



Completed 3/18/04
Roz

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00323 ^{3P}	Project # 1002472
Project Name: COURTYARDS @ ALAMEDA	Phone No.: 248-3477
Agent: Adil Rizvi	

Project Number

1002472

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

- TRANSPORTATION: _____
- _____
- _____
- _____

- UTILITIES: Addition of SANITARY SEWER EASEMENT
 - _____
 - _____
 - _____
- Signed by RG. 3/18/04

- CITY ENGINEER / AMAFCA: Pvt esmt w/ M + B
 - _____
 - _____
 - _____
- Pt. Jr Brad. 3-18-04
Blb 3/18/04

- PARKS / CIP: _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. *okay*
- Copy of recorded plat for Planning.

2472

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002472
 Subdivision Name Courtyards at Alameda
 Surveyor Will Plotner
 Company/Agent Cartesian Surveys/skyblue investments
 Contact Person Shakeel Phone # 315-6563 email _____

DXF Received Date: 3/16/04
 Hard-Copy Date: 3/16/04

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

Patricia M. APT 3/17/04
 Approved Date

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

AGIS Use Only		
Copied cov <u>2472</u> to agiscov.	Date: <u>3/17/04</u>	Contact person Notified on: <u>3/17/04</u>



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00323 ^{FP} ~~(XXXX)~~ Project # 1002472

Project Name: COURTYARDS @ ALAMEDA Phone No.: 298-3477

Agent: Adil Rizvi

Project Number 1002472

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/17/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Addition of SANITARY SEWER EASEMENT

CITY ENGINEER / AMAFCA: _____

Pvt esmt w/ M + B

PARKS / CIP: _____

PLANNING (Last to sign): _____

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 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
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- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. *okay*
- Copy of recorded plat for Planning.

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

ITEM # 12

PROJECT # 1002472

APPLICATION # 04-00323

RE: Courtyards at Alameda, Noreste Addition/final plat

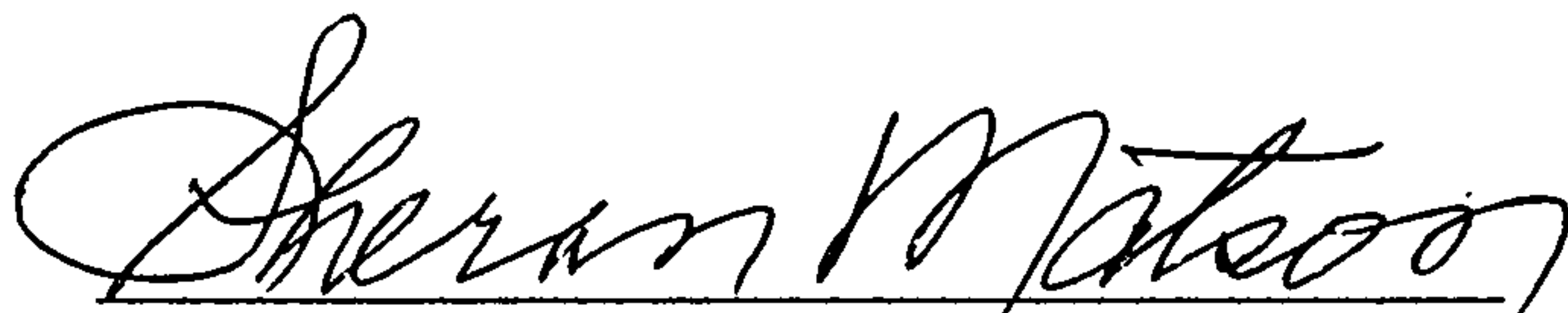
On 3/26/03, when DRB approved the preliminary plat, a condition of final plat was:

“The private drainage easement on the west side of the subdivision
should have the maintenance & beneficiaries stated on the final plat.”

Was this condition fulfilled? Planning did not find this note.

Planning will need a photograph of the walls which are already built.

AGIS dxf approval is required before Planning signs the final plat.



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: 1002472

AGENDA ITEM NO: 12

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.
Minor comments on 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: March 17, 2004



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

Development Review Board Comments

Project Number: 1002472
Application Number: 04DRB-00323

DRB Date: 3/17/04
Item Number: 12

Subdivision: Courtyards at Alameda
Lots 17 & 18, Block 13, Tract 2, Unit 3, Nor Este Addition

Zoning: RD

Zone Page: C-19

New Lots (or units) : 8

Request for:

- | |
|--|
| <input type="checkbox"/> Sketch Plat Review & Comment |
| <input type="checkbox"/> Bulk Land Variance |
| <input type="checkbox"/> Site Development Plan for Subdivision |
| <input type="checkbox"/> Site Development Plan for Building Permit |
| <input type="checkbox"/> Preliminary Plat |
| <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Vacation of Public RoW |
| <input type="checkbox"/> Vacation of Public Easement |
| <input type="checkbox"/> Vacation of Private Easement |
| <input type="checkbox"/> Temp. Deferral of Sidewalk Construction |
| <input type="checkbox"/> Sidewalk Variance |
| <input type="checkbox"/> SIA Extension |
| <input type="checkbox"/> 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 5 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

One of the following notes needs to be placed on the plat to satisfy the detached open space requirement.

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).

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.:03-00403 (P&F)	Project # 1002472
Project Name: COURTYARDS @ ALAMEDA	EPC Application No.:
Agent: The Group	Phone No.: 298-3477

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

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

Project Number 1002472

- PLANNING (Last to sign): DXF file + copy of plat AGI approved
- See comments dated _____
- EPC comments (name) _____
- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- Copy of recorded plat AND a DXF File for Planning.

1002472 Final Plat
Indef. deferred fees/A.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

17. **Project # 1002472**
03DRB-00403 Minor-Prelim&Final Plat Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19)

At the March 26, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 3/26/03 and approval of the grading plan engineer stamp dated 3/11/03 the preliminary plat was approved with the following condition of final plat:

CONDITION:

1. The private drainage easement on the west side of the subdivision should have the maintenance and beneficiaries stated on the final plat.

The final plat was indefinitely deferred.

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

If you wish to appeal this decision, you must do so by April 10, 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.)

For

Sheran Matson, AICP, DRB Chair

cc: Esmail Haidari, 12008 Gazelle Pl NE, 87111
Raymond Hensley, 4001 Juan Tabo NE, Suite A, 87111
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

March 26, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (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 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. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002516**
03DRB-00331 Major-Bulk Land Variance
03DRB-00332 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT**, and Tract A, **LANDS OF WESTLAND DEVELOPMENT**, zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTION OF EASEMENT NOTES #11 AND #12 AND PLANNING FOR DXF FILE AND 15-DAY APPEAL PERIOD.**

2. **Project # 1002334**
03DRB-00333 Major-Vacation of Public
Easements
03DRB-00334 Major-Vacation of Public
Easements
03DRB-00335 Major-Vacation of Public
Easements
03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION OF FINAL PLAT: FINAL PLAT CANNOT BE APPROVED UNTIL EXISTING WATERLINE BETWEEN COPPER AND SAN JACINTO HAS BEEN ABANDONED AND REMOVED. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

3. **Project # 1002452**
03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1002503**
03DRB-00337 Major-Vacation of Pub
Right-of-Way
03DRB-00340 Major-Vacation of
Public Easements
03DRB-00341 Major-Vacation of
Public Easements
03DRB-00342 Major-Vacation of
Public Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 -14, Inclusive, Block 12 and Lots 1-3, Inclusive, Block 14, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 5, TOGETHER WITH**, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 -15, Block 4 and Lots 13-20, Inclusive, Block 5, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 24**, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS.**

5. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 3/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

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.

6. **Project # 1000965**
03DRB-00431 Minor-SiteDev Plan
Subd/EPC
03DRB-00432 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6 & 6B, **LANDS OF RAY GRAHAM III, OVENWEST CORP., & CITY OF ALBUQUERQUE**, zoned SU-1 for Major Public Open Space, located SOUTH OF MONTANO RD NW, between COORS BLVD NW and CORRALES RIVERSIDE DRAIN containing approximately 3 acre(s). [REF: 00114-01742/01743, 01110-00006, 03DRB 00338/00039] **[Chris Hyer, EPC Case Planner] (E-12) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR INFRASTRUCTURE LIST REQUIREMENTS.**

7. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan
Subd/EPC
03DRB-00394 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

8. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan
Subd/EPC
03DRB-00263 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03] **[Russell Brito, EPC Case Planner]** (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

9. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan
Subd
03DRB-00289 Minor-Prelim&Final Plat
Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISION**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03 and 3/26/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

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

10. **Project # 1000159**
03DRB-00437 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 7-P1, 8-P1 and 9-P1, **VISTA DEL AGUILA SUBDIVISION**, zoned RD (7 du/ac), located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND OPEN SPACE REQUIREMENT AND CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN, DXF FILE AND VERIFICATION OF SIDEWALK SIA.**

11. **Project # 1000184**
03DRB-00440 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION, **COPPER LOFTS**; zoned C-1, located on COPPER AVE. NE, between CENTRAL NE and ARNO NE containing approximately 1 acre(s). [REF: 03400-00217] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER METER/FIRE HYDRANTS IF REQUIRED AND PLANNING FOR DXF FILE.**

03DRB-00442 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION, **CAMPUS LOFTS**, zoned SU-2/SU-1/PUD, located on ARNO ST NE, between COPPER AVE. NE and BROADWAY BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00223/00224] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

03DRB-00441 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-2A-1, BANNER SQUARE ADDITION, **MARKET LOFTS**, zoned C-1, located on ARNO ST. NE, between CENTRAL AVE. NE and EDITH NE [REF: 03DRB 00226/00225] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

12. **Project # 1000503**
03DRB-00438 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) B, **VISTA DEL AGUILA SUBDIVISION, UNIT 2**, zoned RD (7du/ac) located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 01440-01135/01440-00066, 00410-00607, 02-01267] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

- 03DRB-00436 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA SUBDIVISION**, zoned RD (7 du/ac) located on EAGLE ROCK AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE REQUIREMENTS AND CITY ENGINEER FOR GRADING CERTIFICATION AND DXF FILE.**

13. **Project # 1001876**
03DRB-00296 Minor-Preliminary Plat
Approval
03DRB-00297 Minor-Subd Design
Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION**, zoned R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/28/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1001396**
03DRB-00428 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-B-1, MESETA DEL NORTE SUBDIVISION (to be known as **ALTA TIERRA DEL NORTE, UNIT 1**, zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00430 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 1**, zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00433 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **MESETA DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on VISTA DEL NORTE DR NE between LOS LOMITAS DR NE and EDITH NE containing approximately 37 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00434 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on LOS LOMITAS DR NE AND VISTA DELNORTE DR NE BETWEEN VISTA MONTE DR NE AND EL PUEBLO RD NE containing approximately 9 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002022**
03DRB-00424 Minor-Amnd Prelim Plat
Approval
03DRB-00425 Minor-Temp Deferral of
Sidewalks & Sidewalk Waiver
03DRB-00426 Minor-Subdivision Design
Variance

BOHANNAN HUSTON, INC. agent(s) for TIM MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned RD (9du/ac), located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/26/03 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/17/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1002115**
03DRB-00439 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Block(s) 14, Lot(s) 7 & 8, **HUNING HIGHLAND ADDITION**, zoned SU-2/NCR, located on CENTRAL SE, between BROADWAY BLVD SE and ARNO SE containing approximately 1 acre(s). [REF: 03DRB-00219] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

17. ~~Project # 1002472~~
03DRB-00403 Minor-Prelim&Final Plat
Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE PRIVATE DRAINAGE EASEMENT ON THE WEST SIDE OF THE SUBDIVISION SHOULD HAVE THE MAINTENANCE AND BENEFICIARIES STATED ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

18. **Project # 1002324**
03DRB-00298 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

03DRB-00435 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, MOCHO OLSON request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, 7-A-2 and 7-A-3, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located WEST OF I-25 between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 3 acre(s). [REF: 00410-01540, 02DRB-01740, 03DRB-00298] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

19. **Project # 1002538**
03DRB-00419 Minor-Sketch Plat or Plan
TOM LUCERO agent(s) for LAWRENCE GARCIA - PROSPECTIVE OWNER, request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF AMARANTE & ESPERANZA SANCHEZ**, zoned R-3, located on DELAMAR AVE NW, between 4th ST NW and 2nd ST NW containing approximately 1 acre(s). [REF: DRB-96-288, ZA-88-118] (F-14) **THE ABOVE REQUEST WAS**
20. **Project # 1002539**
03DRB-00421 Minor-Sketch Plat or Plan
JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned SU-2 special neighborhood zone, S-R SAWMILL RESIDENTIAL, located on 15th ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002540**
03DRB-00423 Minor-Sketch Plat or Plan
BILLY W. BACA request(s) the above action(s) for all or a portion of Tract(s) 2-B-2 & 74-B, **MRGCD MAP # 35**, zoned R-1 residential zone, located on SIOUX ST NW, between the MENAUL EXTENSION and LA POBLANA RD NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board minutes for March 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED:11:55 A.M.

ORIGINAL

Curent DRC
Project Number: _____

INFRASTRUCTURE LIST

Claire

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED 3/11/03
DATE SITE PLAN APPROVAL 2/26/03
DATE PRELIMINARY PLAT APPROVED: 3/26/03
DATE PRELIMINARY PLAT EXPIRES: 3/26/04
DRB PROJECT NO. 1002472
DRB APPLICATION NO. 03DRB-0000-00403

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

THE COURTYARDS AT ALAMEDA

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 17 & 18, Block 13, Tract 2, Unit 3, North Albuquerque Acres, Bernalillo County, NM.

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
		28' F-F	Res. Pavement, Std C&G 4" SW, both sides	Henriette Wyeth Dr.	North propety line	Cul de Sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	Alameda	/	/	/
		30' F-Edge	Collector Pavement, Std C&G 4' SW West Side Only	Barstow	North property line	Alameda	/	/	/
		24' North	Art. Pavement, Std C&G, 6' SW Side Only Median C&G	Alameda Blvd	West property line	Barstow	/	/	/
		3'	Concrete Channel	5' Drainage Easement (lot 5 to lot 6)	Lot 7	Alameda	/	/	/
		2 Each	Side Walk Culverts	Alameda Blvd			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN

ORIGINAL

- 1 Sanitary Sewer includes ^{NOTES} manholes, fittings and trench & Backfill
- 2 Waterline includes: Valves, boxes, fittings, trench & Backfill
- 3 Grading and drainage certification required ~~to~~ prior to release of SIA and Financial Guarantee

Raymond Hensley, P.E.
NAME

Devin Watson 3/26/03
DRB CHAIR - DATE

Christina Sandoval 3/26/03
PARKS & GENERAL SERVICES - DATE

THE GROUP
FIRM

R. Bow 3-26-03
TRANSPORTATION DEVELOPMENT - DATE

AMAFCA - DATE

Raymond Hensley 3/24/03
SIGNATURE DATE

Logan Green 3/26/03
UTILITY DEVELOPMENT - DATE

- Date

MAXIMUM TIME ALLOWED TO CONSTRUCT HE IMPROVEMENTS without a DRB extension 3-26-05

Brad L. Bihan 3/26/03
CITY ENGINEER - DATE
INFRASTRUCTURE LIST

- Date

Current DRC

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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: 1002472

AGENDA ITEM NO: 17

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 3-11-03 is on file for Preliminary Plat approval.
 Comments on the infrastructure list.

RESOLUTION:

signal I.L.

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 26, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/19/03 Comments**


ITEM # 16

PROJECT # 1002472 APPLICATION # 03DRB-00403, 00404 & 00405

SUBJECT: Courtyards @ Alameda Subdivision/Prelim & final plat, SDWK defer & var.

No objection to any of the requested actions.

The AGIS digital dxf file & hard copy of the final plat requirement must be satisfied before Planning can sign off on the plat. Please take the AGIS submittal to AGIS & obtain the signed approval form prior to bringing in the plat for Planning's signature. After you receive the AGIS approval form, bring it and the plat to the Front Counter for Planning's signature. The Front Counter does not have enough storage room to accept the final plat before AGIS has approved the dxf file. We appreciate your cooperation in this process which will result in better GIS information for everyone


Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002472

Item No. 16

Zone Atlas C-19

DATE ON AGENDA 3-19-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (x) PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Comments on the infrastructure list.
<input type="checkbox"/>	No objection to the sidewalk waiver or deferral.

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



F

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

Project Number: 1002472
Application Number: 03DRB-00403

DRB Date: 3/19/03
Item Number: 16

Subdivision: Courtyards @ Alameda

Lots 17 & 18, Block 13, North Albuquerque Acres-Tract 2,
Unit 3

Zoning: RD

Zone Page: C-19

New Lots (or units) : 8

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 8 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: 1002472

AGENDA ITEM NO: 16

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:

3/26/03

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 19, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 19, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (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: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements: An additional Rule of Procedure for the Development Review Board was approved by the Board.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002138**
03DRB-00238 Major-Vacation of Pub
Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat
Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK
LARRY READ & ASSOCIATES, INC., agent(s) for
SHAKEEL RIZVI request(s) the above action(s) for all or a
portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS
SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT
2 UNIT 3, zoned RD, located on OAKLAND AVE NE,
between LOUISIANA BLVD NE and WYOMING BLVD NE
containing approximately 1 acre(s). [Deferred from 3/19/03]
[REF: 02DRB-01219] (C-19) **DEFERRED AT THE
AGENT'S REQUEST TO 4/2/03.**

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

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 3/19/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST ON 4/9/03.**

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 3/19/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST ON 4/9/03.**

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

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, **PARADISE HEIGHTS, (to be known as PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 3/19/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

4. **Project # 1000809**
03DRB-00169 Major-Vacation of Pub
Right-of-Way

ALBUQUERQUE SURVEYING CO., INC agent(s) for JOHN SANCHEZ request(s) the above action(s) for **SUNSET FARM SUBDIVISION (UNITS 1 & 2)**, zoned R-1, located on SUNSET RD SW, between CENTRAL AVE SW and GONZALES RD SW containing approximately 4 acre(s). [REF: 00DRB-01295, 00DRB-01296, 00DRB-01297, 01DRB-01254, 01DRB-01255] [DEFERRED FROM 3/5/03] (K-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s).[DEFERRED FROM 3/19/03](H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

6. **Project # 1001021**
03DRB-00221 Major-Vacation of Public
Easements
03DRB-00222 Minor-Prelim&Final Plat
Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 3/19/03] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

7. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

- Project # 1000570**
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02, 1/29/03, 3-19-03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

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 # 1000074**
03DRB-00392 Minor-SiteDev Plan Subd/EPC
03DRB-00394 Minor-SiteDev Plan BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/26/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

9. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan Subd/EPC
03DRB-00263 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03] **[Russell Brito, EPC Case Planner] (L-23) DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

10. **Project # 1002330**
03DRB-00347 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] **[Russell Brito (for Len Malry) EPC Case Planner] [Deferred from 3/12/03] (F-16) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00401 Minor-Prelim&Final Plat Approval
03DRB-00402 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/19/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

11. **Project # 1000150**
03DRB-00399 Minor-Amnd Prelim Plat Approval
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING – UNITS 1 & 2**, zoned RD, located WEST OF UNSER BLVD NW, between TIERRA PINTADA ST NW and LADERA DR NW containing approximately 29 acre(s). (H-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 3/19/03 THE AMENDED PRELIMINARY PALT WAS APPROVED.**
- 03DRB-00284 Minor-Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING - UNIT 2**, zoned RD, located WEST OF UNSER BLVD NW, between LADERA NW and 98TH ST NW containing approximately 14 acre(s). [REF: 02DRB-01877] [Deferred from 3/5/03] (H-9) **FINAL PALT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND THE DXF FILE.**
12. **Project # 1000178**
03DRB-00363 Minor-Extension of Preliminary Plat
03DRB-00364 Minor-Temp Defer SDWK
- SOUTHWEST SURVEYING CO., INC agent(s) for TEN WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1A2, Unit(s) 2, **THE TOWERS SUBDIVISION, UNITS 3 & 4**, zoned R-D residential and related uses zone, developing area, located on 90TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 12 acre(s). [REF: V-97-30, DRB-97-13, Z-87-23, 00DRB-01590, 01DRB-01705] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMIANRY PALT WAS APPROVED. THIS APPROVAL INCLDUES APPROVLA OF THE INFRSTRUCTURE LIST DATED 4/10/02. THE TEMPORARY DEFERRAL OF CONSTRUCITON OF SIDEALIKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVBLEOPABLE LOTS AS SHWON ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1001206**
03DRB-00081 Minor-Prelim&Final Plat
Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL containing approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] [The Preliminary Plat was approved 1/29/03, Final Plat Indef. Deferred] [DEFERRED FROM 3/12/03] (C-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR**

14. **Project # 1001557**
03DRB-00386 Minor- Extension of Prel Plat
03DRB-00387 Minor-Ext of SIA for Temp Defer
SDWK
03DRB-00388 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, **PUNO DE TIERRA ESTATES, UNITS 1 & 2**, zoned R-1, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: 01420 01513, 01DRB 01512, 01DRB-01510] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 3/20/02. A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1001876**
03DRB-00296 Minor-Preliminary Plat
Approval
03DRB-00297 Minor-Subd Design
Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION**, zoned R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

16. **Project # 1002472**
03DRB-00403 Minor-Prelim&Final Plat
Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

17. **Project # 1002324**
03DRB-00298 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

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

18. **Project # 1002523**
03DRB-00362 Minor-Sketch Plat or
Plan

CARTESIAN SURVEYS agent(s) for HAROLD D. BARNETT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **ARIAS ACRES**, zoned SR, located on 15th ST NW, between BELLAMAH AVE NW and SAWMILL RD NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002529**
03DRB-00390 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-B, **BLACK RANCH, UNIT 2**, zoned RD, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). (B-14/B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002530**
03DRB-00396 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for WILLIAM WENDT request(s) the above action(s) for all or a portion of Tract(s) 89-A-1 and East 60 Feet of West 188 Feet **HARALSON ADDITION**, MRGCD MAP 33, zoned R-1 residential zone, located on 12th ST NW, between MC MULLEN AVE NW and MAJOR AVE NW containing approximately 1 acre(s). [REF: DRB-98-384] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002531**
03DRB-00397 Minor-Sketch Plat or Plan

JILL BOLAND & LONNA DEXTER agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 34, **ALVARADO GARDENS**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CONTREAS PL. NW containing approximately 3 acre(s). [REF: ZA-97-249, 1001941 (S. 1/2)] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for March 5, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: None

ADJOURNED: 11:20 a.m.



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

February 19, 2003 9:00 a.m.
MEMBERS:

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

Richard Dourte, 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 (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: 11:57 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 # 1000376**
03DRB-00113 Major-Two Year SIA

WITHDRAWN AT AGENT'S REQUEST

BOHANNAN HUSTON, INC. agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH OF MCMAHON BLVD NW, between UNSER BLVD NW and VIRGO ST NW. [REF: 02DRB-00034, 00DRB-00908, 00DRB-00380] (A-11)
WITHDRAWN AT AGENT'S REQUEST

2. **Project # 1000444**
03DRB-00102 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for **STONEBRIDGE SUBDIVISION, UNIT 4**, zoned R-1, located SOUTH OF WESTSIDE BLVD NW, between STONEBRIDGE NW and STONEBROOK NW containing approximately 16 acre(s). [REF: 01DRB-00826] (A-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001232**
03DRB-00095 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for VISTA MANAGEMENT HOME COMMUNITY, LP request(s) the above action(s) for all or a portion of Tract(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1/MP special use zone, located on the WEST SIDE OF 94TH ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, 02DRB-00672] (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

4. **Project # 1000503**
03DRB-00119 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC), located on EAGLE CREST AVE. NE, between EAGLE VISTA DR NE and EAGLE LAUNCH DR NE containing approximately 1 acre(s). [REF: 00410-00607, 02DRB-01267] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1000159**
03DRB-00120 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC) located on EAGLE VIEW AVE NE between VISTAS DR NE and SOARING EAGLE DR NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000485**
03DRB-00116 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for AMERICAN SOUTHWEST HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D (9 DU/AC) located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02-DRB-01172, DRB-98-176] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 **MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

8. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat
Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat
Approval
02DRB-01966 Major-Vacation of Pub Right-
of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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.

10. **Project # 1002332**

03DRB-00179 Minor-SiteDev Plan
BldPermit/EPC

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agent(s) for DON KEITH request(s) the above action(s) for all or a portion of Tract(s) 75, Unit 6, Town of Atrisco Grant (to be known as **KEITH APARTMENTS**, zoned SU-1 for Apts, located on 59TH ST SW, between 57TH ST SW and 61ST ST SW containing approximately 1 acre(s). [REF: 02EPC-01690, 02EPC-01692, 02EPC-01694] [Makita Hill, EPC Case Planner] (K-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR PARK DEDICATION REQUIREMENT AND TRANSPORTATION DEVELOPMENT FOR ADEQUATE VISIBILITY AND HANDICAP ASSESSABLE DRIVE PADS.**

11. **Project # 1002329**

03DRB-00200 Minor-SiteDev Plan
BldPermit/EPC

R. D. HABIGER & ASSOCIATES agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 special use zone, for Church & Related Facilities, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and OSUNA RD NE containing approximately 5 acre(s). [REF: Z-93-88, DRB-93-328, 02EPC-01682] [Makita Hill, EPC Case Planner] (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

12. **Project # 1001676**
03DRB-00208 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST, LLC agent(s) for SIMPSON HOUSING I NC. request(s) the above action(s) for all or a portion of Tract(s) 3A, **RIVERPOINT SUBDIVISION**, SAN MIGUEL APARTMENTS, PHASE III, zoned SU-1 for PDA, located on COORS BLVD NW, between COORS BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 3 acre(s). [REF:01EPC-01872] **[Juanita Vigil, EPC Case Planner](C-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE REQUIREMENT AND PARK DEDICATION REQUIREMENT.**

13. **Project # 1001569**
03DRB-00205 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00206 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for CHANT ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON ST NE, between SINGER BLVD NE and I-25 FRONTAGE ROAD containing approximately 3 acre(s). [REF: Z-97-20, 01128 01565/01566] **[Debbie Stover, EPC Case Planner] (F-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND A NOTE REGARDING CROSS ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

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

14. **Project # 1002033**
03DRB-00189 Minor-Ext of SIA for Temp
Defer SDWK
- YVONNE SCARAFIOTTI request(s) the above action(s) for all or a portion of Lot(s) 3 & 10-16, Tract(s) 3, Unit 2, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: DRB-97-76] (D-21) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- Project # 1002033**
03DRB-00201 Minor-Vacation of Private
Easements
03DRB-00203 Minor-Prelim&Final Plat
Approval
- HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**
15. **Project # 1002369**
03DRB-00202 Minor-Prelim&Final Plat
Approval
- RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION**, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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

16. **Project # 1002471**
03DRB-00198 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC (STEVE COE) request(s) the above action(s) for all or a portion of Tract(s) 90B (to be known as **LANDS OF COE/BOMBACH (LOTS 1 & 2)**, MRGCD MAP 39, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [REF: Z-70-104, AX-70-27] (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002472**
03DRB-00204 Minor-Sketch Plat or Plan

THE GROUP agent(s) for ADIL RIZI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2 (to be known as **COURTYARDS @ ALAMEDA**) NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on BARSTOW ST NE, between ALAMEDA BLVD NE and OAKLAND NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002473**
03DRB-00207 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for D. R. HORTON BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 9-20, Block(s) 5, Tract 3. Unit 3, (to be known as **DESERT VISTA SUBDIVISION**, NORTH ALBUQUERQUE ACRES, zoned R-D /5DUA, located on SIGNAL AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 11 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board minutes for February 5, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

20. Other Matters: NONE

ADJOURNED: 11:57 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: 1002472

Application Number: 03DRB-00204

DRB Date: 2/19/03

Item Number: 17

Subdivision: Courtyards @ Alameda

Lots 17 & 18, Block 13, Tract 2 NAA, Unit 3

Zoning: R-D

Zone Page: c-19

New Lots (or units) : 8

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 8 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: 1002472

AGENDA ITEM NO: 17

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:(x) APP:() 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:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: February 19, 2003

discussed



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002472

Item No. 17

Zone Atlas C-19

DATE ON AGENDA 2-19-03

INFRASTRUCTURE REQUIRED (x) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- (x) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Dedication of 62 feet of right-of-way on Alameda and 40 feet of right-of-way as measured from the future street right-of-way.
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A traffic distribution layout is needed.

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

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments
February 19, 2003

Item # 17

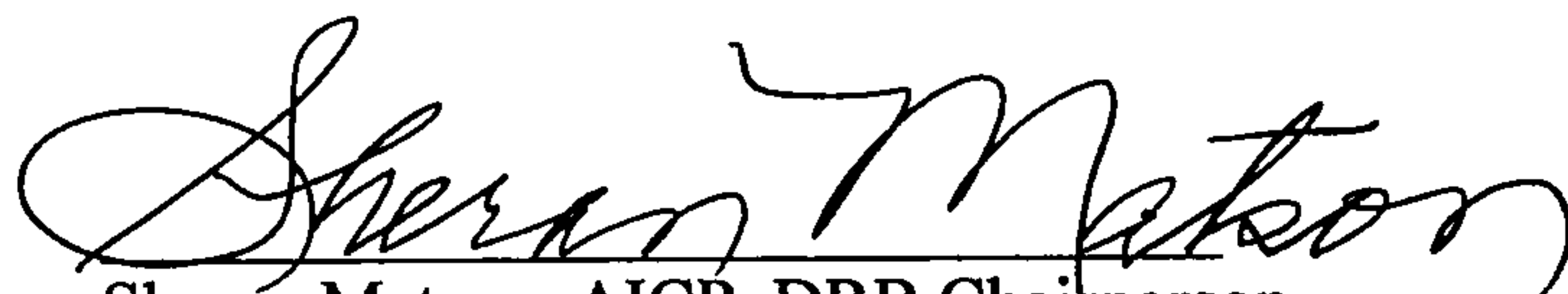
Project # 1002472

Application # 03DRB-00204

RE: Courtyards @ Alameda/ Sketch Plat

RD zoning requires a 36' minimum lot width and 3600 square foot (net) lot size.

The site lies within the Noreste SDP. Be sure to follow any requirements of this plan.



Sheran Matson, AICP, DRB Chairperson
924-3880 Fax 924-3864

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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: ADIL RIZVI
 ADDRESS: 4001 JUAN TABO NE, SUITE A
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER /AGENT
 AGENT (if any): ADIL RIZVI
 ADDRESS: 4001 JUAN TABO NE, SUITE A
 CITY: ALBUQUERQUE

STATE NM ZIP 87111

STATE NM ZIP 87111

PHONE: 298-3477
 FAX: 292-3904
 E-MAIL: adilr@thegroup.cc

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

DESCRIPTION OF REQUEST: 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 Block: 13 Unit: TR 2 UNIT 3

Subdiv. / Addn. COURTYARDS AT ALAMEDA / NORTESTE ADDITION

Current Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 8

Total area of site (acres): 1.75 Density if applicable: dwellings per gross acre: 5 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. 101906451638610853, 101906450238610852 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA
 Between: BARSTOW and WYOMING

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 03DRB-00403 PPA
03DRB-00404, 03DRB-00405

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 3-8-2004

(Print) Adil Rizvi Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00323</u>	<u>FP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CONTR. MG. FEE</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 17, 04</u>			Total <u>20.00</u>

B. Benkert 3/9/04 Project # 1002472
 Planner signature / date

YOUR ATTENDANCE IS REQUIRED.

SKETCH PLAT REVIEW AND COMMENT

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

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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.
- Design elevations & cross sections of perimeter walls **ALREADY BUILT, PHOTOS @ DRB MTNG.*
- 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
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- 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.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - 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 3/8/04
 _____ Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
 04DRB - 00323

Bob Beck 3/9/04
 _____ Planner signature / date

Project # 1002472

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

03-08-2004

COURTYARDS AT ALAMEDA SUBDIVISION: DRB NO : 1002472
REQUEST FOR FINAL PLAT APPROVAL

Dear Ms Matson:

I am requesting for final plat approval for the above referenced subdivision.

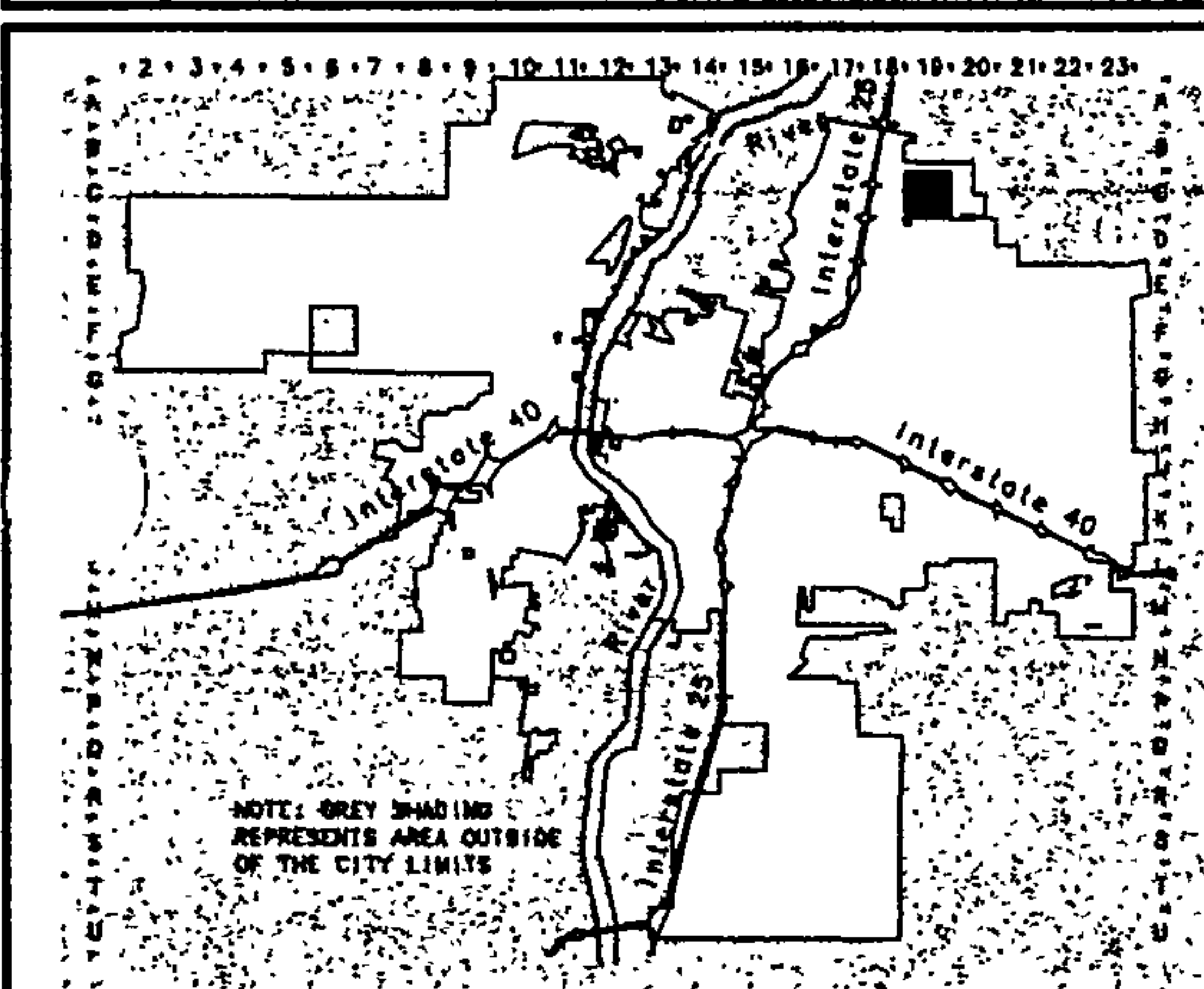
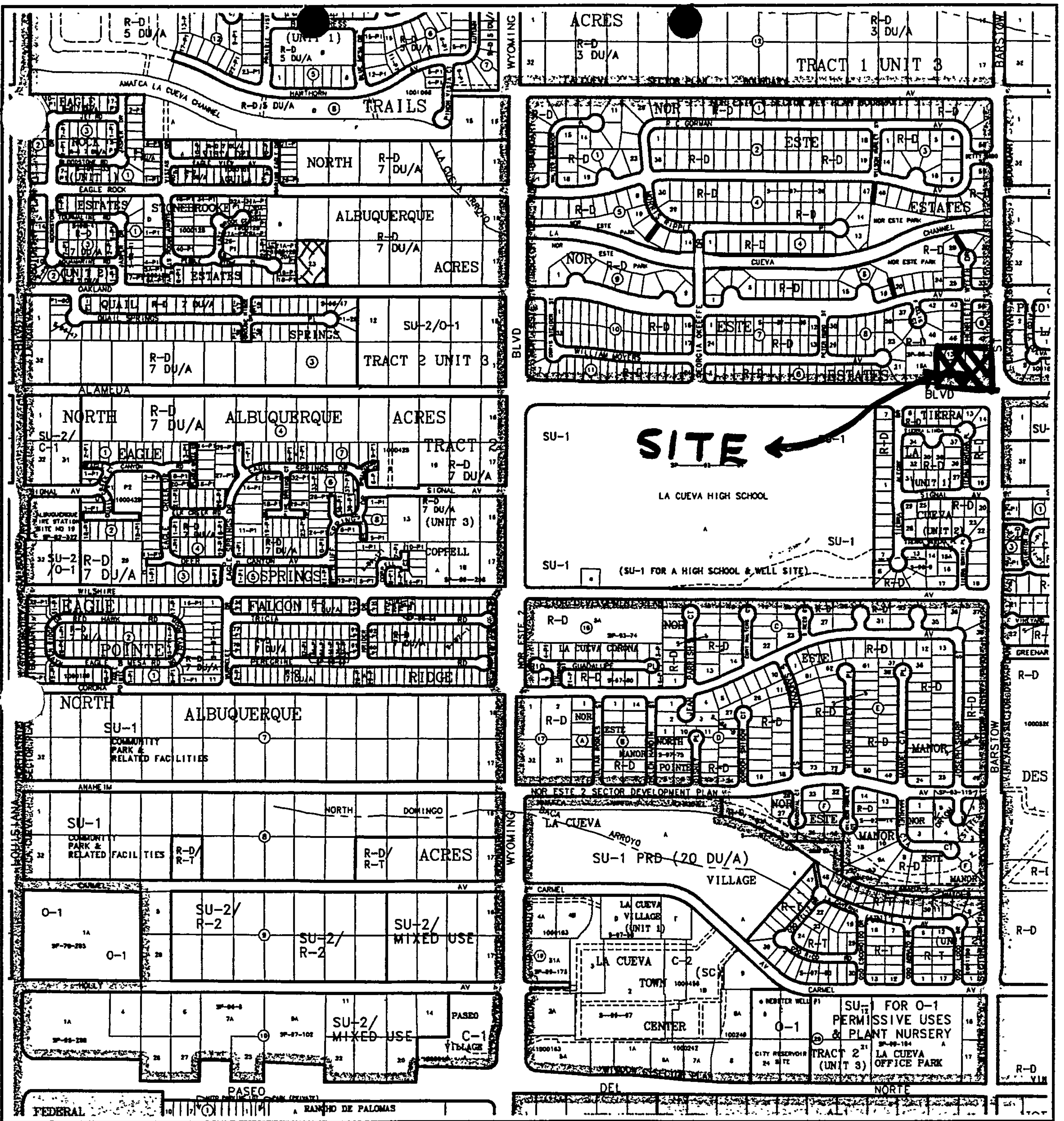
The property consists of eight subdivided lots and all Public Infrastructure Improvements according to the infrastructure list has been completed. All perimeter and retaining walls have also been completed.

If you have any questions please call me at 315-6484. Thank you for your consideration.

Sincerely,



Adil Rizvi
7049 Luella Anne NE
Albuquerque
NM 87109



ALBUQUERQUE
NEW MEXICO

CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002

AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS

Courtyards @ Alameda
Procedure "B"

City Project # 714481

314104

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on NOV 14 2003, which was recorded on NOV 17, 2003, in the records of the Bernalillo County Clerk at Book AG 8, pages 7059 thru -, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as COURTYARDS AT ALAMEDA; 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.

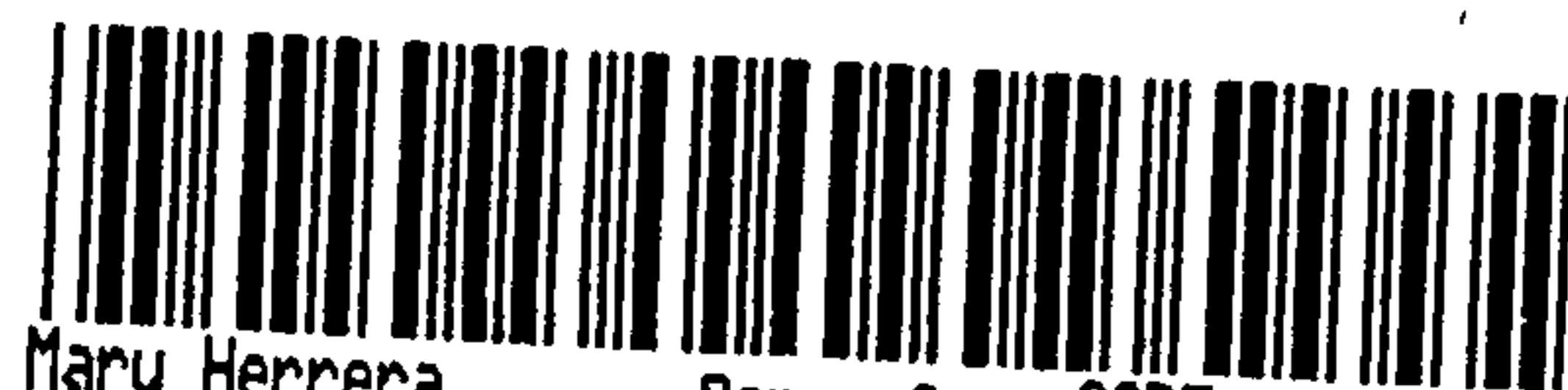
THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

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, dated 3-4-04
Amount: \$ 119,760.33
Name of Financial Institution or Surety providing
Guaranty: SUNRISE BANK OF ALBUQUERQUE
Date City first able to call guaranty: SEPT 4, 2004
Construction Completion Deadline: _____, 20____
If guaranty other than a Bond, last day City is able to
call on Guaranty is: NOV 4, 2004
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.



Esmail Haidari

SUBDIVIDER: *Ghamar Asgharzadeh* Asgharzadeh

CITY OF ALBUQUERQUE

By (Signature):
Name: *Esmail Haidari, & Ghamar*
Title: *owners - husband & wife*
Dated: *3-3-2004*

Richard D. Duarte
City Engineer
Dated: *March 4, 2004*

KH 3/4/04

3/4/04

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

Asgharzadeh

This instrument was acknowledged before me on 3rd day of March, 2004 by
(Name of person:) Esmail Haidari & Ghamar (title or capacity, for instance,
"President" or "owner":) OWNERS - husband & wife of (Subdivider")
Courtyards @ Alameda

Lisa Hensley
Notary Public

My Commission Expires:
8-28-07

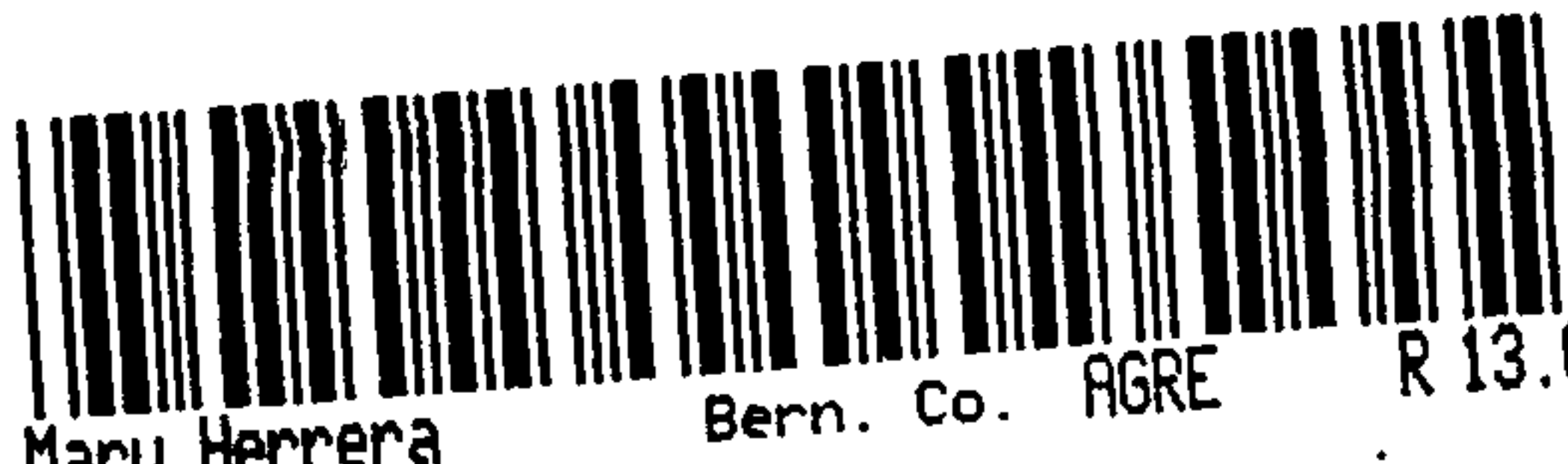
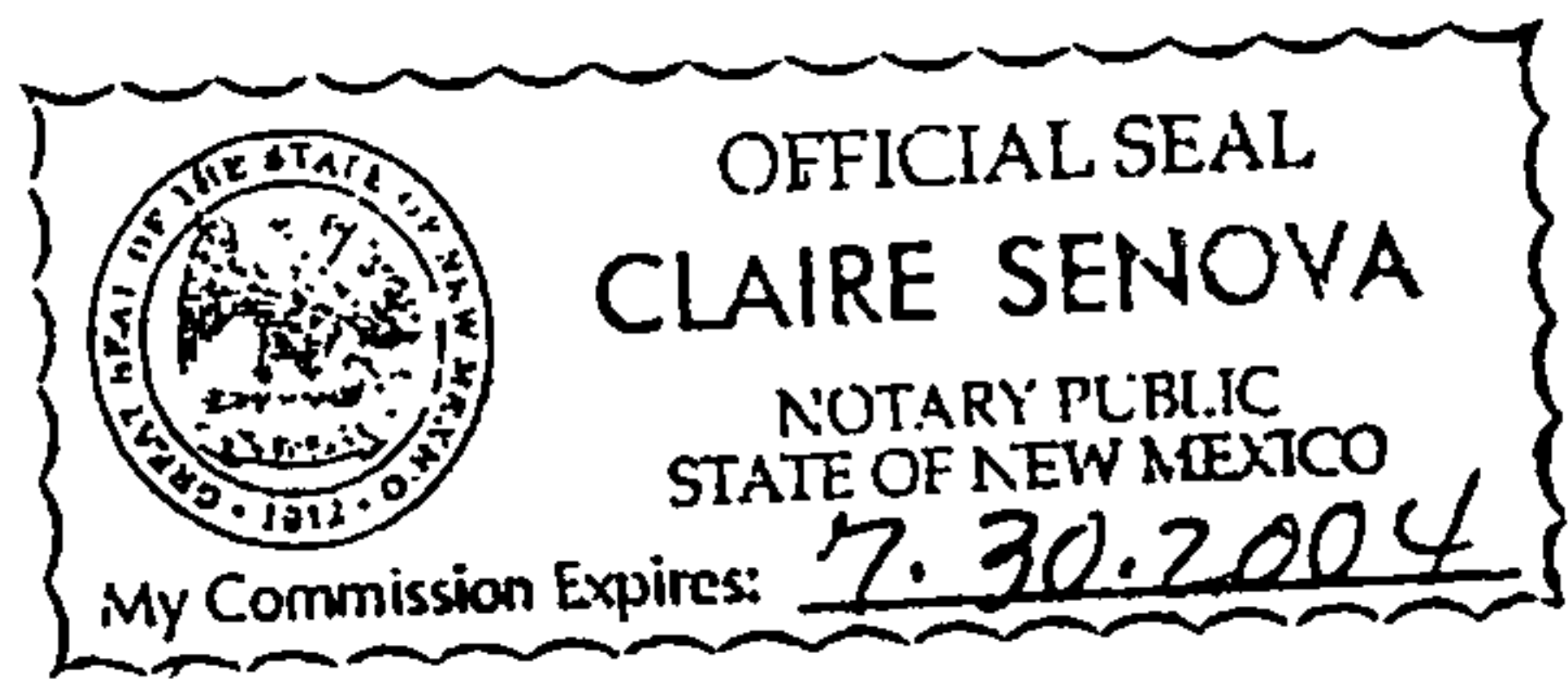


STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 4th day of
March, 2004, by Richard Duarte, City Engineer, of
the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires:
7.30.2004



FINANCIAL GUARANTY AMOUNT

03/04/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

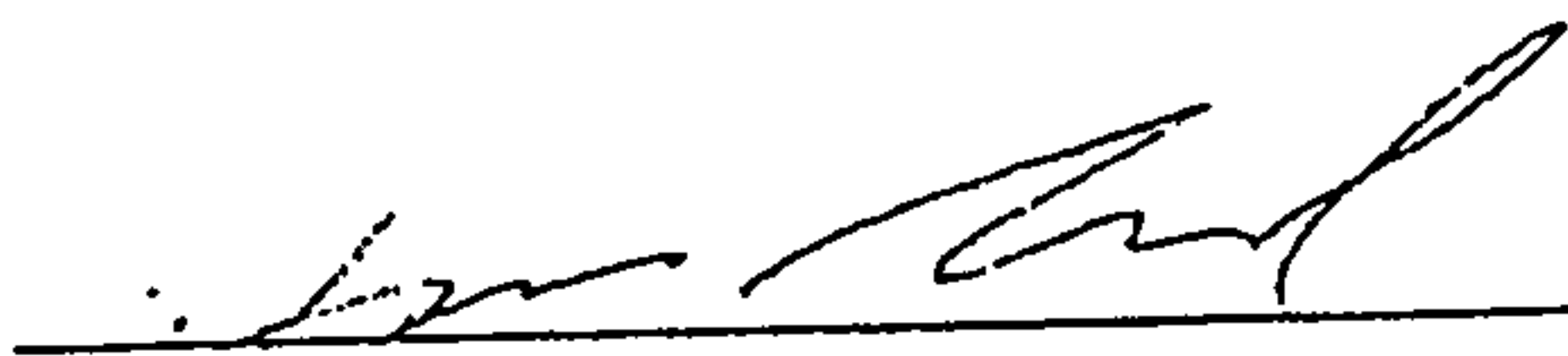
Project ID #: 714481, The Courtyards at Alameda Subdivision, Phase/Uni

Requested By: Adil Rizvi

Approved estimate amount:		\$83,375.06
Contingency Amount:	0.00%	\$.00
Subtotal:		\$83,375.06
NMGRT	5.8125%	\$4,846.18
Subtotal:		\$88,221.24
Engineering Fee	6.60%	\$5,822.60
Testing Fee	2.00%	\$1,764.42
Subtotal:		\$95,808.26
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$119,760.33

APPROVAL:

DATE:



3-4-04

Notes: Certification for grading & drainage required prior to release of financial guaranty.



Mary Herrera

Bern. Co. AGRE

R 13.00

2004029764

6943249

Page: 3 of 3

03/05/2004 02:47P

Bk-A73 Pg-9684



SUNRISE BANK OF ALBUQUERQUE

March 4, 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.: 714481
Project Name: INFRASTRUCTURE FOR COURTYARDS AT ALAMEDA

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 One-Hundred, Nineteen Thousand, Seven Hundred, Sixty and 33/100. (\$119,760.33) ("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 for the Courtyards at Alameda Subdivision Project No. 714481 ("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 3/5/04 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A 73, at pages 9681 to 9684 ("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 September 4, 2004 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between September 4, 2004 and November 4, 2004 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 November 4, 2004; 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:  3-04-04

Jay J. Czar
Chief Administrative Officer

kjl 3/4/04

3/4/04

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

03-08-2004

COURTYARDS AT ALAMEDA SUBDIVISION: DRB NO : 1002472
REQUEST FOR FINAL PLAT APPROVAL

Dear Ms Matson:

I am requesting for final plat approval for the above referenced subdivision.

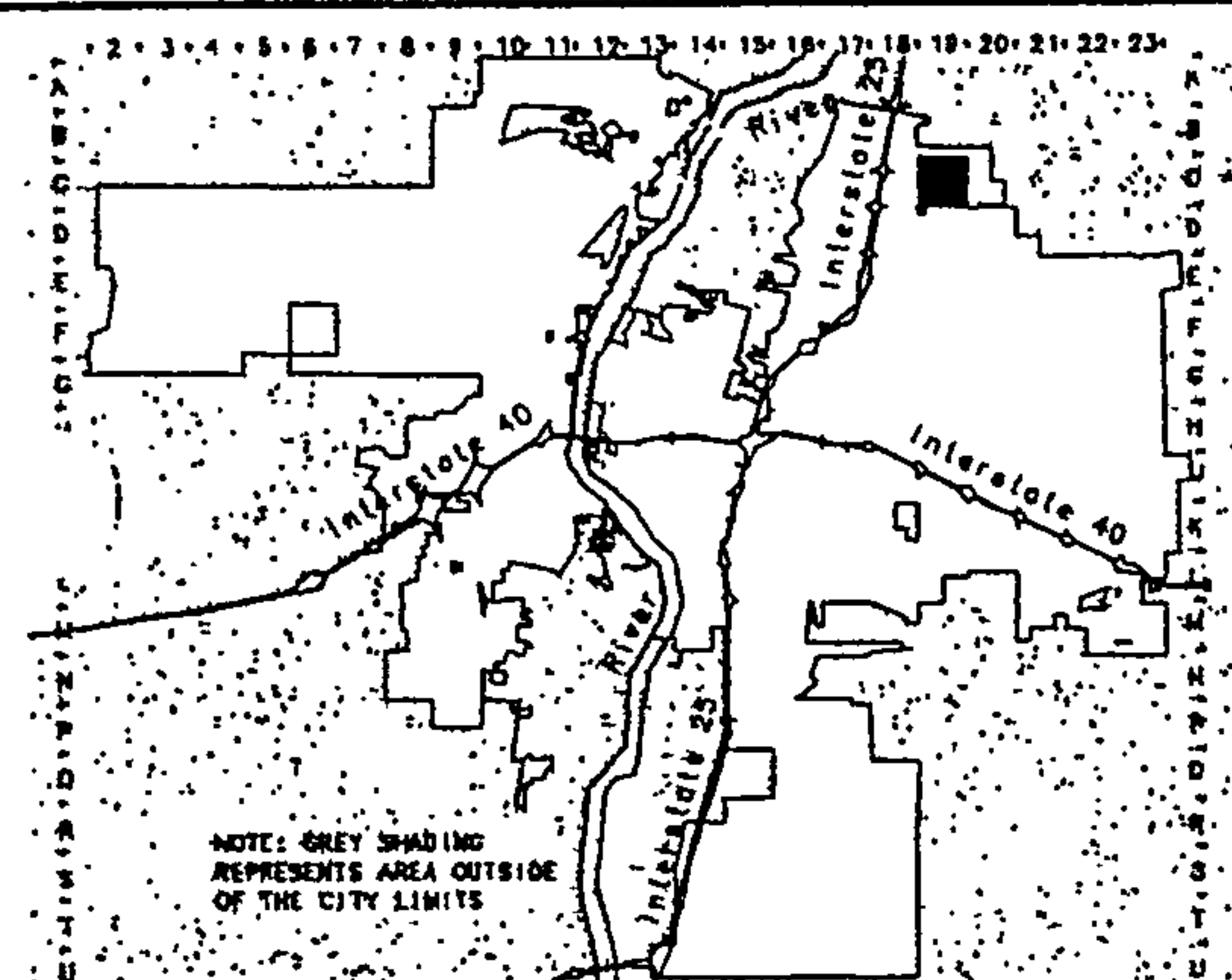
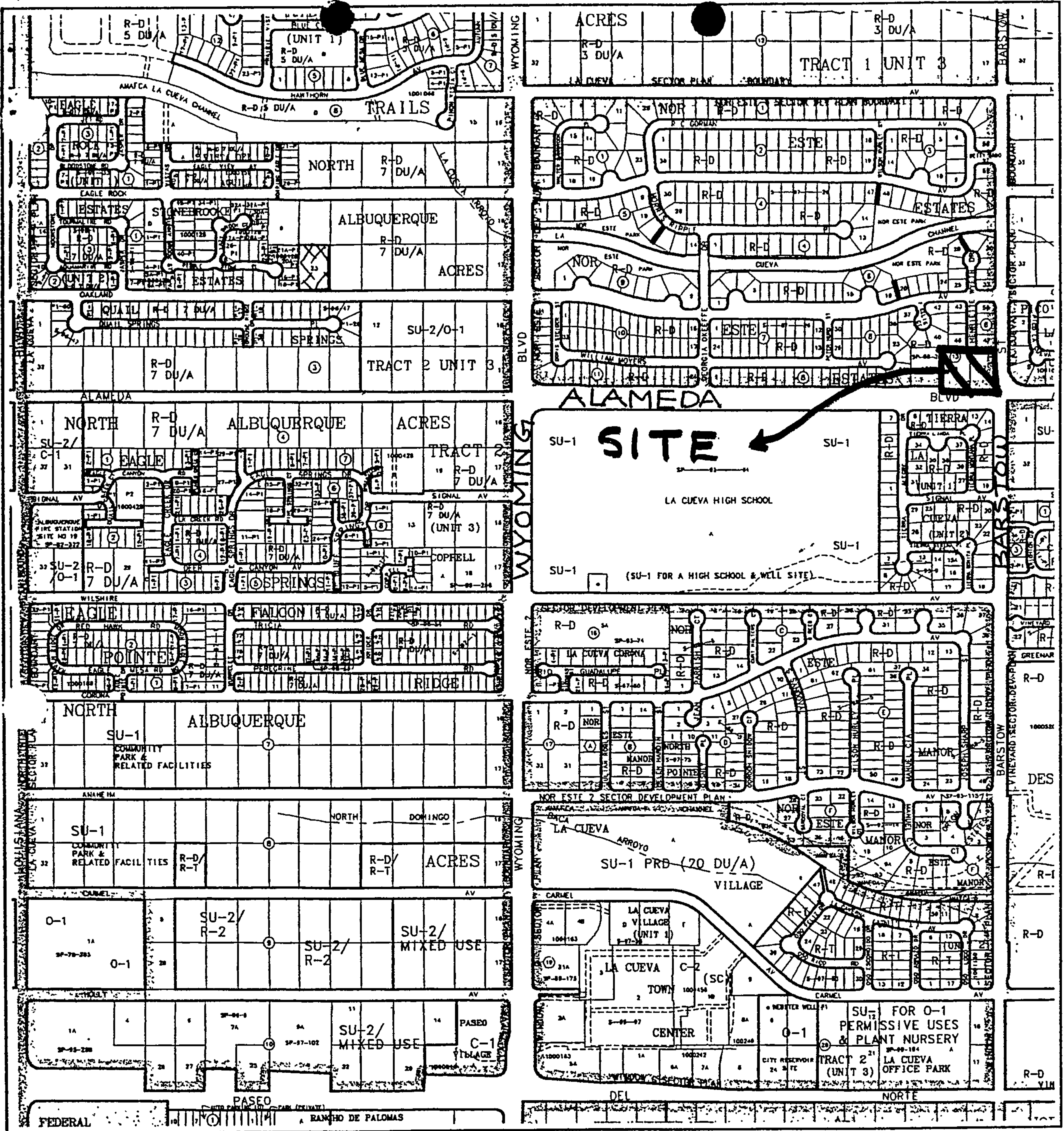
The property consists of eight subdivided lots and all Public Infrastructure Improvements according to the infrastructure list has been completed. All perimeter and retaining walls have also been completed.

If you have any questions please call me at 315-6484. Thank you for your consideration.

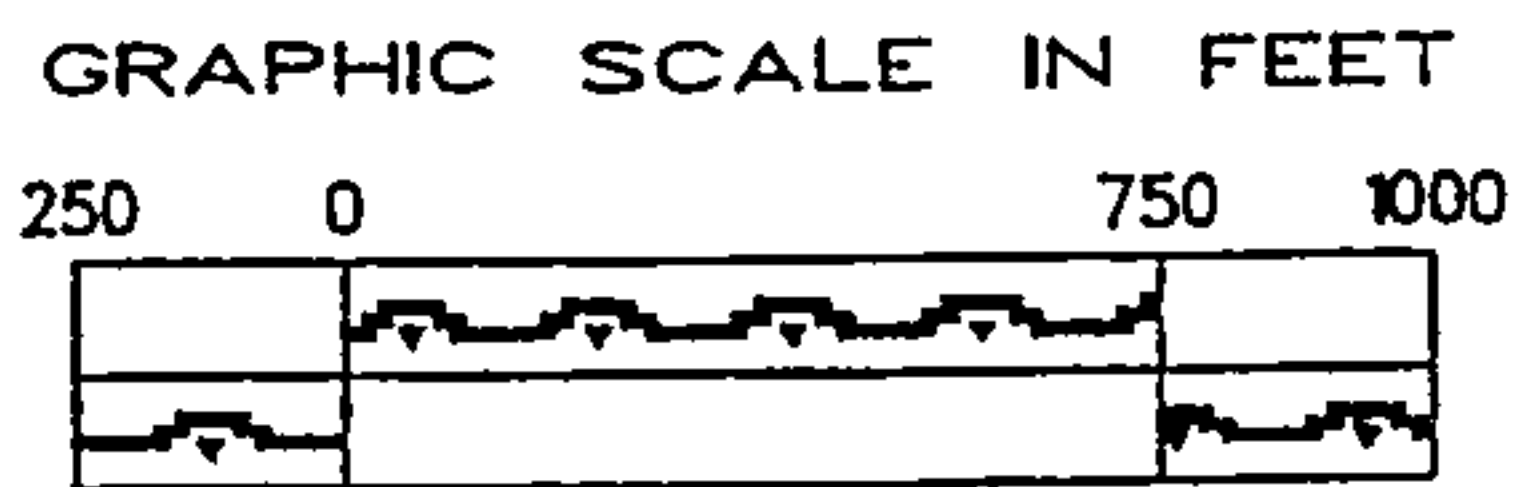
Sincerely,



Adil Rizvi
7049 Luella Anne NE
Albuquerque
NM 87109



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



Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002

No. of Lots: 8
Nearest Major Streets
ALAMEDA & BARSTOW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 714481

THIS AGREEMENT is made this 4th day of March, 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 e Ghamar Asgharzadeh ("Developer"), whose address is 12008 Gazelle Place, NM 87111 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-Owners, 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 and 18, BLOCK 13, TRACT 2, UNIT 3 (the "Subdivision"); and

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

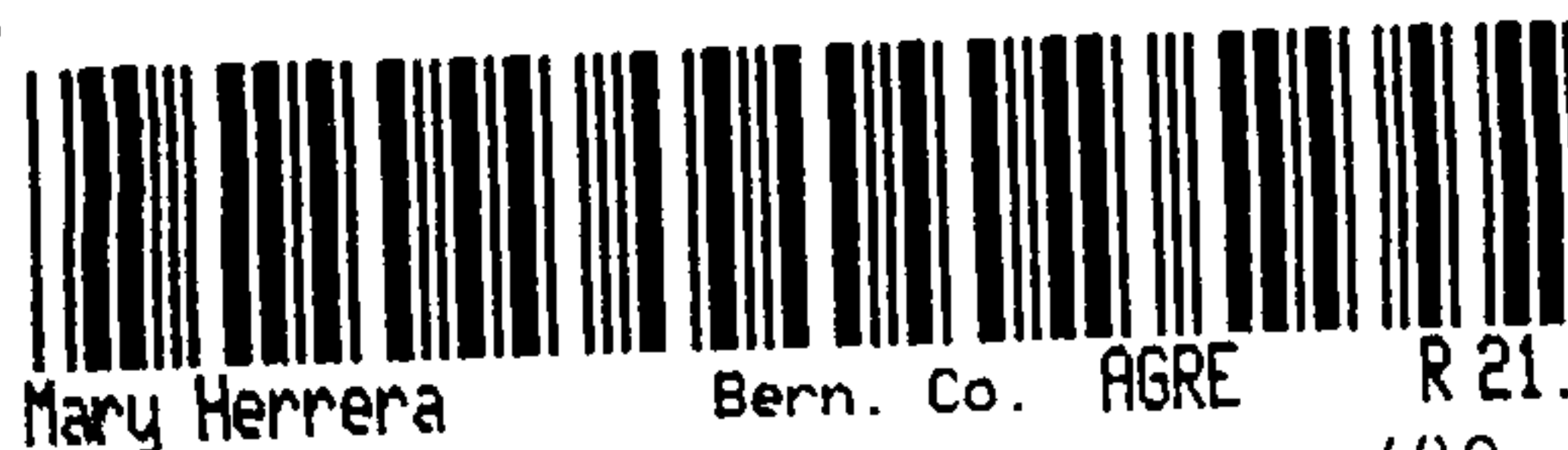
WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

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 March 4, 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 sidewalks, the Developer must request a Development Review Board and submit the Review Section before expiration of the



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2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the 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":

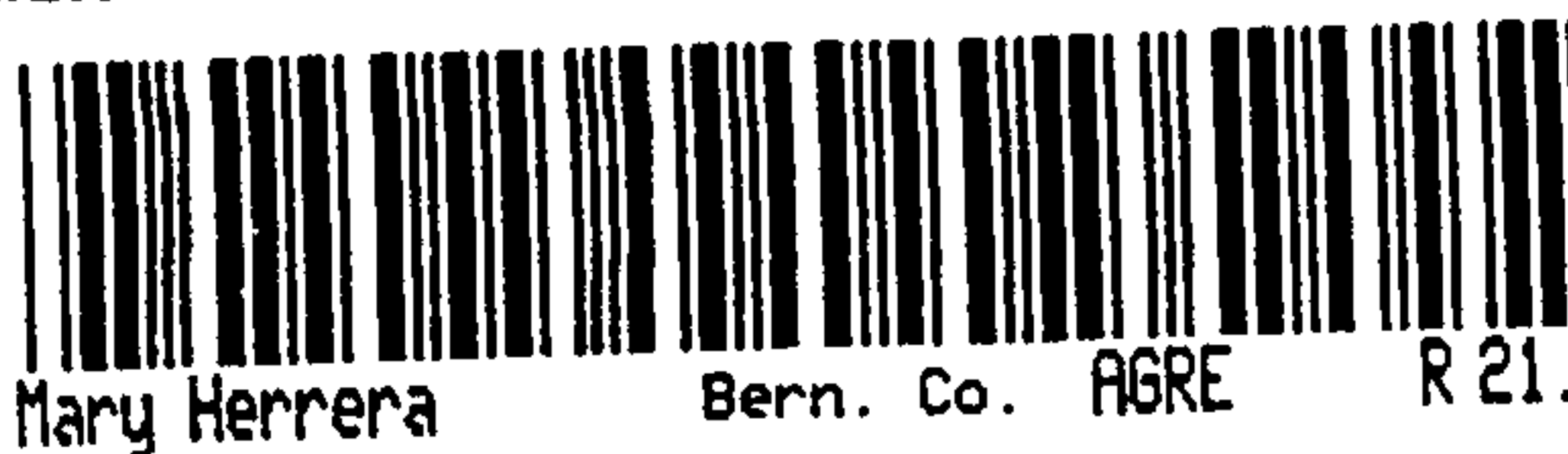
Type of Financial Guaranty: LETTER OF LOAN RESERVE, dated 3-4-04
Amount: \$ 8047.04 Name of Financial Institution or
Surety providing Guaranty: SUNRISE BANK OF ALBUQUERQUE
Date City first able to call Guaranty (Sidewalk Construction
Deadline): March 9, 2005
If Guaranty other than a Bond, last day City able to call
Guaranty is: May 4, 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 shall not withhold unreasonably. If so assigned, this Agreement shall be binding upon the successors and assigns.



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.

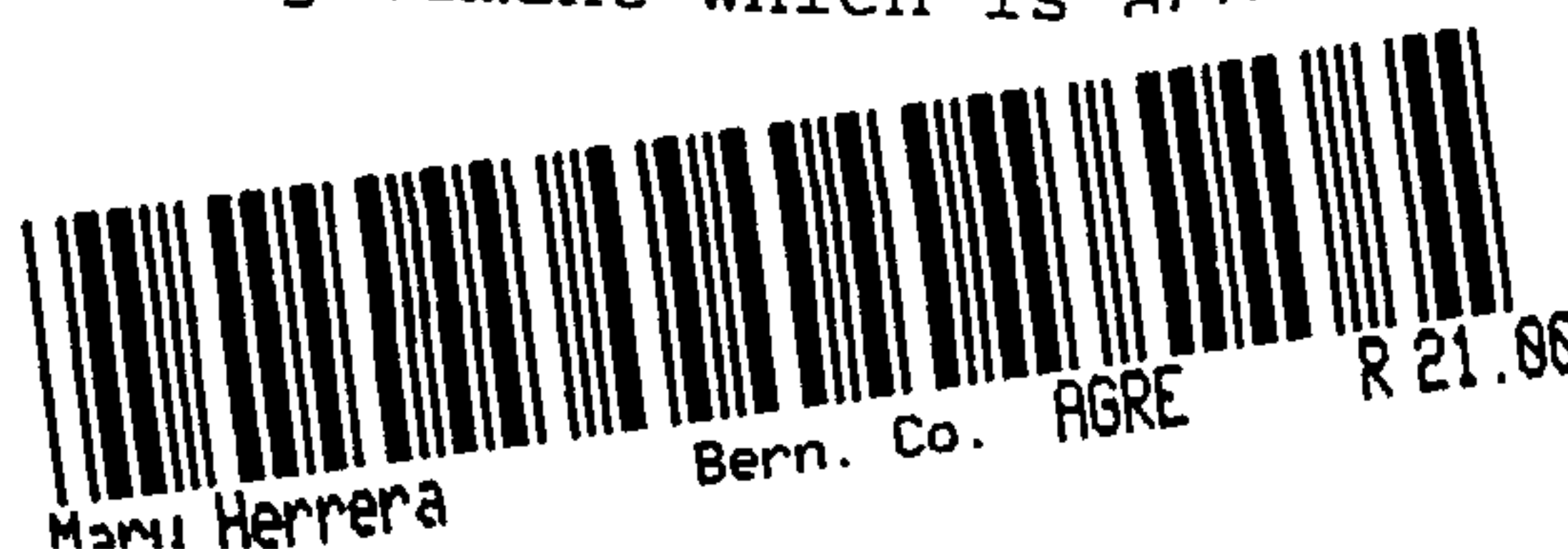
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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 evidence of authority to execute this Agreement which is acceptable to the City.



Executed on the date 3/3/2004 stated in the first paragraph of this Agreement.

DEVELOPER: Esmail Haidari

CITY OF ALBUQUERQUE:

By (Signature):

Name: Esmail Haidari & Ghamar Asghar

Rubel Dack
City Engineer, Public Works Dept.

Title: owners - husband & wife

Dated: 3-04-04

Dated: 3/3/2004

3/3/04

3/3/04

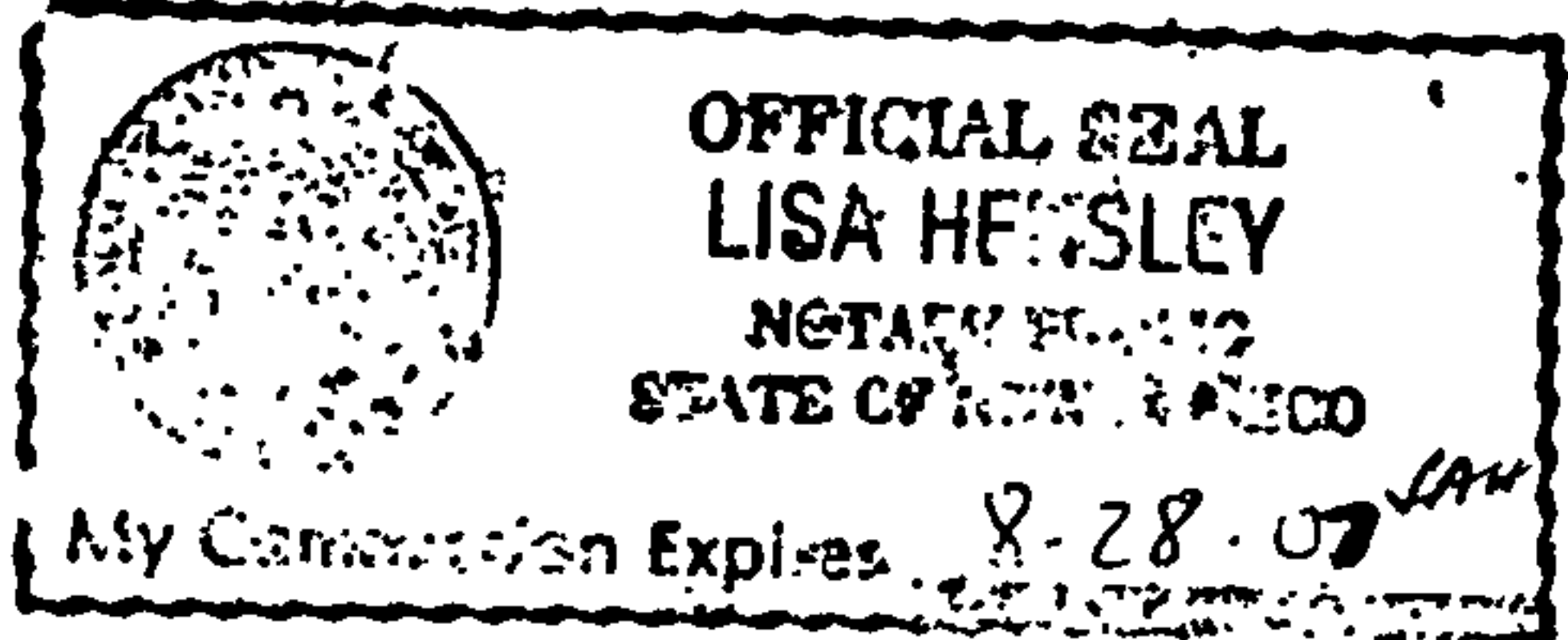
DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 3 day of March, 2004 by (name of person:) Esmail Haidari and Ghamar Asghar, (title or capacity, for instance, "President" or "Owner":) owners of (Developer:) COURTYARD at ALHAMEDA.

Lisa Hensley
Notary Public

My Commission Expires: 8-28-08



CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 4th day of March, 2004 by Richard Douste, Director, ~~Public Works Department~~ of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires: 7.30.04

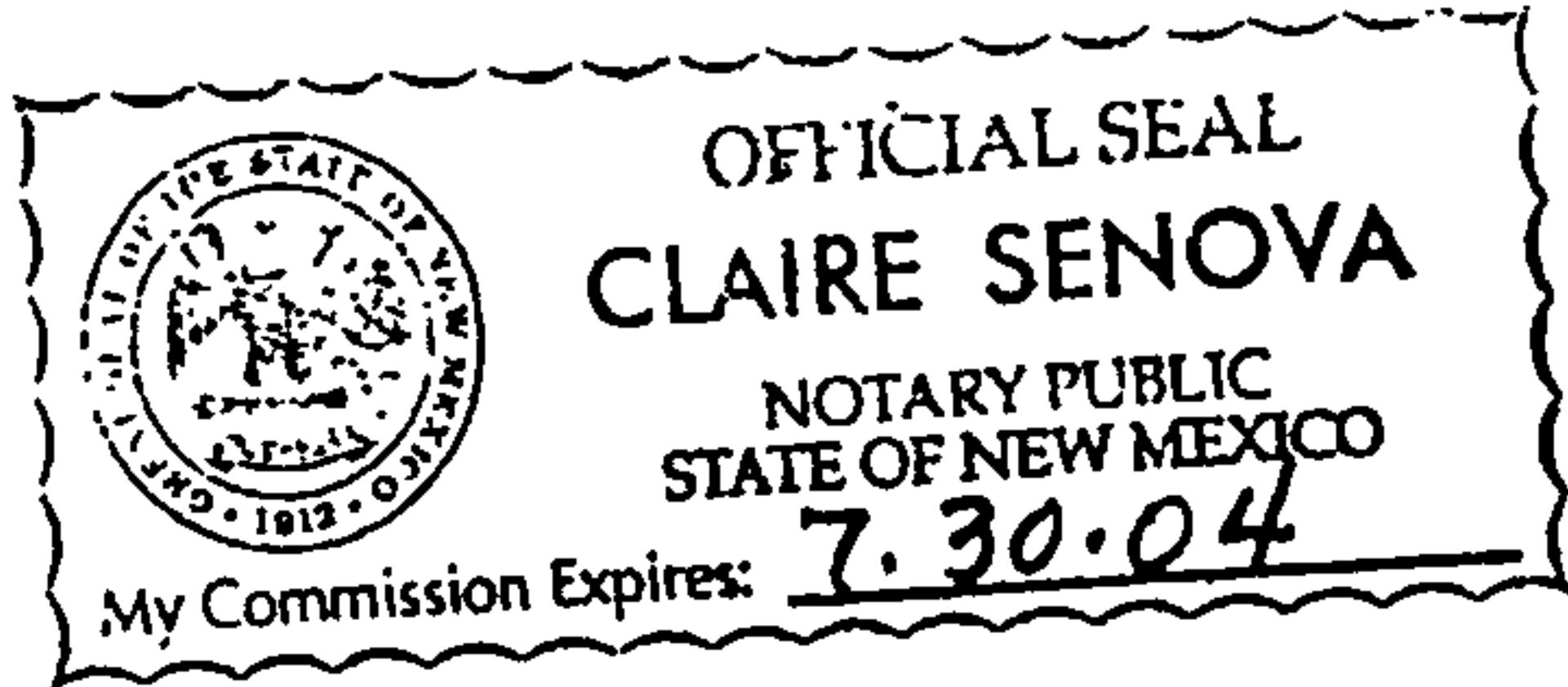


EXHIBIT "A" ATTACHED





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

17. **Project # 1002472**
03DRB-00403 Minor-Prelim&Final Plat Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19)

At the March 26, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 3/26/03 and approval of the grading plan engineer stamp dated 3/11/03 the preliminary plat was approved with the following condition of final plat:

CONDITION:

1. The private drainage easement on the west side of the subdivision should have the maintenance and beneficiaries stated on the final plat.

The final plat was indefinitely deferred.

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

If you wish to appeal this decision, you must do so by April 10, 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 must be filed within 60 days of its filing.



Mary Herrera

Bern. Co. AGRE

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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.)

Sheran Matson, AICP, DRB Chair

cc: Esmail Haidari, 12008 Gazelle PI NE, 87111
Raymond Hensley, 4001 Juan Tabo NE, Suite A, 87111
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. AGRE

R 21.00

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FINANCIAL GUARANTY AMOUNT

03/04/2004

Type of Estimate: Sidewalk Deferral

Project Description:

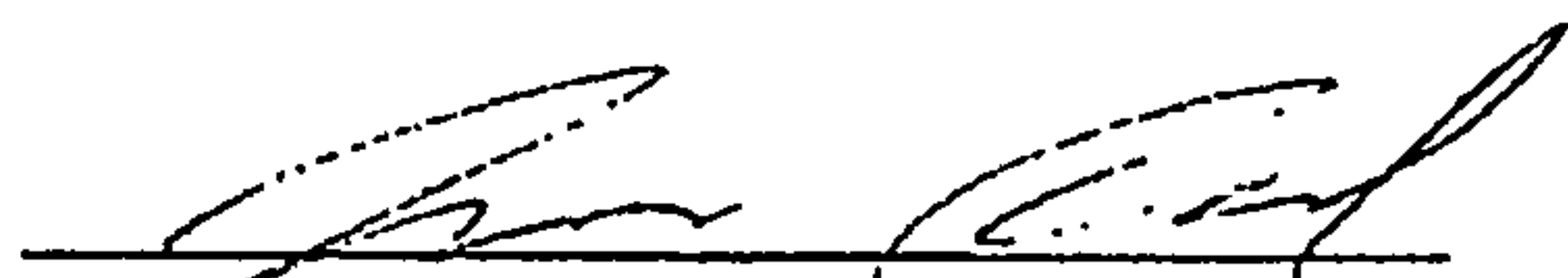
Project ID #: 714481, The Courtyards at Alameda Subdivision, Phase/Unit

Requested By: **Adil Rizvi**

Approved estimate amount:		\$6,084.00
NMGRT	5.8125%	\$353.63
Subtotal:		\$6,437.63
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$8,047.04

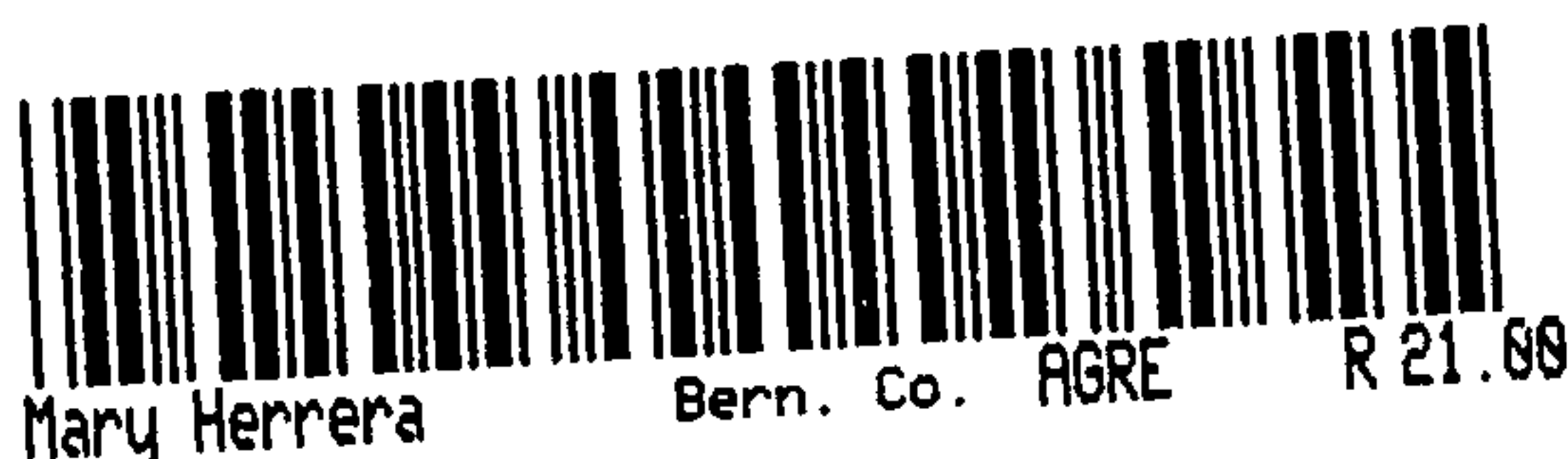
APPROVAL:

DATE:



3-4-04

Notes:



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SUNRISE BANK OF ALBUQUERQUE

March 4, 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.: 714481
Project Name: SIDEWALK DEFERRAL FOR COURTYARDS AT ALAMEDA

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 Eight Thousand, Forty-Seven and 04/00. (\$8,047.04) ("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 sidewalks which must be constructed for the Courtyards at Alameda Subdivision Project No. 714481 ("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 3/5/04 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A73, at pages 9685 to 9685 ("Earlier Agreement").

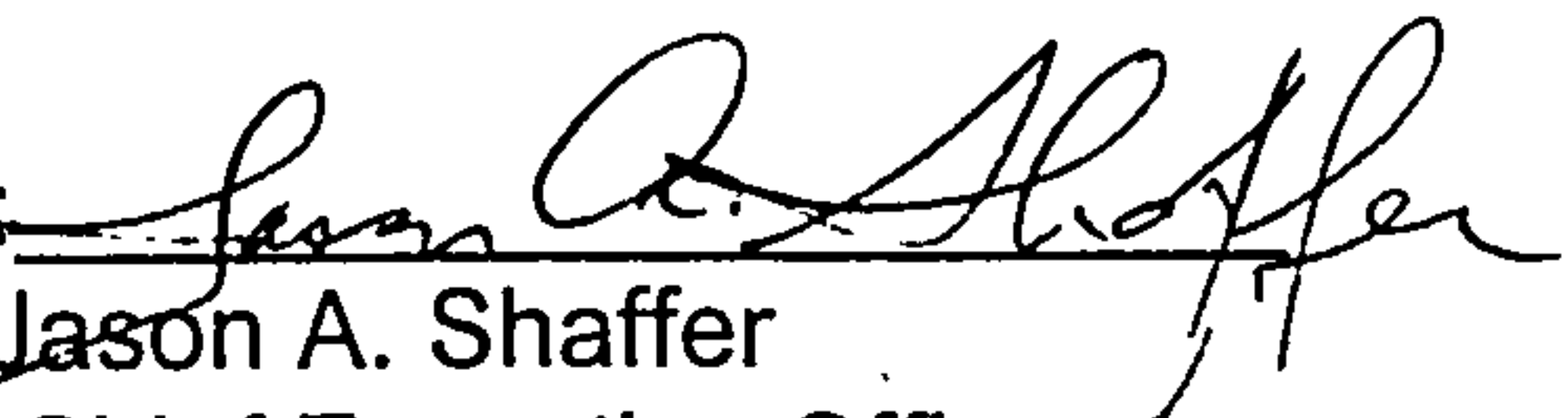
- 1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, 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 March 4, 2005 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between March 4, 2005 and May 4, 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 May 4, 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:  3-04-04
Jay J. Czar
Chief Administrative Officer

WJG. 3/4/04

3/4/04

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ADIL RIZVI
AGENT SAME
ADDRESS 4001 JUAN TABO NE, STE. A 8 7111
PROJECT & APP # 1002472/04DRB-00323
PROJECT NAME COURTYARDS @ ALAMEDA...

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

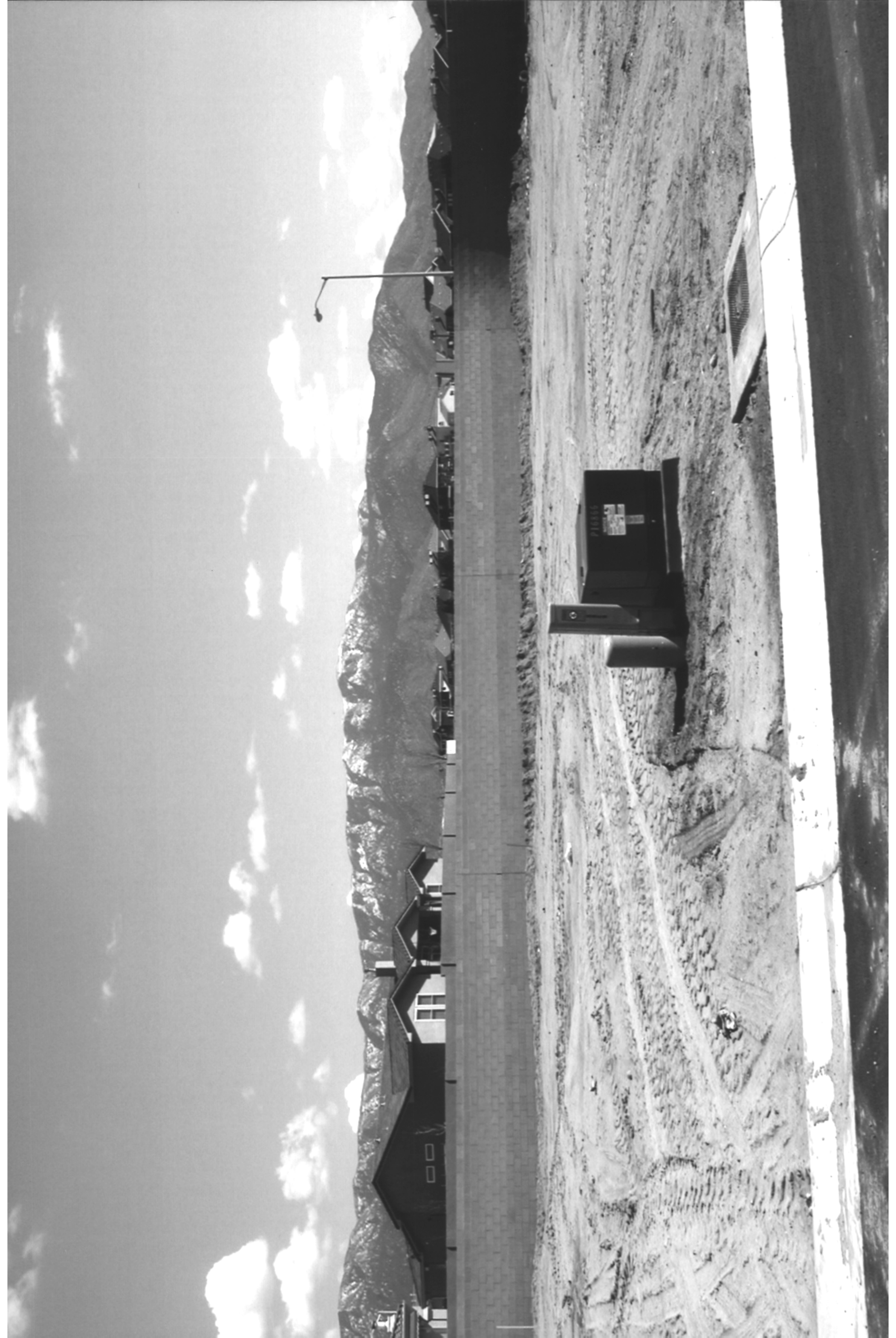
Counterreceipt.doc 12/29/03

03/09/2004 10:19AM LOC: ANN
X
RECEIPT# 00020612 WSH 008 TRANSH 0009
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00



#1002472

WILLIAMS



~~#~~ 1002-472

Bruce Alexander



1002572

David Wheeler



1002472

Burke



1002472

Billie Jackson



1002472

BMI & Co

ORIGINAL

INFRASTRUCTURE LIST

Curent DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED 3/11/03
 DATE SITE PLAN APPROVED 2/26/03
 DATE PRELIMINARY PLAT APPROVED: _____
 DATE PRELIMINARY PLAT EXPIRES: _____
 DRB PROJECT NO. 1002472
 DRB APPLICATION NO. 03DRB-00204

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

THE COURTYARDS AT ALAMEDA

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 17 & 18, Block 13, Tract 2, Unit 3, North Albuquerque Acres, Bernalillo County, NM.

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	Res. Pavement, Std C&G 4" SW, both sides	Henriette Wyeth Dr.	North propety line	Cul de Sac Term.	/	/	/
		8"	Sanitary Sewer	"	"	"	/	/	/
		6"	Water Line	"	"	Alameda	/	/	/
		14' F-Edge	Bit. Pavement, Std C&G 6" SW W. Side Only	Barstow	North propety line	Alameda	/	/	/
		20' North	Art. Pavement, Std C&G, 6' SW W. Side Only	Alameda Blvd	West property line	Barstow	/	/	/
							/	/	/
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							/	/	/

NAME OF PLAT AND/OR SITE PLAN

NOTES

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

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

3 Grading and drainage certification required prior to to release of SIA and Financial Guarantee.

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

Raymond Heasley
NAME
THE GROUP
FIRM

[Signature] 3/10/03
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

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

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

APPLICANT INFORMATION:

NAME: RAYMOND HENSLEY / THE GROUP = AGENT PHONE: 298-3477
 ADDRESS: 4001 JUAN TABO NE, SUITE A FAX: 292-3904
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: raymond@thegroup.cc
 Proprietary interest in site? AGENT
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
Handwritten: Email Hardari = OWNER
Handwritten: 12008 Gazelle Pl NE, 87111, 480 2533

DESCRIPTION OF REQUEST: PRELIMINARY AND FINAL PLAT APPROVAL AND a SIDEWALK DESIGN VARIANCE
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No. *AND TEMP DEFERRAL SIDE WALK CONST.*

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

Lot or Tract No. LOTS 17 AND 18 Block: 13 Unit: TR 2 UNIT 3
 Subdiv. / Adn. NORESTE, 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: 8
 Total area of site (acres): 1.75 Density if applicable: dwellings per gross acre: 5 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? YES NO
 UPC No. _____ MRGCD Map No. _____ aka. Courtyards @ Alameda
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA and ALAMEDA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03DRB-00204 - SKETCH (1002472)
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2-19-2003

SIGNATURE Raymond Hensley DATE 3/4/03
 (Print) Raymond Hensley, P.E. Applicant Agent

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Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB-00403</u>	<u>P+F</u>	<u>S3</u>	<u>\$ 705.-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB-00404</u>	<u>SV</u>	<u>✓</u>	<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>03DRB-00405</u>	<u>TDSW</u>	<u>✓</u>	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 705.-</u>

Hearing date MAR 19 2003

Project # 100 2472

JM
 Planner signature / date

FORM S(3): SUBDIVISION - D.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) $145 + 70 \times 8 = 560 + 145 = 705.-$
- 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

FSO

Vacant

NO

FINAL SIGN OFF

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.

Raymond Hensley, P.E.
Applicant name (print)

Raymond Hensley
Applicant signature / date



Form revised February 2003

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

Application case numbers
03DRB-00403
03DRB-00404
03DRB-00405

JAN 3/11/03
Planner signature / date

Project # 1002472

FORM V: SUBDIVISION VARIANCES & VACATIONS

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31

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.

Raymond Hensley, P.E.
Applicant name (print)

Raymond Hensley
Applicant signature / date

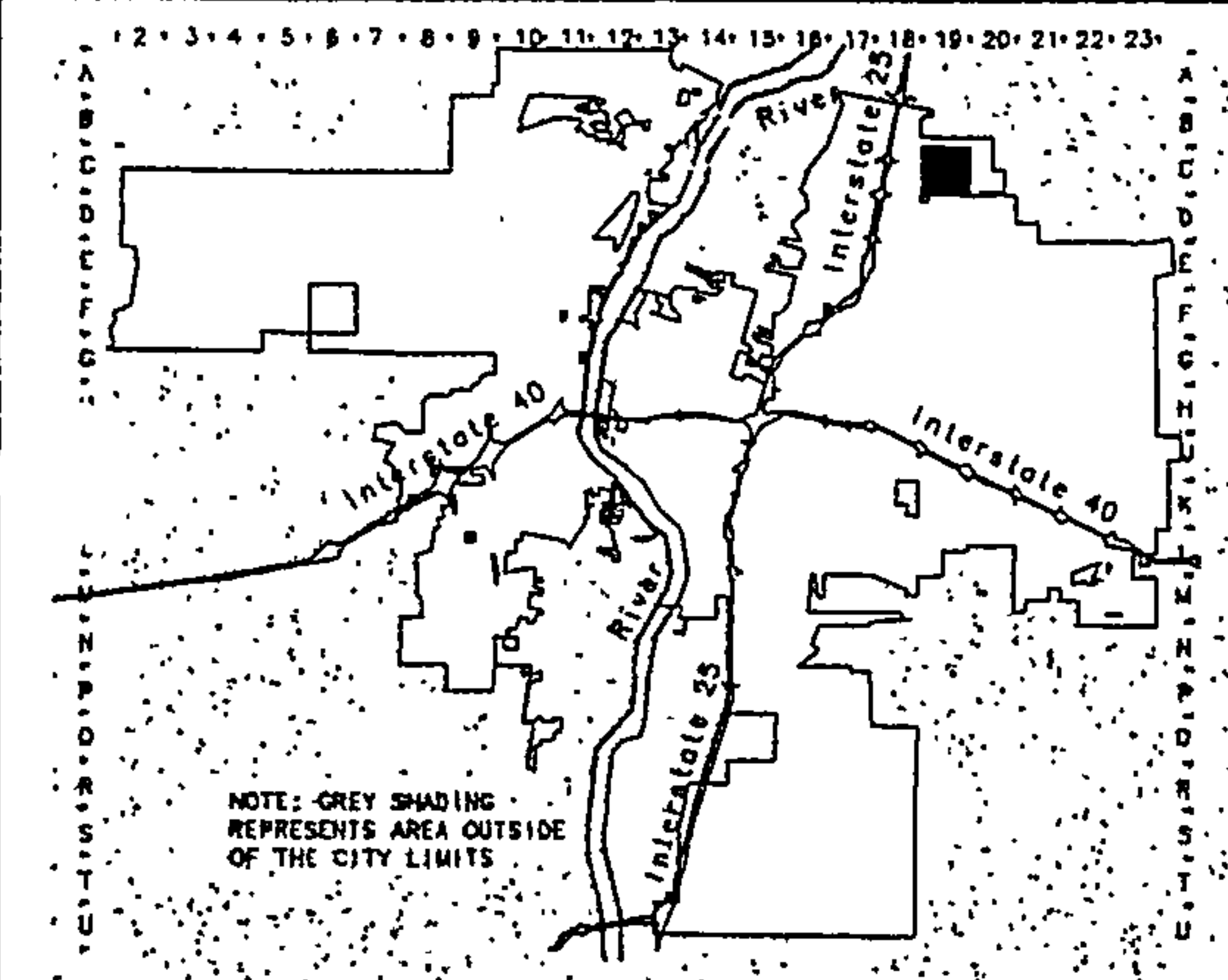
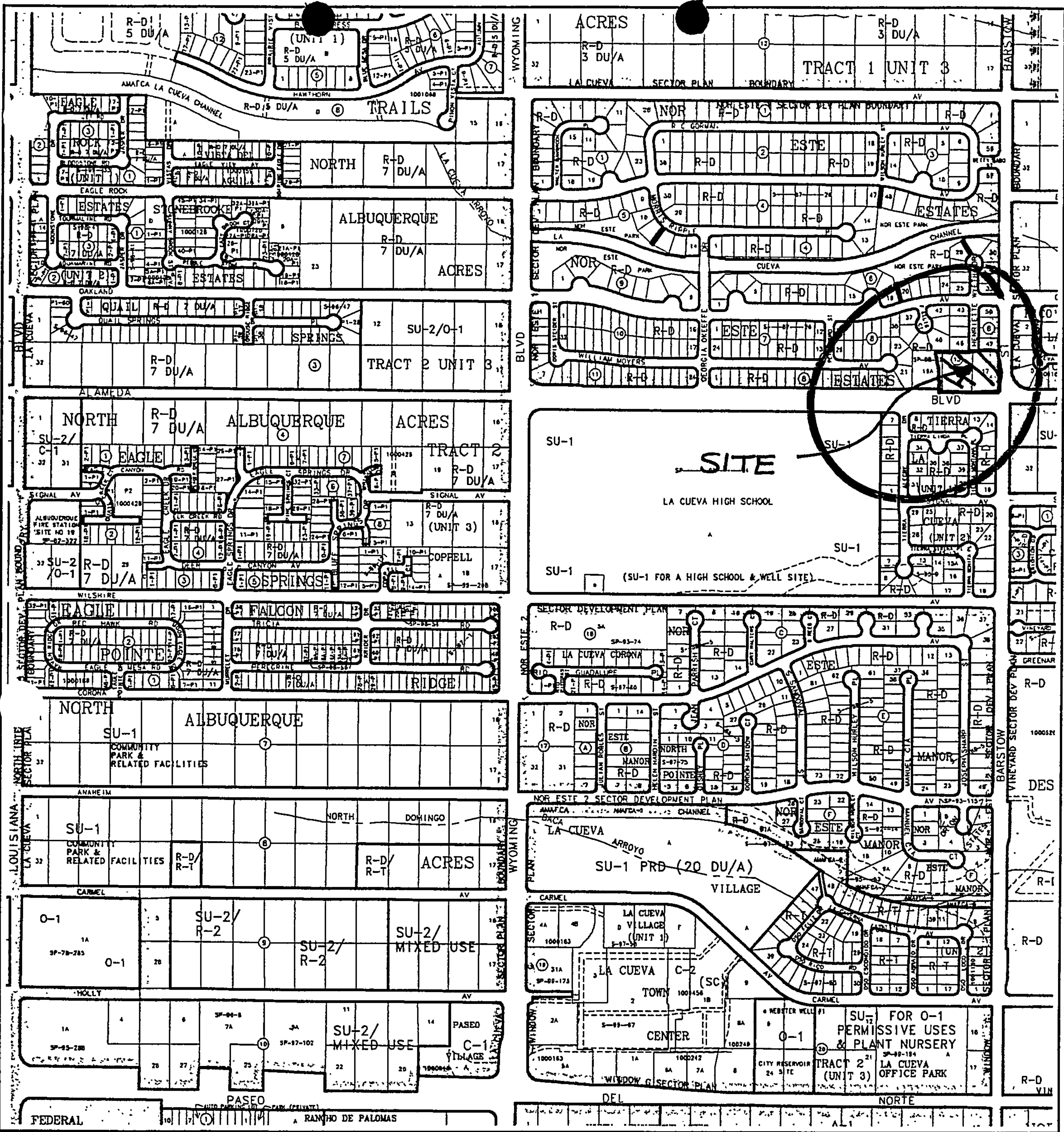


Form revised September 2001

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

Application case numbers
03DRB - 00903
03DRB - 00404
03DRB - 00405

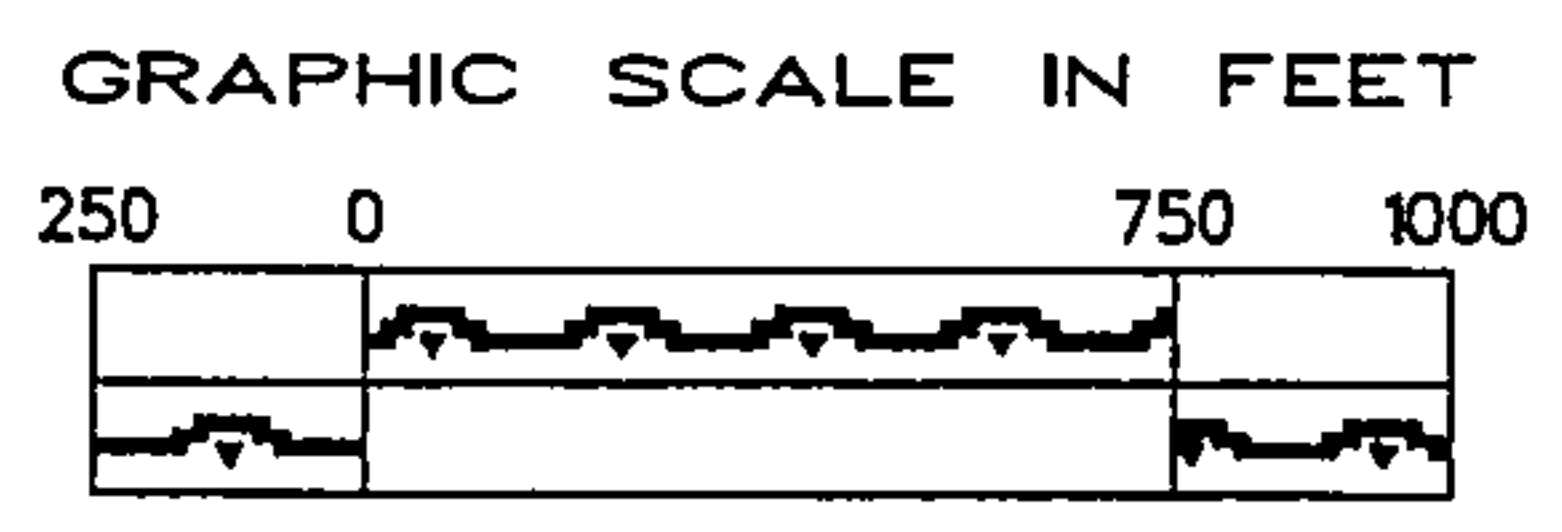
JM 3/11/03
Planner signature / date
Project # 1002472



CITY OF
Albuquerque

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002



TELCK-HENSLEY ENGINEERING GROUP

March 11, 2003

Sheran Matson, AICP
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

RE: DRB Application

Ms. Matson:

Herewith is the application for approval of the "Coutyards at Alameda Subdivision." The subdivision is located at the north side of Alameda on the west side of Barstow. The subdivision will provide 8 single-family home lots on a Cul de Sac. The lot sizes range from 5,475 to 6,559 square feet.

The project lies within the Nor Este Sector Development 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 is 5 lots per acre.

Sincerely,

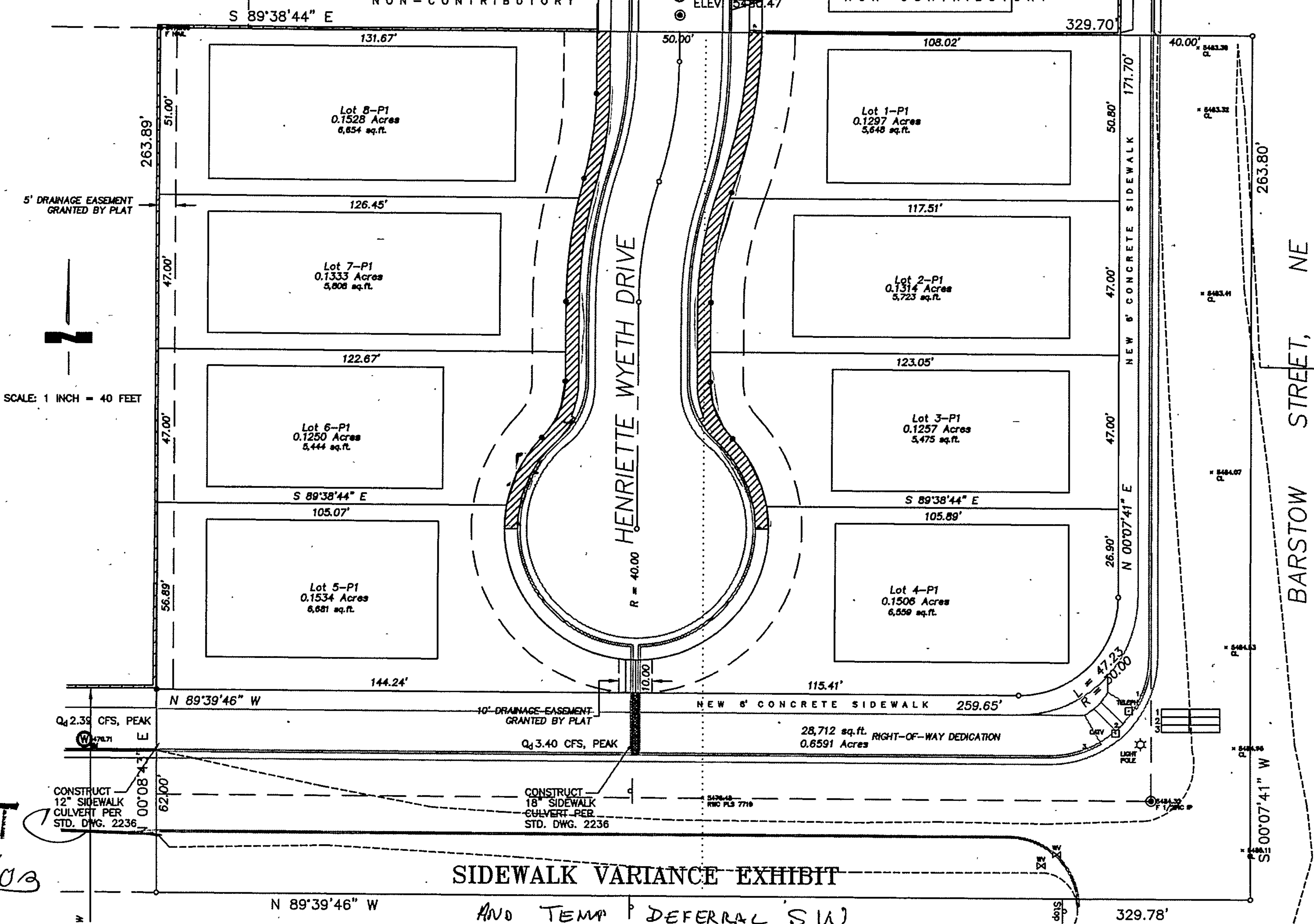
A handwritten signature in black ink, appearing to read 'Raymond Hensley', is written over a circular stamp or seal.

Raymond Hensley, P.E.
Vice President Mechanical/Civil Engineering

Lot 40, Block 8
Nor Este Estates
(3/21/88, C36-28)

Lot 46, Block 8
Nor Este Estates
(3/21/88, C36-28)

Lot 47, Block 8
Nor Este Estates
(3/21/88, C36-28)



SCALE: 1 INCH = 40 FEET



EXHIBIT
Date 3/19/03

SIDEWALK VARIANCE EXHIBIT

AND TEMP DEFERRAL SW

PLAT



TELCK-HENSLEY ENGINEERING GROUP

March 11, 2003

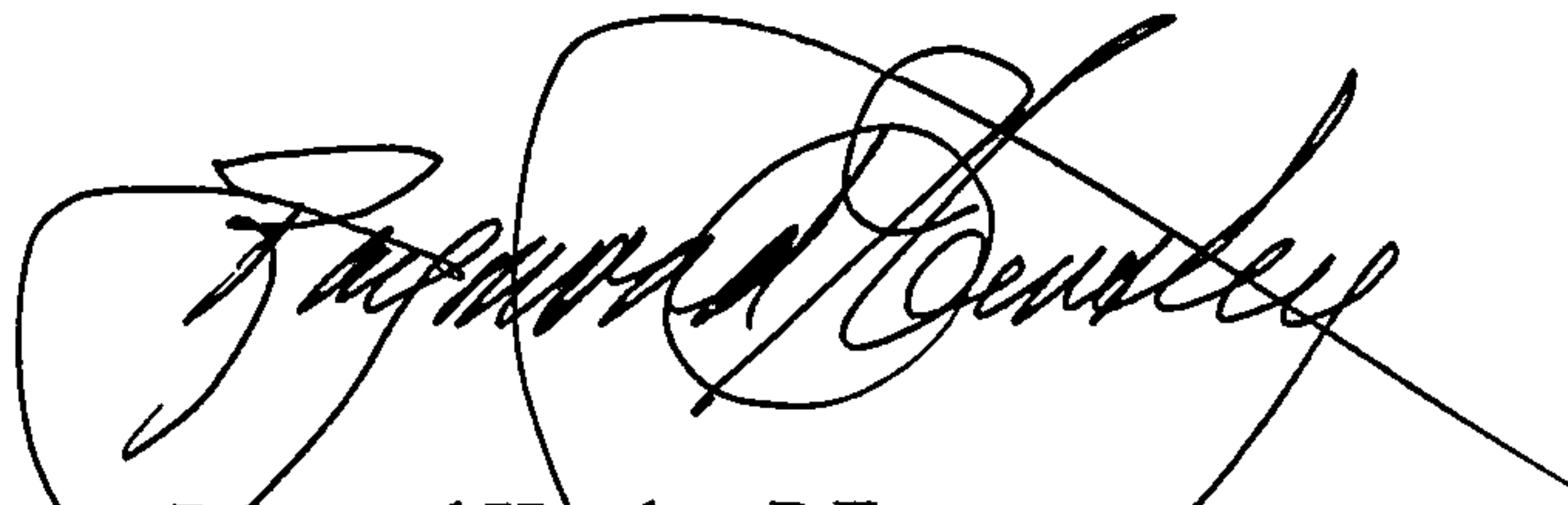
Sheran Matson, AICP
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

RE: DRB Application

Ms. Matson:

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,



Raymond Hensley, P.E.
Vice President Mechanical/Civil Engineering

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

03/ 1/200 X 12:32PM LOC: ANN

RECEIPT# 00004508 WSH 006 TRANSH 0017
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$705.00
J24 Misc \$705.00
CK \$0.00
CHANGE

PAID RECEIPT

APPLICANT NAME

Esmail Hardari

AGENT

RAY HENSLEY

ADDRESS

PROJECT NO.

100 2472

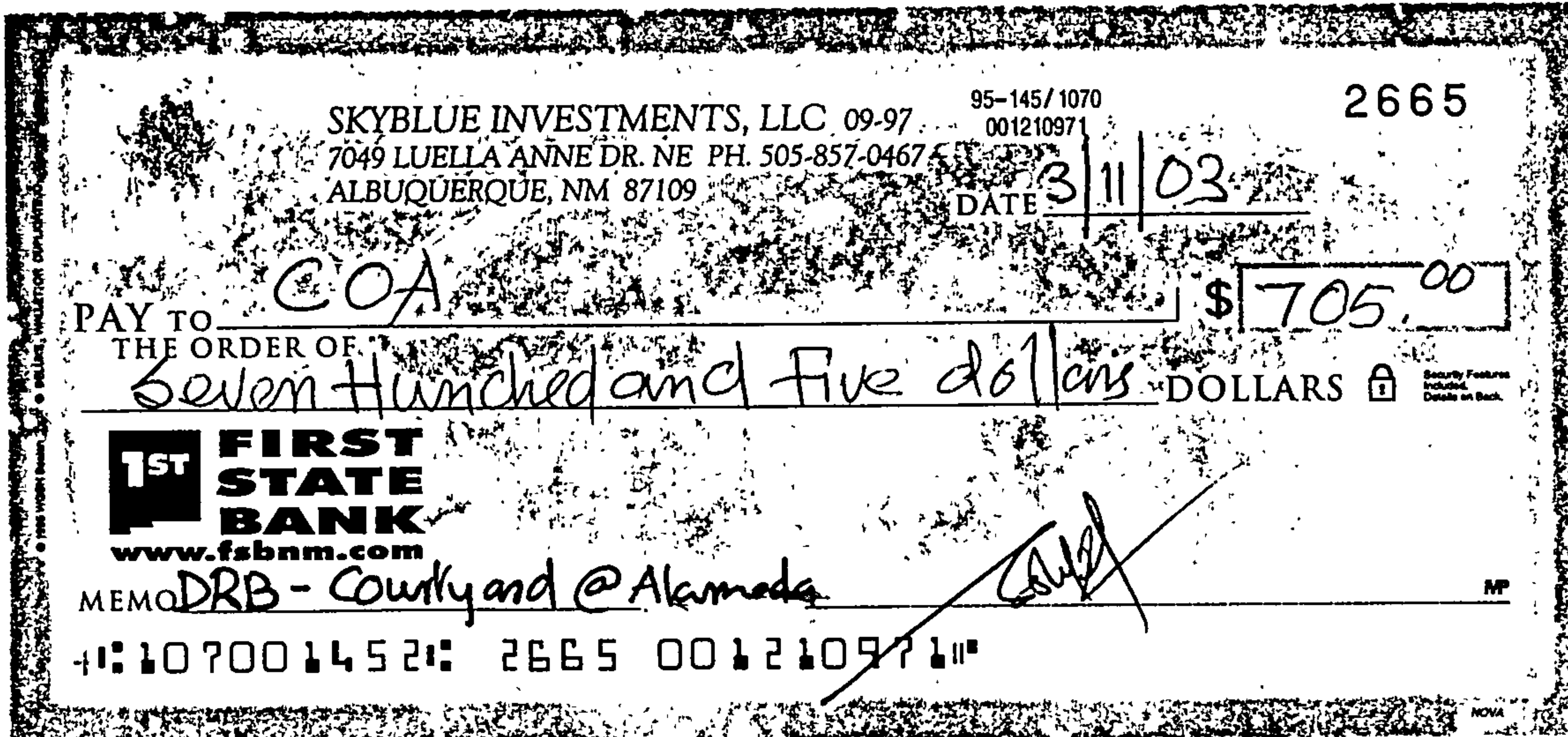
APPLICATION NO.

\$ 705.- 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 705.- Total amount due





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

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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: ADIL RIZVI
 ADDRESS: 7049 LUELLA ANNE DR. NE
 CITY: ALBUQUERQUE STATE NM ZIP 87109
 Proprietary interest in site:
 AGENT (if any): THE GROUP INC.
 ADDRESS: 4001 JUAN TABO BLVD NE
 CITY: ALBUQUERQUE STATE NM ZIP 87111

PHONE: 857-0467
 PHONE: 315-6484
 FAX: _____
 E-MAIL: _____
 PHONE: 292-3202
 FAX: 292-3904
 E-MAIL: bandekiesse
ekiesse@thegroup.cc

DESCRIPTION OF REQUEST:

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 Block: 13 Unit: TR. 2, UNIT 3
 Subdiv. / Addn. 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: 8
 Total area of site (acres): 1.99 Density if applicable: dwellings per gross acre: 4.02 dwellings per net acre: 5.88
 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. 101906451638610853 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: NW CORNER, INTERSECTION OF ALAMEDA
 Between: _____ and _____ AVE. & BARSTOW ST. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): N/A

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

SIGNATURE

(Print) E.W. KIESS

DATE _____
 Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>Q3DRB-00204</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>FEB 19 2003</u>			Total \$ <u>0</u>

Project # 1002472

JMA 2/11/03
 Planner signature / date

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

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SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
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 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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 - 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
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MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
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AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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- Amended preliminary plat approval expires after one year.
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

E. W. KIESS, (THE GROUP INC.)
Applicant name (print)
[Signature]
Applicant signature / date

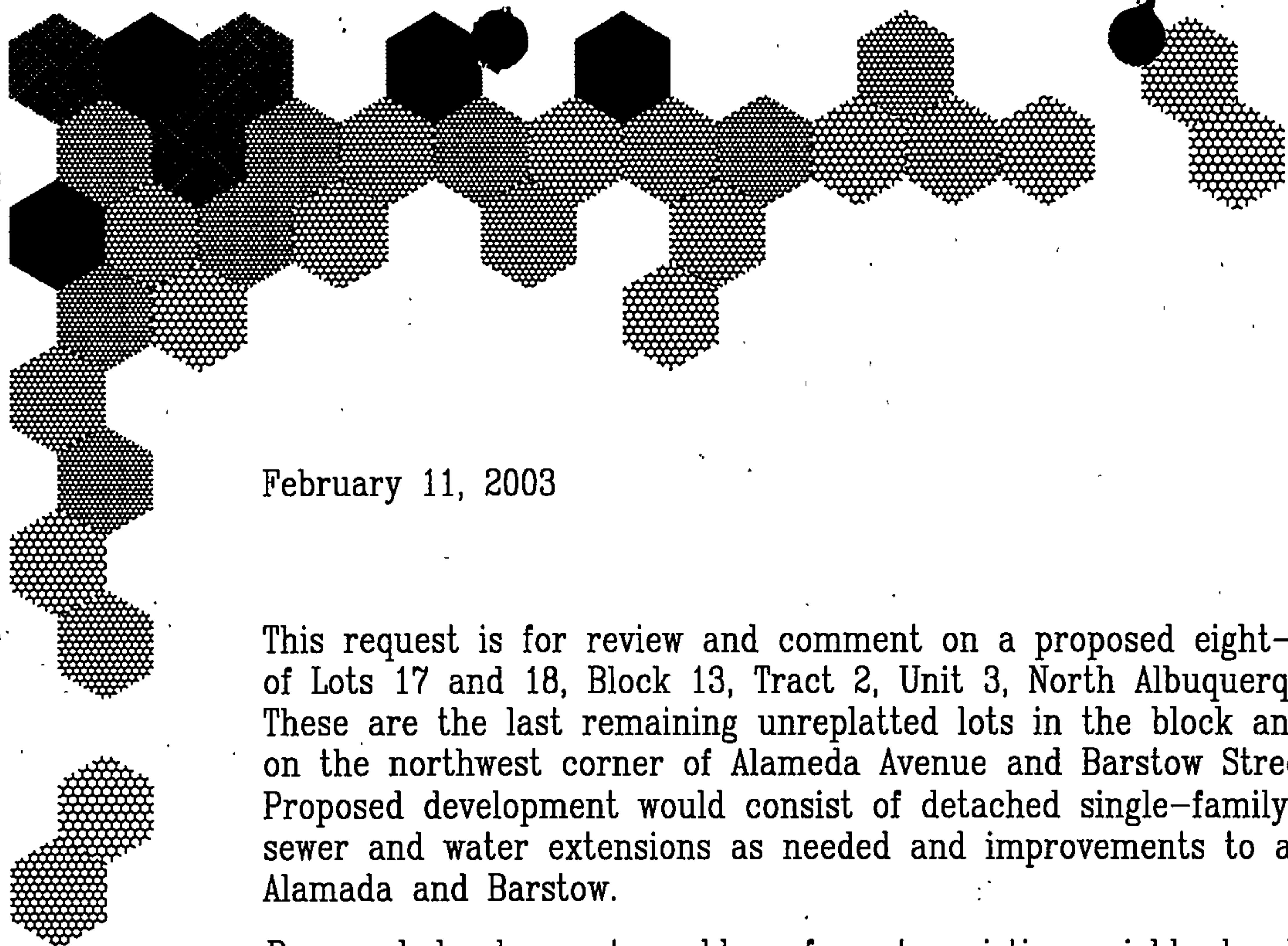


Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 00204

[Signature] 2/11/03
Planner signature / date
Project # 1002472

11-11-03



February 11, 2003

This request is for review and comment on a proposed eight-lot subdivision of Lots 17 and 18, Block 13, Tract 2, Unit 3, North Albuquerque Acres. These are the last remaining unreplatted lots in the block and are located on the northwest corner of Alameda Avenue and Barstow Street, NE. Proposed development would consist of detached single-family dwellings, sewer and water extensions as needed and improvements to adjoining Alameda and Barstow.

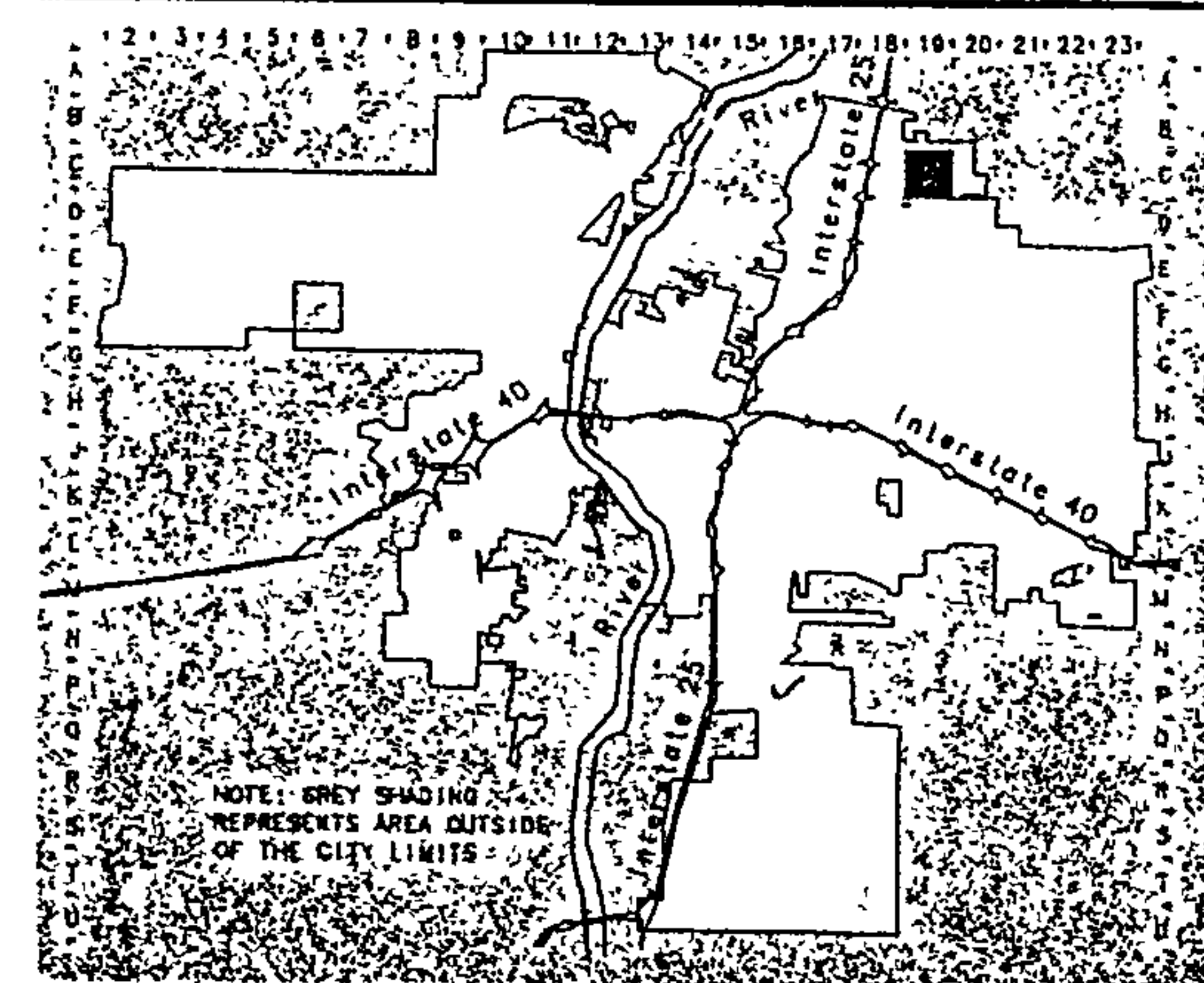
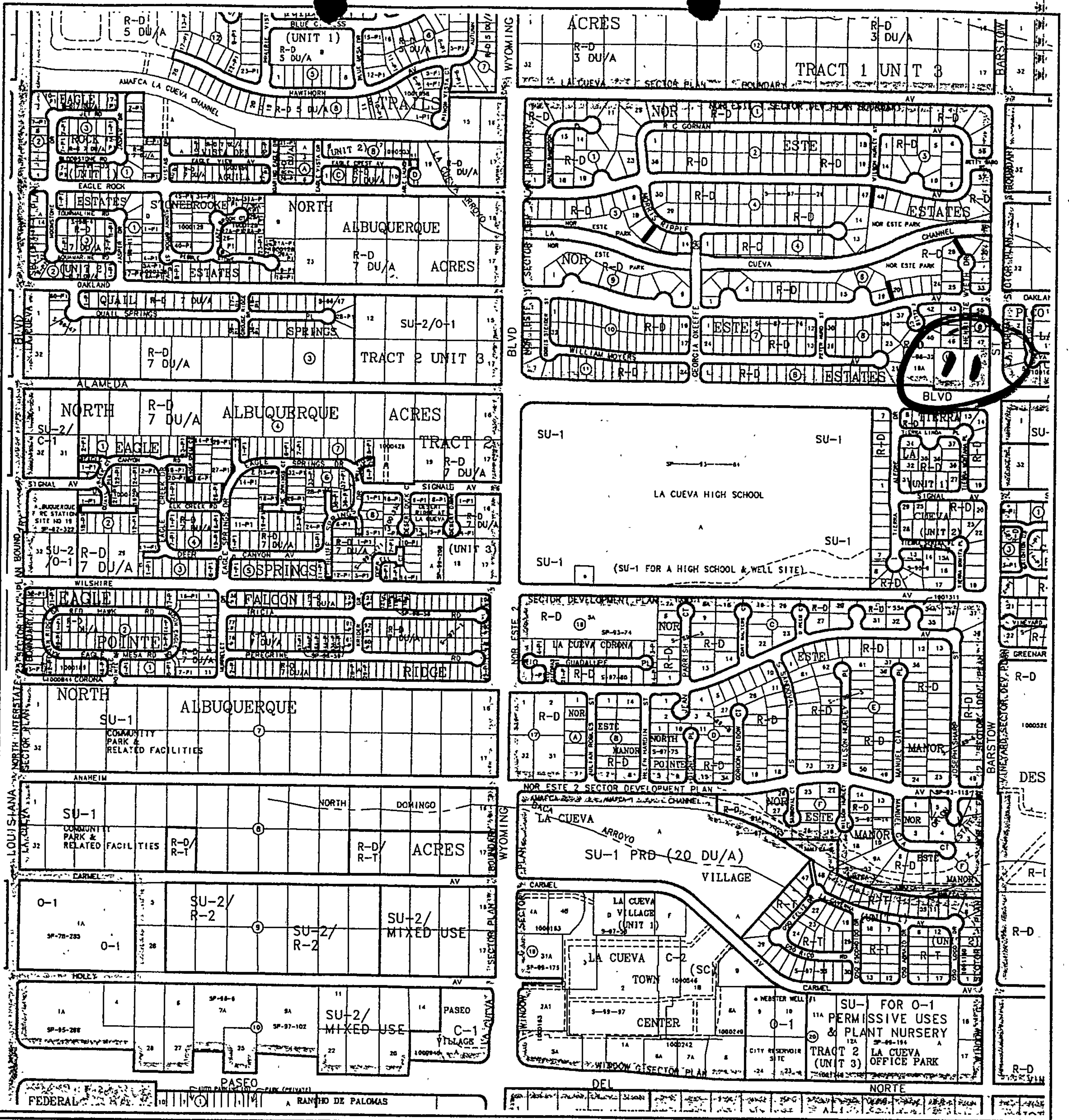
Proposed development would conform to existing neighborhood uses and density. Proposed access is to be an extension of Henriette Wyeth Drive.

Thank you,

Ed Kiess, for Adil Rizvi, owner



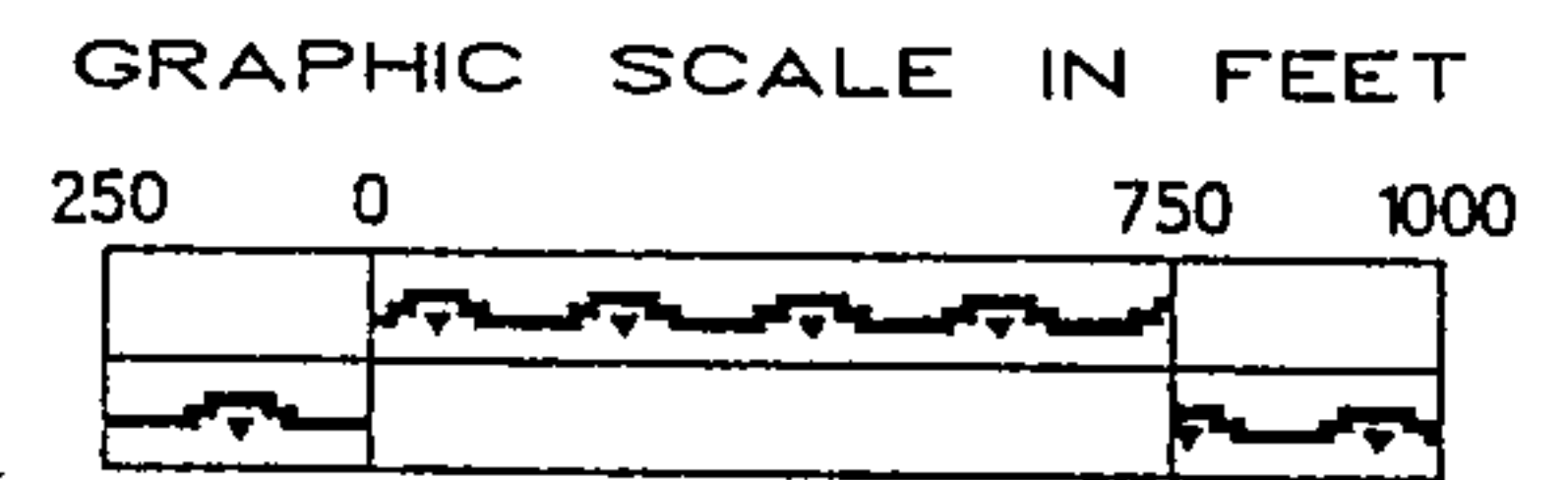
e. w. kiess •
11724 fox point avenue ne •
albuquerque nm 87112 •
505 299 8975 505 235 7077 •
e-mail eandekiess@aol.com •



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

C-19-Z

Map Amended through January 21, 2003