQUE	NM 87113
101906422225130674	LEGAL: LT P 1-11 5 PLAT OF FALCON RIDGE SUBDIVISION CONT 3. LAND USE: PROPERTY ADDR: 00000 7431 TRICIA RD NE OWNER NAME: VOLPERT EUGENE R OWNER ADDR: 07431 TRICIA	RD NE ALBUQUERQUE	NM 87113
101906422625130673	LEGAL: LT P 1-11 4 PLAT OF FALCON RIDGE SUBDIVISION CONT 3. LAND USE: PROPERTY ADDR: 00000 7501 TRICIA RD NE OWNER NAME: BISHOP JAMES L OWNER ADDR: 07501 TRICIA	RD NE ALBUQUERQUE	NM 87113
101906423025130672	LEGAL: LT P 1-11 3 PLAT OF FALCON RIDGE SUBDIVISION CONT 4. LAND USE: PROPERTY ADDR: 00000 7505 TRICIA RD NE OWNER NAME: SANCHEZ FERNANDO A OWNER ADDR: 07505 TRICIA	RD NE ALBUQUERQUE	NM 87112
101906423525130671	LEGAL: LT P 1-11 2 PLAT OF FALCON RIDGE SUBDIVISION CONT 4. LAND USE: PROPERTY ADDR: 00000 7509 TRICIA RD NE OWNER NAME: LAPADO JEANNETTE Y OWNER ADDR: 07509 TRICIA	RD NE ALBUQUERQUE	NM 87113
101906423925130670	LEGAL: LT P 1-11 1 PLAT OF FALCON RIDGE SUBDIVISION CONT 4. LAND USE: PROPERTY ADDR: 00000 7511 TRICIA RD NE OWNER NAME: OYINATUMBA KEVIN N OWNER ADDR: 07511 TRICIA	RD NE ALBUQUERQUE	NM 87113

101906424425230669	LEGAL: LT P 1-11 0 PLAT OF FALCON RIDGE SUBDIVISION CONT 4. LAND USE: PROPERTY ADDR: 00000 7515 TRICIA RD NE OWNER NAME: RIVERA EUTIMIO R & HENDERSON-R OWNER ADDR: 07515 TRICIA	RD NE ALBUQUERQUE NM 87113
101906424925230668	LEGAL: LT P 1-10 9 PLAT OF FALCON RIDGE SUBDIVISION CONT 3. LAND USE: PROPERTY ADDR: 00000 7519 TRICIA RD NE OWNER NAME: LAVAIL ROSE P OWNER ADDR: 07519 TRICIA	RD NE ALBUQUERQUE NM 87113
101906425325230667	LEGAL: LT P 1-10 8 PLAT OF FALCON RIDGE SUBDIVISION CONT 4. LAND USE: PROPERTY ADDR: 00000 7523 TRICIA RD NE OWNER NAME: WINDAU SCOTT A OWNER ADDR: 07523 TRICIA	RD NE ALBUQUERQUE NM 87113
101906430224840531	LEGAL: LOT 5-A A REPLAT OF LOTS 1 THRU 5 IN BLK 16 OF NOR LAND USE: PROPERTY ADDR: 00000 8510 WYOMING BLYD NE OWNER NAME: COVENANT UNITED METHODIST CHUR OWNER ADDR: 08510 WYOMING	BL NE ALBUQUERQUE NM 87113



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: September 18, 2007

TO CONTACT NAME: Wallace L. Bingham
 COMPANY/AGENCY: Bingham Engineering
 ADDRESS/ZIP: 6344 Belcher Ave NE 87109
 PHONE/FAX #: 797-4699

Thank you for your inquiry of 9-18-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract A of Lots 17, 18 & 19, 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: Jay Rowland

7729 R.C. Gorman NE

797-0853 (L) 87122

Joe Yardumian

7801 R.C. Gorman Ave NE

797-1851 (L) 87122-2748

North Domingo Baca

Neighborhood Association

Contacts: Jess Peterson

7205 Peregrine Rd NE / 87113

797-3477 (L) 880-9670 (L)

Tracy Bowen

8616 Coppel Ct. NE / 87113

797-1549 (L)

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

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 S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Esmail Haidari Date of request: 11/1/02 Zone atlas page(s): C-19-2

CURRENT:
Zoning RD
Parcel Size (acres / sq.ft.) 2

Legal Description -
Lot or Tract # LOTS 17210, 43 Block # 5
Subdivision Name TREVISO

REQUESTED CITY ACTION(S):

Annexation	[]	Sector Plan	[]	Site Development Plan:	Building Permit	[]
Comp. Plan		Zone Change	[]	a) Subdivision	Access Permit	[]
Amendment	[]	Conditional Use	[]	b) Build'g Purposes	Other	[]
				c) Amendment		[]

PROPOSED DEVELOPMENT:

No construction / development []
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 14
Building Size - _____ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative ADIL RIZVI Date 11/1/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony [Signature]
TRAFFIC ENGINEER

11-1-02
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: PER 14-16-1A-3 OF ZONE CODE
3-14 TL
11-1-02

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED ___/___/___
- FINALIZED ___/___/___

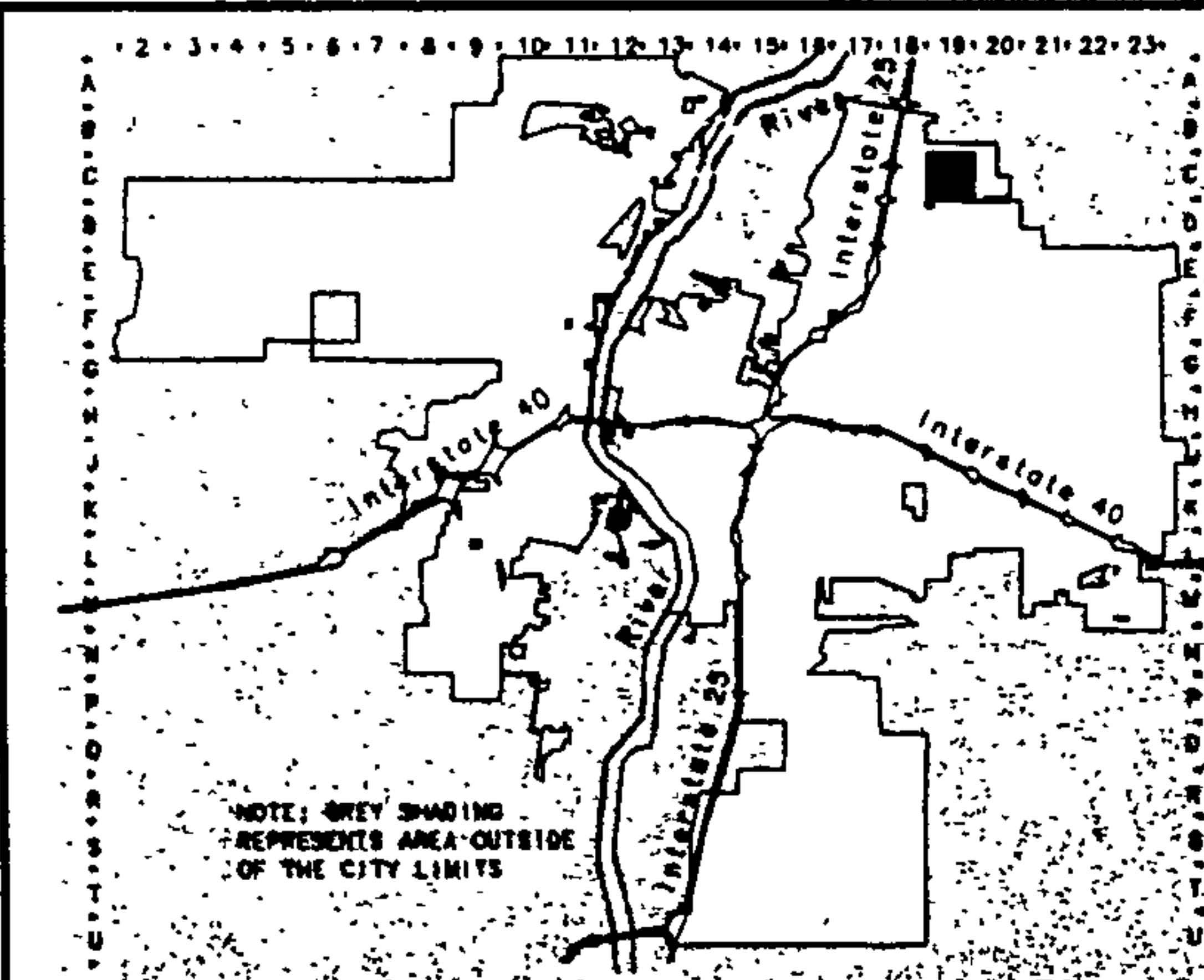
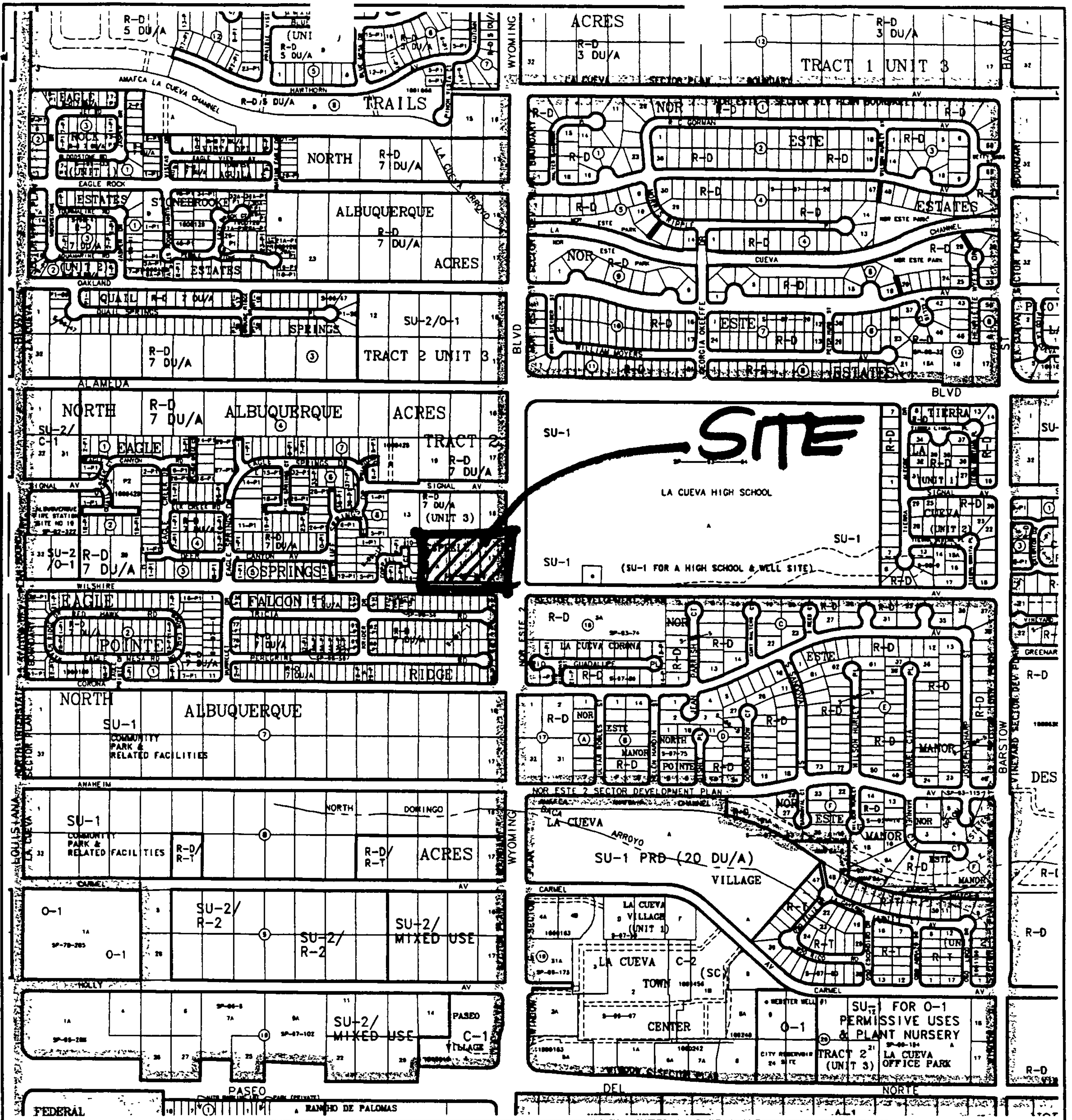
ENVIRONMENTAL HEALTH

DATE

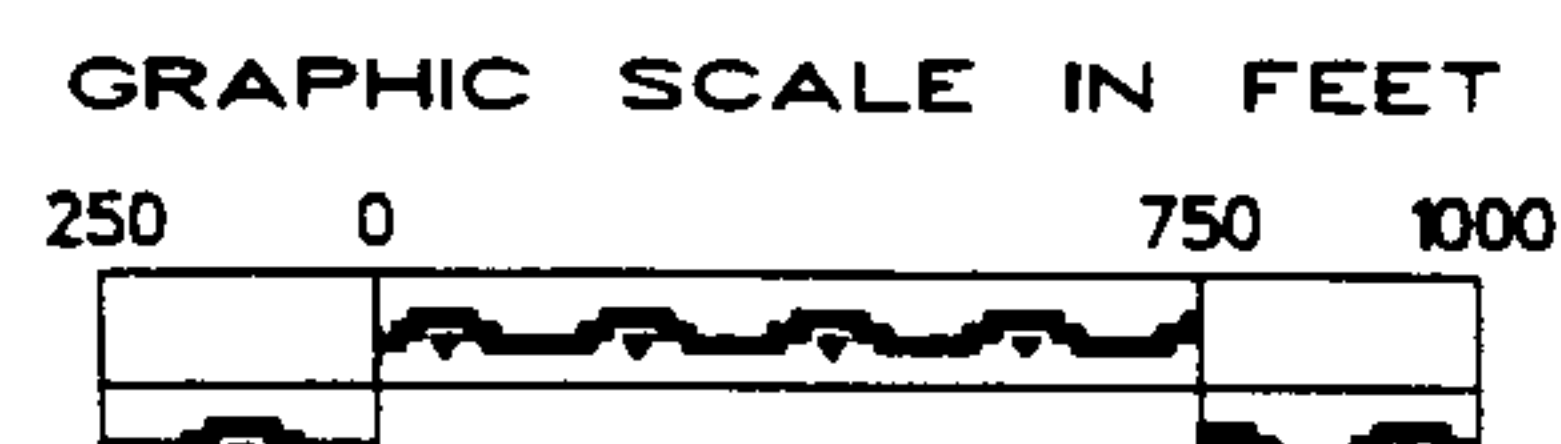
TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
C-19-Z
Map Amended through April 03, 2002

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

10/31/02

Roger Greene P.E.
Acting DRB Chair
City of Albuquerque,
Po Box 1293
Albuquerque, NM 87102

Re: DRB Application

Dear Mr. Greene:

Herewith is the application for approval for TREVISO SUBDIVISION. This subdivision is located at the north side of Wilshire Ave on the west side of Wyoming. The subdivision will provide 14 single-family home lots on a Cul de Sac. The lot sizes range from 4500 to 6500 sq ft.

The project lies within the La Cueva Master Plan Area and the Plan was followed in preparing this site plan. The zoning for this project is R-D. The density limit for this area 7 lots per Acre.

Sincerely,



Wallace L Bingham P.E.



SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ... for Subdivision Purposes
- ... for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

Z

A

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: ESMAIL HAIDARI
 ADDRESS: 7049 LUELLA ANNE NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): WALLACE BINGHAM
 ADDRESS: 6344 BELCHER NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87109
 STATE NM ZIP 87109

PHONE: 480-2533
 FAX: 292-3904
 E-MAIL: _____
 PHONE: 797-4699
 FAX: _____
 E-MAIL: _____

DESCRIPTION OF REQUEST: REQUEST FOR PRELIMINARY EXTENSION

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. LOTS 17 AND 18 AND TRACT A NAA Block: 5 Unit: TR 2 UNIT 3
 Subdiv. / Addn. TREVISO, NORTH ALBUQUERQUE ACRES
 Current Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 14
 Total area of site (acres): 2.26 Density if applicable: dwellings per gross acre: 6.85 dwellings per net acre: 7.0
 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. 101906423628020115 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE
 Between: WYOMING and LOUISIANA *to be known as TREVISO*

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002335
02 DRB - 01698 PP

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2-19-2003

SIGNATURE

[Handwritten Signature]

DATE

For (Print) ESMAIL HAIDARI

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 *NO*
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

03 DRB - 02023

Action

X PP

S.F.

 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____

Total

\$ 50.-

Hearing date Dec 10 2003

Project # 1002335

[Handwritten Signature] 12/2/03
 Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

Your attendance is required.

- 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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- 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.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

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.

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

Esmail Haidari
 Applicant name (print)
Admin 12-2-2003
 Applicant signature / date



Form revised February 2003

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

Application case numbers
 03 DRB - 02023

JA 12/2/03
 Planner signature / date
Project # 1002335

Ms Sheran Matson , AICP
DRB Chair
City of Albuquerque
P.O.Box 1293
Albuquerque , New Mexico 87102

12-2-2003

TREVISO SUBDIVISION : DRB NO : 1002335
REQUEST FOR EXTENSION OF PRELIMINARY PLAT

Dear Ms Matson :

On behalf of my client Mr Esmail Haidari , I am requesting for the extension of the preliminary plat for the above referenced property.

The subdivision is currently under construction and all Public Infrastructure has been completed EXCEPT final pavement . The final pavement will be completed by 12-12-2003 and a closeout package will be submitted to the COA by 12-18-2003 .

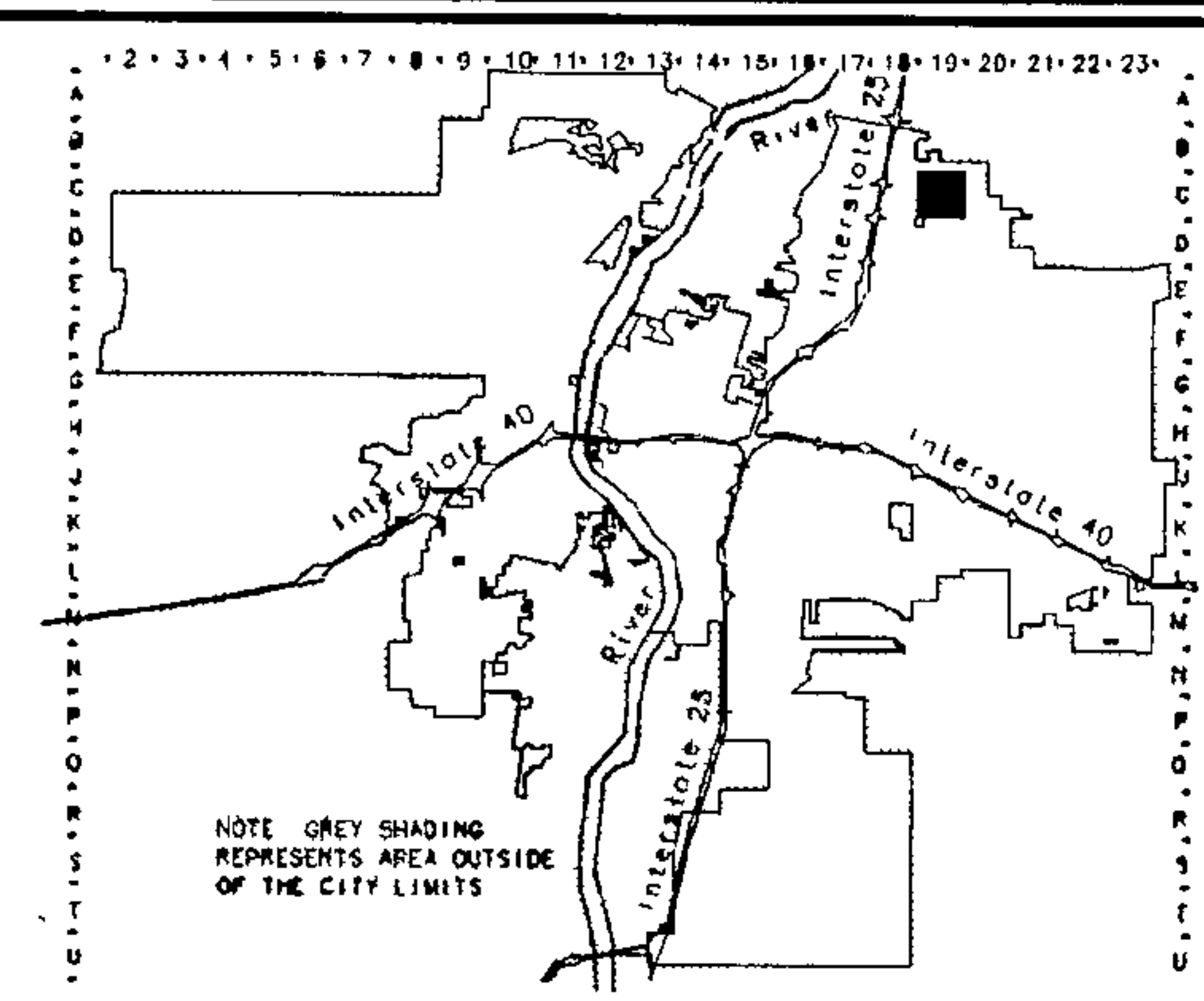
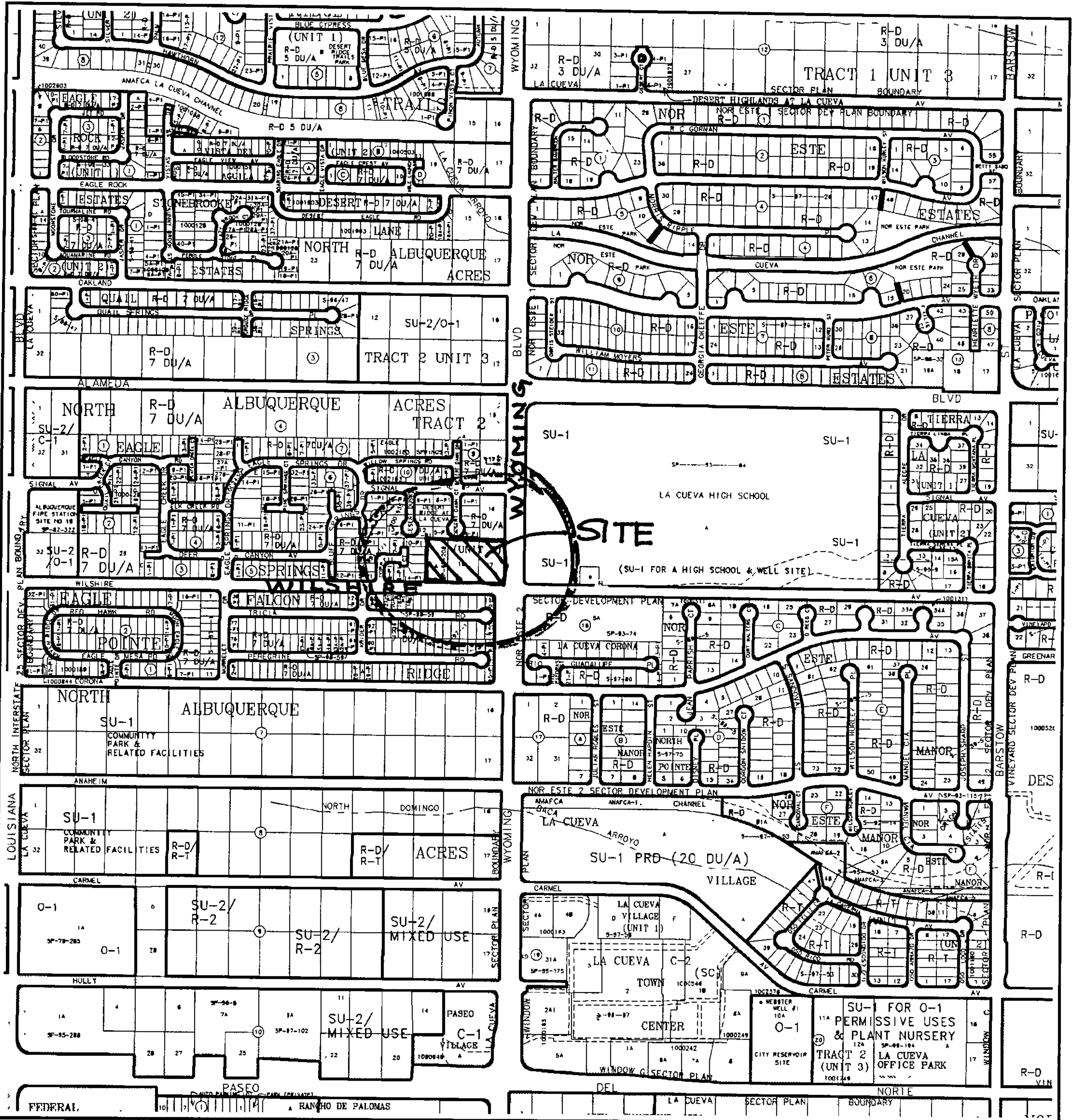
We anticipate obtaining final approval and release of financial guarantee by 01-15-2004.

If you have any questions please call me at 797-4699 . Thank you for your cooperation.

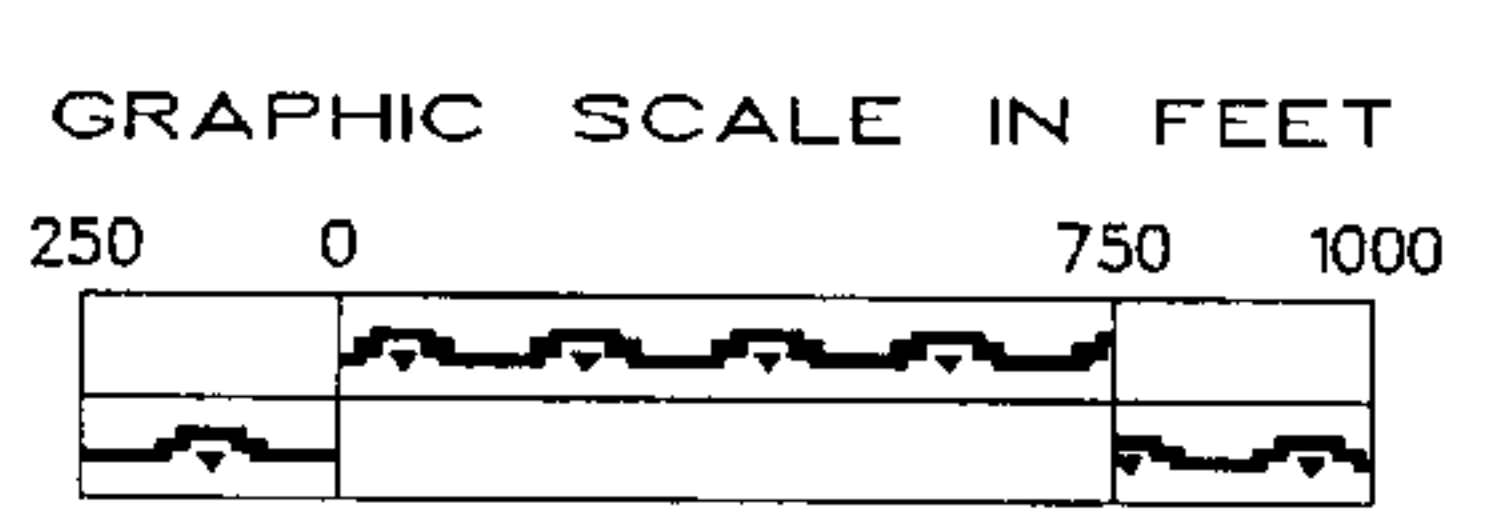
Sincerely,



for Wallace Bingham , P.E
6344 Belcher NE
Albuquerque
NM 87109



CITY OF
Albuquerque
A Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
C-19-Z
Map Amended through July 31, 2003

RE PROJECT NO. 706681
ZONE MAP NO. C-19

REQUEST FOR DETERMINATION OF OUTSTANDING PRO-RATA CHARGES WATER & SANITARY SEWER

Date Requested: 8-6-2003
~~7/17/03~~

By Whom: JaveRael/Kevin Brobenick
~~ADIL RIZVI~~
Design Engineer

Legal Description of Property(ies):

(UPC #, if available) LOTS, 16, 17 and TRACTA, BLOCK #5,
TR 3, UNIT 3
UPC 101906422528020114
101906423628020115
101906425228020116

Pro Rata Charges:

Water: \$1,549.35 Lot 18 Block 5 \$1,549.35 Lot 17 Block 5
\$2,117.70 N. Alb. Acres U-2 Tract 2 \$2,117.70 N. Alb. Acres U-3 Tr-2
Sanitary Sewer: \$2,153.25 Lot 18 Block 5 \$1,761.75 Lot 17 B1-15
\$2,153.25 N. Alb. Acres U-2 Tract 2 \$1,761.75 N. Alb. Acres U-3 Tr-2

Name of Street(s): _____

Information Furnished By:

Roberta Shaw 768-3219
(Print Name) Special Assessments
August 7, 2003
(Date)

cc: Project File _____



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-18-02

10. Project # 1002335
02DRB-01698 Major-Preliminary Plat Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19)

At the December 18, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 12/18/02 and approval of the Grading Plan Engineer Stamp dated 12/16/02 the Preliminary Plat was approved.

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

The Site Development Plan for Subdivision was approved and signed off by the Board.

The Site Development Plan for Building Permit was Withdrawn at the agent's request.

If you wish to appeal this decision, you must do so by January 2, 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.



OFFICIAL NOTICE
PAGE TWO

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 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.)

Roger Green

Acting, DRB Chair

Cc: Esmail Haidari, 7049 Luella Anne NE, 87109

Wallace Bingham, 6344 Belcher Ave NE, 87109

Jim Dodds, 8612 Coppell Ct NE, 87113

Joe Towner, 8205 Spain NE, #205, 87109

Andrew Sanchez, 8608 Coppell Ct NE, 87113

Tracey Bowen, 8616 Coppell Ct NE, 87113

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.

File

ORIGINAL

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 12/18/02
 DATE SITE PLAN APPROVED: 12-18-02
 DATE PRELIMINARY PLAT APPROVED: 12-18-02
 DATE PRELIMINARY PLAT EXPIRES: 12-18-03
 DRB PROJECT NO. 1002335
 DRB APPLICATION NO. 02DRB-01703

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TREVISO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

lots 17,18 and Tract A, Block 5, Tract 2, Unit3, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Constr. Engineer
		26' F-F+F52	Res pavement, Std C&G, 4" SW, both sides	Treviso Court	Wilshire Ave.	Cul-de-sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	"	/	/	/
		6"	Water Line	Water Line Easement, Lot 10-p1	Cul-de-sac Term.	Wilshire, Ave.	/	/	/
		14' F - Edge (remaining unpaved)	Bit Pavement, Std C&G SW N. Side Only 4	Wilshire, Ave	W. Prop Line-	Wyoming Blvd	/	/	/
		36' west half	Art. Pavement, Std C&G, 6" SW, W. Side Only	Wyoming Blvd.	N. Pl.	Wilshire, Ave. CL	/	/	/
		N/A	RES STREET LIGHTS	PER DPM			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES

- 1 Sanitary sewer includes: manholes, fittings and trench and backfill.
- 2 Waterline includes: valves, boxes, fittings, trench and backfill.
- 3 ** In lieu of Wyoming improvement construction, Developer agrees to pay \$21,000 to the City of Albuquerque (see letter attached).
- 4 Grading and drainage certification required prior to to release of SIA and Financial Guarantee.

AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Wallace L. Bingham P.E.
NAME

Bingham Engineering
FIRM

Wallace L. Bingham 12/18/02
SIGNATURE DATE

MAXIMUM TIME ALLOWED TO THE CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION 12-18-04

Sheran Matson 12/18/02
DRB CHAIR Planning - DATE

R. Deak 12-18-02
TRANSPORTATION DEVELOPMENT - DATE

Roger A. Hoon 12/18/02
UTILITY DEVELOPMENT - DATE

Carl A. Muehl 12-18-02
CITY ENGINEER - DATE

Christina S. Anderson 12/18/02
PARKS & GENERAL SERVICES - DATE
Recreation

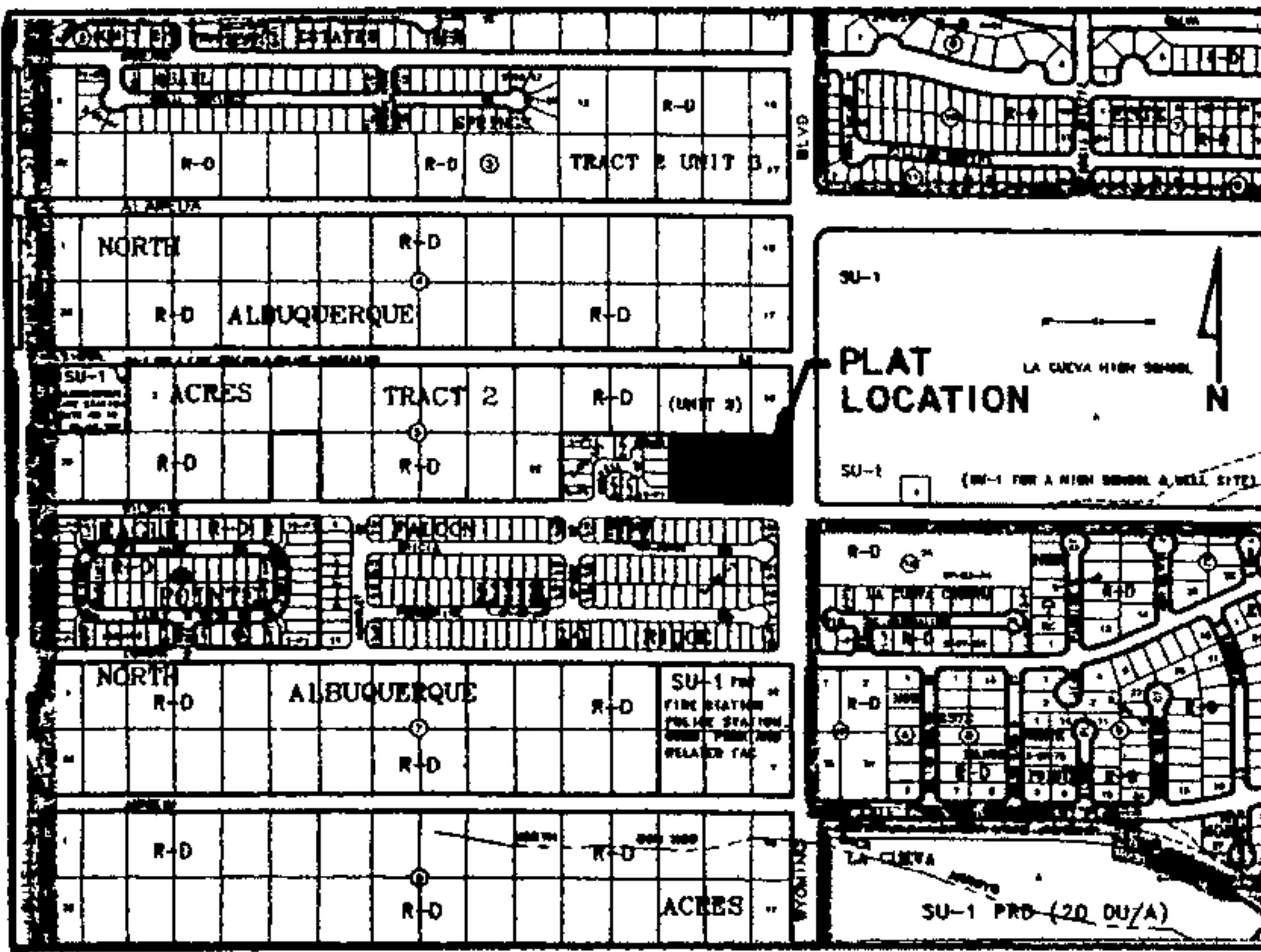
AMAFCA - DATE

- Date

- Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



LOCATION MAP 1" = 750' C-19-Z

PURPOSE OF PLAT

- To grant 10' public utility easement as shown hereon.
- To grant 15' C.O.A. public waterline easement as shown hereon.
- To create Lots 1-P1 through 14-P1 as shown hereon.
- To eliminate lot lines as shown hereon.
- To dedicate street right-of-way to the C.O.A. as shown hereon.

SUBDIVISION DATA

- Project No.: Application No.:
- Zone Atlas Index No. C-19-Z
- Total Number of Existing Lots: 2
- Total Number of Existing Tracts: 1
- Total Number of Lots created: 14
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 2.6567 Ac
- Total Mileage of Full Width Streets Created: 0.0821
- Total Mileage of Half Width Streets Created: 0

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parentheses are record.
- Basis of boundary are the following plats (and documents) of record entitled:
 PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3", (09-10-31, D1-20)
 PLAT OF "COPPELL SUBDIVISION", (12-30-99, 99C-348)
 PLAT OF "COPPELL SUBDIVISION, TRACT A", (11-23-98, 99C-321)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed October, 2002.
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-D
- Title Report: None provided.
- Utility Council Location System Log No.: 2003171873
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".
- 2400 Sq. Ft. of open useable space shall be provided on each lot.
- Unless otherwise noted all corners are set 5/8" rebar with cap marked "ALS LS 7719".

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 17 and 18, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 together with all of TRACT A, COPPELL SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 23, 1999 in Volume 99C, Folio 321 and containing 2.6567 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owners and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Lots 1-P1 thru 14-P1 as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways to the City of Albuquerque in fee simple or in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby consent that this subdivision is their free act and deed.

Owner(s): Treviso Subdivision
 Esmail Haidari
 DATE: May 22, 2003

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)



This instrument was acknowledged before me on May 22, 2003 by Esmail Haidari, Owner Treviso Subdivision
 Notary Public
 My Commission Expires 8-23-2003

PLAT FOR
 TREVISO SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2003

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals.

PNM Electric Services Division _____ Date

PNM Gas Services Division _____ Date

Qwest Telecommunications _____ D

Comcast _____ Date

City Approval: [Signature] 5-27-03
 City Surveyor _____ Date

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

Utilities Development _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."
 Timothy Aldrich, P.S. No 7719
 DATE: 05-07-03



Drawn By: RJA	Date: 05-06-03
Checked By: TA	Drawing Name: 98001PT3.DWG
Job No.: 98-001	Sheet: 1 of 2



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

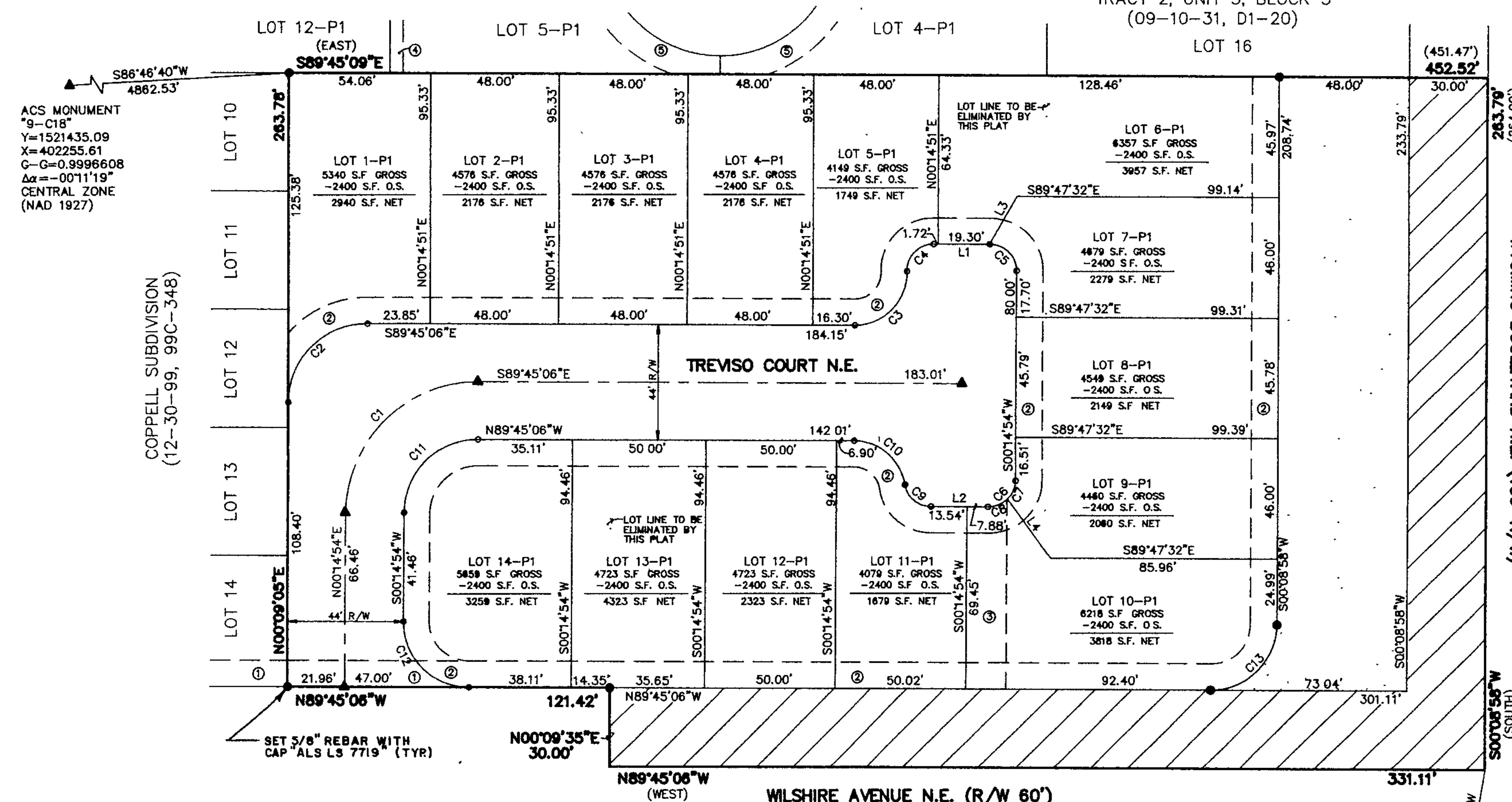
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	78.54'	90°00'00"	50.00'	50.00'	N45°14'54"E	70.71'
C2	47.17'	90°05'49"	30.00'	30.05'	N45°11'59"E	42.46'
C3	32.08'	91°54'37"	20.00'	20.68'	N44°17'36"E	28.75'
C4	16.04'	91°54'37"	10.00'	10.34'	N44°17'36"E	14.38'
C5	15.71'	90°00'00"	10.00'	10.00'	S44°45'06"E	14.14'
C6	15.71'	90°00'00"	10.00'	10.00'	S45°14'54"W	14.14'
C7	7.74'	44°18'53"	10.00'	4.07'	N22°24'20"E	7.54'
C8	7.97'	45°41'07"	10.00'	4.21'	N67°24'20"E	7.76'
C9	14.03'	80°24'21"	10.00'	8.45'	N49°32'55"W	12.91'
C10	28.07'	80°24'21"	20.00'	16.90'	N49°32'55"W	25.82'
C11	43.98'	90°00'00"	28.00'	28.00'	S45°14'54"W	39.60'
C12	39.27'	90°00'00"	25.00'	25.00'	S44°45'06"E	35.36'
C13	39.31'	90°05'56"	25.00'	25.04'	N45°11'56"E	35.39'

LINE	DIRECTION	DISTANCE
L1	S89°45'06"E	21.02'
L2	S89°45'06"E	21.42'
L3	N29°08'17"E	20.90'
L4	S35°46'23"E	27.81'

PLAT FOR
TREVISO SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2003

DESERT RIDGE AT
 LA CUEVA SUBDIVISION
 (12-23-02, 02C-408)

NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3, BLOCK 5
 (09-10-31, D1-20)



WYOMING BOULEVARD N.E. (156' R/W)

ACS MONUMENT
 "9-C18"
 Y=1521435.09
 X=402255.61
 C-G=0.9996608
 Δα=-00°11'19"
 CENTRAL ZONE
 (NAD 1927)

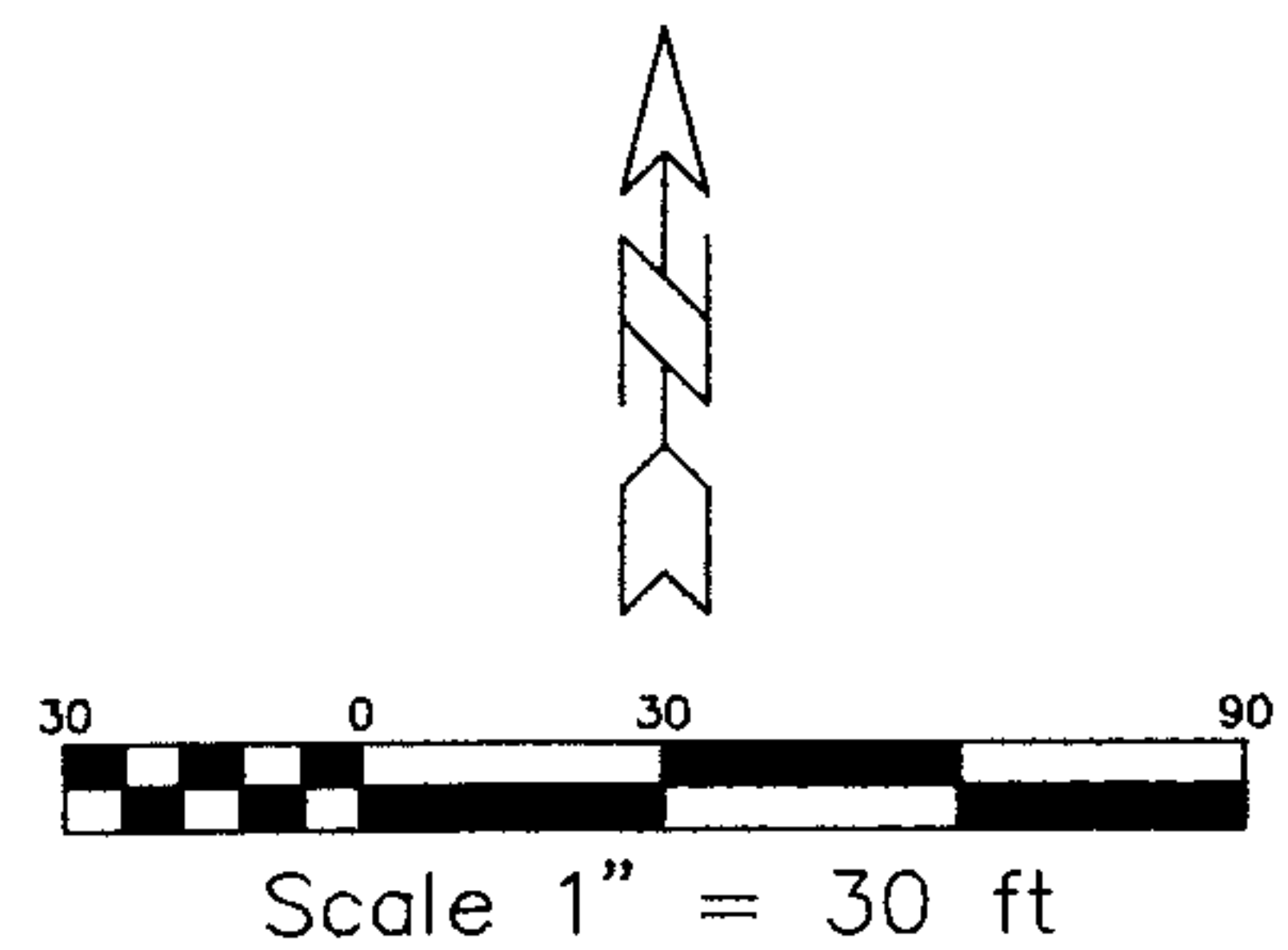
NGS MONUMENT
 "HEAVEN"
 Y=1518737.03
 X=407051.31
 C-G=0.99965263
 Δα=-00°10'45"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5375.62

- EASEMENTS**
- ① EXISTING 10' PUBLIC UTILITY EASEMENT (12-30-99, 99C-348)
 - ② 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
 - ③ 15' C.O.A. PUBLIC WATERLINE EASEMENT (GRANTED BY THIS PLAT)
 - ④ EXISTING 7' PRIVATE DRAINAGE EASEMENT (12-23-02, 02C-408)
 - ⑤ EXISTING 10' PUE (12-23-02, 02C-408)

(HATCHED AREA)
 STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT, IN FEE SIMPLE (0.3890 Ac.)

(HATCHED AREA)
 STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT, IN FEE SIMPLE WITH WARRANTY COVENANTS. (0.2607 Ac.)

[Signature]
 05-06-03



Drawn By:	RJA	Date:	05-06-03
Checked By:	TA	Drawing Name:	98001PT3.DWG
Job No.:	98-001	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

Esmail Haidari

AGENT

WALLACE BINGHAM

ADDRESS

PROJECT NO.

1002335

APPLICATION NO.

03DRB - 02023

\$ 50.- 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 50.- Total amount due

SKYBLUE INVESTMENTS, LLC 09-97 95-145/1070 2999
7049 LUELLA ANNE DR. NE PH. 505-857-0467 001210971
ALBUQUERQUE, NM 87109 DATE 12/2/2003

PAY TO COA \$ 50.00
THE ORDER OF Fifty 00/100 DOLLARS

1ST FIRST STATE BANK
www.fsbam.com

MEMO DRB - treu Adler

⑆107001452⑆ 2999 00121097⑆

DUPLICATE
City of Albuquerque
Treasury Division

12/02/2003 11:56AM LOC: ANN
X
RECEIPT# 00016668 WSH 007 TRANSH 0030
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$50.00
J24 Misc 10/28/02 \$50.00
CK \$50.00
CHANGE \$0.00

ORIGINAL

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 12/18/02
DATE SITE PLAN APPROVED: 12-18-02
DATE PRELIMINARY PLAT APPROVED: 12-18-02
DATE PRELIMINARY PLAT EXPIRES: 12-18-02
DRB PROJECT NO. 1002335
DRB APPLICATION NO. 02DRB-01703

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TREVISO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

lots 17,18 and Tract A, Block 5, Tract 2, Unit3, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Constr. Engineer
		26' F-F+F52	Res pavement, Std C&G, 4" SW, both sides	Treviso Court	Wilshire Ave.	Cul-de-sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	"	/	/	/
		6"	Water Line	Water Line Easement, Lot 10-p1	Cul-de-sac Term.	Wilshire, Ave.	/	/	/
		14' F - Edge (remaining unpaved)	Bit Pavement, Std C&G SW N. Side Only 4	Wilshire, Ave	W. Prop Line-	Wyoming Blvd	/	/	/
		36' west half	Art. Pavement, Std C&G, 6' SW, W. Side Only	Wyoming Blvd.	N. Pl.	Wilshire, Ave. CL	/	/	/
		N/A	RES STREET LIGHTS	PER DPM			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES

- 1 Sanitary sewer includes: manholes, fittings and trench and backfill.
- 2 Waterline includes: valves, boxes, fittings, trench and backfill.
- 3 ** In lieu of Wyoming improvement construction, Developer agrees to pay \$21,000 to the City of Albuquerque (see letter attached).
- 4 Grading and drainage certification required prior to to release of SIA and Financial Guarantee.

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

Wallace L. Bingham P.E.
 NAME

Bingham Engineering
 FIRM

Wallace L. Bingham 12/18/02
 SIGNATURE DATE

Sheran Matson 12/18/02
 DRC CHAIR Planning - DATE

R. D. Smith 12-18-02
 TRANSPORTATION DEVELOPMENT - DATE

Roger A. Heen 12/18/02
 UTILITY DEVELOPMENT - DATE

Carl A. Mudge 12-18-02
 CITY ENGINEER - DATE

Christina Sandoval 12/18/02
 PARKS & GENERAL SERVICES - DATE
 Recreation

AMAFCA - DATE

- Date

- Date

MAXIMUM TIME ALLOWED TO THE CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION 12-18-04

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER	



Roger A. Green
12/18/02 08:08 AM

To: Richard H. Dourte/PWD/CABQ@COA, Claire A. Senova/PLN/CABQ@COA,
Brad L. Bingham/PWD/CABQ@COA, Christina M.
Sandoval/PARKS/CABQ@COA, Sheran A. Matson/PWD/CABQ@COA
cc: Fred J. Aguirre/PWD/CABQ@COA
Subject: Project # 1002335, Treviso Ct subdivision

#10

----- Forwarded by Roger A. Green/PWD/CABQ on 12/18/02 08:07 AM -----



"Tracey S. Bowen"
<bowents@earthlink.
net>
12/17/02 09:58 PM

To: rgreen@cabq.gov
cc:
Subject: Project # 1002335, Treviso Ct subdivision

Mr. Green,

I would like to note the fact that Bingham Engineering has been very helpful, understanding, and accommodating with regard to suggestions concerning the design of the Treviso Ct subdivision. The current design reflects input from homeowners within the Coppell Ct subdivision. I believe that the new design is better not only from an engineering standpoint (grading, drainage, etc.) but also substantially improves east-looking views from Coppell Ct.

I appreciate that Bingham Engineering took the time to discuss, note, and act on our concerns. This is an excellent example of a "win-win" situation for both developers and homeowners when they get together to resolve potential problems.

Sincerely,

Tracey Bowen
8616 Coppell Ct NE



wlbingham
<wlbingham@comcas
t.net>

To: csenova@cabq.gov, smatson@cabq.gov
cc:
Subject: DRB

12/17/02 11:05 AM

#10

Claire, Sharen,

Please withdraw DRB consideration for o2DRB
01703, Site Plan for Building Permit.

Thank you,

Wallace L. Bingham



wlbingham
<wlbingham@comcast.net>

12/09/02 09:27 PM

To: csenova@cabq.gov
cc:
Subject: DRB Deferral

#4

Dear Ms. Senova,

Re: Treviso subdivision, PN 1002335

I am requesting that consideration by The DRB for Site Development Plan for subdivision and building permit and Preliminary Plat be deferred until the December 18th meeting.

Thank you, Wallace Bingham

#4

Jim I
8612 Copp
Albuquerque

Post-it® Fax Note	7671	Date	11/25/02	# of pages	8
To	Roger Green	From	Jim Dodds		
Co./Dept.	DRB Serv.	Co.	Self		
Phone #	924 3989	Phone #	(505) 720 0013		
Fax #	924 3864	Fax #			

November 23, 2002

Mr. Roger Green, Acting DRB Chair, and all DRB members

RE: Development Review Board Hearing on Project 1002335, 02DRB-01698 Major-Preliminary Plat Approval, 02DRB-01699 Minor-Defer SDWK, 02DRB-01703 Major-SiteDev Plan BldPermit, 02DRB-01704 Major-SiteDev Plan Subdv.;
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Dear Mr. Green and DRB Members:

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1) The Grading and Drainage Plan calls for the building up of the grade seven (7) to eight (8) feet above the existing natural elevation of the site on the West side, which would (according to Brad Bingham on the DRB) necessitate the construction of a ten (10) to twelve (12) foot wall on the East side of the Coppell Subdivision. This wall would be as close as fifteen (15) feet from the back doors of some of the existing homes. I assert that this plan if approved, would be contrary to the letter and spirit of the City of Albuquerque Comprehensive Zoning Code and the La Cueva Sector Plan. This Grading and Drainage plan would adversely affect drainage patterns, views, and adjacent property values and be a drastic departure from the grading and drainage provision of the existing subdivisions such as Falcon Ridge located just South of the Treviso site. The La Cueva Sector Plan requires that development in the area it encompasses conform to the existing contours of the land and drainage patterns, and respect the existing views and aesthetic values. The La Cueva Plan also prohibits long, continuous, massive, spans of walls. A better plan would be to lower grades to be more consistent with, and similar to, the Falcon Ridge terracing effect which would better conform to the existing contours and drainage patterns. Another solution would be to re-align the proposed "Treviso" Court, so that it departs the proposed subdivision and intersects Wilshire on the West side of the proposed subdivision, thus staying more with the existing grades and drainage patterns and eliminating the need to artificially build up the grade.



Same letter
signed by:

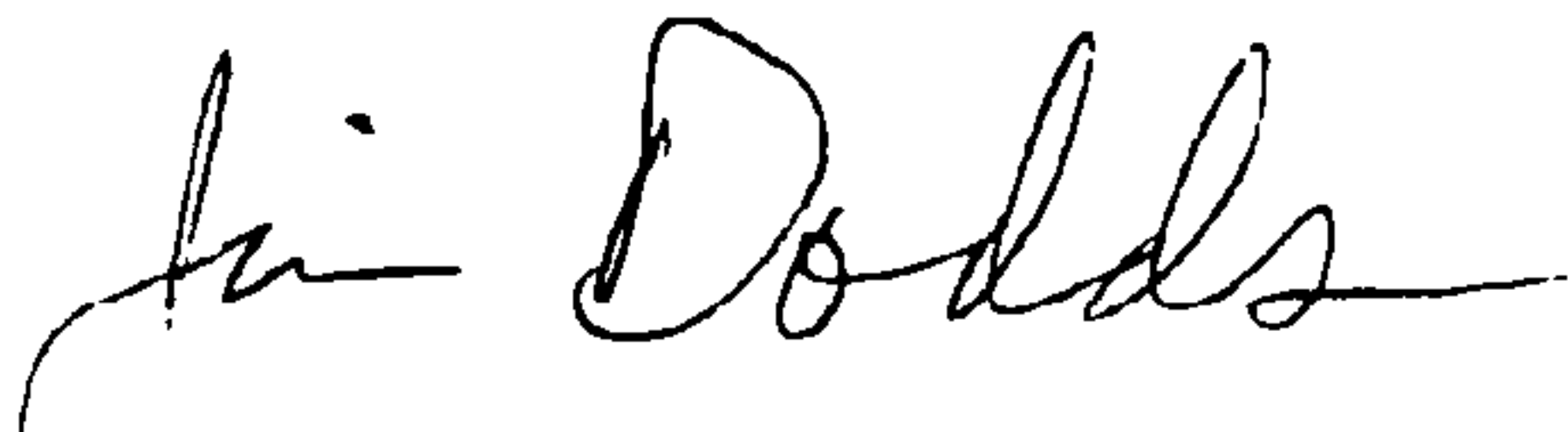
- 1) Jim Dodds
- 2) Tracy Bowen
- 3) Paula Miller
- 4) Gloria Diaz

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Respectfully,



Jim Dodds

Copies:

Brad Winter, President, City Council, District 4

Victor Chavez, Planning Director

Martin J. Chavez, Mayor

Tracey S. Bowen
8616 Coppel Ct. NE
Albuquerque, NM 87113

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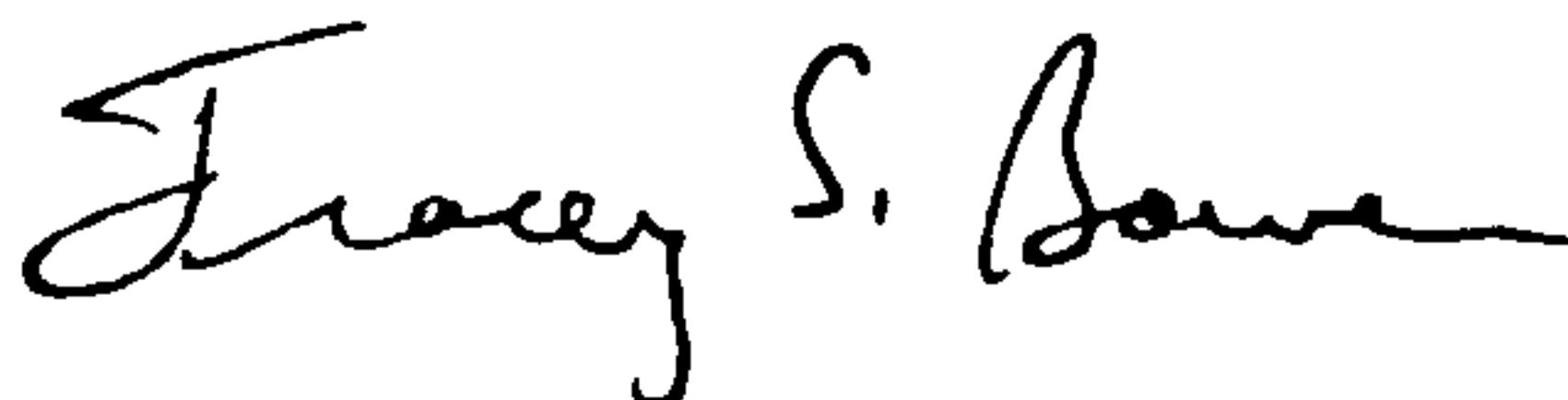
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Respectfully,



Tracey S. Bowen

Copies:

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Victor Chavez, Planning Director

Martin J. Chavez, Mayor

Paula L. Miller
8612 Coppell Ct. NE
Albuquerque, NM 87113

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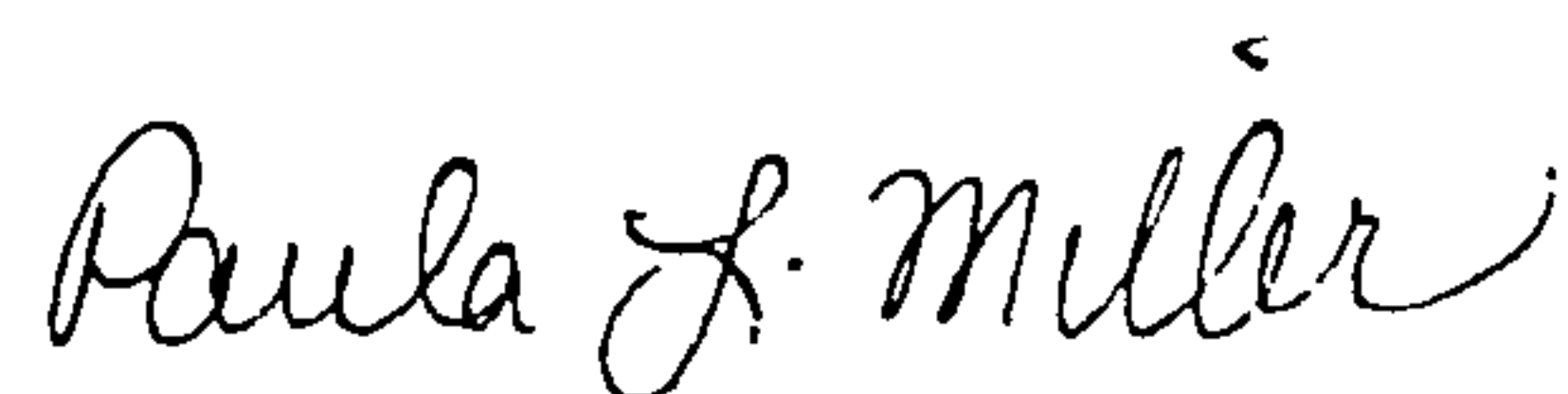
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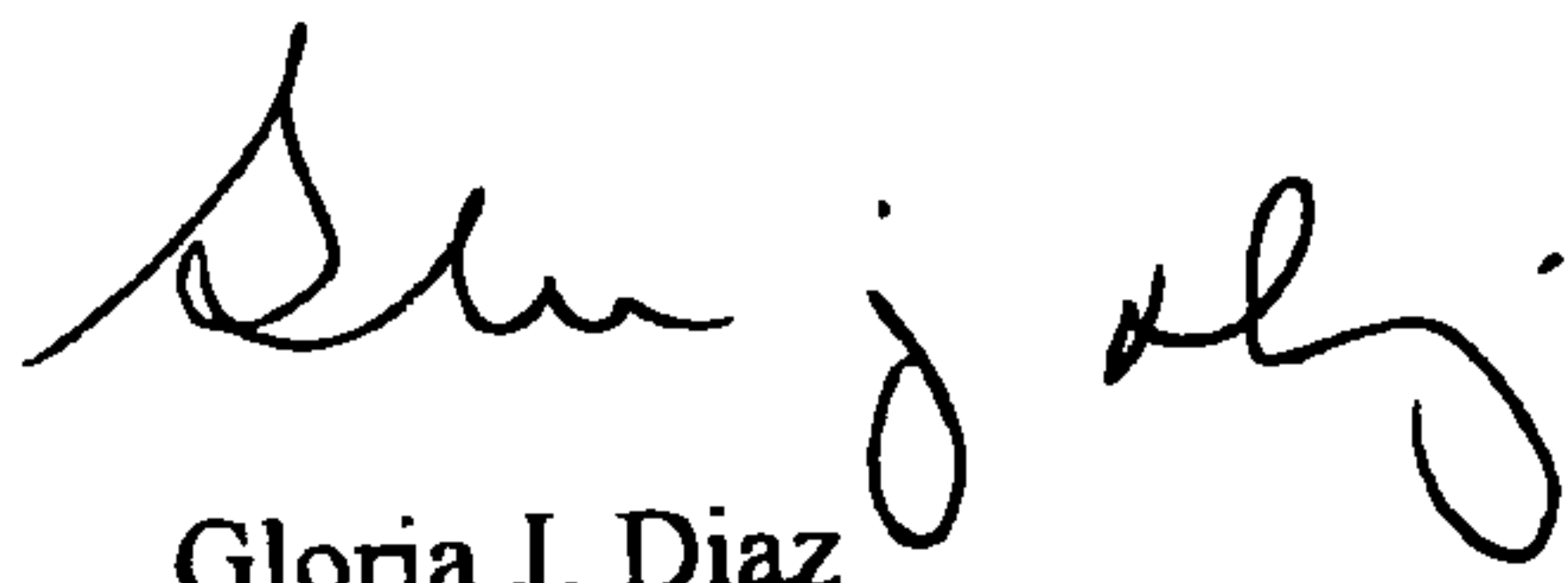
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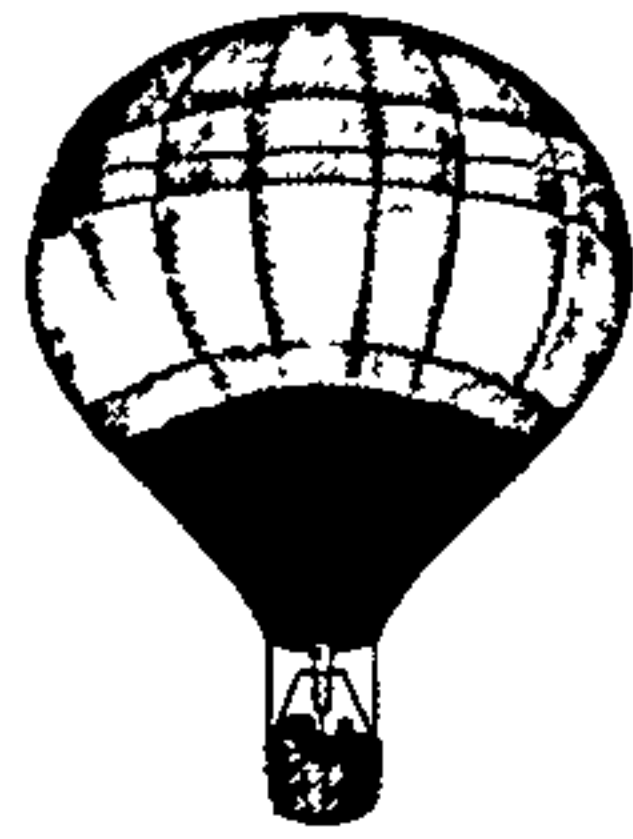
Gloria J. Diaz

Copies:

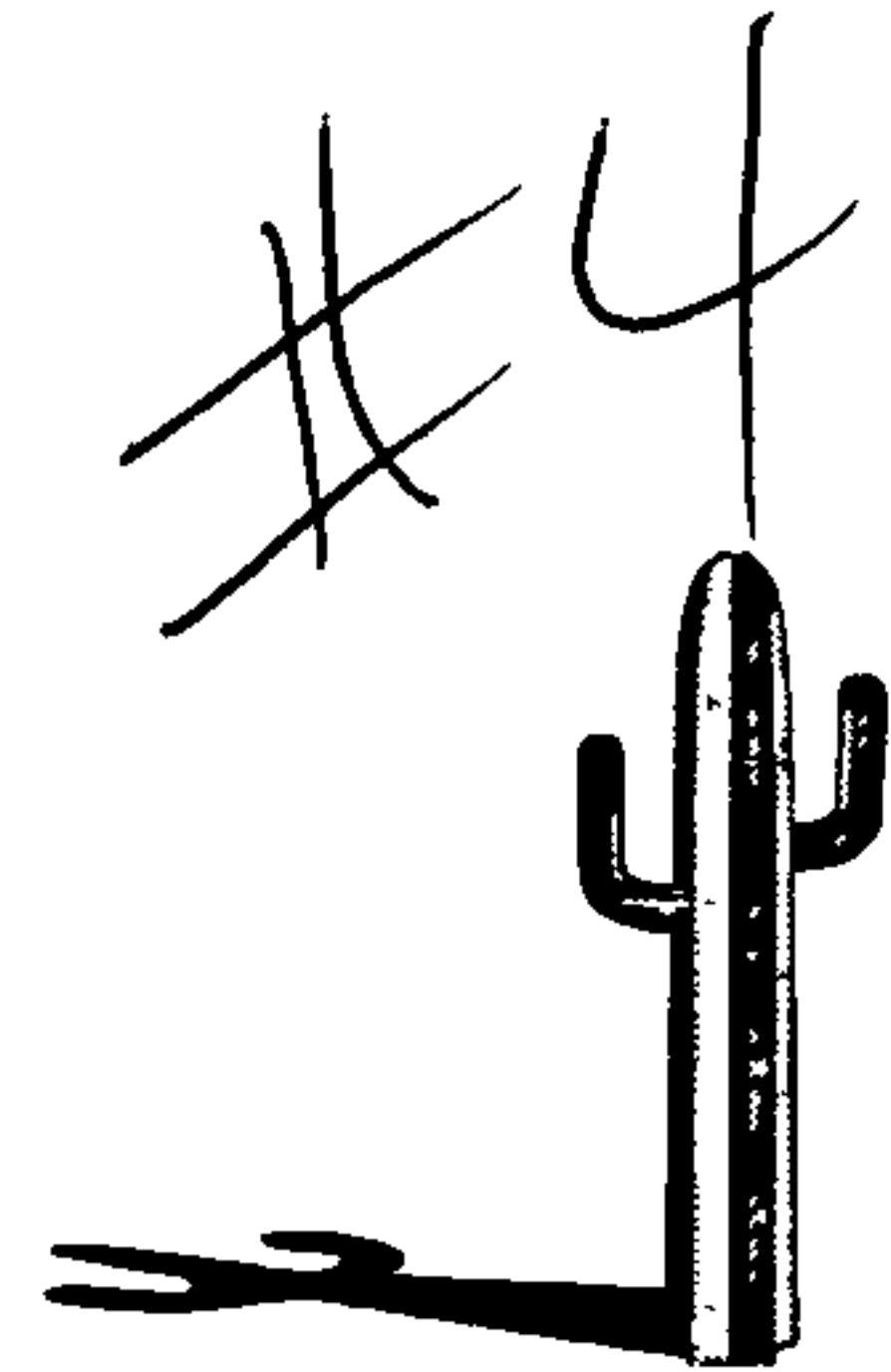
Brad Winter, President, City Council, District 4

Victor Chavez, Planning Director

Martin J. Chavez, Mayor



**NORTH DOMINGO BACA
NEIGHBORHOOD ASSOCIATION**
Serving Your Community Needs
From Alameda to Paseo del Norte
and Wyoming to Louisiana



26 November 2002

Mr. Roger Green, Acting DRB Chair, and all DRB members:

The homeowners in the Coppell Ct subdivision, the property directly adjacent to the west end of the proposed Treviso subdivision, have expressed concerns regarding various aspects of the proposed Treviso improvements. At a recent North Domingo Baca Neighborhood Association (NDBNA) meeting, the following prevailing concerns were voiced: (1) after a cursory review of the Grading Plan, it appears that a grading scheme is proposed that will eliminate existing views of the 5 Coppell residents on the existing subdivision's east boundary, (2) one of the proposed lots has a finished pad elevation 8.83' above the finished grade elevation in the adjacent existing lot. Add the foundation, that will be in excess of 9' without any consideration given to the height of the garden wall atop the requisite retaining wall, and (3) the proposed improvements appear to necessitate the construction of significant retaining walls along the entire western boundary resulting in the appearance of "walling in" the existing homes while creating the potential for failure of the existing walls which were likely not designed with this proposed development in mind. It appears that an effort was made to mirror or duplicate the existing Coppell subdivision with little if any drainage modifications. It is worth noting that at the time of it's design, the Coppell subdivision did not adversely affect any existing property owners.

Given that homeowners in the proposed subdivision will live within the boundaries of the existing North Domingo Baca Neighborhood Association, the existing homeowners whose properties are contiguous to the proposed Treviso subdivision would like an opportunity to meet with the owners/developers and/or their agents to discuss alternatives to the present layout of the Treviso site. It may be possible to both preserve the proposed drainage scheme (surface runoff), and maintain the style and floor plans of houses originally envisioned by the owners of the Treviso site while addressing the concerns of the existing property owners.

Although not opposed to the development of lands within it's boundaries, The North Domingo Baca Neighborhood Association does encourage dialogue between property owners and developers in an effort to address the needs of all parties while establishing goodwill between existing and prospective property owners. Given the level of interest of the aforementioned homeowners, the North Domingo Baca Neighborhood Association requests that any decision to be rendered at the scheduled DRB hearing on 27 November 2002 be deferred until a dialogue can be established and concerns addressed.

Your attention to this matter is greatly appreciated.

Respectfully,



Jeffrey Peterson, President
North Domingo Baca Neighborhood Association

NORTH DOMINGO BACA NEIGHBORHOOD ASSOCIATION

The Homeowners of Coppell Ct NE
Albuquerque, NM 87113

November 25, 2002

To: Mr. Roger Green, Acting DRB Chair, and all DRB members

RE: Development Review Board Hearing on Project 1002335, 02DRB-01698 Major-Preliminary Plat Approval, 02DRB-01699 Minor- Defer SDWK, 02DRB-01703 Major-SiteDev Plan BldPermit, 02DRB-01704 Major-SiteDev Plan Subdv.; Property known as: The proposed "Treviso" Subdivision, Lots 17 and 18, Block 5, Tract 2, Unit 3 in North Albuquerque Acres, and Tract "A" of Coppell Subdivision; Property owned by Shakeel Rizvi (1/2) and Esmail Haidari (1/2).

Dear Mr. Green and DRB Members:

We are homeowners whose properties are located in the Coppell Subdivision, immediately to the West of the above described property. This letter is to express our strong opposition to the approval of all of the above-mentioned actions that will be before the DRB on November 27, 2002, 9:00AM. We believe that the developer may not have considered key engineering aspects of the site or alternative site configurations and request that the decision be deferred until a dialogue is established with the residents of Coppell Subdivision and these concerns are addressed. We oppose the approval on the following grounds:

- The proposed Grading and Drainage Plan calls for the building up of the grade seven (7) to eight (8) feet above the existing natural elevation of the site on the West side, necessitating the construction of walls of inordinate height with respect to the Coppell Subdivision. The result would adversely affect drainage patterns, views, and adjacent property values. We assert that this plan, if approved, would be contrary to the letter and spirit of the City of Albuquerque Comprehensive Zoning Code and the La Cueva Sector Plan.
- The Grading and Drainage and Site plans are incomplete and inaccurate in that they do not give details on what retaining and other walls would be constructed and it appears that the plan does not depict the natural elevations. (The elevations and contour lines seem to depict elevations of dirt and debris that have been dumped at the site).
- The site of the proposed "Treviso" Subdivision has long been used for inappropriate and apparently illegal dumping. Therefore, it is possible that the site could contain hydrocarbons, asbestos, or other contaminants that could become airborne or transient when the land is disturbed and effect the surrounding environments, especially those areas such as the Coppell Subdivision, which are down gradient from the site.

We would be glad to meet with the owners and/or agents, and City officials to discuss the concerns and issues regarding the proposed development of the "Treviso" site. We urge the Development Review Board to defer approval of any of the actions now before it, until all of the aforementioned issues can be resolved. Mr. Jim Dodds is presenting this letter on our behalf.

Respectfully,

Name Address

Paul Daniels 8624 Coppell Ct NE

Shawn 8619 Coppell Ct NE

Diana 8604 Coppell Ct NE

BINGHAM
 ENGINEERING
 6344 Belcher Ave.
 Albuquerque, NM 87109
 Of. 505 797 4699
 Fax 505 797 4699

11/25/02

Claire Senova, DRB Secretary
 City of Albuquerque Planning Dept.
 400 2nd Street
 Albuquerque, NM 87102

Re: Withdrawal of Site Plan For Building Permit

Dear Ms. Senova:

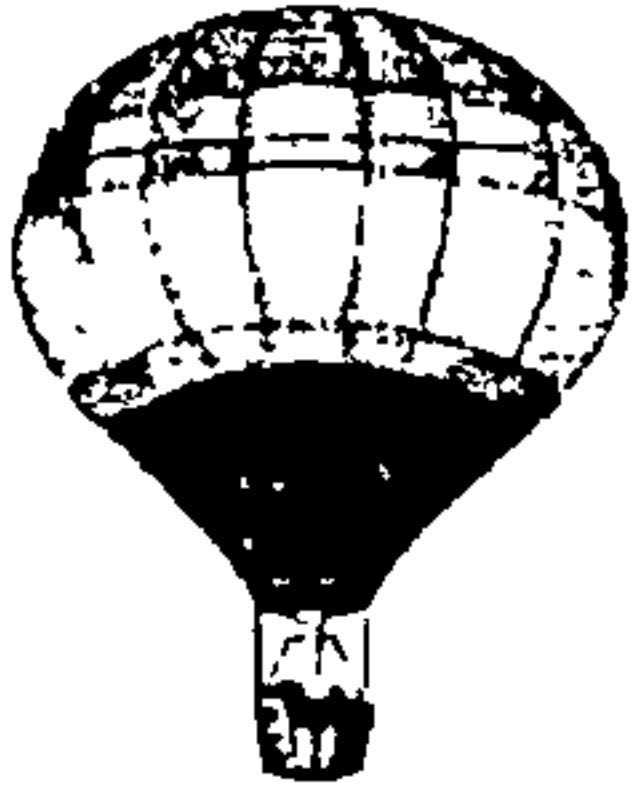
I am withdrawing the Site Plan for Building Permit from consideration at the 11/27/02 DRB Meeting. I hope I did not cause you a lot of extra effort.

Sincerely,



Wallace L Bingham P.E.

*This letter
 verbally
 withdrawn
 11/25/02
 10:15am*



**NORTH DOMINGO BACA
NEIGHBORHOOD ASSOCIATION**
Serving Your Community Needs
From Alameda to Paseo del Norte
and Wyoming to Louisiana

Post-it® Fax Note 7671

To	Roger Green
Co./Dept.	NDB Serv.
Phone #	924 3989
Fax #	924 3864

26 November 2002

Mr. Roger Green, Acting DRB Chair, and all DRB members:

The homeowners in the Coppell Ct subdivision, the property directly adjacent to the west end of the proposed Treviso subdivision, have expressed concerns regarding various aspects of the proposed Treviso improvements. At a recent North Domingo Baca Neighborhood Association (NDBNA) meeting, the following prevailing concerns were voiced: (1) after a cursory review of the Grading Plan, it appears that a grading scheme is proposed that will eliminate existing views of the 5 Coppell residents on the existing subdivision's east boundary, (2) one of the proposed lots has a finished pad elevation 8.83' above the finished grade elevation in the adjacent existing lot. Add the foundation, that will be in excess of 9' without any consideration given to the height of the garden wall atop the requisite retaining wall, and (3) the proposed improvements appear to necessitate the construction of significant retaining walls along the entire western boundary resulting in the appearance of "walling in" the existing homes while creating the potential for failure of the existing walls which were likely not designed with this proposed development in mind. It appears that an effort was made to mirror or duplicate the existing Coppell subdivision with little if any drainage modifications. It is worth noting that at the time of it's design, the Coppell subdivision did not adversely affect any existing property owners.

Given that homeowners in the proposed subdivision will live within the boundaries of the existing North Domingo Baca Neighborhood Association, the existing homeowners whose properties are contiguous to the proposed Treviso subdivision would like an opportunity to meet with the owners/developers and/or their agents to discuss alternatives to the present layout of the Treviso site. It may be possible to both preserve the proposed drainage scheme (surface runoff), and maintain the style and floor plans of houses originally envisioned by the owners of the Treviso site while addressing the concerns of the existing property owners.

Although not opposed to the development of lands within it's boundaries, The North Domingo Baca Neighborhood Association does encourage dialogue between property owners and developers in an effort to address the needs of all parties while establishing goodwill between existing and prospective property owners. Given the level of interest of the aforementioned homeowners, the North Domingo Baca Neighborhood Association requests that any decision to be rendered at the scheduled DRB hearing on 27 November 2002 be deferred until a dialogue can be established and concerns addressed.

Your attention to this matter is greatly appreciated.

Respectfully,


Jeffrey Peterson, President
North Domingo Baca Neighborhood Association

NORTH DOMINGO BACA NEIGHBORHOOD ASSOCIATION

The Homeowners of Coppell Ct NE
Albuquerque, NM 87113

November 25, 2002

To: Mr. Roger Green, Acting DRB Chair, and all DRB members

RE: Development Review Board Hearing on Project 1002335, 02DRB-01698 Major-Preliminary Plat Approval, 02DRB-01699 Minor- Defer SDWK, 02DRB-01703 Major-SiteDev Plan BldPermit, 02DRB-01704 Major-SiteDev Plan Subdv.; Property known as: The proposed "Treviso" Subdivision, Lots 17 and 18, Block 5, Tract 2, Unit 3 in North Albuquerque Acres, and Tract "A" of Coppell Subdivision; Property owned by Shakeel Rizvi (1/2) and Esmail Haidari (1/2).

Dear Mr. Green and DRB Members:

We are homeowners whose properties are located in the Coppell Subdivision, immediately to the West of the above described property. This letter is to express our strong opposition to the approval of all of the above-mentioned actions that will be before the DRB on November 27, 2002, 9:00AM. We believe that the developer may not have considered key engineering aspects of the site or alternative site configurations and request that the decision be deferred until a dialogue is established with the residents of Coppell Subdivision and these concerns are addressed. We oppose the approval on the following grounds:

- The proposed Grading and Drainage Plan calls for the building up of the grade seven (7) to eight (8) feet above the existing natural elevation of the site on the West side, necessitating the construction of walls of inordinate height with respect to the Coppell Subdivision. The result would adversely affect drainage patterns, views, and adjacent property values. We assert that this plan, if approved, would be contrary to the letter and spirit of the City of Albuquerque Comprehensive Zoning Code and the La Cueva Sector Plan.
- The Grading and Drainage and Site plans are incomplete and inaccurate in that they do not give details on what retaining and other walls would be constructed and it appears that the plan does not depict the natural elevations. (The elevations and contour lines seem to depict elevations of dirt and debris that have been dumped at the site).
- The site of the proposed "Treviso" Subdivision has long been used for inappropriate and apparently illegal dumping. Therefore, it is possible that the site could contain hydrocarbons, asbestos, or other contaminants that could become airborne or transient when the land is disturbed and effect the surrounding environments, especially those areas such as the Coppell Subdivision, which are down gradient from the site.

We would be glad to meet with the owners and/or agents, and City officials to discuss the concerns and issues regarding the proposed development of the "Treviso" site. We urge the Development Review Board to defer approval of any of the actions now before it, until all of the aforementioned issues can be resolved. Mr. Jim Dodds is presenting this letter on our behalf.

Respectfully,

Name

Address

<u>Paul Daniels</u>	<u>8624 Coppell Ct NE</u>
<u>Shirley</u>	<u>8619 Coppell Ct NE</u>
<u>Deborah</u>	<u>8624 Coppell Ct NE</u>

November 26, 2002

VIA FACSIMILE (505) 924-3864
AND FIRST CLASS MAIL

Development Review Board
c/o Roger Green, Acting Chair
City of Albuquerque
600 2nd Street, N.W.
Albuquerque, New Mexico 87102

Re: Project No. 1002335: Major-Preliminary Plat Approval
The proposed "Treviso" Subdivision in North Albuquerque Acres,
and Tract "A" of Coppel Subdivision

Members of the Board:

This letter is intended to provide you with public comment with regard to Item #4 (Project No. 1002335 (Treviso subdivision)) on the Board's agenda for its meeting on Wednesday, November 27, 2002. My wife and I are homeowners in the Coppel Subdivision which is located adjacent to the proposed Treviso subdivision on its West side. This letter is to express our **complete opposition** to the approval of major-plat and its associated grading and drainage plan. We oppose the approval on the following grounds:

1. The Grading and Drainage Plan calls for the building up of the grade seven (7) to eight (8) feet above the existing natural elevation of the site on the subdivision's West side. According to Mr. Brad Bingham, this would necessitate the construction of a ten (10) to twelve (12) foot wall on the West side of the Treviso Subdivision abutting the five (5) foot East wall of the Coppel Subdivision. This wall would be as close as fifteen (15) feet from the back doors of some of the existing homes. This plan if approved, would be violation of the City of Albuquerque's Comprehensive Zoning Code and the La Cueva Sector Plan.
2. The proposed Grading and Drainage plan would adversely affect the drainage patterns, views, and adjacent property values of the Coppel subdivision. In addition, it would be a drastic departure from the grading and drainage provision of the existing subdivisions surrounding the proposed Treviso subdivision such as in the Falcon Ridge subdivision located just South of the proposed site. The La Cueva Sector Plan requires that any development in the area must conform to the existing contours of the land and drainage patterns, and respect the existing views and aesthetic values. The La Cueva Plan also prohibits long, continuous, massive, spans of walls. We suggest a better plan for the Treviso subdivision that provides for lower grades that would be more consistent with, and similar to, the Falcon Ridge terracing effect which would better conform to the existing land contours and natural drainage patterns. Another solution would be to realign the proposed "Treviso" Court, so that it departs the proposed subdivision and intersects Wilshire on the West side of the proposed subdivision, thus staying more with the existing grades and drainage patterns and eliminating the need to artificially build up the grade.
3. The Grading and Drainage and Site plans are incomplete and inaccurate in that they do not give sufficient details on what retaining and other walls would be constructed and it appears that the plan does not depict the natural elevations. (The elevations and contour lines seem to depict elevations of the piled fill dirt and debris that has been dumped at the site by the construction crews of other subdivisions).

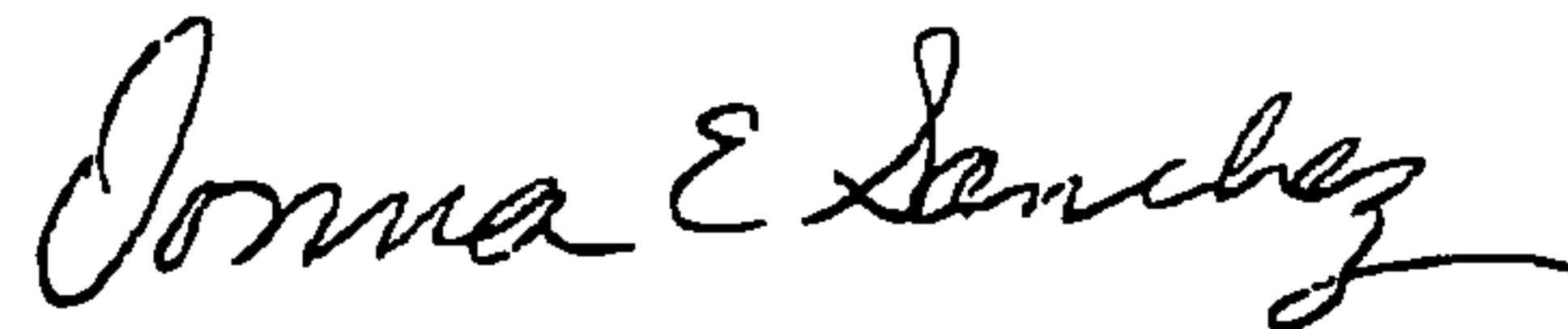
4. The site of the proposed "Treviso" Subdivision has long been used for inappropriate and apparently illegal dumping of fill dirt and other items and of concrete debris. Also, the site has also been used for over flow parking during activities at La Cueva High School and for the selling of various items by street vendors on weekends. We were shocked to find out from Mr. Bingham that the owners of the proposed "Treviso" site did not do any environmental testing or assessment of the site. It is entirely possible that the site could contain hydrocarbons, asbestos, or other soil contaminants that could become airborne or transient when the land is disturbed affecting the surrounding land, especially those areas such as the Coppell Subdivision, which are down gradient from the site. The owners of the proposed "Treviso" site should be required to perform an adequate environmental study and assessment, including the necessary testing to alleviate these concerns before they proceed with development.

We join with the other surrounding property owners in a desire to meet with the owners and/or agents of the proposed Treviso subdivision and with City officials to discuss the concerns and issues regarding the proposed development of the "Treviso" site. We urge the Development Review Board to defer approval of any of the actions now before it, until all of the aforementioned issues have been resolved.

However, in the event of the approval of the proposed Treviso subdivision, as depicted in the major-plat and its grading and drainage plan, my wife and I will take any and all legal actions necessary to prevent the development. We appreciate the opportunity to provide comment.

Sincerely,


Andrew M. Sanchez, Esq.


Donna E. Sanchez

cc: VIA FACSIMILE ONLY (505) 768-5305

Christina M. Sandoval

VIA FACSIMILE ONLY (505) 768-3227

Brad Winter
President, City Council, District 4

VIA FACSIMILE ONLY (505) 924-3339

Victor Chavez
Planning Director

VIA FACSIMILE ONLY (505) 768-3019

Martin J. Chavez
Mayor

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

#4

11/25/02

Sheran Matson:
Christine Sandoval:
Roger Green P.E.:
Richard Dourte P.E.:
Bradley Bingham P.E.:

Re: Replacement submissions for DRB of 11/27/02

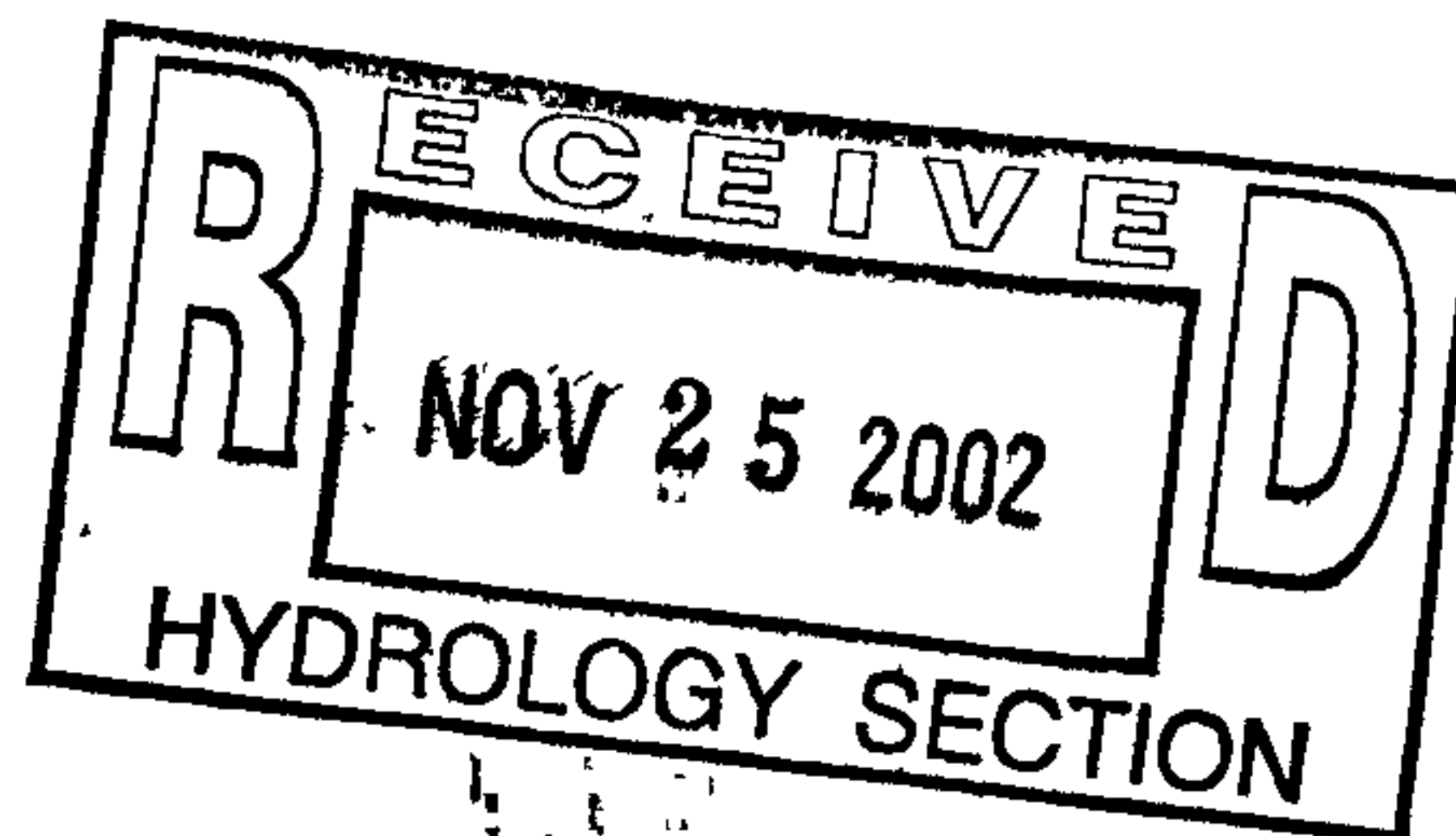
Dear DRB Member,

Please accept these substitute documents for the corresponding ones contained in your DRB consideration package. Thank you for your timely review remarks, which allowed me to make corrections in time for your verification review for the meeting.

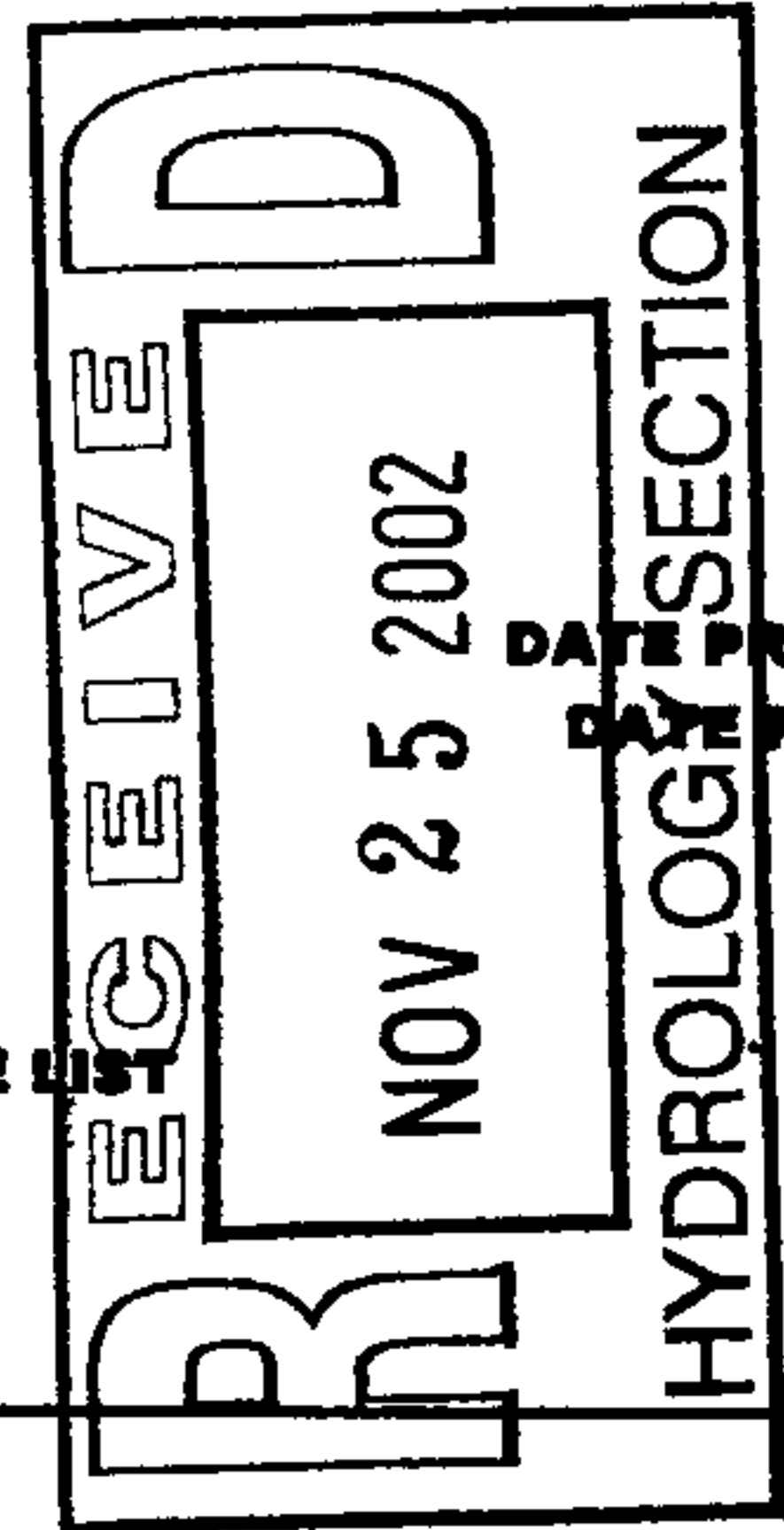
Sincerely,

Wallace L Bingham

Wallace L Bingham P.E.



INFRASTRUCTURE LIST



Current DRC Project Number: _____

**EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT**

DATE SUBMITTED: 11/27/02
 DATE SITE PLAN APPROVED: _____
 DATE PRELIMINARY PLAT APPROVED: _____
 DATE PRELIMINARY PLAT EXPIRES: _____
 DRB PROJECT NO. 1002335
 DRB APPLICATION NO. 02DRB-01703

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TREVISO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

lots 17,18 and Tract A, Block 5, Tract 2, Unit3, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Constr. Engineer
		26' F-F+F52	Res pavement, Std C&G, 4" SW, both sides	Treviso Court	Wilshire Ave.	Cul-de-sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	"	/	/	/
		6"	Water Line	Water Line Easement, Lot 12-p1	Cul-de-sac Term.	Wilshire, Ave.	/	/	/
		14' F - Edge	Bit Pavement, Std C&G 6' SW N. Side Only	Wilshire, Ave	W. Prop Line-	Wyoming Blvd	/	/	/
		36' west half	Art. Pavement, Std C&G, 6' SW, W. Side Only	Wyoming Blvd.	N. Pl.	Wilshire, Ave. CL	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 **Sanitary sewer includes: manholes, fittings and trench and backfill.**

- 2 **Waterline includes: valves, boxes, fittings, trench and backfill.**

- 3 **** In lieu of Wyoming Improvement construction, Developer agrees to pay \$21,000 to the City of Albuquerque (see letter attached).**

- 4 **Grading and drainage certification required prior to to release of SIA and Financial Guarantee.**

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

Wallace L. Bingham P.E.

 NAME

Bingham Engineering

 FIRM

Wallace L. Bingham **11/25/02**
 _____ _____
 SIGNATURE DATE

_____ **DRB CHAIR** - DATE

_____ **TRANSPORTATION DEVELOPMENT** - DATE

_____ **UTILITY DEVELOPMENT** - DATE

_____ **CITY ENGINEER** - DATE

_____ **PARKS & GENERAL SERVICES** -DATE

_____ **AMAFCA** - DATE

_____ - Date

_____ - Date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER	



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Mayor Martin Chavez

July 19, 2002

Mr. Adil Rizvi
4001 Juan Tabo NE
Albuquerque, New Mexico 87111

**RE: Wyoming Blvd. Widening: Paseo Del Norte to Alameda
Properties in North Albuquerque Acres**

Dear Mr. Rizvi:

This letter of agreement pertains to only parcel Lot 17, Block 5, Tract 2, Unit 3, North Albuquerque Acres adjacent to Wyoming Blvd. The City is pursuing roadway improvements on Wyoming Blvd. and additional right-of-way is needed. Typically, such improvements and right-of-way dedications are standard requirements when properties are developed. The City will construct the proposed improvements on Wyoming Blvd. in consideration of dedicating the required additional right-of-way and payment of \$21,000.00 (Twenty one thousand dollars).

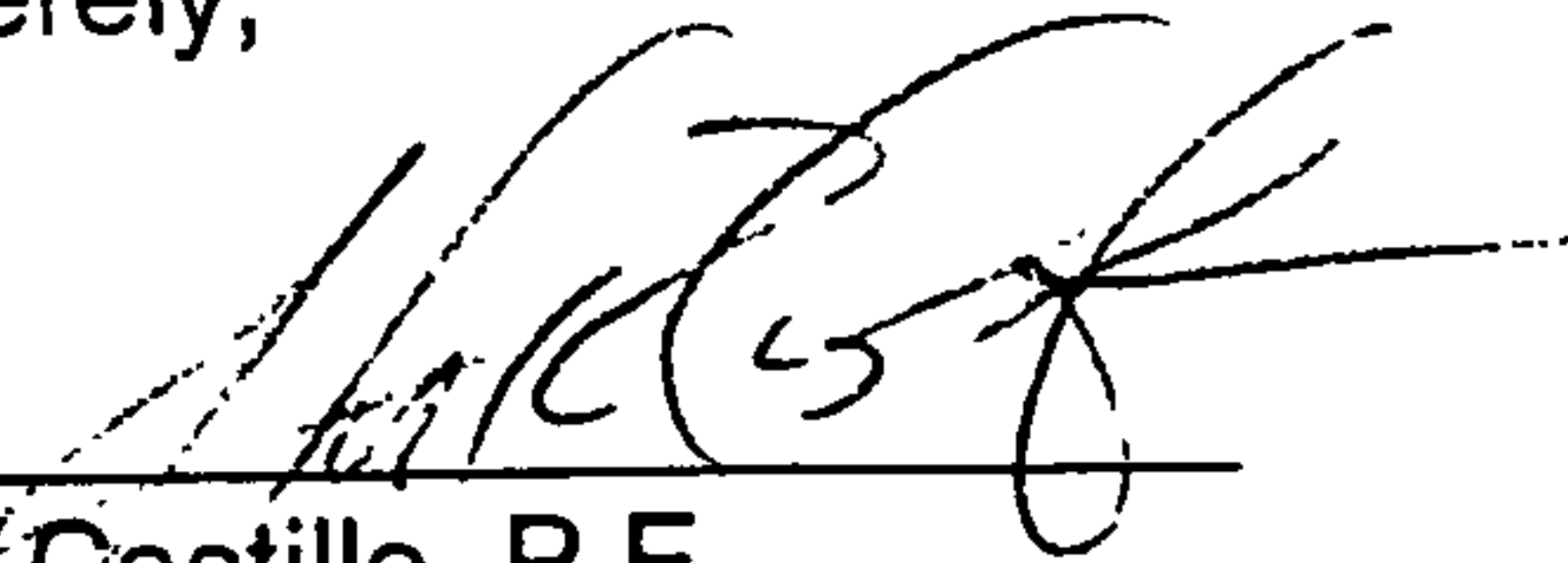
Upon receipt of executed document for permanent roadway easement, the City agrees to accept all roadways and roadway related storm drainage costs associated within Wyoming Blvd. improvements that might normally be required as a condition of the development of your property. In consideration of this offer, you the developer, agree to sign a Permanent Roadway Easement and within 90 days, dedicate by plat the additional right-way for the roadway in fee simple upon development of your property.

Please acknowledge your acceptance below and return this letter and grant of immediate entry to the City of Albuquerque Transportation Division before August 16, 2002, at the following address:

Manh Tran
Public Works Department
Transportation Development
P.O. Box 1293
Albuquerque, NM 87103

Should you have any questions or comments regarding this letter, please call the City project manager Manh Tran or myself at 768-2680.

Sincerely,



John Castillo, P.E.
Transportation Division Manager

Agreed,



Mr. Adil Rizvi

Date: Aug 12, 2002

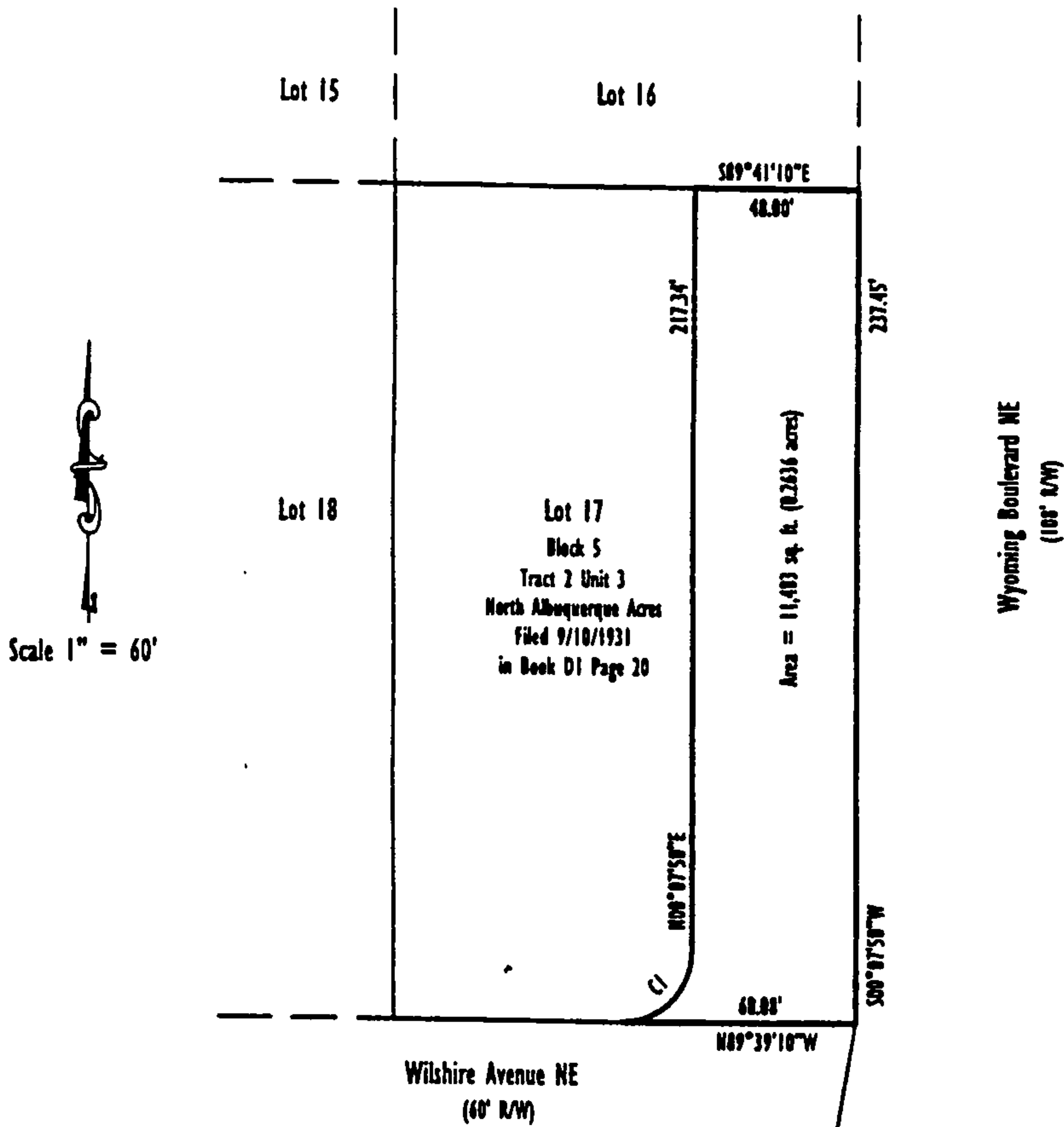
Attachments

Permanent Roadway Easement Exhibit

cc: John Castillo, Transportation Division Manager
Tom Blaine, Transportation Division
Manh Tran, Transportation Division
Kevin Broderick, DRC
Richard Dourte, Transportation

**SKETCH AND DESCRIPTION SHOWING
PERMANENT ROADWAY EASEMENT**

LOCATED WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SEC.18, T.11 N., R.4 E.
LOT 17 BLOCK 5 TRACT 2 UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2002



CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT
CI	20.00'	90°13'00"	N45°14'20"E	28.34'	31.49'	20.00'

Albuquerque Survey Control Monument "Heaven"
New Mexico State Plane Coordinates (Central Zone)
X=407051.31 Y=1518737.03 Elev. 5375.62
G/G Factor: 0.99965263 Δα=-0°10'45"
NAD 1927

A parcel of land being situate within the Elena Gallegos Grant in Projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian. Said parcel being the Easterly portion of Lot 17 Block 5 Tract 2 Unit 3 North Albuquerque Acres, as the same is shown and designated on the plat of said North Albuquerque Acres as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Book D-1 Page 20, and being more particularly described by grid bearings and ground distances as follows:

Beginning at the Southeast corner of the parcel herein described, a point common to the Westerly Right-Of-Way line of Wyoming Boulevard NE, the Northerly Right-Of-Way line of Wilshire Avenue NE, and the Southeast corner of said Lot 17, from which point the City of Albuquerque Survey Control Monument "Heaven" having New Mexico State Plane Coordinates (Central Zone) of X=407051.31 and Y=1518737.03 bears S09°58'27"W a distance of 2774.73 feet;

Thence N89°39'10"W along the Southerly boundary of said Lot 17 a distance of 68.00 feet to a point of curvature;

Thence along said curve (said curve being concave to the Northwest, having a radius of 20.00 feet, a central angle of 90°13'00", and a chord which bears N45°14'20"E, 28.34 feet) a distance of 31.49 feet;

Thence N00°07'50"E a distance of 217.34 feet to the Northerly boundary of said Lot 17;

Thence S89°41'10"E along the Northerly boundary of said Lot 17 a distance of 48.00 feet to the Westerly Right-Of-Way line of Wyoming Boulevard NE;

Thence S00°07'50"W along said Westerly Right-Of-Way line a distance of 237.45 feet to the Point of Beginning and containing 11,483 square feet (0.2636 acres) more or less.

I, Glen B. Haikin, City Surveyor for the City of Albuquerque and Professional Surveyor hereby certify that this Sketch and Description was prepared from field work performed by me or under my direct supervision, meets the Minimum Standards for surveys in New Mexico and is true and correct to the best of my knowledge and belief.

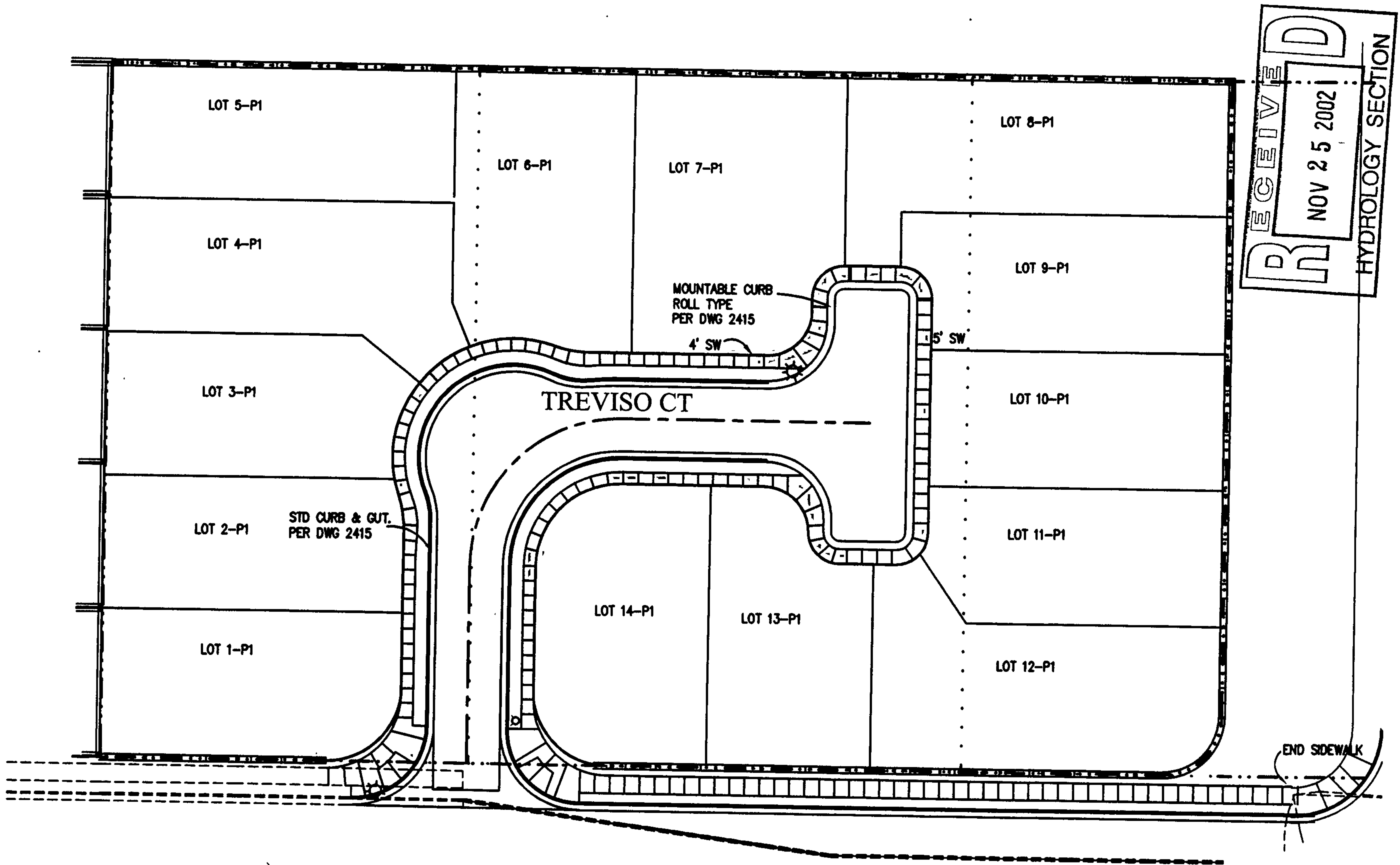
Glen B. Haikin 6-25-02
Date

Glen B. Haikin
N.M.P.S. 10023



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
CONSTRUCTION MANAGEMENT DIVISION
SURVEY SECTION

P.O. BOX 1793 ALBUQUERQUE, NEW MEXICO 805-748-3612



SIDEWALK DEFERRAL EXHIBIT

Tracey S. Bowen
8616 Coppell Ct. NE
Albuquerque, NM 87113

November 23, 2002

Mr. Roger Green, Acting DRB Chair, and all DRB members

RE: Development Review Board Hearing on Project 1002335, 02DRB-01698 Major-Preliminary Plat Approval, 02DRB-01699 Minor- Defer SDWK, 02DRB-01703 Major-SiteDev Plan BldPermit, 02DRB-01704 Major-SiteDev Plan Subdv.;
Property known as: The proposed "Treviso" Subdivision, Lots 17 and 18, Block 5, Tract 2, Unit 3 in North Albuquerque Acres, and Tract "A" of Coppell Subdivision;
Property owned by Shakeel Rizvi (1/2) and Esmail Haidari (1/2).

Dear Mr. Green and DRB Members:

I am a homeowner whose property is located in the Coppell Subdivision, immediately to the West of the above described property. This letter is to express my strong opposition to the approval of all of the above-mentioned actions that will be before the DRB on November 27, 2002, 9:00AM. I oppose the approval because:

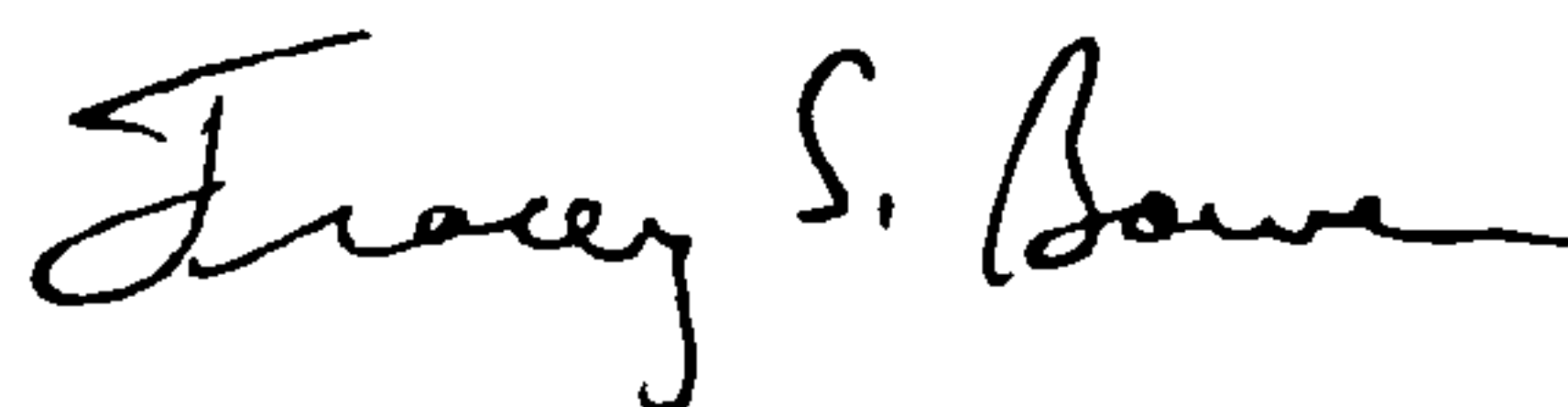
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Respectfully,



Tracey S. Bowen

Copies:

Brad Winter, President, City Council, District 4
Victor Chavez, Planning Director
Martin J. Chavez, Mayor

Jim I
8612 Copf
Albuquerque

Post-it® Fax Note	7671	Date	11/25/02	# of pages	8
To	Roger Green	From	Jim Dodds		
Co./Dept.	OTB Serv.	Co.	self		
Phone #	924 3989	Phone #	(505) 720 0013		
Fax #	924 3864	Fax #			

November 23, 2002

Mr. Roger Green, Acting DRB Chair, and all DRB members

RE: Development Review Board Hearing on Project 1002335, 02DRB-01698 Major-Preliminary Plat Approval, 02DRB-01699 Minor- Defer SDWK, 02DRB-01703 Major-SiteDev Plan BldPermit, 02DRB-01704 Major-SiteDev Plan Subdv ;
Property known as: The proposed "Treviso" Subdivision, Lots 17 and 18, Block 5, Tract 2, Unit 3 in North Albuquerque Acres, and Tract "A" of Coppell Subdivision;
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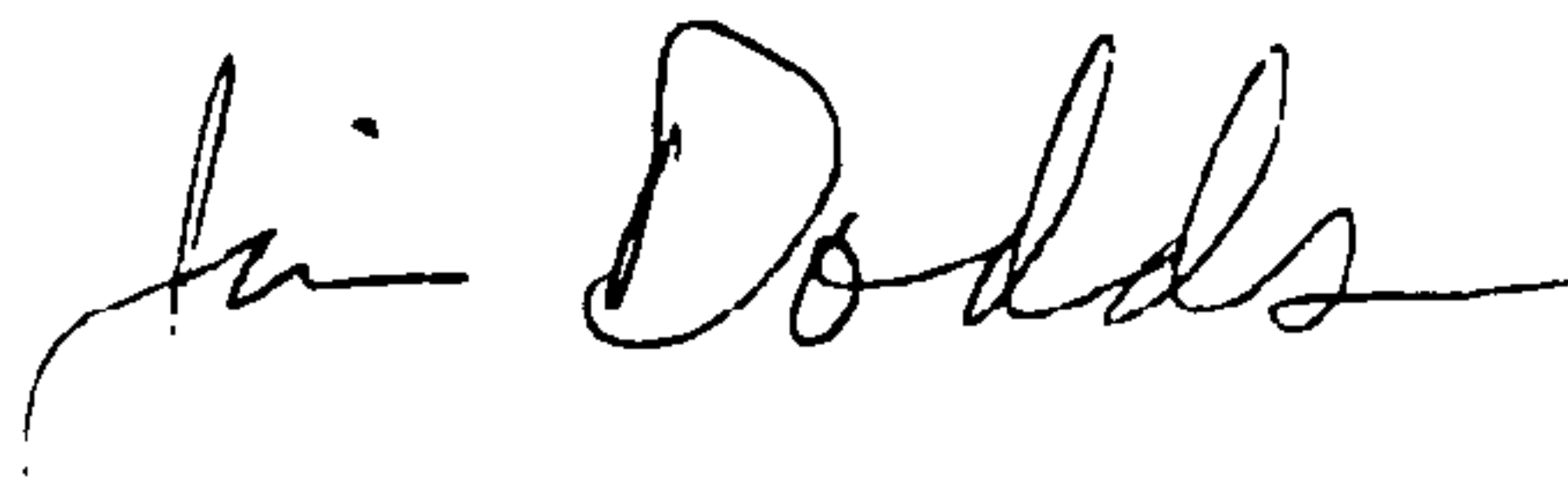
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Martin J. Chavez, Mayor

Paula L. Miller
8612 Coppell Ct. NE
Albuquerque, NM 87113

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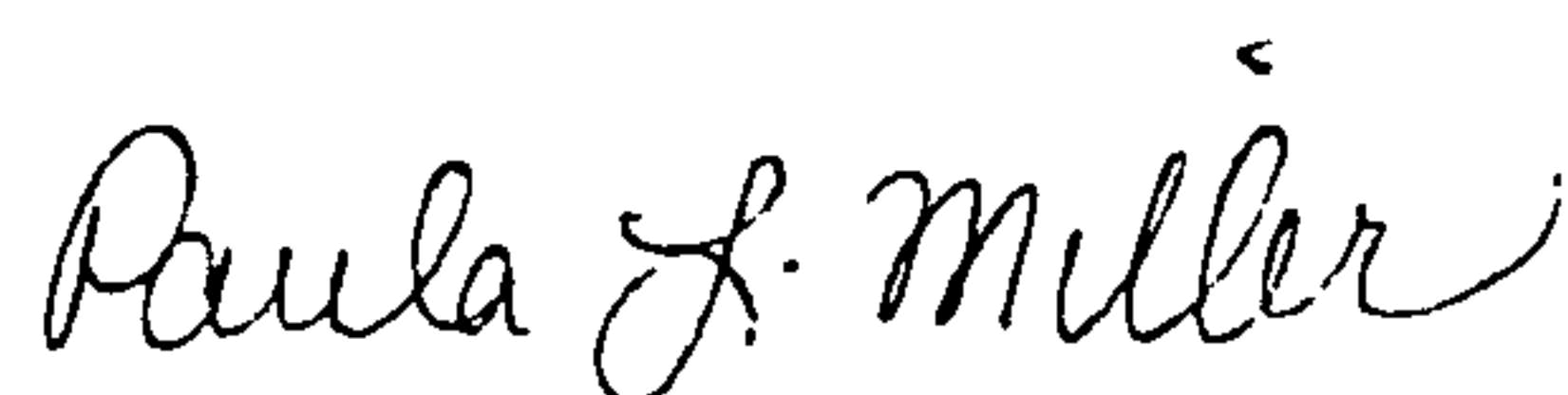
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Gloria J. Diaz
8620 Coppell Ct. NE
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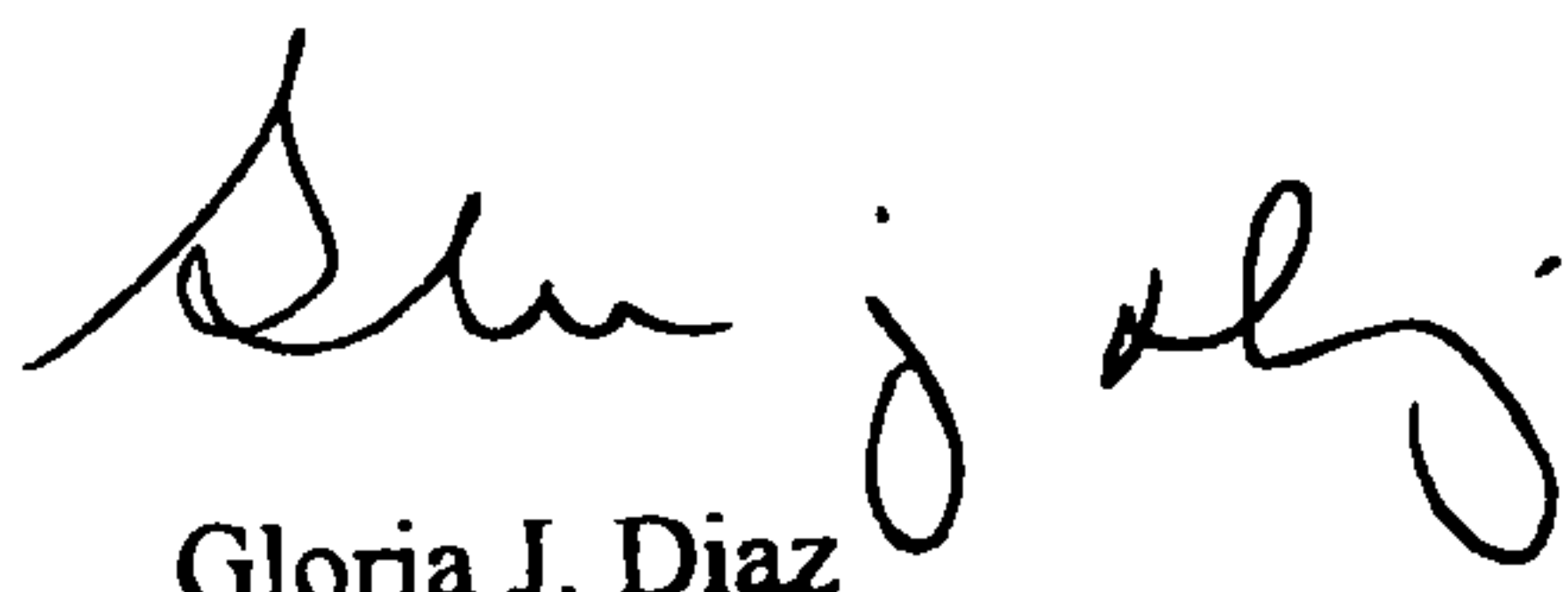
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Gloria J. Diaz

Copies:

Brad Winter, President, City Council, District 4

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Martin J. Chavez, Mayor

ORIGINAL

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: _____
DATE SITE PLAN APPROVED: _____
DATE PRELIMINARY PLAT APPROVED: _____
DATE PRELIMINARY PLAT EXPIRES: _____
DRB PROJECT NO.: 1002335
DRB APPLICATION NO.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TREVISO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

lots 17,18 and Tract A, Block 5, Tract 2, Unit3, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F+F52	Res pavement, Std C&G, 4" SW, both sides	Treviso Court	Wilshire Ave.	Cul de Sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	"	/	/	/
		6"	Water Line	Water Line Easement, Lot 12-p1	Cul de Sac Term.	Wilshire, Ave.	/	/	/
		14' F - Edge	Bit Pavement, Std C&G 6' SW N. Side Only	Wilshire, Ave	W. Prop Line-	Wyoming Blvd	/	/	/
		36' west half	Art. Pavement, Std C&G, 6' SW, W. Side Only	Wyoming Blvd.	N. Pl.	Wilshire, Ave. CL	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 Sanitary sewer includes: manholes, fittings and trench and backfill.
- 2 Waterline includes: valves, boxes, fittings, trench and backfill.
- 3 ** In lieu of Wyoming Improvement construction, Developer agrees to pay \$21,000 to the City of Albuquerque (see letter attached).
- 4 Grading and drainage certification required prior to to release of SIA and Financial Guarantee.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER
Wallace L. Bingham
 Wallace L. Bingham P.E.
 NAME

Bingham Engineering
 FIRM

Wallace L. Bingham 11/1/02
 SIGNATURE DATE

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

DRB CHAIR - DATE

TRANSPORTATION DEVELOPMENT - DATE

UTILITY DEVELOPMENT - DATE

CITY ENGINEER - DATE

PARKS & GENERAL SERVICES -DATE

AMAFCA - DATE

_____- Date

_____- Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: ESMAIL HAIDARI PHONE: 480-2533

ADDRESS: 7049 LUELLA ANNE, NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: RAIS1424@aol.com

Proprietary interest in site: OWNER

AGENT (if any): WALLACE L BINGHAM PHONE: 797-4699

ADDRESS: 6344 BELCHER AVENUE, NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A PROPOSED 14 LOT 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 LOTS 17 & 18 TRACT A, NAA Block: 5 Unit: 3

Subdiv / Addn NO. ALBA. ACRES, UNIT 3 TRACT. 2, AKA TREVISO SUBD

Current Zoning: RD Proposed zoning: 7 DU / ACRE

Zone Atlas page(s): C-19-Z No. of existing lots: 2 No. of proposed lots: 14

Total area of site (acres): 2 Density if applicable. dwellings per gross acre 6.85 dwellings per net acre: _____

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 101906423628020115 MRGCD Map No _____

LOCATION OF PROPERTY BY STREETS: On or Near WILSHIRE BETWEEN WYOMING

Between WYOMING BLVD. NE and LOUISIANA 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.) DRB-99-153

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

SIGNATURE [Signature] DATE NOV 1, 02

(Print) Esmail Haidari Applicant Agent

FOR OFFICIAL USE ONLY

- 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
<u>02DRB - 01698</u>	<u>PPA</u>	<u>5(2)</u>	<u>\$ 870.00</u>
<u>02DRB - 01699</u>	<u>TDSW</u>		<u>\$ 0</u>
<u>02DRB - 01703</u>	<u>NOTIFIC. FEE</u>		<u>\$ 75.00</u>
<u>02DRB - 01704</u>	<u>SP4BP</u>		<u>\$ 385.00</u>
	<u>SP4SD</u>		<u>\$ 385.00</u>
Total			<u>\$ 1715.00</u>

Hearing date NOV. 27th 02

[Signature] NOV 1, 02
Planner signature / date

Project # 1002335

FORM S(2): SUBDIVISION - D...J. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- 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
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form *need.*
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- 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
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 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.**

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

Esmail Haidari,
Applicant name (print)
for ad
Applicant signature / date
Nov 2, 02



Form revised September 2001

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

Application case numbers
022RD-01698

Robert 11/1/02
Planner signature / date
Project # 1002335

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.

Esmail Haidari
Applicant name (print)

for. adn Nov 1, 02
Applicant signature / date



Form revised September 2001

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

Application case numbers
02DR13 - _____ - 01699
 _____ - _____ - _____
 _____ - _____ - _____

For Derbert 11/1/02
Planner signature / date

Project # 100 2335

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB *Lcueva SDP*
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB *Lcueva SDP*
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for ~~Building Permit~~ *SUBDIVISION* Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

Adnan Esmail Haidari

Applicant name (print)

Adnan

11/1/02

Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
02 DRB - - 01703
02 DRB - - 01704

B. B. B. 11/01/02

Planner signature / date

Project # *1002335*

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

10/31/02

Roger Greene P.E.
Acting DRB Chair
City of Albuquerque,
Po Box 1293
Albuquerque, NM 87102

Re: DRB Application

Dear Mr. Greene:

Herewith is the application for approval for TREVISIO SUBDIVISION. This subdivision is located at the north side of Wilshire Ave on the west side of Wyoming. The subdivision will provide 14 single-family home lots on a Cul de Sac. The lot sizes range from 4500 to 6500 sq ft.

The project lies within the La Cueva Master Plan Area and the Plan was followed in preparing this site plan. The zoning for this project is R-D. The density limit for this area 7 lots per Acre.

Sincerely,



Wallace L Bingham P.E.

Nov 1, 2002

To:

Mr Roger Greene P.E.
Acting DRB chair.
COA.

I, Esmail Haidari, am the property owner of Lots 19, 20 and 21, Block 5, Unit 3 North Albuquerque Acres. I am also hereby authorizing Mr. Wallace Bingham to act as my agent for DRB and DRG submittals.

Esmail Haidari - 480-2533

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME TREVISO COURT.
AGIS MAP # C-19
LEGAL DESCRIPTION LOT 17, 18 & 19, TRACT 2, Block 5
Unit 3, NAA.

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on NOV 1, 2002 [date].

Admin

Applicant / Agent

NOV 1, 02

Date

Teresa A. Martin

Hydrology Division Representative

11-1-02

Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on July 23, 2002 [date]

Admin

Applicant / Agent

NOV 1, 02

Date

Roger Allee

Utilities Division Representative

11/1/02

Date

DRB# _____

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER C-19

REFERRAL # _____

SITE ADDRESS Wyoming @ Wilshire

LEGAL DESCRIPTION: SUBJECT TRACT Milano

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTANTANEOUS FLOW REQUIRED 1478

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION V-N

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE _____

DATE: 7-10-02

FIRE DEPARTMENT INSPECTOR: R.C. Sanchez

RECEIVED BY: Wallace Bingham TELEPHONE: 797-4699

- NOTES:
- 1 ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS
 - 2 DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 - 3 DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Esmail Haidari Date of request: 11/1/02 Zone atlas page(s): C-19-2

CURRENT:
Zoning RD
Parcel Size (acres / sq.ft.) 2

Legal Description -
Lot or Tract # LOTS 17210, 43 Block # 5
Subdivision Name TREVISO

REQUESTED CITY ACTION(S):

Annexation	[]	Sector Plan	[]	Site Development Plan:	Building Permit	[]
Comp. Plan		Zone Change	[]	a) Subdivision	Access Permit	[]
Amendment	[]	Conditional Use	[]	b) Build'g Purposes	Other	[]
				c) Amendment		[]

PROPOSED DEVELOPMENT:

No construction / development []
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 14
Building Size - _____ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative ADIL RIZVI Date 11/1/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony [Signature]
TRAFFIC ENGINEER

11-1-02
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: PER 14-16-1A-3 OF ZONE CODE
3-14 TL
11-1-02

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE



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: September 18, 2002

TO CONTACT NAME: Wallace L. Bingham
COMPANY/AGENCY: Bingham Engineering
ADDRESS/ZIP: 6344 Belcher Ave NE 87109
PHONE/FAX #: 797-4699

Thank you for your inquiry of 9-18-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract A of Lots 17, 18 & 19, 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: Jay Rowland
7729 R.C. Gorman NE
797-0853 (H) 87122
Joe Yardumian
7801 R.C. Gorman Ave NE
797-1851 (H) 87122-2748

North Domingo Baca
Neighborhood Association
Contacts: Jeff Peterson
7205 Peregrine Rd NE / 87113
797-3477 (H) 880-9670 (W)
Tracy Bowen
8616 Coppel Ct. NE / 87113
797-1549 (H)

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 S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

ALBUQUERQUE, NM 87113

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	Postmark Here Clerk: KGNFG6 10/31/02

Sent To **Tracey Bowen**
Street, Apt. No.; or PO Box No. **8614 Coppell Ct NE**
City, State, ZIP+ 4 **Albuq. NM 87133**

PS Form 3800, January 2001 See Reverse for Instructions

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

ALBUQUERQUE, NM 87113

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	Postmark Here Clerk: KGNFG6 10/31/02

Sent To **Jeff Peterson**
Street, Apt. No.; or PO Box No. **7205 Peregrine Rd**
City, State, ZIP+ 4 **Albuq. NM 87133**

PS Form 3800, January 2001 See Reverse for Instructions

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

ALBUQUERQUE, NM 87122

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	Postmark Here Clerk: KGNFG6 10/31/02

Sent To **Joe Yardumian**
Street, Apt. No.; or PO Box No. **7801 RC Gorman**
City, State, ZIP+ 4 **Albuq. 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)

ALBUQUERQUE, NM 87112

Postage	\$ 0.37	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	Postmark Here Clerk: KGNFG6 10/31/02

Sent To **Jay Rowland**
Street, Apt. No.; or PO Box No. **7729 RC Gorman**
City, State, ZIP+ 4 **Albuq. NM 87122**

PS Form 3800, January 2001 See Reverse for Instructions

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

10/31/02

Joe Yardumian
NOR ESTE Neighborhood Association
7801 R C Gorman NE
Albuquerque, NM 87122

Re: New Subdivision

Dear Mr. Yardumian:

This is to inform you that a new subdivision is planned that will provide single-family-home type lots, which is the zoning, at the location whose legal description is as follows;

LOTS 17, 18 and TRACT A
BLOCK 5, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

The location of these lots is: the north side of Wilshire Ave. on the west side of Wyoming Blvd.

The Applicant for this project is: Ismail Haidari
7049 Luelia Anne Dr. NE
Albuquerque, NM 87109
Home 857 0467
Office 298 3477

The Agent is: Wallace L. Bingham P.E.
6344 Belcher NE
Albuquerque, NM 87109
Home and office 797 4699

Sincerely,

Wallace L Bingham P.E.

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

10/31/02

Jay Rowland
NOR ESTE Neighborhood Association
7729 R C Gorman NE
Albuquerque, NM 87122

Re: New Subdivision

Dear Mr. Rowland:

This is to inform you that a new subdivision is planned that will provide single-family-home type lots, which is the zoning, at the location whose legal description is as follows;

LOTS 17, 18 and TRACT A
BLOCK 5, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

The location of these lots is: the north side of Wilshire Ave. on the west side of Wyoming Blvd.

The Applicant for this project is: Ismail Haidari
7049 Luelia Anne Dr. NE
Albuquerque, NM 87109
Home 857 0467
Office 298 3477

The Agent is: Wallace L. Bingham P.E.
6344 Belcher NE
Albuquerque, NM 87109
Home and office 797 4699

Sincerely,

Wallace L Bingham P.E.

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

10/31/02

Tracey Bowen
NORTH DOMINGO BACA Neighborhood Association
8616 Coppel Ct. NE
Albuquerque, NM 87133

Re: New Subdivision

Dear Mr. Bowen:

This is to inform you that a new subdivision is planned that will provide single-family-home type lots, which is the zoning, at the location whose legal description is as follows;

LOTS 17, 18 and TRACT A
BLOCK 5, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

The location of these lots is: the north side of Wilshire Ave. on the west side of Wyoming Blvd.

The Applicant for this project is Ismail Haidari
7049 Luelia Anne Dr. NE
Albuquerque, NM 87109
Home 857 0467
Office 298 3477

The Agent is: Wallace L. Bingham P.E.
6344 Belcher NE
Albuquerque, NM 87109
Home and office 797 4699

Sincerely,

Wallace L Bingham P.E.

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

10/31/02

Jeff Peterson
NORTH DOMINGO BACA Neighborhood Association
7205 Peregrine Rd. NE
Albuquerque, NM 87133

Re: New Subdivision

Dear Mr. Peterson:

This is to inform you that a new subdivision is planned that will provide single-family-home type lots, which is the zoning, at the location whose legal description is as follows;

LOTS 17, 18 and TRACT A
BLOCK 5, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

The location of these lots is: the north side of Wilshire Ave. on the west side of Wyoming Blvd.

The Applicant for this project is: Ismail Haidari
7049 Luelia Anne Dr. NE
Albuquerque, NM 87109
Home 857 0467
Office 298 3477

The Agent is: Wallace L. Bingham P.E.
6344 Belcher NE
Albuquerque, NM 87109
Home and office 797 4699

Sincerely,

Wallace L Bingham P.E.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Mayor Martin Chavez

July 19, 2002

Mr. Adil Rizvi
4001 Juan Tabo NE
Albuquerque, New Mexico 87111

**RE: Wyoming Blvd. Widening: Paseo Del Norte to Alameda
Properties in North Albuquerque Acres**

Dear Mr. Rizvi:

This letter of agreement pertains to only parcel Lot 17, Block 5, Tract 2, Unit 3, North Albuquerque Acres adjacent to Wyoming Blvd. The City is pursuing roadway improvements on Wyoming Blvd. and additional right-of-way is needed. Typically, such improvements and right-of-way dedications are standard requirements when properties are developed. The City will construct the proposed improvements on Wyoming Blvd. in consideration of dedicating the required additional right-of-way and payment of \$21,000.00 (Twenty one thousand dollars).

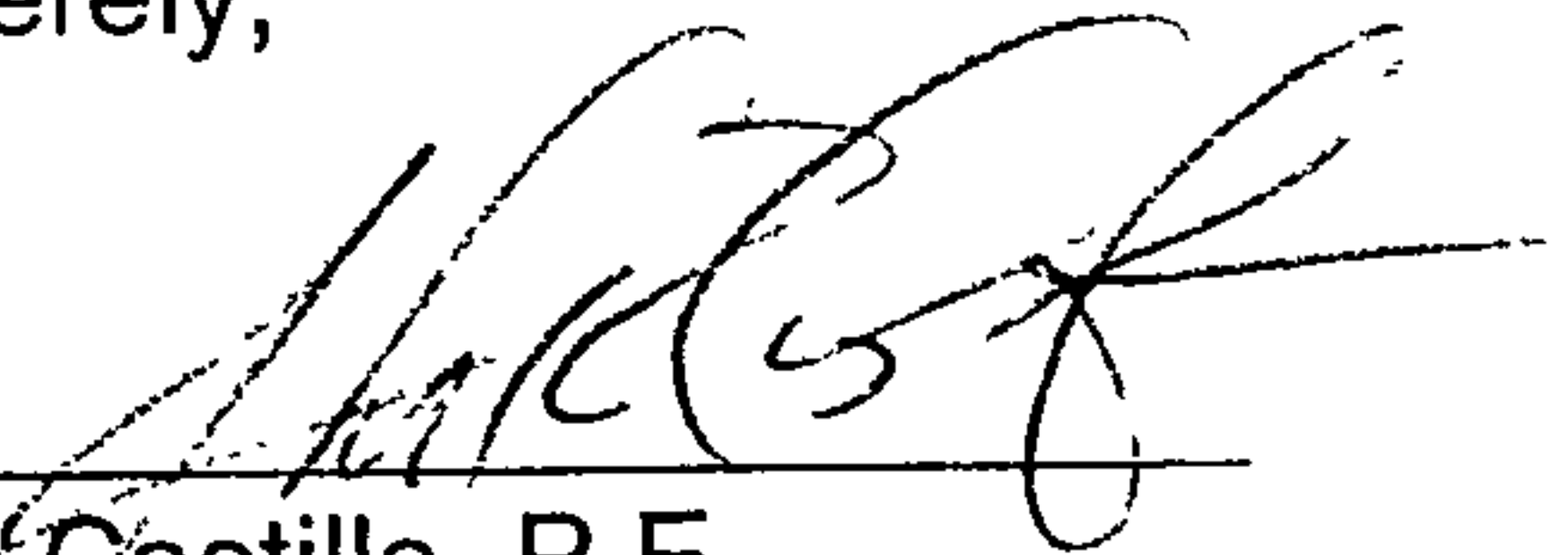
Upon receipt of executed document for permanent roadway easement, the City agrees to accept all roadways and roadway related storm drainage costs associated within Wyoming Blvd. improvements that might normally be required as a condition of the development of your property. In consideration of this offer, you the developer, agree to sign a Permanent Roadway Easement and within 90 days, dedicate by plat the additional right-way for the roadway in fee simple upon development of your property.

Please acknowledge your acceptance below and return this letter and grant of immediate entry to the City of Albuquerque Transportation Division before August 16, 2002, at the following address:

Manh Tran
Public Works Department
Transportation Development
P.O. Box 1293
Albuquerque, NM 87103


Should you have any questions or comments regarding this letter, please call the City project manager Manh Tran or myself at 768-2680.

Sincerely,



John Castillo, P.E.
Transportation Division Manager

Agreed,



Mr. Adil Rizvi

Date: Aug 12, 2002

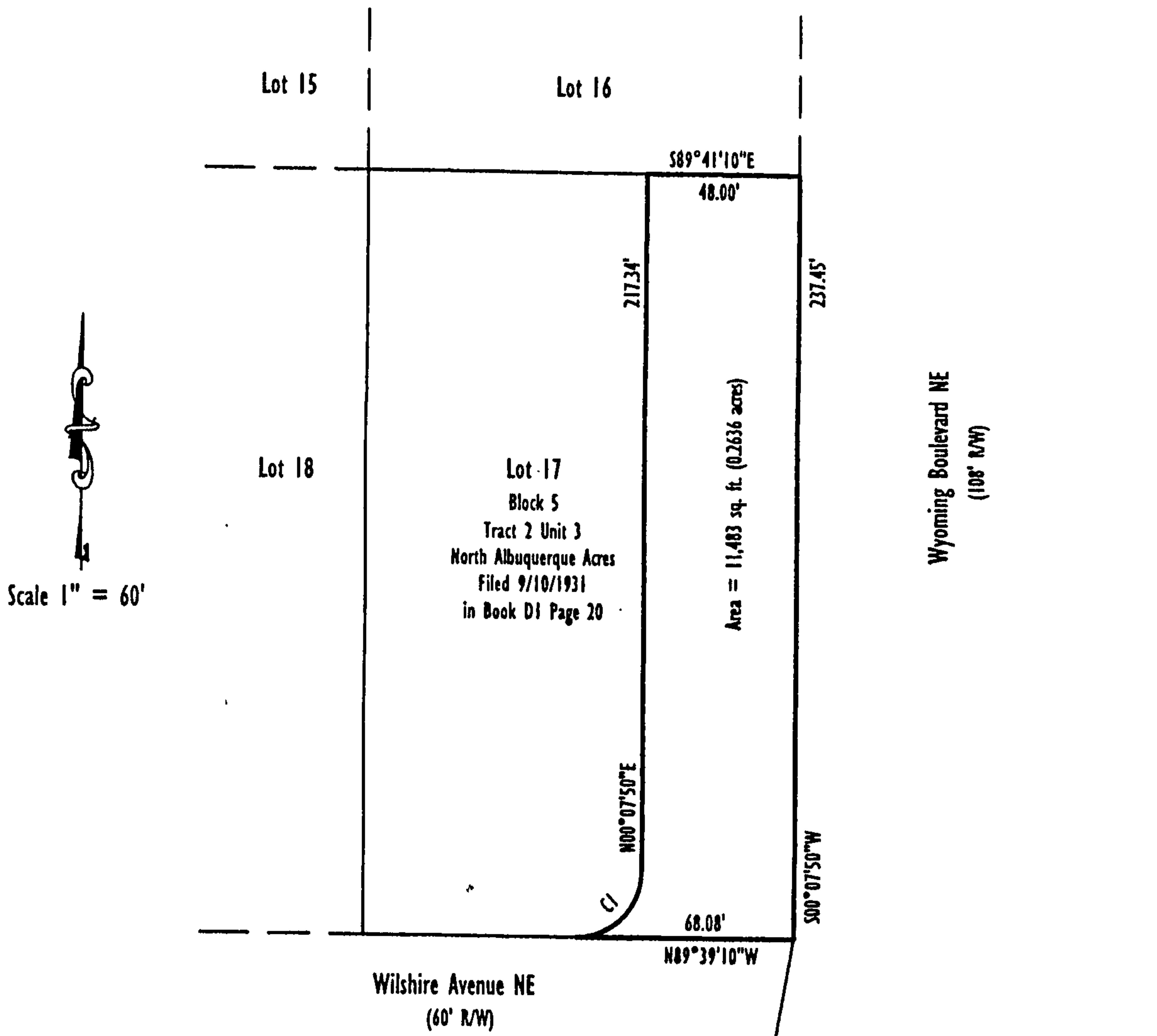
Attachments

Permanent Roadway Easement Exhibit

cc: John Castillo, Transportation Division Manager
Tom Blaine, Transportation Division
Manh Tran, Transportation Division
Kevin Broderick, DRC
Richard Dourte, Transportation

**SKETCH AND DESCRIPTION SHOWING
PERMANENT ROADWAY EASEMENT**

LOCATED WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SEC.18, T.11 N., R.4 E.
LOT 17 BLOCK 5 TRACT 2 UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2002



CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT
CI	20.00'	90°13'00"	N45°14'20"E	28.34'	31.49'	20.00'

Albuquerque Survey Control Monument "Heaven"
New Mexico State Plane Coordinates (Central Zone)
X=407051.31 Y=1518737.03 Elev. 5375.62
G/G Factor: 0.99945263 Δα=-0°10'45"
NAD 1927

A parcel of land being situate within the Elena Gallegos Grant in Projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian. Said parcel being the Easterly portion of Lot 17 Block 5 Tract 2 Unit 3 North Albuquerque Acres, as the same is shown and designated on the plat of said North Albuquerque Acres as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Book D-1 Page 20, and being more particularly described by grid bearings and ground distances as follows:

Beginning at the Southeast corner of the parcel herein described, a point common to the Westerly Right-Of-Way line of Wyoming Boulevard NE, the Northerly Right-Of-Way line of Wilshire Avenue NE, and the Southeast corner of said Lot 17, from which point the City of Albuquerque Survey Control Monument "Heaven" having New Mexico State Plane Coordinates (Central Zone) of X=407051.31 and Y=1518737.03 bears S09°58'27"W a distance of 2774.73 feet;

Thence N89°39'10"W along the Southerly boundary of said Lot 17 a distance of 68.08 feet to a point of curvature;

Thence along said curve (said curve being concave to the Northwest, having a radius of 20.00 feet, a central angle of 90°13'00", and a chord which bears N45°14'20"E, 28.34 feet) a distance of 31.49 feet;

Thence N00°07'50"E a distance of 217.34 feet to the Northerly boundary of said Lot 17;

Thence S89°41'10"E along the Northerly boundary of said Lot 17 a distance of 48.00 feet to the Westerly Right-Of-Way line of Wyoming Boulevard NE;

Thence S00°07'50"W along said Westerly Right-Of-Way line a distance of 237.45 feet to the Point of Beginning and containing 11,483 square feet (0.2636 acres) more or less.

I, Glen B. Haikin, City Surveyor for the City of Albuquerque and Professional Surveyor hereby certify that this Sketch and Description was prepared from field work performed by me or under my direct supervision, meets the Minimum Standards for surveys in New Mexico and is true and correct to the best of my knowledge and belief.

Glen B. Haikin

6-25-02

Glen B. Haikin
N.M.P.S. 10023

Date



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
CONSTRUCTION MANAGEMENT DIVISION
SURVEY SECTION**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 505-768-3612

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

11/1/02

Roger Greene P.E.
Acting DRB Chair
City of Albuquerque,
Po Box 1293
Albuquerque, NM 87102

Re: DRB Application Treviso Subdivision

Dear Mr. Greene:

This letter addresses our request to defer the sidewalks on this project. The sidewalks will be damaged by the heavy loads of materials that are necessary to construct the houses and should be deferred until the houses are constructed.

Sincerely,



Wallace L Bingham P.E.

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

City of Albuquerque
Treasury Division

PAID RECEIPT

APPLICANT NAME

ESMAIL HAIDARI

AGENT

WALLACE L. BINGHAM

ADDRESS

6344 BELCHER AV. NE, 87109

PROJECT NO.

1002335

APPLICATION NO.

02DRB-01698 02DRB-01703
02DRB-01699 02DRB-01704

\$ 1640 441006 / 4983000 (DRB Cases)

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

\$ 75 441018 / 4971000 (Notification)

\$ 1,715⁰⁰ Total amount due

11/01/2002 1:53PM LDC: ANE
RECEIPT# 00030085 WS# 006 TRANS# 0026
ACCOUNT 441018 FUND 0110
ACTIVITY 4971000 TRSKDM
Trans Amt \$1,715.00
J24 Misc \$75.00
CK \$1,715.00
CHANGE \$0.00

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

95-145/1070
001210971

DATE 11/1/02

2386

PAY TO THE ORDER OF COA \$ 1715.00

Seventeen Hundred and Fifteen DOLLARS

1ST FIRST STATE BANK
www.fsbnm.com

MEMO _____

City of Albuquerque
Treasury Division

11/01/2002 1:53PM LDC: ANE
RECEIPT# 00030084 WS# 006 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$1,715.00
J24 Misc \$1,640.00

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 Nov. 12th '02 To NOVEMBER 27th 2002

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.

Emil (Applicant or Agent) 11/01/02 (Date)

I issued 2 signs for this application, 11/01/02 (Date), [Signature] (Staff Member)

BINGHAM
ENGINEERING
6344 Belcher Ave.
Albuquerque, NM 87109
Of. 505 797 4699
Fax 505 797 4699

12/15/02

#10

(Sheran Matson?)

Christine Sandoval:
Roger Green P.E.:
Richard Dourte P.E.:
Bradley Bingham P.E.:

Re: Replacement submissions for DRB of 12/18/02

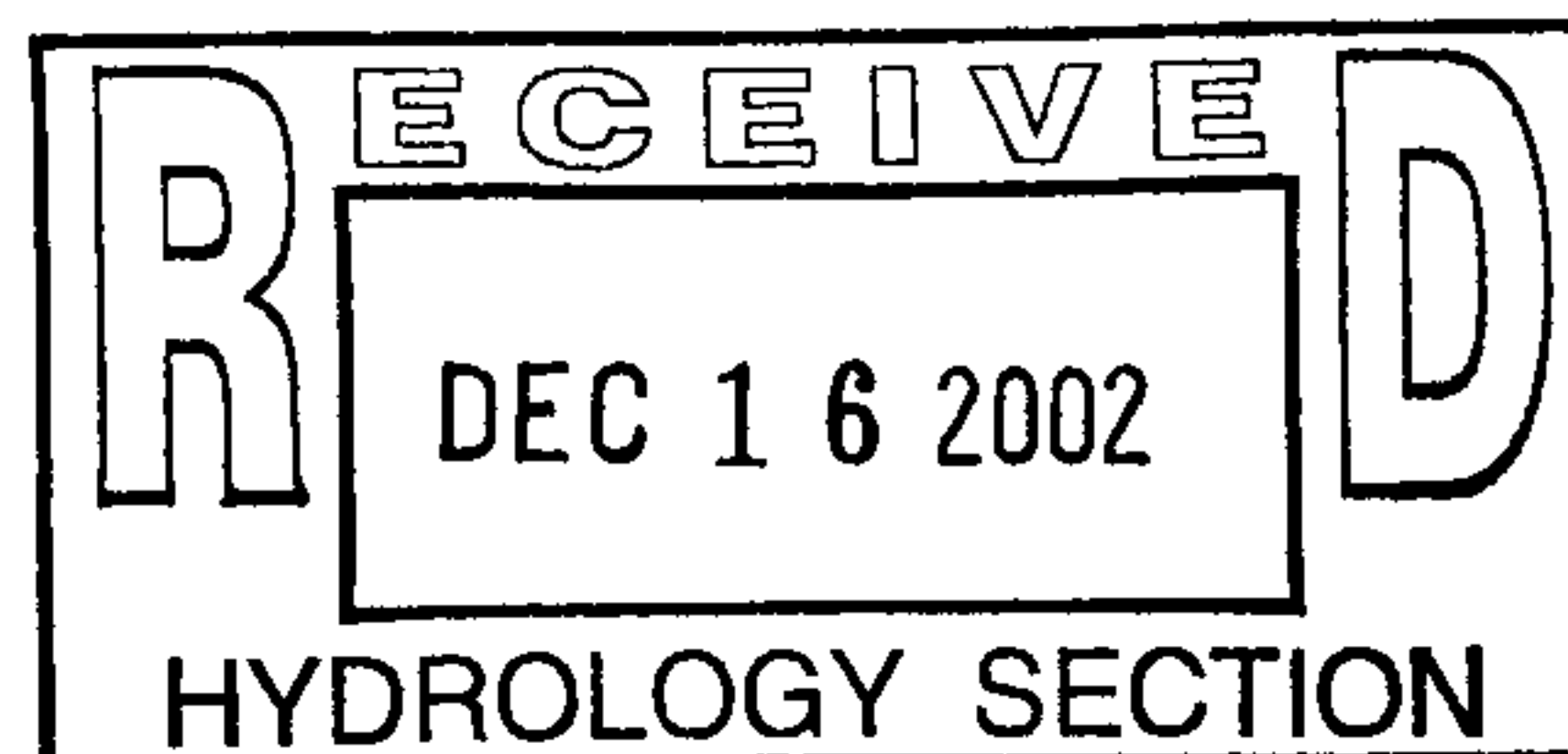
Dear DRB Member,

Please accept this second set of substitute documents for the subject project. The subdivision has been redesigned to accommodate the complaints made by the abutting residents. The change is realigning the west four lots in a north-south direction and moving the entrance to the west property line. This allowed the elevation of those lots to be reduced to approximately existing ground level. Meetings with the Neighbors and the redesign apparently satisfied them that all that could be done had been done.

Sincerely,



Wallace L Bingham P.E.



INFRASTRUCTURE LIST

Current DRC
Project Number: _____

**EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT**

DATE SUBMITTED: 12/18/02
 DATE SITE PLAN APPROVED: _____
 DATE PRELIMINARY PLAT APPROVED: _____
 DATE PRELIMINARY PLAT EXPIRES: _____
 DRB PROJECT NO. 1002335
 DRB APPLICATION NO. 02DRB-01703

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TREVISO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

lots 17,18 and Tract A, Block 5, Tract 2, Unit3, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Constr. Engineer
		26' F-F+F52	Res pavement, Std C&G, 4" SW, both sides	Treviso Court	Wilshire Ave.	Cul-de-sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	"	/	/	/
		6"	Water Line	Water Line Easement, Lot 10-p1	Cul-de-sac Term.	Wilshire, Ave.	/	/	/
		14' F - Edge (remaining unpaved)	Bit Pavement, Std C&G 6' SW N. Side Only	Wilshire, Ave	W. Prop Line-	Wyoming Blvd	/	/	/
		36' west half	Art. Pavement, Std C&G, 6' SW, W. Side Only	Wyoming Blvd.	N. Pl.	Wilshire, Ave. CL	/	/	/
		N/A	RES STREET LIGHTS	PER DPM			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES


- 1 Sanitary sewer includes: manholes, fittings and trench and backfill.**

- 2 Waterline includes: valves, boxes, fittings, trench and backfill.**

- 3 ** In lieu of Wyoming improvement construction, Developer agrees to pay \$21,000 to the City of Albuquerque (see letter attached).**

- 4 Grading and drainage certification required prior to to release of SIA and Financial Guarantee.**

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

Wallace L. Bingham P.E.			
NAME		DRB CHAIR - DATE	
Bingham Engineering			PARKS & GENERAL SERVICES -DATE
FIRM		TRANSPORTATION DEVELOPMENT - DATE	
			AMAFCA - DATE
SIGNATURE DATE		UTILITY DEVELOPMENT - DATE	
			- Date
			- Date
		CITY ENGINEER - DATE	

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER	

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 12/18/02
DATE SITE PLAN APPROVED: _____
DATE PRELIMINARY PLAT APPROVED: _____
DATE PRELIMINARY PLAT EXPIRES: _____
DRB PROJECT NO. 1002335
DRB APPLICATION NO. 02DRB-01703

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TREVISO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

lots 17,18 and Tract A, Block 5, Tract 2, Unit3, North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Constr. Engineer
		26' F-F+F52	Res pavement, Std C&G, 4" SW, both sides	Treviso Court	Wilshire Ave.	Cul-de-sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	"	/	/	/
		6"	Water Line	Water Line Easement, Lot 10-p1	Cul-de-sac Term.	Wilshire, Ave.	/	/	/
		14' F - Edge (remaining unpaved)	Bit Pavement, Std C&G 6' SW N. Side Only	Wilshire, Ave	W. Prop Line-	Wyoming Blvd	/	/	/
		36' west half	Art. Pavement, Std C&G, 6' SW, W. Side Only	Wyoming Blvd.	N. Pl.	Wilshire, Ave. CL	/	/	/
		N/A	RES STREET LIGHTS	PER DPM			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

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

Wallace L. Bingham P.E.

 NAME

Bingham Engineering

 FIRM

Wallace L. Bingham 12/18/02

 SIGNATURE DATE

 DRB CHAIR - DATE

 TRANSPORTATION DEVELOPMENT- DATE

 UTILITY DEVELOPMENT - DATE

 CITY ENGINEER - DATE

 PARKS & GENERAL SERVICES -DATE

 AMAFCA - DATE

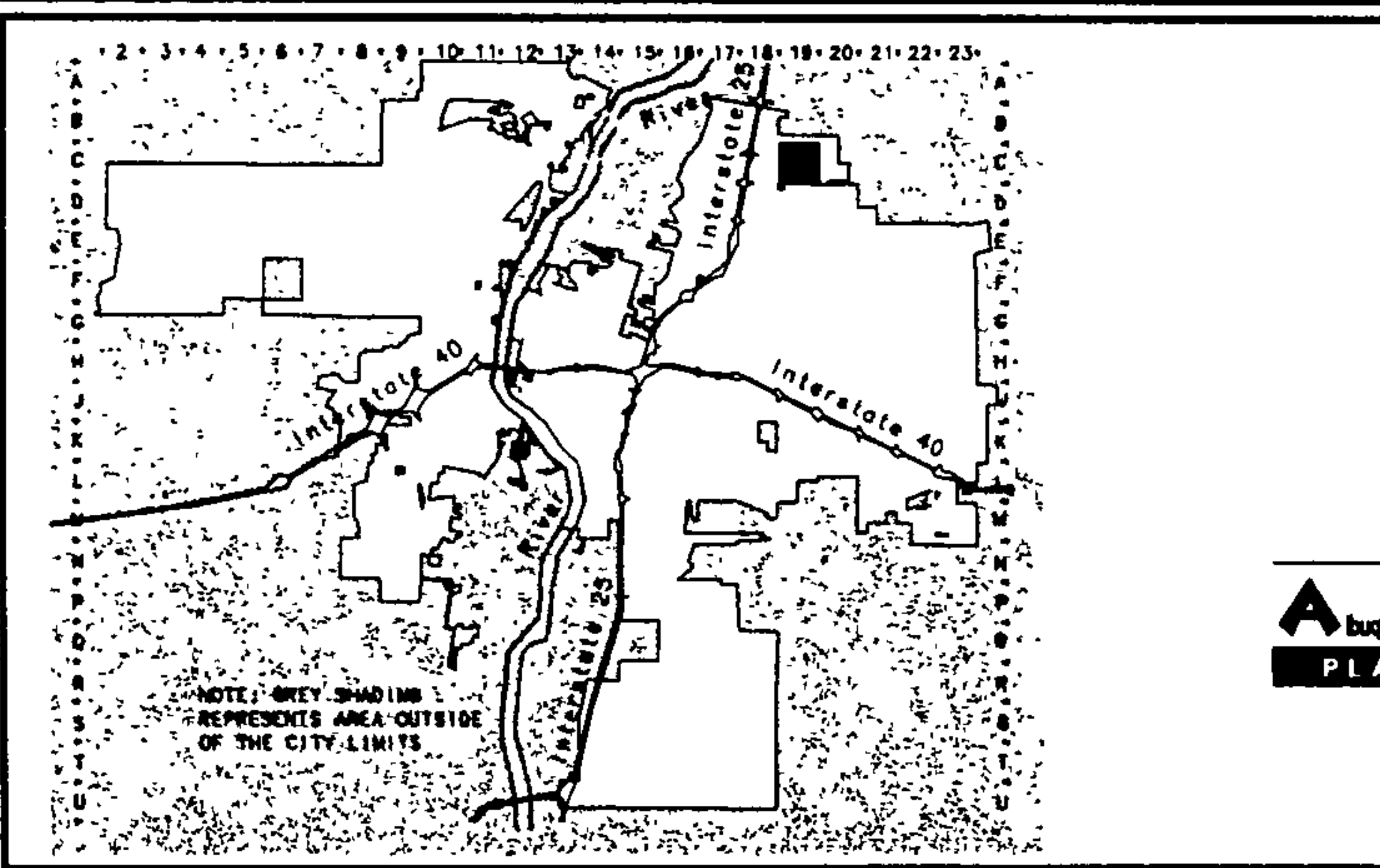
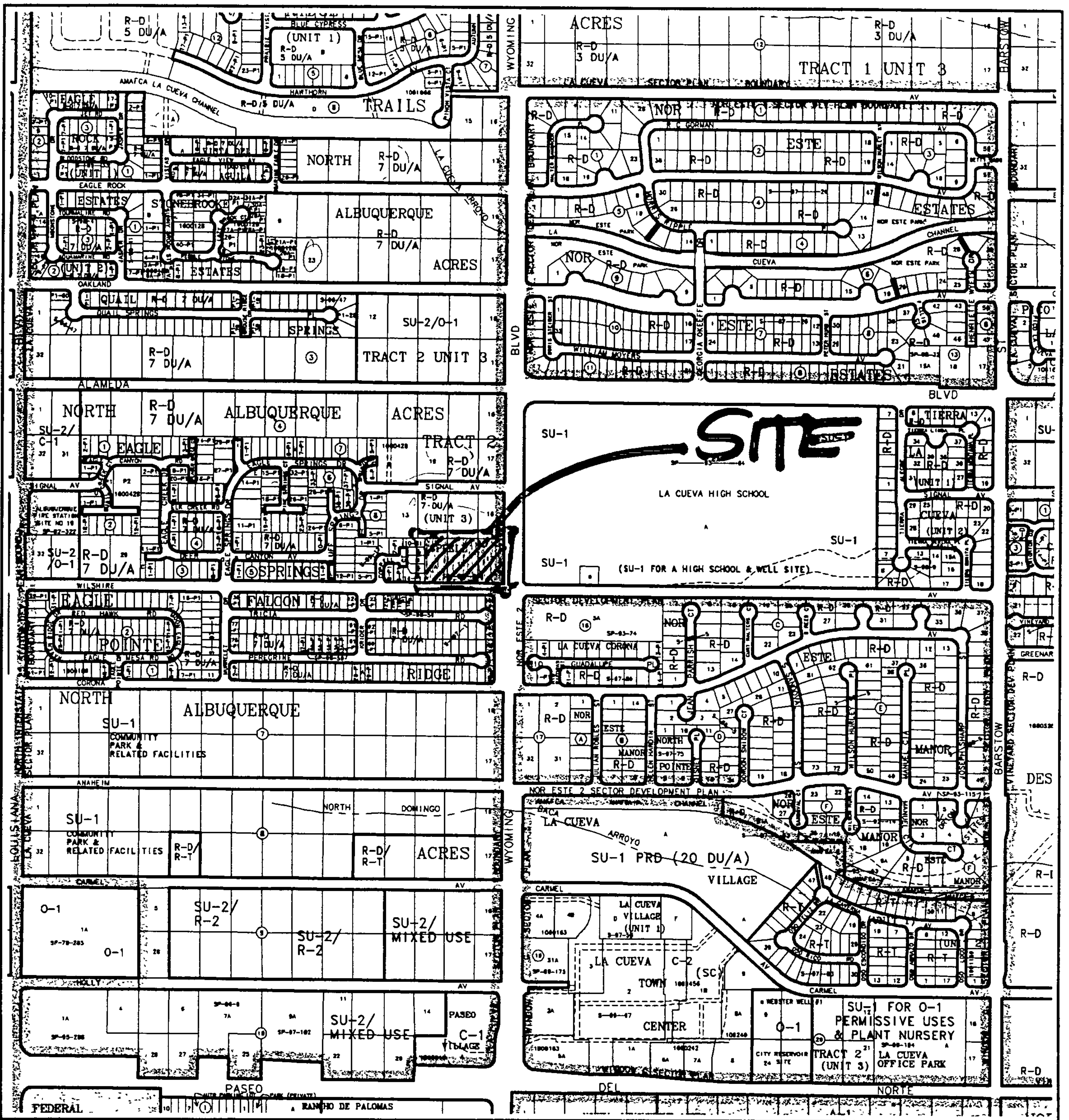
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 - Date

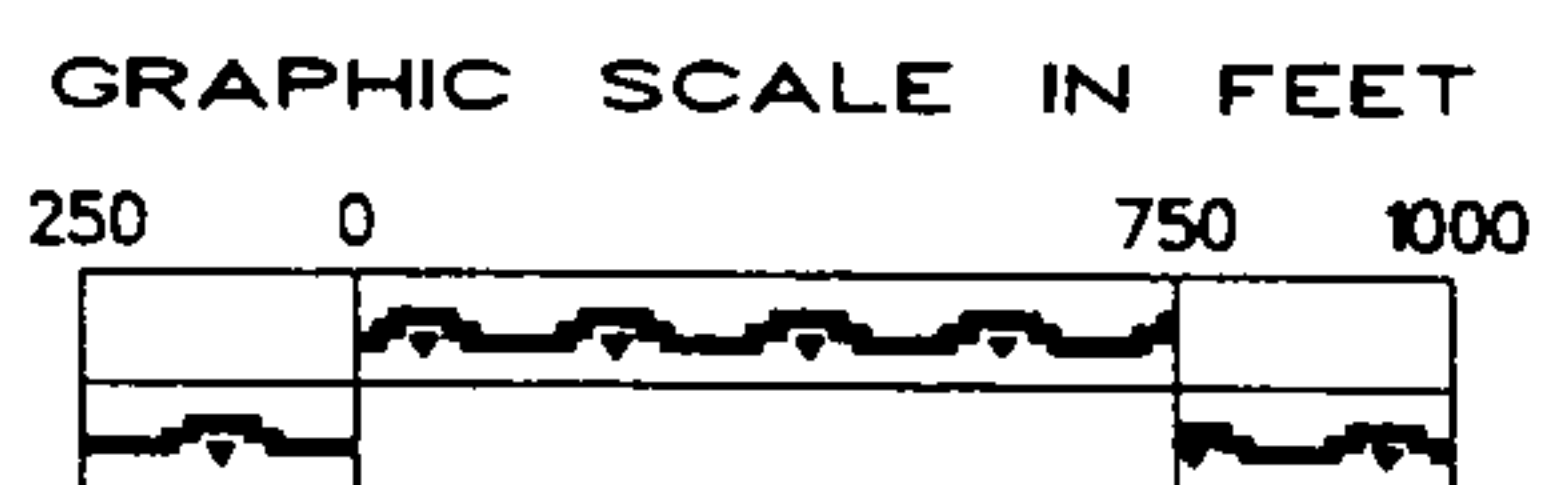
**MAXIMUM TIME ALLOWED TO THE CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION _____**

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



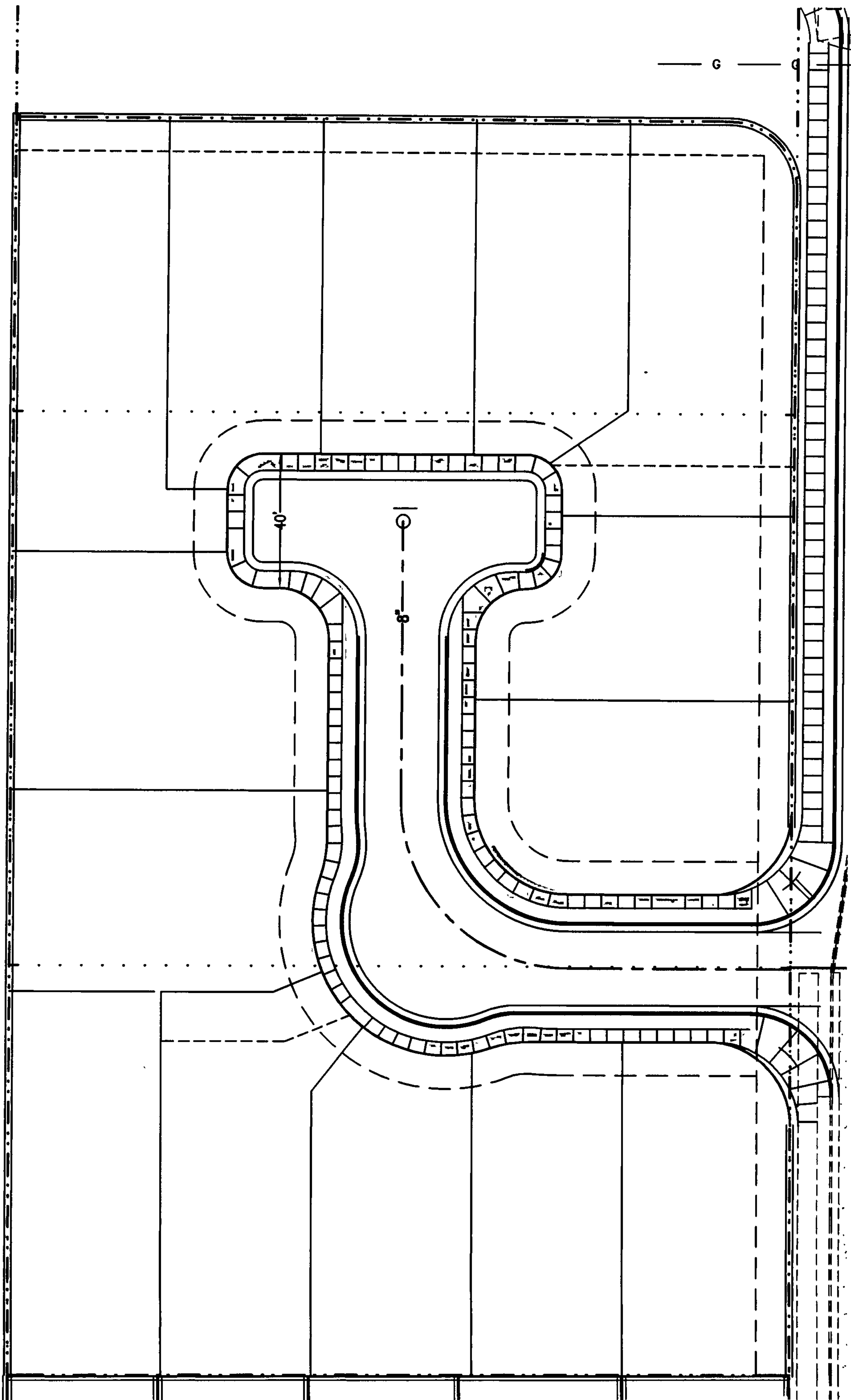
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



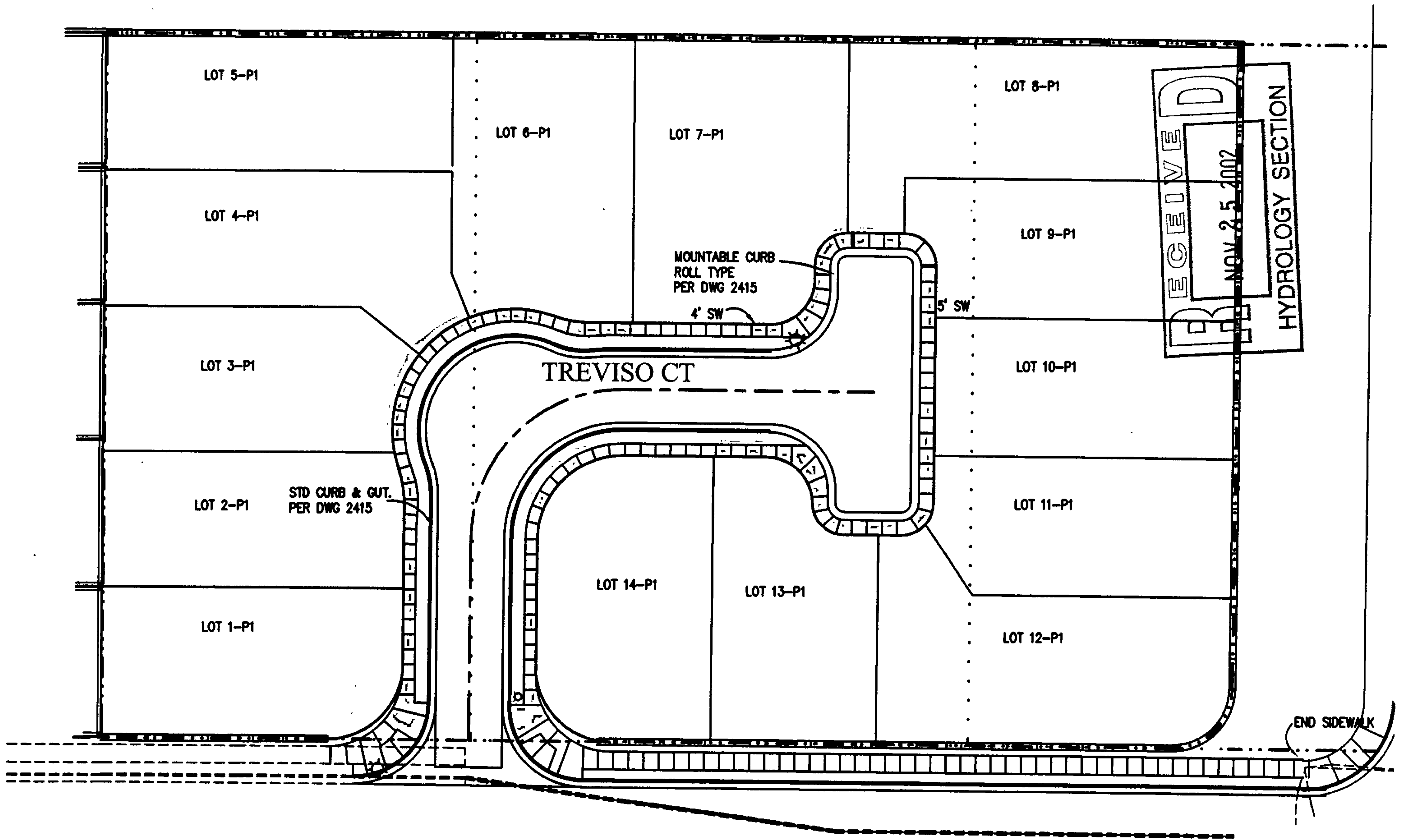
Zone Atlas Page

C-19-Z

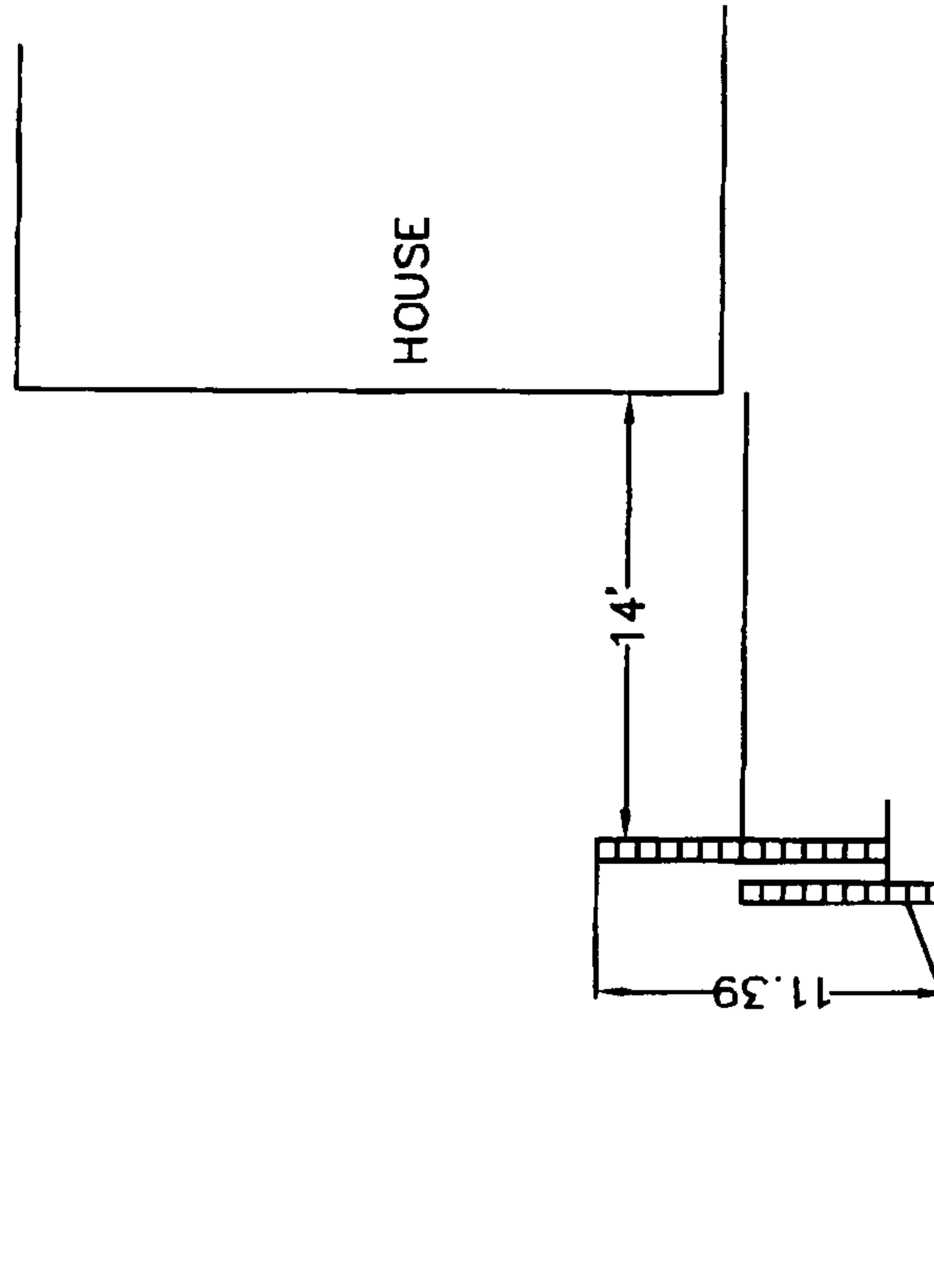
Map Amended through April 03, 2002



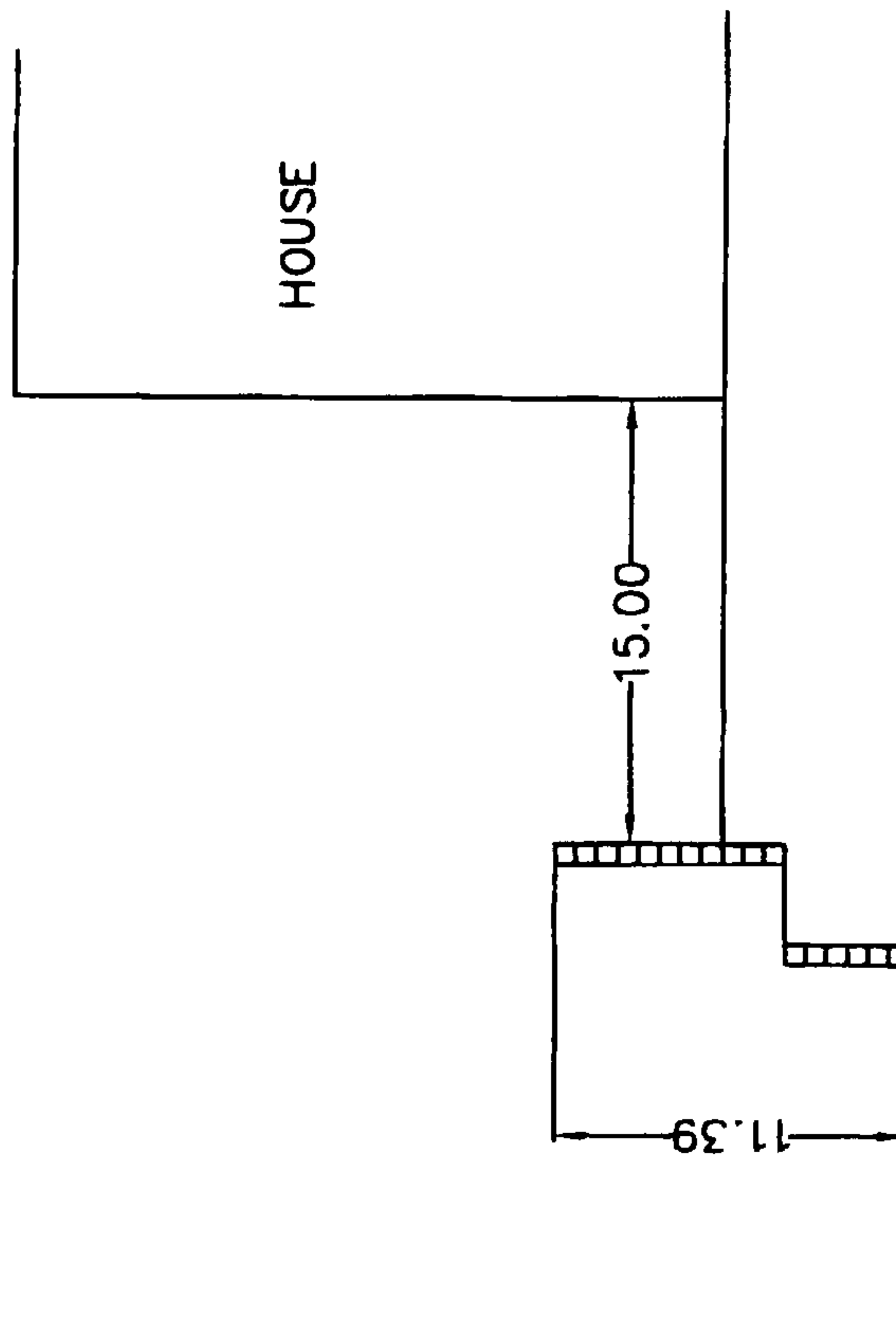
Sidewalk Variance Exhibit



SIDEWALK DEFERRAL EXHIBIT



WESTSIDE OF TREVISO SUBDIV.



WESTSIDE OF CAPPELL SUBDIV.