

#10



# FINAL PLAT

Complete 6/3/04  
Bl.

## 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-00822 Project # 1002821  
 Project Name: NORTH ALBUQUERQUE ACRES, TALEA COURT  
 Agent: ADIL BIZVI-315-6484 Phone No.: 298-3477 (W), 315-6484 (cell)

Project Number  
**1002821**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/2/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: AFD approval of fields  
one dimension ok  
6/2/04
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): ~~Planned to be signed~~

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

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

12. **Project # 1002857**  
04DRB-00809 Major-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE TRACT B, ARROWOOD RANCH DEV. UPC# 1009053098548020102 (ZONE ATLAS PAGE N-9), **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200,03DRB01202, 03DRB-01203,04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] (P-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

13. **Project # 1002928**  
04DRB-00718 Major-Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **THE TRAILS / TAOS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). [deferred from 5-19-04] [REF: 1002928 ] (C-9) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

14. **Project # 1002929**  
04DRB-00719 Major-Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **THE TRAILS @ SANTA FE**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). [deferred from 5-19-04] (C-09) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

15. **Project # 1003177**  
04DRB-00014 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). [deferred from 1-21-04] [REF: Proj.#1000213, 04ZHE-00119 ] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

16. **Project # 1003183**  
04DRB-00775 Minor-Prelim&Final Plat  
Approval

SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [deferred from 5-26-04] [REF: 04DRB-00025 ] (H-16) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

17. **Project # 1000984**  
04DRB-00815 Minor-Sketch Plat or  
Plan

BRASHER & LORENZ agent(s) for CROWN LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) A INCLUDE: TR B, AVALON SUBD, UNIT 4 - UPC# 100905716139520402, **AVALON SUBD, UIT 4**, zoned SU-1 IP USES, located on BLUEWATER RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 26 acre(s). [REF: 03DRB-00383 ] (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project # 1002134**  
04DRB-00794 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOC. agent(s) for VISTA DEL NORTE DEV., LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, 3, 4&, **U-6, VISTA DEL NORTE**, zoned SU-1 special use zone, for IP, located on EL PUEBLO RD. NE, between EDITH BLVD. NE and JEFFERSON ST. NE containing approximately 30 acre(s). [REF: 1001150, Z-87-113, DRB-94-288, 02DRB-01196 THRU -01199 ] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project # 1003226**  
04DRB-00806 Minor-Sketch Plat or  
Plan

J C ENGINEERING LLC agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9-A, **V.E. BARRETT SUBD**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER SW and TOWER SW containing approximately 6 acre(s). [REF: Z-72-114, Z-72-210, Z-71-125 ] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project # 1003460**  
04DRB-00807 Minor-Sketch Plat or  
Plan

JAMES R COPASS, JULIE NESON, LARRY MIERA agent(s) for JAMES R. COPASS/LARRY MIERA & JULIE NESON request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 37 INCL UPC# 102005944010819, **SNOW HEIGHTS SUBD**, zoned R-1 residential zone, located on ARVADA AVE NE, between EUBANK NE and WYOMING NE containing approximately 1 acre(s). [REF: NA ] (H-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**



21. **Project # 1003466**  
04DRB-00812 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS agent(s) for H & S INC request(s) the above action(s) for all or a portion of Tract(s) A INCL: TR. B-1, EL CAMBIO PLAZA ADDN, UPC# 101405604944021002, ZONING SU-2, SU-1 FOR C-3, **EL CAMBIO PLAZA ADDN**, zoned SU-2 FOR C-2, located on BRIDGE BLVD SW, between 4TH STREET SW and EIGHTH ST SW containing approximately 3 acre(s). [REF: Z-85-116, Z-83-116 ] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

22. **Project # 1003467**  
04DRB-00814 Minor-Sketch Plat or Plan

NA agent(s) for CHARLES MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDN., #1**, zoned R-2 residential zone, located on RICE AVE NW, between INDIAN SCHOOL RD. NW and I-40 WEST containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438 ] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

23. **Project # 1003469**  
04DRB-00821 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25,26 & 27, Block(s) 2 UPC # 102006410844020407 (LT 26) & 102006410844020407 (LT 27), **N. ALBQ. ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

24. **Project # 1003470**  
04DRB-00825 Minor-Sketch Plat or Plan

WILSON & COMPANY INC agent(s) for ROBERT SAAD request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 2B INCLUDE FOLLOWING UPC#: 100906339709440114, & 100906338702440113, **KASSUBA-MONTEBEL LANDS**, zoned R-1 residential zone, located on ALBERICOQUE PL SW, between 81ST STREET SW and ATRISCO BLVD SW containing approximately 132 acre(s). [REF: DRB 97-274, Z-85-84, AX85-20 ] (D-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

25. Other Matters:

ADJOURNED: **11:50 A.M.**

10.7 **Project # 1002821**  
04DRB-00822 Minor-Final Plat  
Approval

ADIL RIZVI agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 14, Tract(s) 14,15,16 TRACT 3, UNIT 2, **NORTH ALBUQUERQUE ACRES, TALEA COURT**, zoned R-D residential and related uses zone, developing area, located on CORONADO AVE NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114, 03DRB-01189, 03DRB-01191, 03DRB-01192 ] (D-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR AED APPROVAL OF CUL-DE-SAC DIMENSIONS.**

11. **Project # 1002856**  
04DRB-00808 Major-Final Plat  
Approval

MARK GOODWIN & ASSOC PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3, **MEADOWS @ ANDERSON HILLS**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH STREET SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: AX-29, Z-985, Z-986, 03DRB-01194 ] (P-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR TRACT B SD/PUE CONFLICT, DXF AGIS, 2WR WATERLINE ACCEPTANCE AND PARKS FOR APPROVAL OF OPEN SPACE DEDICATION BY OPEN SPACE DIVISION AND MAINTENANCE LANGUAGE FOR TRACTS A, C, D-M.**

8. **Project # 1002739**  
04DRB-00818 Minor-Subd Design  
(DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D INCLUDE: TR B-1, ROSNER TRACTS UPC# 100805446922740130 & PARCEL A, ANDERSON HEIGHTS UPC# 100805326344510142, **LANDS OF RIO BRAVO PARTNERS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: AX-29, Z-985, Z-986, DRB-95-440](N-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

9. **Project # 1002800**  
04DRB-00783 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1 TBKA QUIVERA ESTATES SUBD., **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on SO. OF GLENDALE AVE NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 14 acre(s). [REF: 03-01990, 03DRB-01992, 03DRB-01127, 03DRB-02152 ] (B-19) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**



6. **Project # 1000575**  
04DRB-00813 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI  
agent(s) for PRESBYTERIAN HEALTHCARE  
SERVICES request(s) the above action(s) for all or a  
portion of Tract(s) 7-9, **PRESBYTERIAN HOSPITAL  
MAIN CAMPUS**, zoned SU-2/SU-1, located on LEAD  
AV E NE, between SPRUCE ST NE and SYCAMORE  
ST NE containing approximately 27 acre(s). [REF:  
DRB-02-500-00035, EPC-01128-01561 ] (K-15) **THE  
SITE PLAN FOR BUILDING PERMIT WAS  
APPROVED WITH FINAL SIGN-OFF DELEGATED  
TO PLANNING FOR EPC CASE PLANNER,  
CARMEN MARRONE'S INITIALS AND  
TRANSPORTATION FOR COMPACT SPACES TO  
BE LABELED AND RADII 15 FOOT MINIMUM.**

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

7. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC agent(s) for  
RONALD L. & JERI J. NASCI request(s) the above  
action(s) for all or a portion of Lot(s) 14A, Block(s) 03,  
**CRYSTAL RIDGE**, zoned R-LT, located on BARRETT  
AV E NW, between LOREN AVE. NW and LA  
CANADA DR. NW containing approximately 1 acre(s).  
[deferred from 5-19-04] [REF: DRB 97-298, DRB 98-  
410 ] (B-13) **DEFERRED AT AGENT'S REQUEST  
TO 6-16-04.**

3. **Project # 1002796**  
04DRB-00667 Major-Vacation of  
Public Easements

TERRAMETRICS OF N. M. agent(s) for CITY OF ALBUQUERQUE, FIRE DEPT. request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, zoned SU-1 special use zone, for fire stationn/c, located on CHICO RD NE, between DALLAS ST. NE and CHARLESTON ST. NE containing approximately 1 acre(s). [REF: 04DRB-00326, 03DRB-02022 & 02024, 03EPC-01099 & 01100 ] (K-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**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.**

4. **Project # 1003468**  
04DRB-00816 Minor-SiteDev Plan  
BldPermit  
04DRB-00817 Minor-Prelim&Final Plat  
Approval

JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NO. ALBQ. ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [REF: NA ] (B-18) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**

5. **Project # 1000418**  
04DRB-00824 Minor-SiteDev Plan  
Subd

LPDJ ARCHITECTS, LLC/LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 BERUMAN - J.G. LANDS OF, **VICTORY LOVE FELLOWSHIP CHURCH &**, zoned SU-1 FOR CHURCH & REL. FAC, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] K-10) **DEFERRED AT AGENT'S REQUEST TO 6-16-04.**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [deferred from 5-19-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**
  
2. **Project # 1003403**  
04DRB-00635 Minor-Temp Defer SDWK  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00633 Major-Vacation of Public Easements  

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Block(s) N/A, Tract(s) F, **THE TRAILS (TBKA 'THE RESERVE')**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 18 acre(s). [deferred from 5-19-04] [REF: 1002962, 03DRB-01528 ] (C-9) **DEFERRED AT AGENT'S REQUEST TO 6-9-04.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 2, 2004

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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



AGIS ELECTRONIC SUBMITTAL FORM

DRB Project Case #: 1002821

Subdivision Name: Talea Court

Surveyor: Thomas D Johnston

Company/Agent: WayJohn Surveying

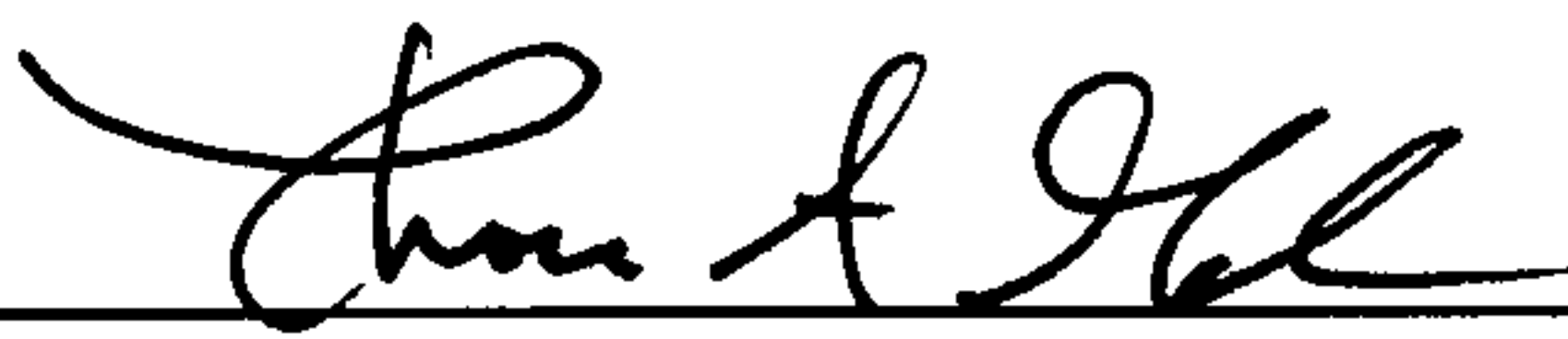
Contact Person: Adil Rizvi

E-mail: \_\_\_\_\_ Phone: 315-6484

DXF Received      Date: 6/1/2004

Hard-Copy      Date: 6/1/2004

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

  
Approved

6/1/04  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only

Copied cov2821 to agiscov on 6/1/2004.      Contact person notified on 6/1/2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 2, 2004  
Comments**

**ITEM # 10**

**PROJECT # 1002821**

**APPLICATION # 04-00822**

**RE: N.A.A. Talea Court/final plat**

No objection to final plat provided final plat condition is satisfied.

AGIS dxf approval is required **OK**

Applicant may file plat provided Planning receives a recorded copy to close the file.



---

Sheran Matson, AICP DRB Chair  
924-3880 Fax 934-3864 smatson@cabq.gov



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002821**

**AGENDA ITEM NO: 10**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Major comments on plat.

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** June 2, 2004



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

**Project Number:** 1002821  
**Application Number:** 04DRB-0822

**DRB Date:** 6/2/04  
**Item Number:** 10

**Subdivision:** Talea Court  
 Block 14, Tracts 14, 15, 16 Tract 3, Unit 2, NAA

**Zoning:** RD

**Zone Page:** D-21

**New Lots (or units) :** 14

**Request for:**

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

**Parks and Recreation Comments:**

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


Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 14 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Add one of the following notes to the plat to fulfil the detached open space requirement associated with the RD zoning.

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



#10



# FINAL PLAT

## 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-00822 Project # 1002821  
 Project Name: NORTH ALBUQUERQUE ACRES, TALEA COURT  
 Agent: ADIL RIZVI Phone No.: 298-3477

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/2/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: AFD approval of build  
etc. dimensions
- 
- 
- 
- 
- UTILITIES: \_\_\_\_\_
- 
- 
- 
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- 
- 
- 
- PARKS / CIP: \_\_\_\_\_
- 
- 
- PLANNING (Last to sign): ~~Adil Rizvi~~
- 
- 
- 

Project Number 1002821

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

8-21-2003

### 9. Project # 1002821

03DRB-01189 Major-Preliminary Plat Approval  
03DRB-01191 Major-Vacation of Pub Easements  
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] [*Deferred from 8/13/03*] (D-21)

At the August 20, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/20/03 and approval of the grading plan engineer stamp dated 8/14/03 the preliminary plat was approved with the following condition of final plat approval:

#### CONDITION:

1. The fire department must concur with the dimensions for the cul-de-sac.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

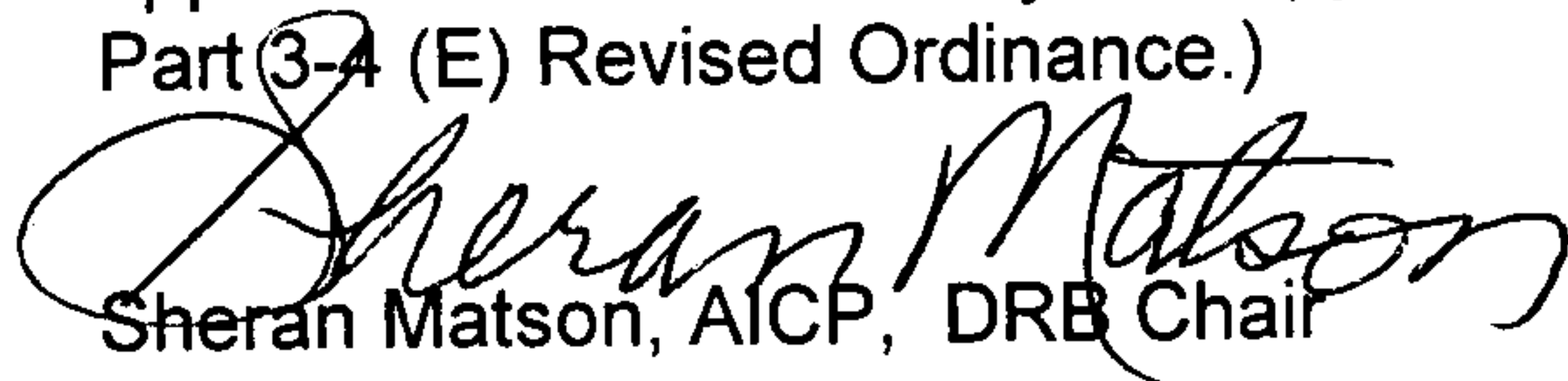
If you wish to appeal this decision, you must do so by September 4, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

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

  
Sheran Matson, AICP, DRB Chair

cc:Raymond Hensley, 4001 Juan Tabo NE, Suite A, 87111  
Esmail Haidari, 12008 Gazelle Pl NE, 87111  
Luther & Ann Horning, 9805 Karak Rd NE, 87122  
Warren Bush, 7427 Sandia Glow Ct NE, 87122  
Jaye & David Bullington, 9809 Karak Rd NE, 87122  
Mary DeVaal, 9701 Karak Rd NE, 87122  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002821 AGENDA#: 9 DATE: 8.20

LUTHER HORNUNG 9805 KARAK NE

1. Name: LUTHER HORNUNG Address: \_\_\_\_\_ Zip: 87122

2. Name: Adel Puzi Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: Ray Newley Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: WARREN BUSH Address: 7427 Sandia Zip: 87122 - notice  
Glow Ct. NE

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002821**

**AGENDA ITEM NO: 9**

**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 dated 8-14-03 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the vacation request.

**RESOLUTION:** *signed 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:** August 20, 2003

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002821 AGENDA#: 4 DATE: 8.13.03

1. Name: <sup>HORNING</sup>Luther Horning Address: 9805 KARAK Zip: 87122
2. Name: Jaye Bullington Address: 9809 Karak Rd Zip: 87122-3355
3. Name: WARREN BUSH Address: 7427 Sandia Glow Zip: 87122 - notice only
4. Name: Mary DeVaal Address: 9701 Karak Rd NE Zip: 87122 notice only
5. Name: Ann Horning Address: 9805 Karak NE Zip: 87122 notice only
6. Name: David Bullington Address: 9809 Karak Rd NE Zip: 87122 notice only
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002821**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

8/20/03

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:** August 13, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 13, 2003

**Project # 1002821**

03DRB-01189 Major-Preliminary Plat Approval  
03DRB-01191 Major-Vacation of Pub Right-of-Way  
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114 ] (D-21)

AMAFCA No adverse comments.

COG No adverse comment. For information, the Long Range Bikeway System proposes a bike lane on Holbrook Street.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letters sent to Heritage East (R) and North Albuquerque Acres (R) Neighborhood Assns.

APS No comments received.

Police Department No adverse comments.

Fire Department

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

PNM Gas Approves.

PNM Electric Approves.

Comcast No comments received.



QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report and infrastructure list is required for Preliminary Plat approval. What is being vacated?

Transportation Development

Is a subdivision design variance requested? What are the dimensions of the cul-de-sac? Comments on the infrastructure list.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 14 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

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).

## Parks & Recreation

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

*\*Note: This option is only applicable to land covered by a Sector Development Plan.*

## Utilities Development

Infrastructure list is incomplete, need water/sewer lines in Holbrook and Coronado. No exhibit for Vacation request was provided. No exhibit for Sidewalk Deferral was provided.

## Planning Department

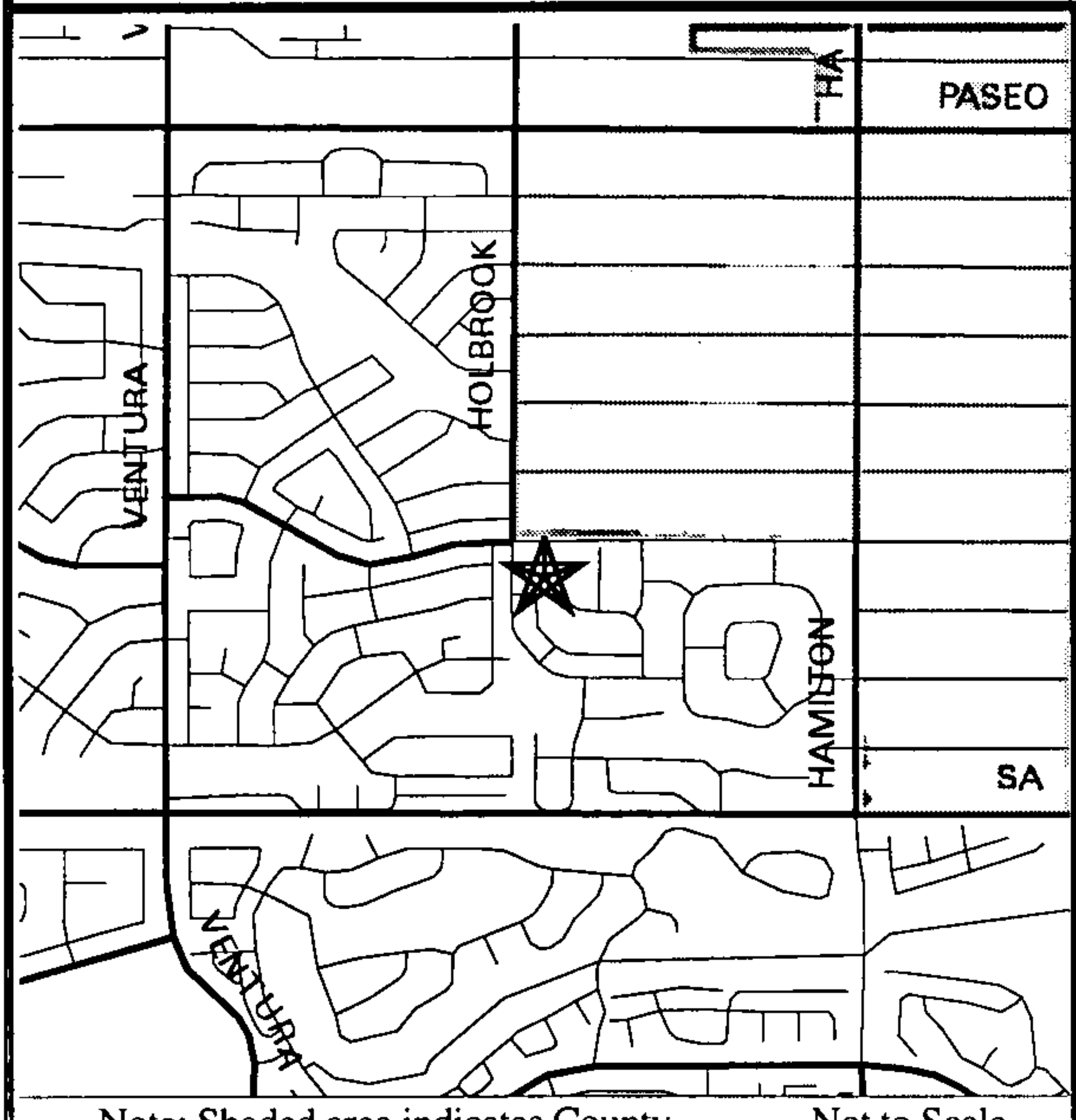
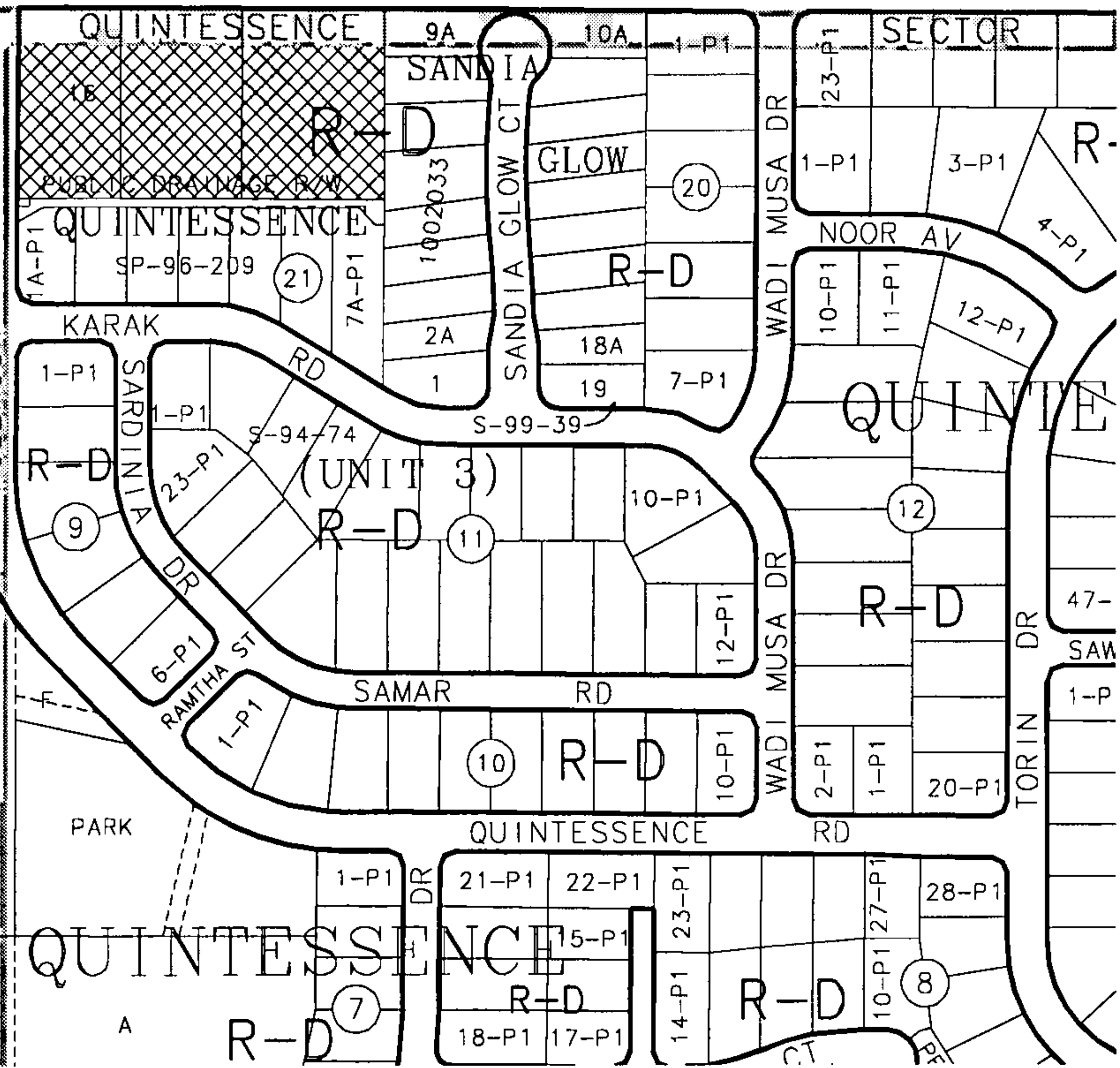
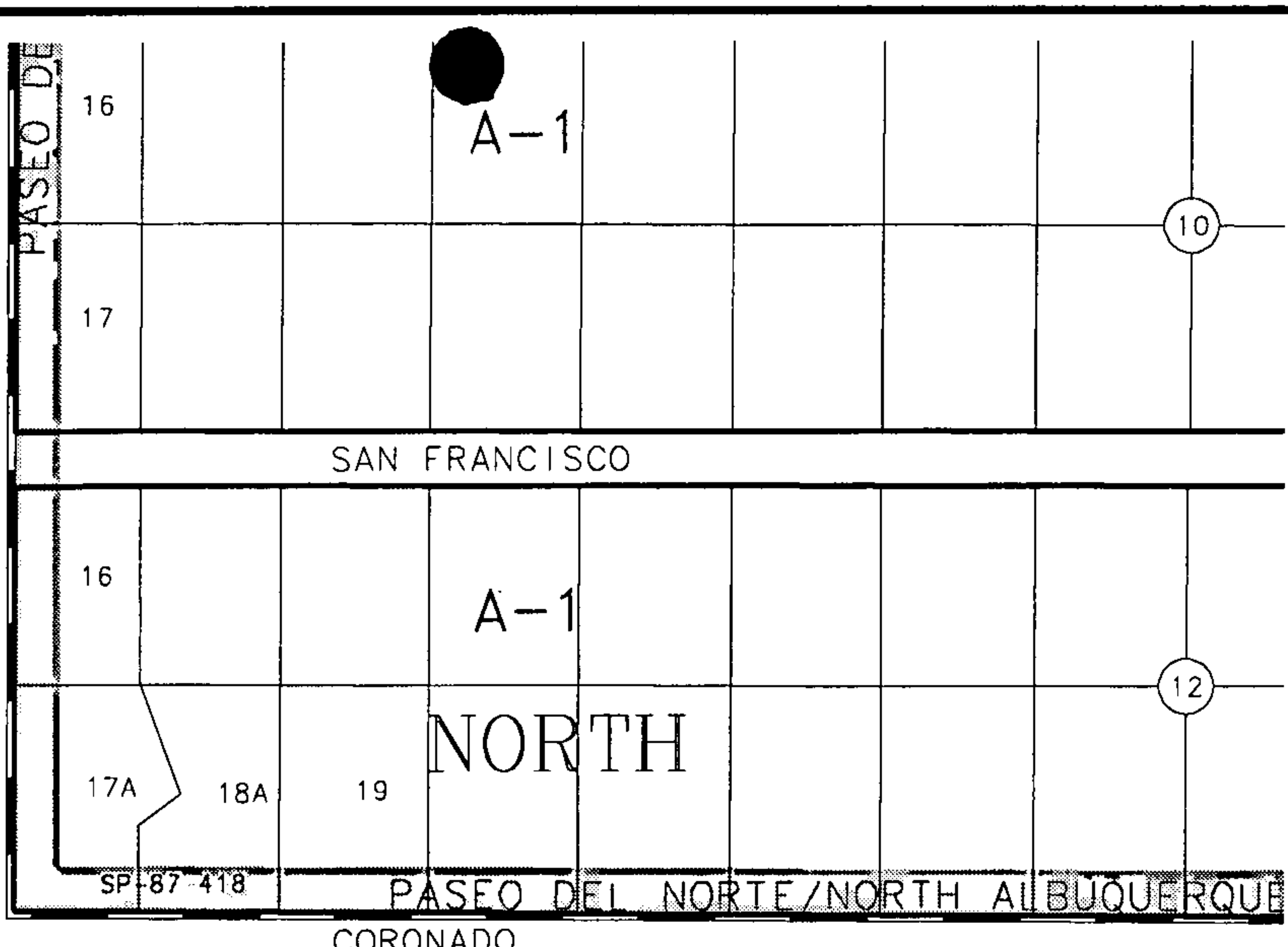
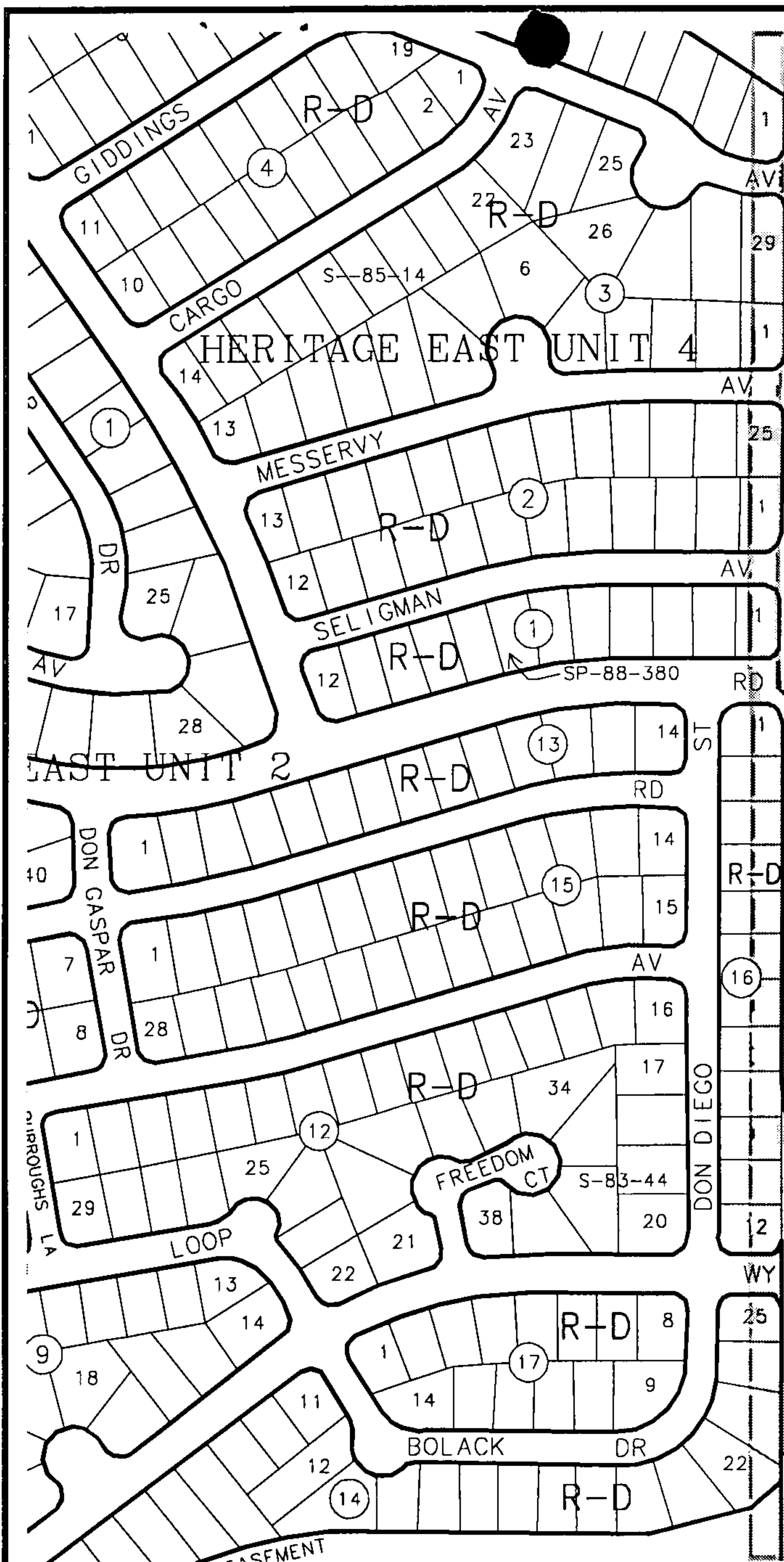
A Sidewalk Waiver exhibit showing the location of sidewalks to be deferred must be provided by DRB hearing date to Planning.

The plat appears to conform to the Quintessence Sector Plan. No objection to any of the requested actions. The vacation action must be recorded on a final plat within one year of approval.

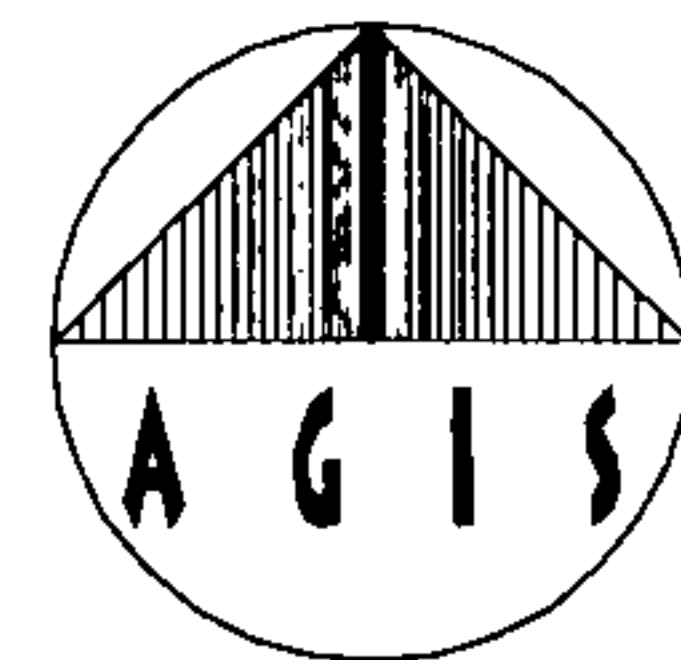
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc:Esmail Haidari, 12008 Gazelle Pl NE, 87111

Raymond Hensley, 4001 Juan Tabo NE, Suite #A, 87111



**ZONING MAP**



Scale 1"=334'

PROJECT NO.  
1002821

HEARING DATE  
8-13-03

MAP NO.  
D-21

ADDITIONAL CASE NUMBER(S)  
03DRB-01189  
03DRB-01191  
03DRB-01192

Note: Shaded area indicates County Not to Scale





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 13, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000363**

03DRB-01184 Major-Vacation of Pub Right-of-Way  
03DRB-01185 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for Tract(s) G-2-A, **BALLOON FIESTA PARK**, zoned SU-2 special neighborhood zone, located on BALLOON MUSEUM DR NE, between ALAMEDA BLVD NE and JEFFERSON ST NE containing approximately 7 acre(s). (B-17)

**Project # 1001306**

03DRB-01179 Major-Preliminary Plat Approval  
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). (A-10)

**Project # 1002593**

03DRB-01186 Major-Preliminary Plat Approval  
03DRB-01188 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9)

**Project # 1002821**

03DRB-01189 Major-Preliminary Plat Approval  
03DRB-01191 Major-Vacation of Pub Right-of-Way  
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2**, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114 ] (D-21)

**Project # 1002819**

03DRB-01180 Major-Bulk Land Variance  
03DRB-01183 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS AND Tract(s) E-5-A AND E-6-A, ALBUQUERQUE SOUTH, UNIT 3**, zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9)

**Project # 1002822**

03DRB-01190 Major-Bulk Land Variance  
03DRB-01193 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **EL RANCHO GRANDE, UNIT 5A, PARCEL 5, TRACT 12-B AND TRACT 12-C, EL RANCHO GRANDE**, zoned SU-1 special use (MIXED USE) zone, located on GIBSON BLVD SW, between SNOW VISTA CHANNEL, SW and BARBADOS AVE SW containing approximately 27 acre(s). [REF: 01EPC-00422, 01EPC-01443, 01EPC-01443, 02DRB-01395, PRJ. # 1000152 ](M-9/N-9)

**SEE PAGE TWO . . . . .**





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2**

**Project # 1002480**

03DRB-01194 Major-Preliminary Plat Approval  
03DRB-01195 Major-Vacation of Public Easements  
03DRB-01196 Major-Vacation of Public Easements  
03DRB-01197 Minor-Sidewalk Waiver  
03DRB-01198 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] (P-9)

**Project # 1002480**

03DRB-01200 Major-Preliminary Plat Approval  
03DRB-01201 Major-Vacation of Public Easements  
03DRB-01202 Major-Vacation of Public Easements  
03DRB-01203 Major-Vacation of Pub Right-of-Way  
03DRB-01204 Minor-Sidewalk Waiver  
03DRB-01205 Minor-Temp Defer SDWK


MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

**Project # 1002480**

03DRB-01206 Major-Preliminary Plat Approval  
03DRB-01209 Major-Vacation of Public Easements  
03DRB-01207 Minor-Temp Defer SDWK  
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 28, 2003.**

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

Meeting Date: 8-13-03

Zone Atlas Page: D-21-E

Notification Radius: 100 Ft.

|        |                     |
|--------|---------------------|
| App#   | <u>13 DRB-01189</u> |
| Proj#  | <u>1012821</u>      |
| Other# | <u>13 DRB-01191</u> |
|        | <u>13 DRB-01192</u> |

Cross Reference and Location: \_\_\_\_\_

Applicant: Esmail Haideri

Address: 12008 Azelle Pl. NE, 87111

Agent: Raymond Hensley

Address: 4001 Juan Tabo NE, Ste # A, 87111

SPECIAL INSTRUCTIONS

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

Date Mailed: 8-13-03

Signature: K. Tse/h/ky

102106301222530501 LEGAL: LOT 17-A BLK 12 TRACT 3 UNIT 2 NORTH ALBUQUERQUE A LAND USE:  
 PROPERTY ADDR: 00000 9601 CORONADO NE  
 OWNER NAME: MANUFACTURERS & TRADERS TRUST  
 OWNER ADDR: 03815 SOUTH WEST TEMPLE SALT LAKE CITY UT 84165

102106302722530502 LEGAL: LOT 18-A BLK 12 TRACT 3 UNIT 2 NORTH ALBUQUERQUE A LAND USE:  
 PROPERTY ADDR: 00000 9621 CORONADO AVE NE  
 OWNER NAME: WHISENANT JOHN H & JOYCE L  
 OWNER ADDR: 09621 CORONADO AV NE ALBUQUERQUE NM 87122

102106304122530503 LEGAL: \* 01 9 01 2NORTH ALBUQ ACRES TR3 UNIT 2 LAND USE:  
 PROPERTY ADDR: 00000 CORONADO AVE NE  
 OWNER NAME: G-V INVESTMENTS  
 OWNER ADDR: 00060 ROCK POINT PL NE ALBUQUERQUE NM 87122

102106305722530504 LEGAL: \* 02 0 01 2NORTH ALBU ACRES TR3 UNIT 2 LAND USE:  
 PROPERTY ADDR: 00000 CORONADO AVE NE  
 OWNER NAME: G-V INVESTMENTS  
 OWNER ADDR: 00060 ROCK POINT PL NE ALBUQUERQUE NM 87122

102006351921642602 LEGAL: \*2 1 HER ITAGE EAST UNIT 4 REPL OF NORTH ALBUQUERQU LAND USE:  
 PROPERTY ADDR: 00000 9640 SELIGMAN AVE NE  
 OWNER NAME: BASHORE GEORGE T & NANCY L  
 OWNER ADDR: 09640 SELIGMAN AV NE ALBUQUERQUE NM 87109

102006352521642601 LEGAL: \*1 1 HER ITAGE EAST UNIT 4 REPL OF NORTH ALBUQUERQU LAND USE:  
 PROPERTY ADDR: 00000 9644 SELIGMAN AVE NE  
 OWNER NAME: LINBLAD ROBERT CHARLES & CHARM  
 OWNER ADDR: 09644 SELIGMAN NE ALBUQUERQUE NM 87109

102106301019630432 LEGAL: \* 01 6 01 4NORTH ALBU ACRES TR3 UNIT #2 LAND USE:  
 PROPERTY ADDR: 00000 CORONADO AVE NE  
 OWNER NAME: ABSSI ALI A ETUX  
 OWNER ADDR: 00031 E SHADY LN HOUSTON TX 77063

102106302619630431 LEGAL: \* 01 5 01 4NORTH ALBU ACRES TR3 UNIT #2 LAND USE:  
 PROPERTY ADDR: 00000 CORONADO AVE NE  
 OWNER NAME: ABSSI ALI A ETUX  
 OWNER ADDR: 00031 E SHADY LN HOUSTON TX 77063

102106304119630430 LEGAL: \* 01 4 01 4NORTH ALBU ACRES TR3 UNIT #2 LAND USE:  
 PROPERTY ADDR: 00000 CORONADO AVE NE  
 OWNER NAME: SKYBLUE INVESTMENTS L L C  
 OWNER ADDR: 07049 LUELLA ANNE DR NE ALBUQUERQUE NM 87109

102106305520830442 LEGAL: LOT 9 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1812 AC LAND USE:  
 PROPERTY ADDR: 00000 7433 SANDIA GLOW CT NE  
 OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT  
 OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102006351920441901 LEGAL: \* 1 16 0 F HERITAGE EAST UNIT #2 CONT 0.184 AC LAND USE:  
 PROPERTY ADDR: 00000 7416 DON DIEGO ST NE  
 OWNER NAME: HETTEMA DAVID G & SUSAN D  
 OWNER ADDR: 04528 GOLF VISTA DR AUSTIN TX 78730

102106305520230441 LEGAL: LOT 8 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1705 AC LAND USE:  
 PROPERTY ADDR: 00000 7431 SANDIA GLOW CT NE  
 OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT  
 OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102006351919741902 LEGAL: \* 2 16 0 F HERITAGE EAST UNIT #2 CONT 0.165 AC LAND USE:  
 PROPERTY ADDR: 00000 7412 DON DIEGO ST NE  
 OWNER NAME: COOK THOMAS F & RHONDA  
 OWNER ADDR: 07412 DON DIEGO ST NE ALBUQUERQUE NM 87109

102106305519530440 LEGAL: LOT 7 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1715 AC LAND USE:  
 PROPERTY ADDR: 00000 7427 SANDIA GLOW CT NE  
 OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT  
 OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102006351919041903 LEGAL: \* 3 16 0 F HERITAGE EAST UNIT #2 CONT 0.165 AC LAND USE:  
 PROPERTY ADDR: 00000 7408 DON DIEGO NE  
 OWNER NAME: HEAMES TERENCE J & MARGARET A  
 OWNER ADDR: 07408 DON DIEGO NE ALBUQUERQUE NM 87109

102106305519030439 LEGAL: LOT 6 PL AT OF LOTS 1-19 SANDIA GLOW CONT .2091 AC LAND USE:  
 PROPERTY ADDR: 00000 7423 SANDIA GLOW CT NE  
 OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT  
 OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102006351918441904 LEGAL: \* 4 16 0 F HERITAGE EAST UNIT #2 CONT 0.165 AC LAND USE:  
 PROPERTY ADDR: 00000 7404 DON DIEGO NE  
 OWNER NAME: HUBER ELMER & MARILYN  
 OWNER ADDR: 07404 DON DIEGO NE ALBUQUERQUE NM 87109

102106305518330438 LEGAL: LOT 5 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1429 AC LAND USE:  
 PROPERTY ADDR: 00000 7419 SANDIA GLOW CT NE  
 OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT  
 OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102106302718430410 LEGAL: PUBL IC D RAINAGE VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: PARADISE WEST INC  
 OWNER ADDR: 05016 LA FIESTA DR NE ALBUQUERQUE NM 87109

102106300717730401 LEGAL: LT 1 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 9701 KARAK RD NE  
 OWNER NAME: O'BRIEN KENNETH E & CONSTANCE  
 OWNER ADDR: 09701 KARAK RD NE ALBUQUERQUE NM 87122

102106301317730402 LEGAL: LT 2 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 9705 KARAK RD NE  
 OWNER NAME: LEE JEONG WOO & MYEONG SOOK LE  
 OWNER ADDR: 09705 KARAK RD NE ALBUQUERQUE NM 87122

102106302017730403 LEGAL: LT 3 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 9709 KARAK RD NE  
 OWNER NAME: MERCHANT JOSEPH L & ROBERTA H  
 OWNER ADDR: 09709 KARAK RD NE ALBUQUERQUE NM 87122



102106302617730406 LEGAL: LT 4 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 9801 KARAK RD NE  
 OWNER NAME: RUSHING ROBERT E & GAIL F TRUS  
 OWNER ADDR: 09801 KARAK RD NE ALBUQUERQUE NM 87122

102106303217730407 LEGAL: LT 5 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 9805 KARAK RD NE  
 OWNER NAME: HORNING LUTHER K & ELIZABETH A  
 OWNER ADDR: 09805 KARAK RD NE ALBUQUERQUE NM 87122

102106303917630408 LEGAL: LT 6 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 9809 KARAK RD NE  
 OWNER NAME: BULLINGTON DAVID M & JAYNE  
 OWNER ADDR: 09809 KARAK RD NE ALBUQUERQUE NM 87109

102106304517430409 LEGAL: LT 7 A-P1 BLK 21 VACATION & REPL LTS 1A-P1 THRU 7A- LAND USE:  
 PROPERTY ADDR: 00000 9811 KARAK RD NE  
 OWNER NAME: MOSS SCOTT & CATHY  
 OWNER ADDR: 09811 KARAK RD NE ALBUQUERQUE NM 87122

102106305517830437 LEGAL: LOT 4 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1468 AC LAND USE:  
 PROPERTY ADDR: 00000 7415 SANDIA GLOW CT NE  
 OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT  
 OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122

102006351917741905 LEGAL: \* 5 16 OF HERITAGE EAST UNIT #2 CONT 0.165 AC LAND USE:  
 PROPERTY ADDR: 00000 7400 DON DIEGO NE  
 OWNER NAME: WEATHERS NEIL H & BRENDA R CO-  
 OWNER ADDR: 07400 DON DIEGO NE ALBUQUERQUE NM 87109

102106305517330436 LEGAL: LOT 3 PL AT OF LOTS 1-19 SANDIA GLOW CONT .1502 AC LAND USE:  
 PROPERTY ADDR: 00000 7409 SANDIA GLOW CT NE  
 OWNER NAME: SCARAFIOTTI YVONNE E & ROBERT  
 OWNER ADDR: 01573 EAGLE RIDGE CT NE ALBUQUERQUE NM 87122





City of Albuquerque

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

Date: July 10, 2003

TO CONTACT NAME: Raymond Hensley, PE
COMPANY/AGENCY: Select-Hensley Engineering Group
ADDRESS/ZIP: 4001 Juan Zapata NE, Ste A, 87114
PHONE/FAX #: 292-3202 / 292-3904

Thank you for your inquiry of 7-10-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 14, 15 & 16, Block 14, Tract 3, Unit 2, North Albuquerque Acres is proposing a new 14-lot subd. zone map page(s) D-91 and vacation of public right of way.

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

Heritage East Assoc. of Residents
Neighborhood Association
Contacts: Barry Rubin
9220 Freedom Way NE
797-1884 (h) 87109
Steve Segura
9439 MacCallan NE
821-7803 (h) 87109

North Albuquerque Acres
Neighborhood Association
Contacts: Bonnie Harley
11021 Signal Ave NE
856-0051 (h+w) 87122
Jackie McDowell
7820 Beverly Hills Ave NE
828-2430 (h) 87122

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

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

Sincerely,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# CITY OF ALBUQUERQUE

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

APPLICANT: ADIL RIZVI Date of request: 7/18/03 Zone atlas page(s): D-21

CURRENT:  
Zoning RD  
Parcel Size (acres / sq.ft.) 2.75 Acres

Legal Description -  
Lot or Tract # 14, 15 & 16 Block # 14  
Subdivision Name Talea Court

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 14  
 Building Size - 3000 (sq. ft.)

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

Applicant or Representative *Adil Rizvi* Date 7/18/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes: TIS not req'd - thresholds not met

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

*Brad Bill* 7/18/03  
TRAFFIC ENGINEER DATE

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

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

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

Notes:

14-16-3-14 *JM* 7/18/03

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

ENVIRONMENTAL HEALTH DATE

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

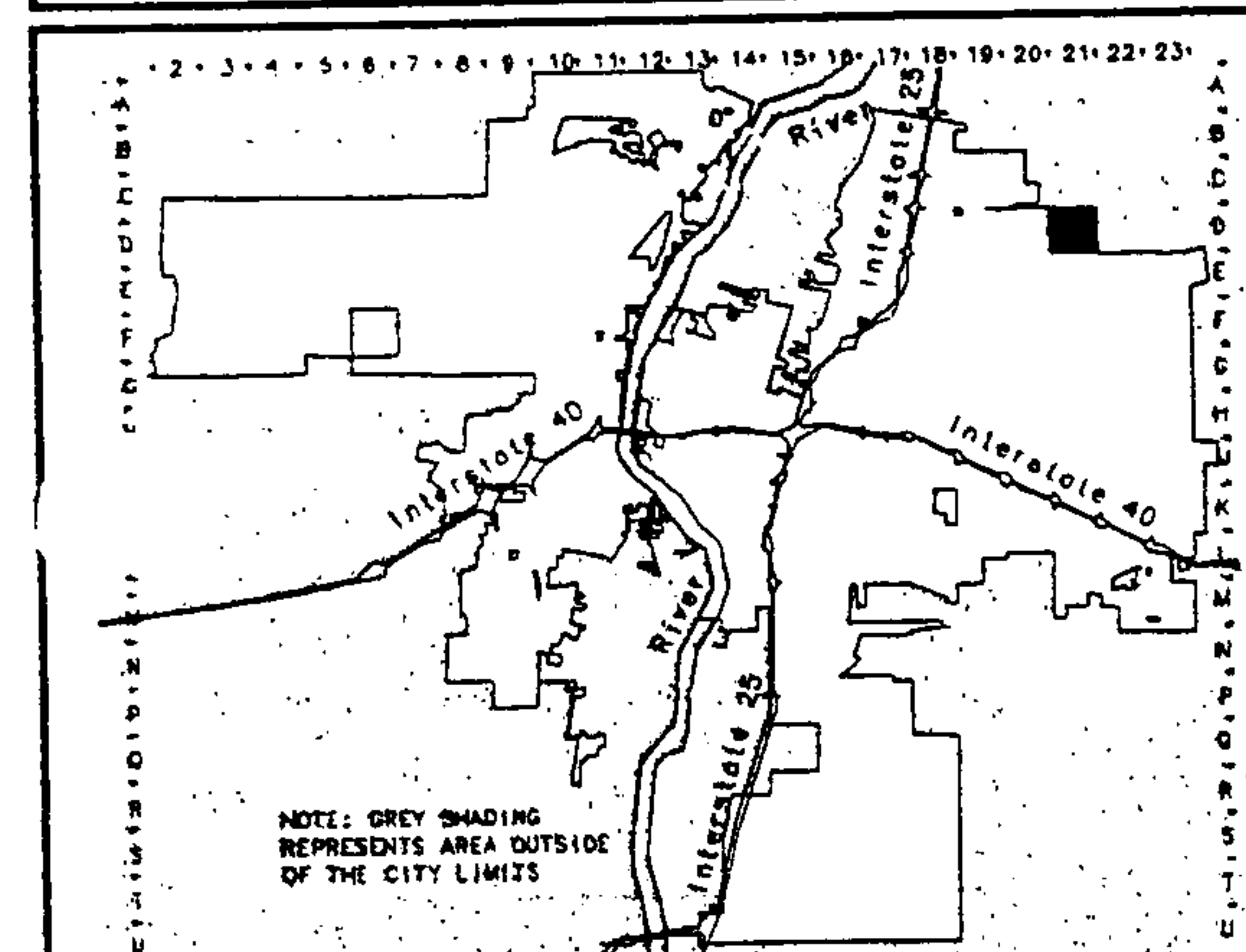
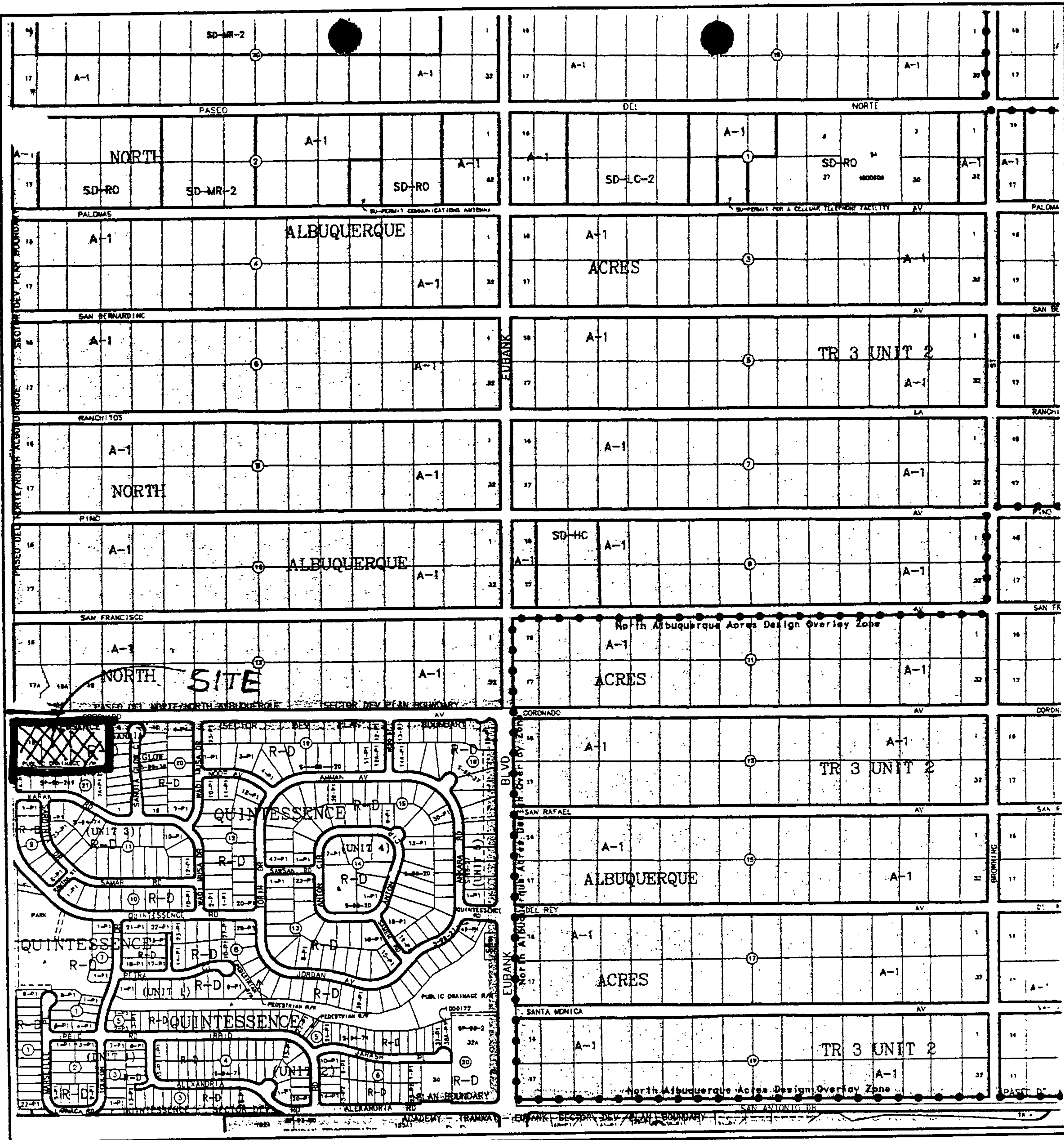
|      |             |             |                      |       |
|------|-------------|-------------|----------------------|-------|
| TIS  | - SUBMITTED | ___/___/___ | _____                | _____ |
|      | - FINALIZED | ___/___/___ | TRAFFIC ENGINEER     | DATE  |
| AQIA | - SUBMITTED | ___/___/___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

TO BE COMPLETED BY APPLICANT

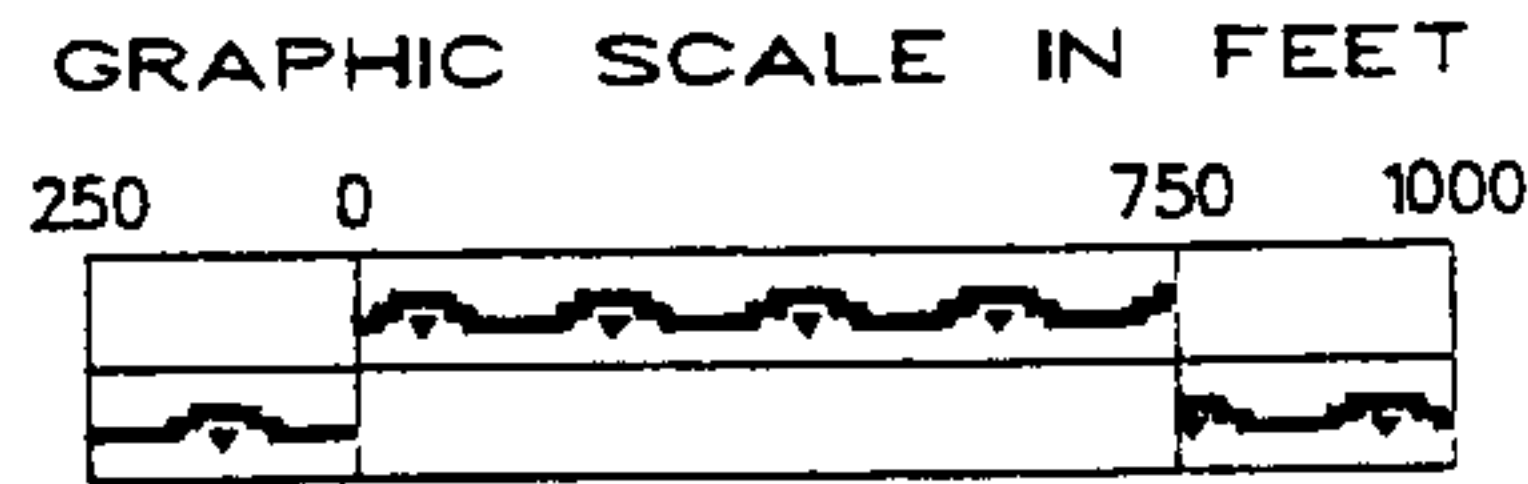
TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page

**D-21-Z**

Map Amended through April 03, 2002

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) 300
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Shakeel Rizvi  
 Applicant name (print)  
Shakeel Rizvi  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 03 DRB - 0189  
 - 0191  
 - 0192

JM 7/18/03  
 Planner signature / date  
**Project # 1002821**





|  |                            |   |
|--|----------------------------|---|
| <b>SUBDIVISION</b>   | Supplemental form <b>S</b> | Supplemental form <b>Z</b>  |
| <input checked="" type="checkbox"/> Major Subdivision action |                            | <input type="checkbox"/> Annexation & Zone Establishment  |
| <input type="checkbox"/> Minor Subdivision action            |                            | <input type="checkbox"/> Sector Plan  |
| <input type="checkbox"/> Vacation                            | <b>V</b>                   | <input type="checkbox"/> Zone Change  |
| <input type="checkbox"/> Variance (Non-Zoning)               |                            | <input type="checkbox"/> Text Amendment   |
| <b>SITE DEVELOPMENT PLAN</b>                                 | <b>P</b>                   | <b>APPEAL / PROTEST of... A</b>   |
| <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)     | <b>L</b>                   |   |

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 2<sup>nd</sup> 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 PHONE: 298-3477  
 ADDRESS: 4001 JUAN TABO NE, SUITE A FAX: 292-3904  
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: adilr@thegroup.cc  
 Proprietary interest in site: AGENT OWNER  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ 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 14, 15 and 16 Block: 14 Unit: TR 3 UNIT 2  
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES, TALEA COURT SID  
 Current Zoning: R-D Proposed zoning: R-D  
 Zone Atlas page(s): D-21 No. of existing lots: 3 No. of proposed lots: 14  
 Total area of site (acres): 3.00 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. 102106301019630432, 102106302619630431, 102106304119630430 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CORONADO AV. NE  
 Between: EUBANK BLVD. NE and HOLBROOK 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.): SD-89-1, AX-92-114, Z-89-114 03DRB-01189, .91 & .92

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

SIGNATURE Adil Rizvi DATE 5-25-2004  
 (Print) Adil Rizvi  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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>04DRB - 00822</u>           | <u>FP</u>              | <u>S(3)</u> | \$ <u>0</u>           |
| <input checked="" type="checkbox"/> All fees have been collected        |                                | <u>CONFL. MGMT 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>JUNE 2, 04</u> |                        |             | Total \$ <u>20.00</u> |

Bodenberg 5/25/04  
 Planner signature / date

Project # 1002821

**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) 5 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification.
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year.

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

Adil Rizvi ADIL RIZVI  
 Applicant name (print)  
Adil Rizvi 5-25-04  
 Applicant signature / date



Form revised February 2003

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

Application case numbers  
 04 DRB - 00822

Robert 5/25/04  
 Planner signature / date  
**Project # 1002821**



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

05-25-2004

TALEA COURT SUBDIVISION: DRB NO : 1002821  
REQUEST FOR FINAL PLAT APPROVAL

Dear Ms Matson :

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

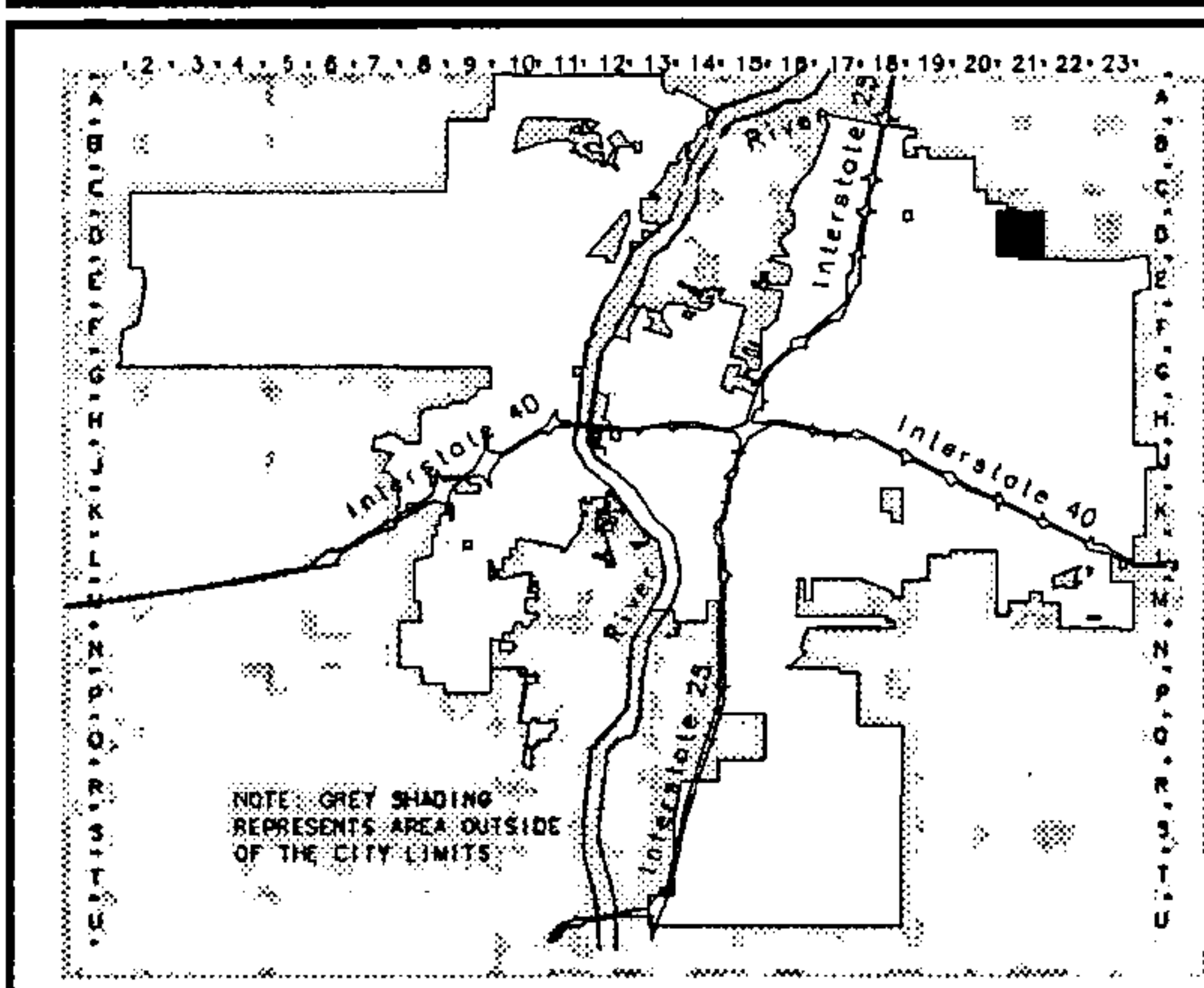
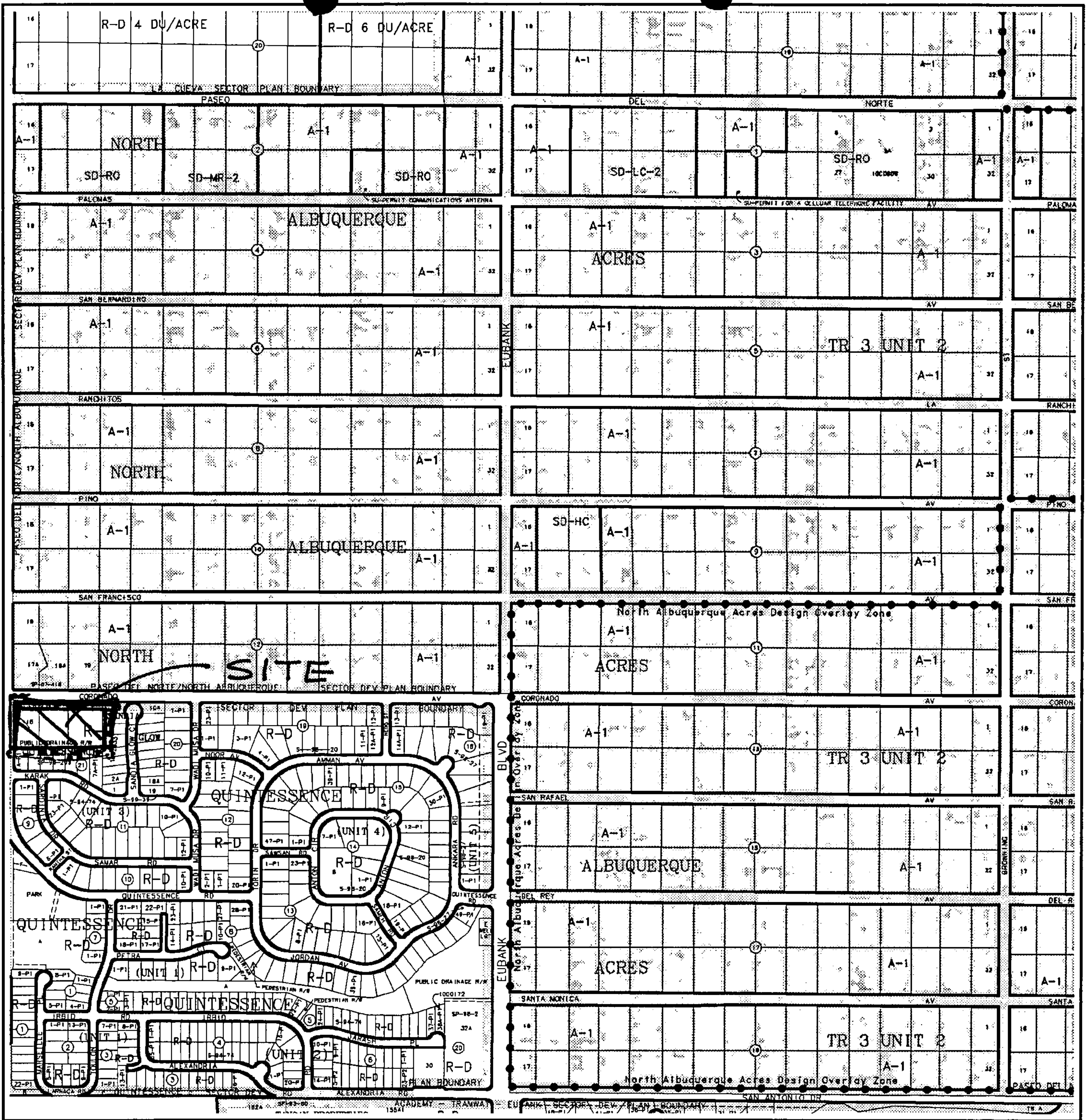
The property consists of fourteen subdivided lots and all Public Infrastructure Improvements according to the infrastructure list has been completed.

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

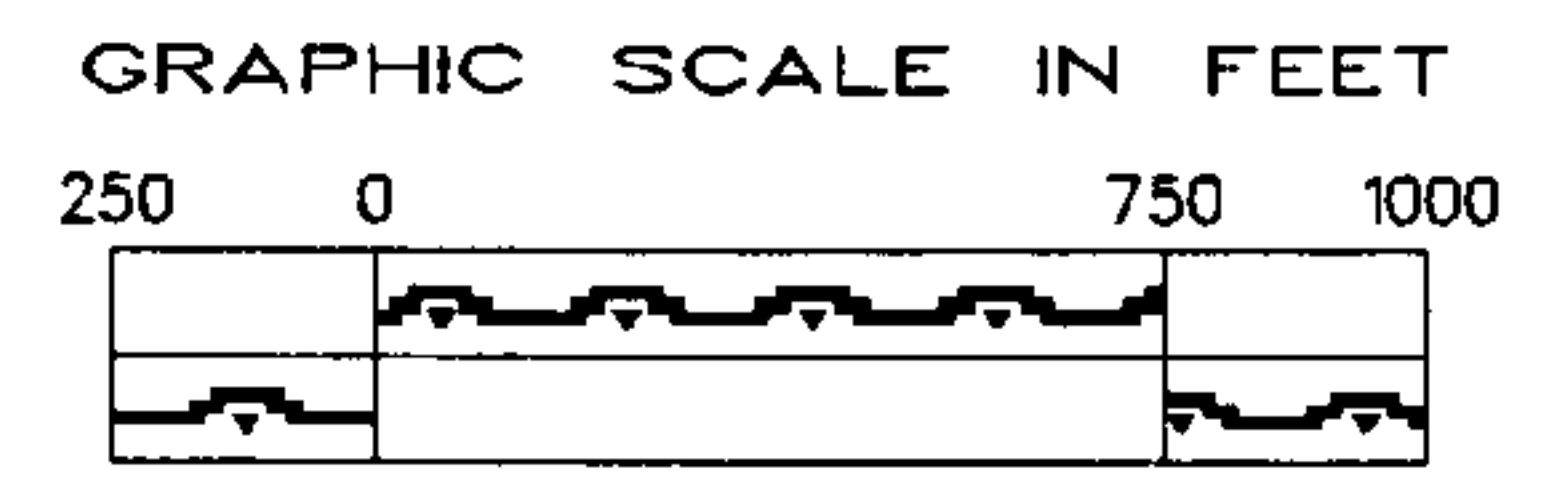
Sincerely,



Adil Rizvi  
7049 Luella Anne NE  
Albuquerque  
NM 87109



**CITY OF**  
**Albuquerque**  
**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Zone Atlas Page**  
**D-21-Z**  
 Map Amended through July 31, 2003



No. of Lots: 14  
Nearest Major Streets  
CORONADO AND HOLBROOK

FIGURE 12

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 26<sup>th</sup> day of February, 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

Clearbrook Investments Inc.  
("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 8901 Adams NE, NM 87113, and whose telephone number is 858-1800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 14, 15 & 16, BLOCK 14, TR3, UNIT 2, recorded on SEPT 10, 1931 in the records of the Bernalillo County Clerk at Book VOL 01, pages F 20 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Clearbrook Investments, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TALEA COURT SUBDIVISION describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13<sup>th</sup> day of December, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 723781.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Figure



U. Herrera

Bern. Co. AGRE

R 23.00

2004025873

6039357

Page: 1 of 8

02/27/2004 03:15P

Bk-A73 Pg-5801

09/01

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 7237.81

THIS AGREEMENT is made this 26<sup>th</sup> day of February, 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 Clearbrook Investments ("Developer"), whose address is 8901 Adams St. NE, Suite A and whose telephone number is 858-1809 a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): New Mexico Corporation, 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 14, 15 & 16, Block 14, TR 3, UNIT 2 NAA (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:) TITLE A SUBDIVISION; and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by Dec 13, 2005 ("Sidewalk Construction Deadline").

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

Figure 19 - Page 1



HOLBROOK STREET NE

BY THIS PLAT: ROADWAY EASEMENT

SIDEWALK





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

8-21-2003

**9. Project # 1002821**

03DRB-01189 Major-Preliminary Plat Approval  
03DRB-01191 Major-Vacation of Pub Easements  
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] [*Deferred from 8/13/03*] (D-21)

At the August 20, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/20/03 and approval of the grading plan engineer stamp dated 8/14/03 the preliminary plat was approved with the following condition of final plat approval:

CONDITION:

1. The fire department must concur with the dimensions for the cul-de-sac.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



OFFICIAL NOTICE OF DECISION  
PAGE 2

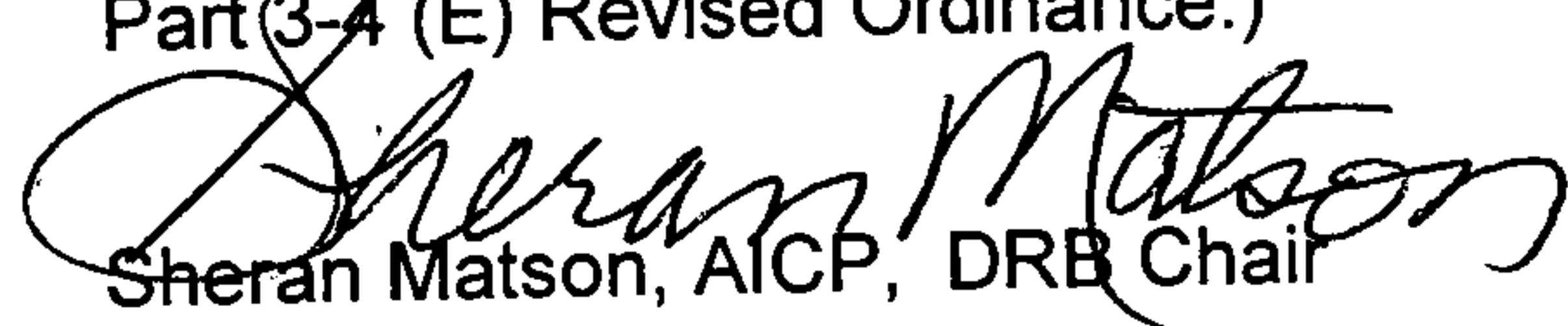
If you wish to appeal this decision, you must do so by September 4, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

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

  
Sheran Matson, AICP, DRB Chair

cc:Raymond Hensley, 4001 Juan Tabo NE, Suite A, 87111  
Esmail Haidari, 12008 Gazelle Pl NE, 87111  
Luther & Ann Horning, 9805 Karak Rd NE, 87122  
Warren Bush, 7427 Sandia Glow Ct NE, 87122  
Jaye & David Bullington, 9809 Karak Rd NE, 87122  
Mary DeVaal, 9701 Karak Rd NE, 87122  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**ORIGINAL**

**INFRASTRUCTURE LIST**

Curent DRC  
Project Number: \_\_\_\_\_

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

DATE SUBMITTED: 7/20/03  
DATE SITE PLAN APPROVED: \_\_\_\_\_  
DATE PRELIMINARY PLAT APPROVED: 8/20/03  
DATE PRELIMINARY PLAT EXPIRES: 8/20/07  
DRB PROJECT: 1002821  
DRB APPLICATION: 400024

05 DRB 01189

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

**TALEA AT QUINTESSENCE**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Lots 14, 15, 16, Block 14, Tract 3, Unit 2, 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<br>4' SW, both sides                              | Talea Court  | West Property Line  | Hammerhead Term    | /                 | /              | /                  |
|              |                   | 8"                      | Sanitary Sewer   | Talea Court  | West Property Line  | Hammerhead Term    | /                 | /              | /                  |
|              |                   | 4"                      | Water Line   | Talea Court  | West Property Line  | Hammerhead Term    | /                 | /              | /                  |
|              | <u>12</u>         | <u>8'</u> East<br>F-E   | Perm Pavement, Std C&G<br>4' SW East Side Only                           | Holbrook St  | South Property Line | Coronado           | /                 | /              | /                  |
|              | <u>1</u>          | <u>14'</u> South<br>F-E | Perm Pavement, Std C&G<br>4' SW South Side Only<br>(additional temp pmt) | Coronado Ave | West Property Line  | East Property Line | /                 | /              | /                  |
|              | <u>1</u>          | <u>8"</u>               | Water Line   | Holbrook St  | Talea Court         | Coronado Ave       | /                 | /              | /                  |
|              |                   | 8"                      | Sanitary SAS   | Coronado Ave | West PL Line        | East PL LINE       | /                 | /              | /                  |
|              |                   | 8"                      | Sanitary SAS   | HOLBROOK     | Talea Ct            | Coronado           | /                 | /              | /                  |
|              |                   |                         |  |              |                     |                    | /                 | /              | /                  |
|              |                   |                         |  |              |                     |                    | /                 | /              | /                  |
|              |                   |                         |  |              |                     |                    | /                 | /              | /                  |
|              |                   |                         |  |              |                     |                    | /                 | /              | /                  |

NAME OF PLAT AND/OR SITE PLAN

ORIGINAL

Grading & Drainage Certification required prior to release of SIA and Financial Guarantee.

NOTES

1

2

3

Raymond Husli  
NAME

THE GROUP  
FIRM

Raymond Husli  
SIGNATURE DATE

MAXIMUM TIME ALLOWED TO CONSTRUCTIVE IMPROVEMENTS

Curent DRC

Sharon Watson 8/20/03  
DRB CHAIR - DATE

W. D. Dault 8-20-03  
TRANSPORTATION DEVELOPMENT - DATE

Roger Green 8/20/03  
UTILITY DEVELOPMENT - DATE

Brad L. Birk 8/20/03  
CITY ENGINEER - DATE  
INFRASTRUCTURE LIST

Christina Sandoral 8/20/03  
PARKS & GENERAL SERVICES - DATE  
*Recreation*

AMAFCA - DATE

- Date

- Date

DATE SUBMITTED:

DATE SITE PLAN APPROVED:

DATE PRELIMINARY PLAT APPROVED:

| REVISION | DATE    | DRC CHAIR            | USER DEPARTMENT | AGENT/OWNER          |
|----------|---------|----------------------|-----------------|----------------------|
| 1        | 12/9/03 | <u>Sharon Watson</u> | <u>Water</u>    | <u>Raymond Husli</u> |

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

PAID RECEIPT

APPLICANT NAME ADIL RIZVI  
AGENT " "  
ADDRESS 4001 JUAN TABO NE,  
PROJECT & APP # 1002821 / 04DRB-00822  
PROJECT NAME TALBA et, S/D

\$ 20<sup>00</sup> 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

\$ 20<sup>00</sup> TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

Counterreceipt.doc 12/29/03

05/25/2004 12:01PM LOC: ANN  
X  
RECEIPT# 00023949 WSH 008 TRANSH 0019  
Account 469099 Fund 0110  
Activity 4916000 TRSDMM  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You

## Public Comments

- re: posting of signs - applicant has rec'd calls based on signs posted
- ppty owners notification: newspaper not
- ★ • density - #'s don't jive - seems in excess
- traffic
- 10' wall on east side of ppty; 11' concrete drainage easement along so. side of ppty - adequate buffer to allow 2-story homes
- lack of communication bet. developer + residents

★ verify density  
 $5 \text{ du/acre} \times 3 = 15 \text{ homes}$

deferred to Aug. 20

Comments and  
petitions from  
the public at  
the 8/13/03  
DRB Meeting



## Public Hearing – Project #1002821 Talea Court Subdivision

We the undersigned recommend the Review Board deny approval of the preliminary plat request for the project above based upon the following concerns:

- **Density** – the density limit for this area is five (5) lots per acre and the developer is planning of dividing the land into fourteen (14) lots.
- **Density** – the survey states the land as 2.75 acres but the plat calculates as 2.57 acres.
- **Density** – the larger number of homes on considerably smaller lots than the bulk of Quintessence will reduce the value of existing homes nearby.
- **Traffic** – the plat design combined with limited access between Ventura and Eubank will aggravate already existing traffic and noise problems on Karak and within Quintessence.
- **Lack of Good Faith** – the developer was required to post two signs at visible entrances to the neighborhood. One sign was posted at the end of a cul-de-sac which is only visible to county residents – no to any one living in bordering neighborhoods. This gives us a concern about the willingness of the developer to act in good faith as far as sharing information for the best interest of the entire community.

| Name (printed)            | Address                     | Phone           |
|---------------------------|-----------------------------|-----------------|
| <u>Lori Burkett</u>       | <u>9900 Karak Rd NE</u>     | <u>828-9181</u> |
| <u>ARTHUR BURKETT</u>     | <u>" " " "</u>              | <u>828-9181</u> |
| <u>GERARD HOLMES</u>      | <u>9808 KARAK RD NE</u>     | <u>856-9977</u> |
| <u>Toanna Holmes</u>      | <u>9808 Karak Rd NE</u>     | <u>856-9977</u> |
| <u>Matt McKinlay</u>      | <u>9804 Karak NE</u>        | <u>798-1749</u> |
| <u>Ronald Weagley</u>     | <u>9912 Karak Rd NE</u>     | <u>821-4263</u> |
| <u>Thomas E. Mott</u>     | <u>9916 KARAK RD NE</u>     | <u>797-2262</u> |
| <u>Robert Mott</u>        | <u>9916 KARAK</u>           | <u>797-2262</u> |
| <u>Edward Clark</u>       | <u>9800 Karak Rd NE</u>     | <u>797-7887</u> |
| <u>Mary Frances Clark</u> | <u>9800 Karak Rd NE</u>     | <u>797-7887</u> |
| <u>Warren Bush</u>        | <u>7427 Sandia Glow Ct.</u> | <u>856-7398</u> |
| <u>Ann Dorman</u>         | <u>9805 Karak Rd. NE</u>    | <u>828-1711</u> |
| <u>Arthur Mott</u>        | <u>9805 Karak Rd NE</u>     | <u>828-1711</u> |

## Public Hearing – Project #1002821 Talea Court Subdivision

We the undersigned recommend the Review Board deny approval of the preliminary plat request for the project above based upon the following concerns:

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- **Density** – the survey states the land as 2.75 acres but the plat calculates as 2.57 acres.
- **Density** – the larger number of homes on considerably smaller lots than the bulk of Quintessence will reduce the value of existing homes nearby.
- **Traffic** – the plat design combined with limited access between Ventura and Eubank will aggravate already existing traffic and noise problems on Karak and within Quintessence.
- **Lack of Good Faith** – the developer was required to post two signs at visible entrances to the neighborhood. One sign was posted at the end of a cul-de-sac which is only visible to county residents – no to any one living in bordering neighborhoods. This gives us a concern about the willingness of the developer to act in good faith as far as sharing information for the best interest of the entire community.

| Name (printed)             | Address                 | Phone           |
|----------------------------|-------------------------|-----------------|
| <u>ROBERT RUSHING</u>      | <u>7801 KARAK NE</u>    | <u>797-0449</u> |
| <u>Gail Rushing</u>        | <u>9801 Karak Rd NE</u> | <u>797-0449</u> |
| <u>Jaye Bullington</u>     | <u>9809 Karak Rd NE</u> | <u>797-5999</u> |
| <u>Roberta H. Merchant</u> | <u>9709 Karak Rd NE</u> | <u>822-9340</u> |
| <u>Joseph L. Merchant</u>  | <u>9709 Karak Rd NE</u> | <u>822-9340</u> |
| <u>Richard Hoffman</u>     | <u>9709 Karak Rd</u>    | <u>822-9340</u> |
| <u>W. W. Vail</u>          | <u>9701 Karak Rd NE</u> | <u>293-6038</u> |
| <u>Marjorie Vail</u>       | <u>9701 Karak Rd NE</u> | <u>293-6038</u> |
| <u>Scott Moss</u>          | <u>9811 Karak Rd NE</u> | <u>858-0316</u> |
| <u>Michael Rocco</u>       | <u>9812 Karak Rd NE</u> | <u>856-2058</u> |
| <u>Kathy Moss</u>          | <u>9811 Karak Rd NE</u> | <u>858-0316</u> |
| <u>David Bullington</u>    | <u>7809 Karak Rd NE</u> | <u>797-5999</u> |
| <u>Beth Rocco</u>          | <u>9812 Karak Rd NE</u> | <u>856-2058</u> |







Coronado

Developer Sign

Holbrook



# ORIGINAL

*Claire*

## INFRASTRUCTURE LIST

Curent DRC  
Project Number: \_\_\_\_\_

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 7/20/03  
 DATE SITE PLAN APPROVED: \_\_\_\_\_  
 DATE PRELIMINARY PLAT APPROVED: 8/20/03  
 DATE PRELIMINARY PLAT EXPIRES: 8/20/07  
 DRB PROJECT: 1002821  
 DRB APPLICATION: ~~1002821~~  
 05 DRB 01189

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

TALEA AT QUINTESSENCE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 14, 15, 16, Block 14, Tract 3, Unit 2, 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<br>4' SW, both sides                                  | Talea Court  | West Property Line  | Hammerhead Term    | /                 | /              | /                  |
|              |                   | 8"                     | Sanitary Sewer   | Talea Court  | West Property Line  | Hammerhead Term    | /                 | /              | /                  |
|              |                   | 4"                     | Water Line   | Talea Court  | West Property Line  | Hammerhead Term    | /                 | /              | /                  |
|              |                   | 15' East<br>F-E<br>+6  | Perm Pavement, Std C&G<br>4' SW East Side Only                               | Holbrook St  | South Property Line | Coronado           | /                 | /              | /                  |
|              |                   | 16' South<br>F-E<br>+8 | Perm Pavement, Std C&G<br>4' SW South Side Only<br>(additional 8' temp pvmt) | Coronado Ave | West Property Line  | East Property Line | /                 | /              | /                  |
|              |                   | 8"                     | Water Line   | Holbrook St  | Talea Court         | Coronado Ave       | /                 | /              | /                  |
|              |                   | 8"                     | Sanitary SAS   | Coronado Ave | West PL Line        | East PL LINE       | /                 | /              | /                  |
|              |                   | 8"                     | Sanitary SAS   | HOLBROOK     | Talea Ct            | Coronado           | /                 | /              | /                  |
|              |                   |                        |  |              |                     |                    | /                 | /              | /                  |
|              |                   |                        |  |              |                     |                    | /                 | /              | /                  |
|              |                   |                        |  |              |                     |                    | /                 | /              | /                  |
|              |                   |                        |  |              |                     |                    | /                 | /              | /                  |

# Grading & Drainage Certification required prior to release of SIA and Financial Guarantee.

NOTES

1

2

3

Raymond Husch  
NAME

THE GROUP  
FIRM

Raymond Husch  
SIGNATURE DATE

MAXIMUM TIME ALLOWED TO CONSTRUCTIVE IMPROVEMENTS

Curent DRC

Steven Watson 8/20/03  
DRB CHAIR - DATE

N. D. Paul 8-20-03  
TRANSPORTATION DEVELOPMENT - DATE

Ronald Green 8/20/03  
UTILITY DEVELOPMENT - DATE

Brad L. Bilim 8/20/03  
CITY ENGINEER - DATE  
INFRASTRUCTURE LIST

Christina Dandora 8/20/03  
PARKS & GENERAL SERVICES - DATE  
*Reculation*

AMAFCA - DATE

- Date

- Date

DATE SUBMITTED: \_\_\_\_\_  
DATE SITE PLAN APPROVED: \_\_\_\_\_  
DATE PRELIMINARY PLAT APPROVED: \_\_\_\_\_

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
|          |      |           |                 |             |
|          |      |           |                 |             |
|          |      |           |                 |             |

**SECTOR DEVELOPMENT PLAN  
FOR**

**The QUINTESSENCE**

**NORTH ALBUQUERQUE ACRES  
BERNALILLO COUNTY, NEW MEXICO**

**THE CLARK PARTNERSHIP  
THE WITH PARTNERSHIP  
MR. A. DABABNEH  
AND OTHER PARTICIPATING OWNERS**

**SD-89-1, AX-92-114, Z-89-114**

**FINAL VERSION - JULY 1993 (Published January 1994)  
(AS APPROVED JUNE 7, 1993. REVISED ACCORDING TO FINDINGS AND COMMENTS)**

**COMMUNITY SCIENCES CORPORATION  
POST OFFICE BOX 1328  
CORRALES, NEW MEXICO 87048  
MR. CLIFF A. SPIROCK, A.I.C.P.  
(505) 897-0000**



# THE QUINTESSENCE SECTOR DEVELOPMENT PLAN

CITY OF ALBUQUERQUE, JULY 1993

SD-89-1, Z-89-114, AX-92-6

## NOTES REGARDING THIS SECTOR PLAN AND ORGANIZATION OF THIS DOCUMENT:

1. The first eight chapters (Part One) are excerpts from an initial submittal (for boundary determination and scoping) made by Espey, Huston & Associates, Inc. for SD-89-1 and heard by the Environmental Planning Commission on December 21, 1989.

A major change to that original submittal (for boundary determination) was made to reflect an all-residential land use (in lieu of the originally proposed commercial (office) land uses). This decision was influenced by water availability commitments (made subsequent to the initial hearings on boundary and content).

2. A modified and expanded conceptual Drainage Plan, a Water Availability Letter and a Traffic Impact Analysis are attached, for reference purposes only, and are located as part of the case file.

3. Development Review Board Action:

I hereby certify that this document has been modified and is in accordance with the recommendation of the Environmental Planning Commission on January 21, 1993 and the approval of the City Council on June 7, 1993.

Callum K. Fung  
PARKS AND RECREATION DEPARTMENT

8-3-93  
DATE

Robert W. Kane  
WATER UTILITIES DEPARTMENT

2-1-94  
DATE

Richard D. Davis  
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT

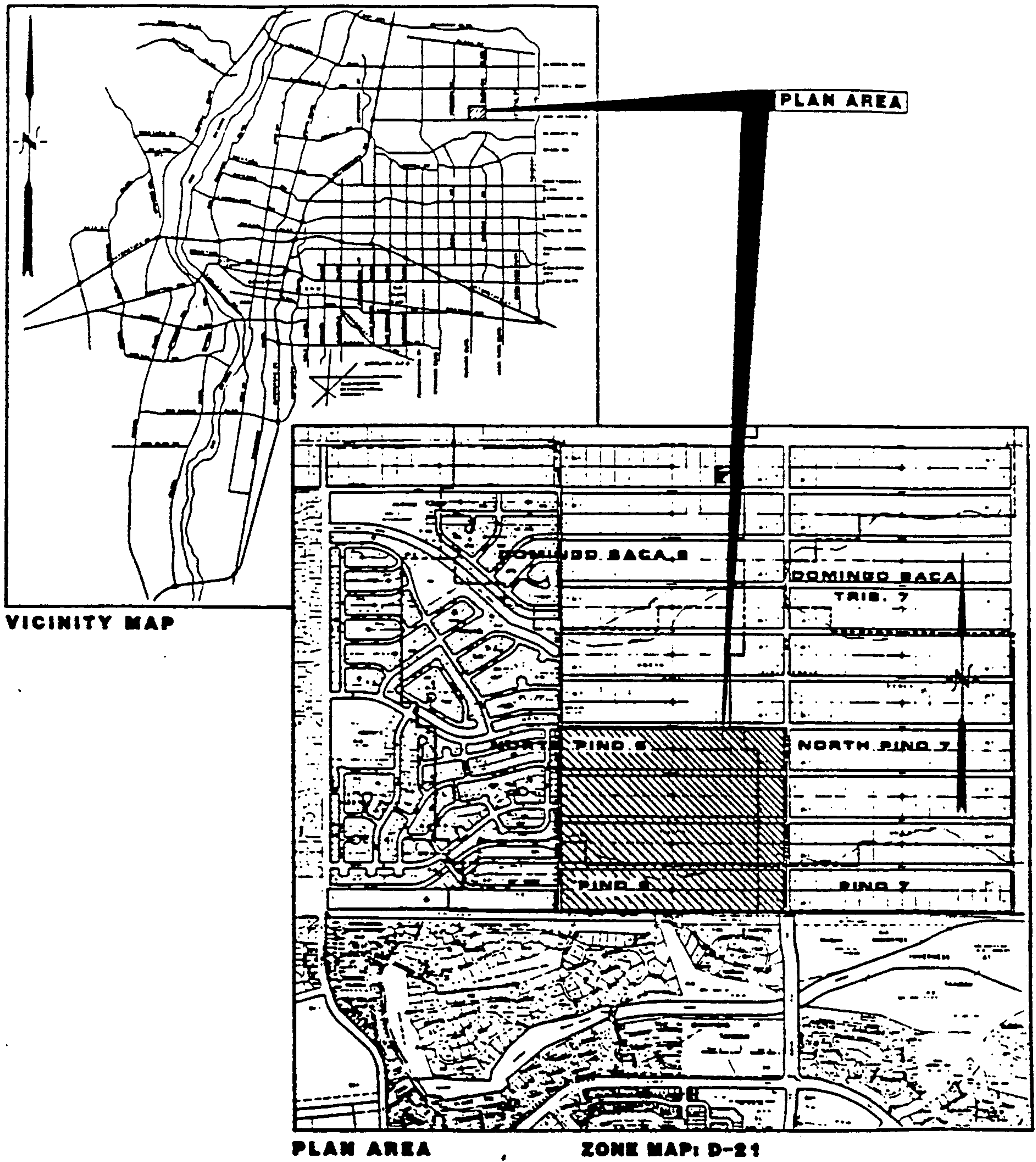
8-03-93  
DATE

Paul J. Aguirre  
CITY ENGINEER, PUBLIC WORKS DEPARTMENT

10-19-94  
DATE

Jack Cleveland  
CITY PLANNER, PLANNING DIVISION

11-14-94  
DATE



**FIGURE 1 - LOCATION MAP**

## B. STATEMENT OF DEVELOPMENT ISSUES

The proposal is consistent with the following:

- Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres (1978)
- Long Range Major Street Plan (1989 through 1992)
- Master Plan of Water Supply (1982)
- Areawide Waste Water Treatment and Facilities Plan (1978)

Development Issues: One of the most basic and most frequently respected objectives of the North Albuquerque Acres Subareas Master Plan is the "cost efficiency in the delivery of services and the development of the land." The Subareas Master Plan also recommends that "no urban services be provided, or zone changes approved in the Developing Urban Area of North Albuquerque Acres without acceptance of a Sector Development Plan for the entire subarea...". This proposal represents a logical and efficient extension of public infrastructure. The Academy, Tramway, Eubank Sector Development Plan and Heritage Hills Sector Development Plan each have extended or are responsible for the extension of public infrastructure up to the boundary of this proposal.

This proposal represents portions of several subareas. Portions of this area were previously included within the Heritage Hills East Sector Development Plan. Additionally, this proposal represents in excess of 75% participation of the individual North Albuquerque Acres (N.A.A.) 1-acre lot owners. The difficulties of consolidating lands in North Albuquerque Acres are well documented and accepted. Acceptance of partial subareas is and has been acceptable and appropriate in that extension of public infrastructure can be provided in a logical and efficient manner.

Development Standards: Development of all land uses will be in conformance with the subdivision regulations. Residential densities shall be governed by the RD zone.

As major arterials and collectors are extended and constructed, it is anticipated that transit service will be extended and accommodated.

Traffic Impact (on the long range major street plan): The proposed land uses are similar in intensity to adjacent land uses and in conformance with the comprehensive plan intensities and therefore are not anticipated to exceed existing and planned street capacities. 128 lots now exist. Additional traffic impacts (above the existing lotting) would be limited to a maximum of 512 dwelling units [(128 acres at 5 dwelling units/acre) 640 - 128 = 512].

Public Facilities: Street, water, sanitary sewer, storm drainage, electric, gas and telephone services are to be extended from existing adjacent facilities. The cost of these extensions (not part of a programmed City or County expense) shall be borne by the developer. The notable exceptions are: the crossing structure on Eubank at the North Arroyo del Pino, the crossing structure on Holbrook Street at the North Arroyo del Pino and the extension of Eubank Boulevard through the communities of Tanoan. This infrastructure is the responsibility of the City.

The proposal is not adjacent to acquired or proposed public open space.

The proposal is not located in an area of flood hazard, geological hazard or soil conditions unfavorable to urban development. Precautions to mitigate these drainage (floodplain) conditions and to minimize any hazard to life and property include confining the North Arroyo del Pino to a concrete channel consistent with downstream improvements. No unique geological hazard or soil conditions have been identified.



## **G. SANITARY SEWER**

The existing City sewer system has been extended to the vicinity of the subject tract. The system consists of lines constructed within Heritage East to the west, and within Tanoan to the south. There is a 15" interceptor which flows east/west within the Tanoan Golf Course, and a 24" interceptor which flows north/south within Heritage East. As part of Heritage Hills East, a 12" sewer line was constructed from the 24" line east to Holbrook Street.

Review of site topography indicates that the terrain is generally uniformly sloped from east to west at approximately 3%. The adjacent undeveloped lands to the north and east of this tract are also sloped similarly for a considerable distance in each direction. This tract can be served with a system of public sewer line by extension from the 12" line in Heritage Hills East. The 12" line and the 24" line from which it is extended have the hydraulic capacity to serve this development. Certain sewer lines within this development will convey waste water generated by further off-site development from the east. In order to enable this, the 12" line will have to be extended through this development to the east boundary of the site, for future extension. Each line will be sized based on its anticipated ultimate peak hydraulic loading.

The City has issued a statement of sanitary sewer availability (October 1, 1991). Upon written request, the City determines the capacity of waste water treatment plant facilities, the downstream interceptor system, and the line extension requirements in order to make service available to the proposed development. The City reviews the developer's submittal of design flow rates for the sewer lines which will convey off-site flows. The outcome of this study is a statement of specific line extension requirements and a commitment of the capacity of the existing system. Described above is the general direction which the lines in this development will drain. The existing lines in Tanoan to the south may possibly serve a small portion of this tract, but access to those lines would be inconvenient and of comparatively marginal benefit.

The costs of design and construction of the sewer infrastructure necessary for this development will be borne by the developer. The cost of lines which are sized larger than necessary solely for this development may be shared in by the City, subject to City funding and procedural constraints. In addition, the developer will pay the sewer system development Utility Expansion Charge. These specific requirements are established by the City, and set forth in the availability statement.

## **H. DENSITY MANAGEMENT**

The original submittal (1987 for boundaries) included an area for commercial/office use (3.5 acres) and a density management scheme similar to the Heritage Hills East Sector Development Plan.

Since the water availability letter precludes non-residential land use, all of the property will be residential.

The area is shown on the Comprehensive Plan in developing urban, up to 5 dwelling units per acre. In 1992 the City of Albuquerque hosted a forum for North Albuquerque Acres issues (sponsored by the Development Process Manual Steering Committee). The public and neighborhood response (in that forum) indicated that Eubank Boulevard is a common perception for "where urban development leaves off and rural North Albuquerque Acres begins."

Accordingly, development of up to 5 dwellings per acre appears appropriate and is sufficient for the developer's expectations (as an upper limit). In fact, most development of the nature contemplated will be around 3 - 3.5 dwelling units per acre.

With all residential land uses, the RD Zone is sufficient "management" of the densities (together with the subdivision ordinance). No other scheme is necessary. Higher Heritage Hills East densities (patio homes) occur in the vicinity south of the North Arroyo del Pino. Accordingly, a continuation of that pattern could place smaller lots to the south (North Arroyo del Pino to Tanoan) with larger lots to the north and east.

|   |                           |
|---|---------------------------|
| Proposed Upper Limit                      | 640 Dwelling Units        |
| Existing Lots                             | <u>128 Dwelling Units</u> |
| Density Increase (over existing platting) | 512 Dwelling Units        |

The maximum number of dwelling units that can be accommodated on 128 acres using 2,400 square feet of required developing urban open space per unit results in a probable distribution of open areas as follows:

| Total Site Area                             | 128 Acres                |
|---|--------------------------|
| Probable Loss to Streets and Drainage       | - 20 Acres               |
| Probable Loss to Parks and Detention Basins | - 8 Acres                |
| Probable Net Area Available for Lots        | 100 Acres                |
| Maximum Allowed Dwelling Units              | 640 Dwelling Units       |
| Average Lot Size                            | 6,800 sq. ft./lot        |
| Less:                                       |                          |
| Probable House Size                         | 1,800 sq. ft.            |
| Probable Garage Size                        | 500 sq. ft.              |
| Probable Driveway Area                      | <u>450 sq. ft.</u>       |
|   | 2,750 sq. ft.            |
| Average Open Area Per Dwelling Unit         | 4,050 sq. ft./lot        |
| Minimum Mandatory Open Space                | <u>2,400 sq. ft./lot</u> |
| Average "Surplus" of Open Space             | 1,650 sq. ft./lot        |

The above calculations indicate that the proposed maximum density (comprehensive plan allowances) can be accommodated without any additional off-site open area requirements.



## TELCK-HENSLEY ENGINEERING GROUP

August 18, 2003

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

**RE: TALEA COURT AT QUINTESSENCE  
DRB CASE NO: 1002821**

Dear Ms Matson :

We have received several calls from residents and their new neighborhood association adjacent to the subject property, regarding the proposed subdivision referenced above. The primary concern of the adjacent residents is that the proposed dwelling unit density of 14 lots.

In preparing our submission to the DRB, we followed the guidelines outlined in the Quintessence Sector Development Plan, adopted by the City of Albuquerque, July 1993 (SD-89-1, Z-89-114, AX-92-6). The plan was approved by the DRB November 14, 1994. In addition, we reviewed the approved subdivision of Sandia Glow (DRB Case number DRB-97-76) which is immediately adjacent to the east of the subject property. In both cases the number of residential lots were determined based on gross lot area. Gross area is determined by the area of the development measured from the center of all adjacent right-of-ways to interior property corners. Using this criteria and the allowable density of 5 dwelling units per acre of gross area, our proposed subdivision proposes less than the allowable density. Gross area of Talea Court, 3 acres, multiplied by 5 DU per gross area equals fifteen (15) dwelling units or lots. The Talea Court Subdivision has proposed 14 lots.

The residential density for the Quintessence Sector Development Plan was established on gross acreage. The Sector Plan with a total of 128 North Albuquerque Lots (Translating to 128 Acres Gross or 113.92 net acres) proposed 640 subdivided lots (Page 1.7 of the Sector Plan and Figure 1, "Location Map"). The plan was approved. Based on 5 dwelling units per gross acre.

The most recent development within Quintessence is the Sandia Glow Subdivision of which 19 subdivided lots were created out of 4 Acres. Again the acreage were computed based upon Gross Area of the lots. The subdivision was approved by the City in 1999, and was built according to the guide lines of the Quintessence Sector Plan.



The proposed subdivision conforms to the Quintessence Sector Development Plan and the numerous precedents exemplified by the approved Sandia Glow subdivision. We are proposing to build 14 lots on a 3 gross acres (3 North Albuquerque Acres lots each 1 acre gross area, 0.89 acres net area) which is less than the 15 lots allowed by the Sector Development Plan.

If you have any questions please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond Hensley". The signature is written in a cursive style with a large, looping initial "R".

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



NOTES

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

\_\_\_\_\_  
*Raymond Hensley, P.E.*  
 NAME

\_\_\_\_\_  
 DRB CHAIR - DATE

\_\_\_\_\_  
 PARKS & GENERAL SERVICES - DATE

\_\_\_\_\_  
*THE GROUP*  
 FIRM

\_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT - DATE

\_\_\_\_\_  
 AMAFCA - DATE

\_\_\_\_\_  
*Raymond Hensley* 7-10-83  
 SIGNATURE DATE

\_\_\_\_\_  
 UTILITY DEVELOPMENT - DATE

\_\_\_\_\_  
 - Date

MAXIMUM TIME ALLOWED TO  
 CONSTRUCTIVE IMPROVEMENTS

\_\_\_\_\_  
 CITY ENGINEER - DATE  
 INFRASTRUCTURE LIST

\_\_\_\_\_  
 - Date

Curent DRC

DATE SUBMITTED: \_\_\_\_\_  
 DATE SITE PLAN APPROVED: \_\_\_\_\_  
 DATE PRELIMINARY PLAT APPROVED: \_\_\_\_\_

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
|          |      |           |                 |             |
|          |      |           |                 |             |
|          |      |           |                 |             |



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation *Row (Public)*
- Variance (Non-Zoning) *JDSW*

### 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 **Z**

### 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 2<sup>nd</sup> 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  
 ADDRESS: 4001 JUAN TABO NE, SUITE A  
 CITY: ALBUQUERQUE

*AGENT*

STATE NM ZIP 87111

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

Proprietary interest in site: AGENT

AGENT (if any): \_\_\_\_\_

*Esmail Haidari*

STATE NE ZIP 87101

PHONE: 480-2533

FAX: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

### DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No. *+ Vacation of Public ROW*

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

Lot or Tract No. LOTS 14, 15 and 16 Block: 14 Unit: TR 3 UNIT 2

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES *Salea Court Subdivision*

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

Zone Atlas page(s): D-21 No. of existing lots: 3 No. of proposed lots: 14

Total area of site (acres): 3.00 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. 102106301019630432, 102106302619630431, 102106304119630430

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: CORONADO

Between: EUBANK and HOLBROOK

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): SD-89-1, AX-92-114, Z-89-114

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

SIGNATURE *Raymond Hensley*  
 (Print) Raymond Hensley

DATE 7-11-2003

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

03DRB - 01189  
03DRB - 01191  
03DRB - 01192

#### Action

PP  
V ROW  
TDS  
Notice

#### S.F.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

#### Fees

\$ 825.-  
 \$ 300.-  
 \$ 50.-  
 \$ 1175  
 \$ 75.-  
 Total  
 \$ 1250.-

Hearing date Aug 13 2003

Project # 1002821

*JAM* 7/18/03  
 Planner signature / date

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)  $565 + 15/p^* + 95; = 565 + 165 + 95. =$
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

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

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

Alabed Shaked Rizvi  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
03 DRB - 01189  
 - 01191  
 - 01192

JAM 7/18/03  
Planner signature / date  
**Project # 1002821**



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) 300
  - 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.

*[Handwritten Signature]*

**Shakeel Rizvi**

Applicant name (print)

Applicant signature / date



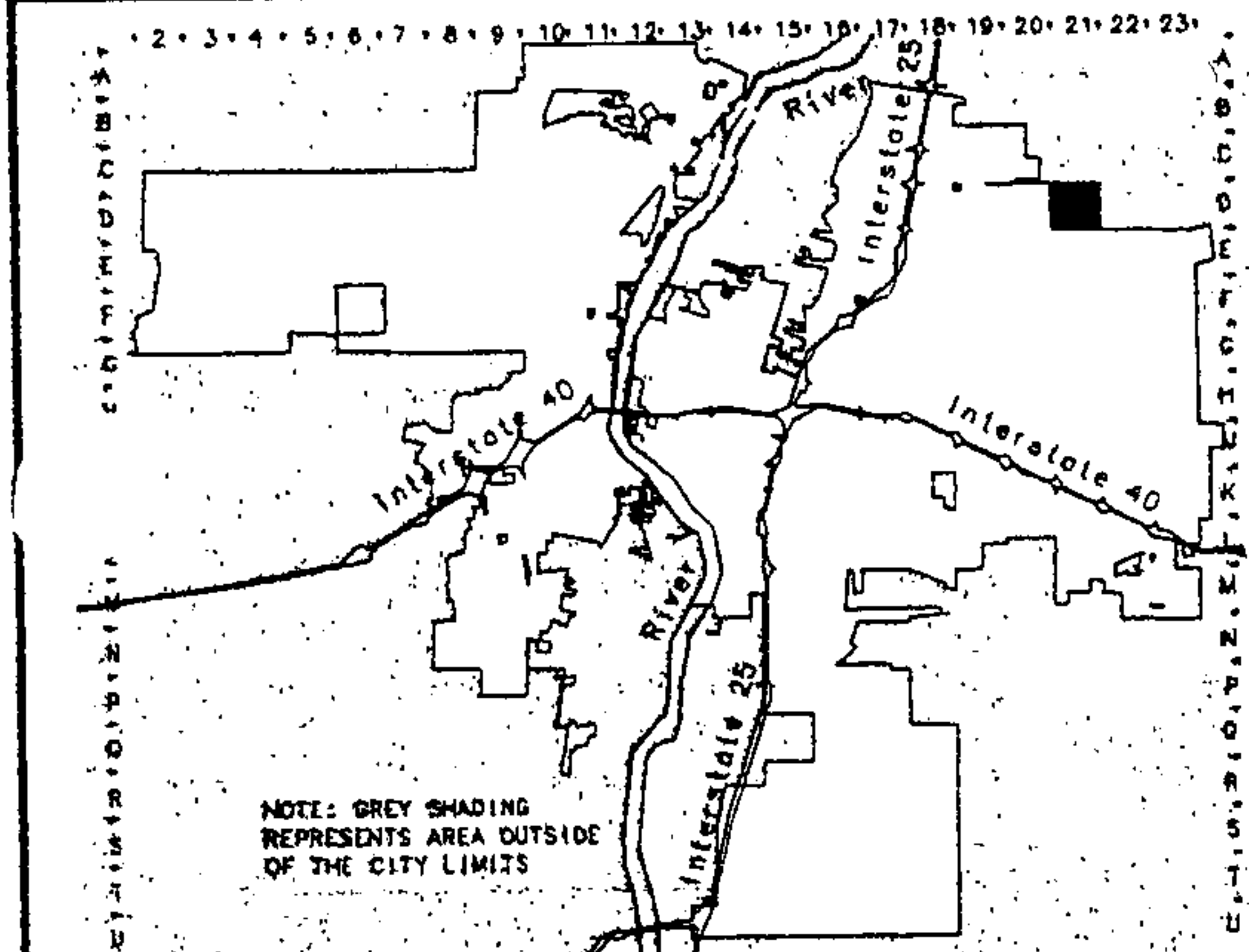
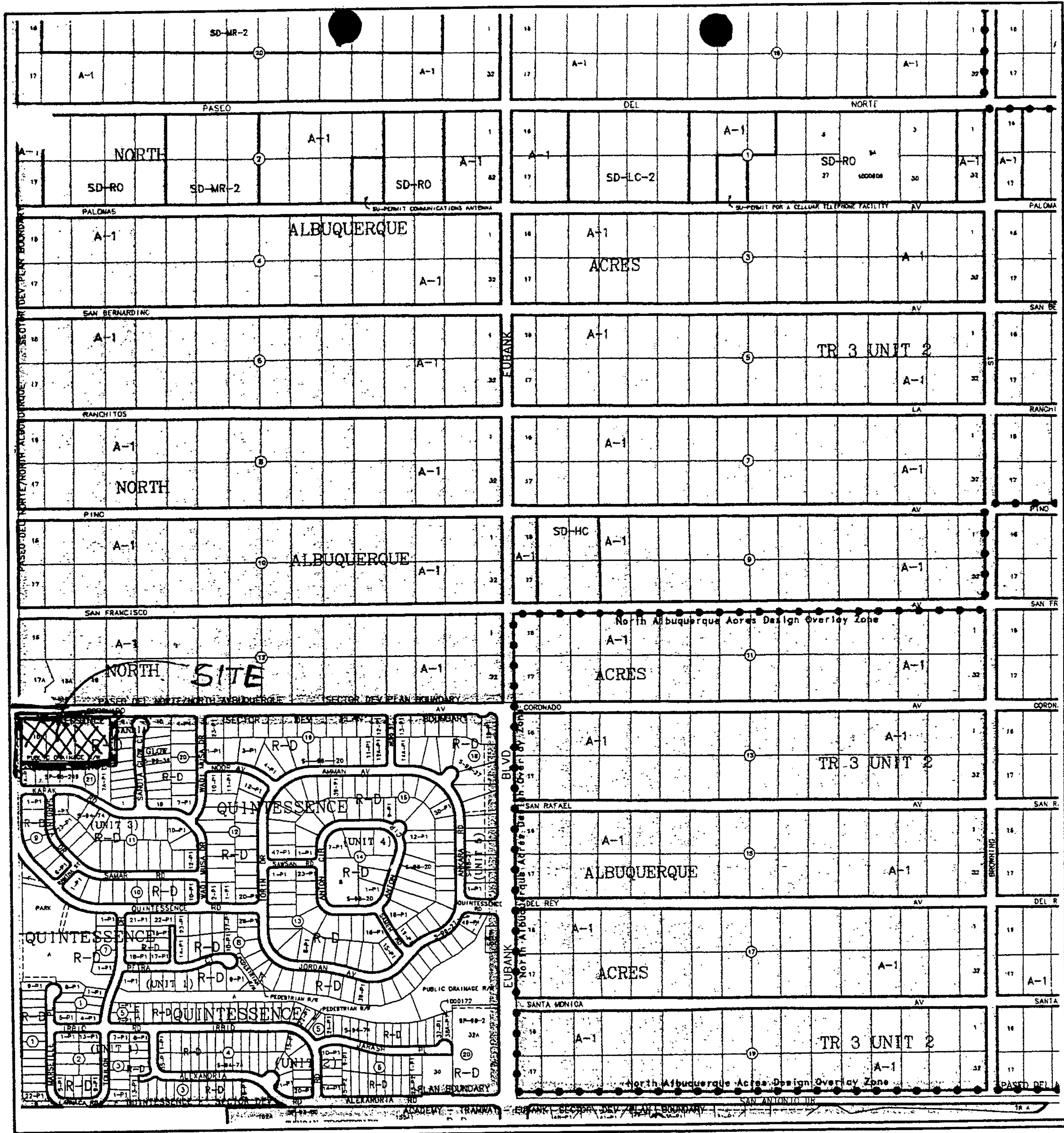
Form revised September 2001

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

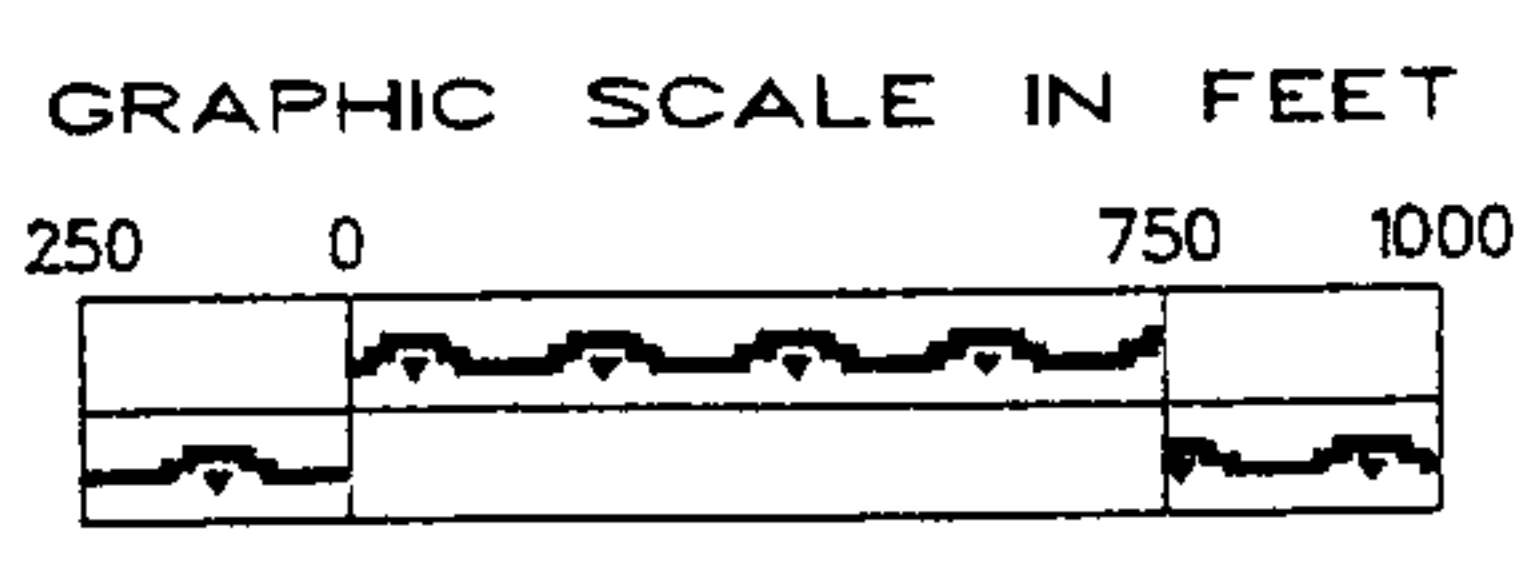
Application case numbers  
 03 DRB - 0189  
 - 0191  
 - 0192

*[Handwritten Signature]* 7/18/03  
 Planner signature / date  
**Project # 1002821**





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**D-21-Z**

Map Amended through April 03, 2002



TELCK-HENSLEY ENGINEERING GROUP

July 11, 2003

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

RE: DRB Application

*Preliminary Plat Approval  
Vacation of ROW  
Temp Deferral of SW  
Letter July 10, 2003* } *DM*  
7/18/03

Ms. Matson:

Herewith is the application for approval of the "Talea at Quintessence Subdivision." The subdivision is located at the south side of Coronado on the east side of Holbrook. The subdivision will provide 14 single-family home lots on a "Hammer Head." The lot sizes range from 6,500 to 7,500 square feet.

The project lies within the Quintessence Sector Development Plan Area and the Plan was followed in preparing this preliminary plat. The zoning for this project is R-D. The density limit for this area is 5 lots per acre.

Sincerely,

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

July. 18 2003

Ms. Matson DRB chair.

Re Letter of Authorization  
N ABQ ACRES.  
Lots 14-15-16.

I am the owner of the lots and give  
Adil Rizvi & Raymond Hensley permission to  
present Preliminary Plat. Vacation of ROW and  
Temp Deferral of Side Walks-

A handwritten signature in cursive script, appearing to read "Adil Rizvi". The signature is written in black ink on a white background.





City of Albuquerque

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

Date: July 10, 2003

TO CONTACT NAME: Raymond Hensley, PE
COMPANY/AGENCY: Select-Hensley Engineering Group
ADDRESS/ZIP: 4001 Juan Pablo NE, Ste A, 87114
PHONE/FAX #: 292-3202 / 292-3904

Thank you for your inquiry of 7-10-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 14, 15 + 16, Block 14, Tract 3, Unit 2, North Albuquerque Acres is proposing a new 14-lot subd. zone map page(s) D-91 and vacation of public right of way.

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

Heritage East Assoc. of Residents
Neighborhood Association
Contacts: Barry Rubin
9220 Freedom Way NE
797-1884 (h) 87109
Steve Segura
9439 Macallan NE
821-7803 (h) 87109

North Albuquerque Acres
Neighborhood Association
Contacts: Bonnie Harley
11021 Signal Ave NE
856-0051 (h & w) 87122
Jackie McDowell
7820 Beverly Hills Ave NE
828-2430 (h) 87122

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

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

Sincerely,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



TELCK-HENSLEY ENGINEERING GROUP  
4001 Juan Tabo NE Suite A  
Albuquerque, New Mexico 87111  
(505)292-3202 FAX (505) 292-3904

Sheran Matson, AICP  
DRB Chair  
City of Albuquerque,  
Po Box 1293  
Albuquerque, NM 87102

July 10, 2003

Re: DRB Application Talea Subdivision

Dear 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,

A handwritten signature in cursive script, appearing to read 'Raymond Hensley', is written over a large, stylized circular flourish.

Raymond Hensley, P.E.

# CITY OF ALBUQUERQUE

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

APPLICANT: ADIL RIZVI Date of request: 7/18/03 Zone atlas page(s): D-21

CURRENT:  
Zoning RD  
Parcel Size (acres / sq.ft.) 2.75 Acres

Legal Description -  
Lot or Tract # 14, 15 & 16 Block # 14  
Subdivision Name Talea Court

**REQUESTED CITY ACTION(S):**

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

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION: 1**

# of units - 14  
Building Size - 3000 (sq. ft.)

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

Applicant or Representative *Adil Rizvi* Date 7/18/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

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

Notes: TIS not req'd - thresholds not met

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

*Paul B...* 7/18/03  
TRAFFIC ENGINEER DATE

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

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

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

Notes: 14-16-3-14 *Jan* 7/18/03

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

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DATE

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

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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

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

PROJECT NAME Talea Court Subd.

AGIS MAP # D-21-2

LEGAL DESCRIPTION lot 14, 15 and 16

BLOCK 14

TRACT 3, UNIT 2, NAA

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division ( 2nd floor Plaza del Sol ) on 7/25/03 [date].

[Signature]  
Applicant / Agent

7/18/03  
Date

[Signature]  
Hydrology Division Representative

7/18/03  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division ( 2nd floor Plaza del Sol ) on \_\_\_\_\_ [date]. **NOT REQUIRED**

[Signature]  
Applicant / Agent

7/18/03  
Date

[Signature]  
Utilities Division Representative

7-18/03  
Date

DRB# \_\_\_\_\_



TELCK-HENSLEY ENGINEERING GROUP

July 10, 2003

Office of Neighborhood Coordination
City of Albuquerque
200 Second Street NW
Albuquerque, New Mexico 87103

RE: Proposed Talea Subdivision
Coronado Ave. NE west of Eubank Blvd. NE
Zone Atlas Page - D-21-Z

To whom it may concern:

The developer of Lots 14 , 15 and 16, Block 14, Tract 3, Unit 2, North Albuquerque Acres is proposing a new 14-lot subdivision. and vacation of Public right of way

As such, we are requesting the name and addresses of any affected Neighborhood Associations for the purposed of notification in accordance with City of Albuquerque Development Review Board procedures.

Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call.

Handwritten signature of Raymond Hensley

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

cc: Bonnie Harley
11021 Signal NE
Albq. NM 87122
Mr. Barry Rubin
9220 Freedom NE

Copy Albq. 87109
Jackie McDowell
7820 Beverly Hills NC
Albq. 87122
Mr. Steve Segura
9639 Macallan NE
Albq. 87109

Handwritten initials and date: 7/18/03

9264 5905 0000 5085 4938  
7002 3150 0000 05TE 2002

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| ALBUQUERQUE, NM 87122                          |               |
| Postage  | \$ 0.37       |
| Certified Fee                                  | 2.30          |
| Return Receipt Fee (Endorsement Required)      |               |
| Restricted Delivery Fee (Endorsement Required) |               |
| Total Postage & Fees                           | \$ 2.67       |
| UNIT ID: 0109                                  | Postmark Here |
|  | Clerk: KGNFG6 |
|  | 07/11/03      |

Sent To Bonnie Hawley  
 Street, Apt. No., or PO Box No. 11021 Signal Ave, NE  
 City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

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| Total Postage & Fees                           | \$ 2.67       |
| UNIT ID: 0109                                  | Postmark Here |
|  | Clerk: KGNFG6 |
|  | 07/11/03      |

Sent To Jackie McDowell  
 Street, Apt. No., or PO Box No. 7820 Beverly Hills Ave, NE  
 City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

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| Return Receipt Fee (Endorsement Required)      |               |
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| Total Postage & Fees                           | \$ 2.67       |
| UNIT ID: 0109                                  | Postmark Here |
|  | Clerk: KGNFG6 |
|  | 07/11/03      |

Sent To MR. Barry Rubin  
 Street, Apt. No., or PO Box No. 9220 Freedom way NE  
 City, State, ZIP+4 Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

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7002 3150 0000 05TE 2002

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| ALBUQUERQUE, NM 87109                          |               |
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| Total Postage & Fees                           | \$ 2.67       |
| UNIT ID: 0109                                  | Postmark Here |
|  | Clerk: KGNFG6 |
|  | 07/11/03      |

Sent To MR. Steve Sagura  
 Street, Apt. No., or PO Box No. 9639 Macallan, NE  
 City, State, ZIP+4 Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions





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 & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

**APPLICANT NAME** Esmail Hai dari  
**AGENT** Ray Hensley / Adil Rizvi  
**ADDRESS** \_\_\_\_\_  
**PROJECT NO.** \_\_\_\_\_  
**APPLICATION NO.** \_\_\_\_\_

\$ 1175.- 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75.- 441018 / 4971000 (Notification)  
\_\_\_\_\_  
\$ 1250.- **Total amount due**

SKYBLUE INVESTMENTS, LLC 09-97 95-145/1070 3112  
7049 LUELLA ANNE DR. NE PH. 505-857-0467 001210971  
ALBUQUERQUE, NM 87109 DATE 7/18/03

PAY TO City of Albuquerque \$ 1250<sup>00</sup>/<sub>100</sub>  
THE ORDER OF One Thousand Two hundred and Fifty<sup>00</sup>/<sub>100</sub> DOLLARS  Security Features Included. Details on Back.

**FIRST STATE BANK**  
www.fsbnm.com

MEMO Talea Court Adil Rizvi

City of Albuquerque 10700 4521 \* 3112 001210971 City of Albuquerque Treasury Division

07/18/2003 11:09AM LOC: ANN  
X  
RECEIPT# 00012620 WSH 008 TRANS# 0007  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$1,250.00  
J24 Misc \$1,175.00

counterreceipt.doc  
Thank You

07/18/2003 11:09AM LOC: ANN  
X  
RECEIPT# 00012621 WSH 008 TRANS# 0007  
Account 441018 Fund 0110  
Activity 4971000 TRSDMM  
Trans Amt \$1,250.00  
J24 Misc \$75.00  
CK 10/28/02 \$1,250.00  
CHANGE \$0.00



LOT 17

LOT 18

LOT 19

EXIST. 30' ROADWAY EASEMENT  
VACATED BY THIS PLAT.  
(SOUTHERLY 5' TO REMAIN AS  
UTILITY EASEMENT)

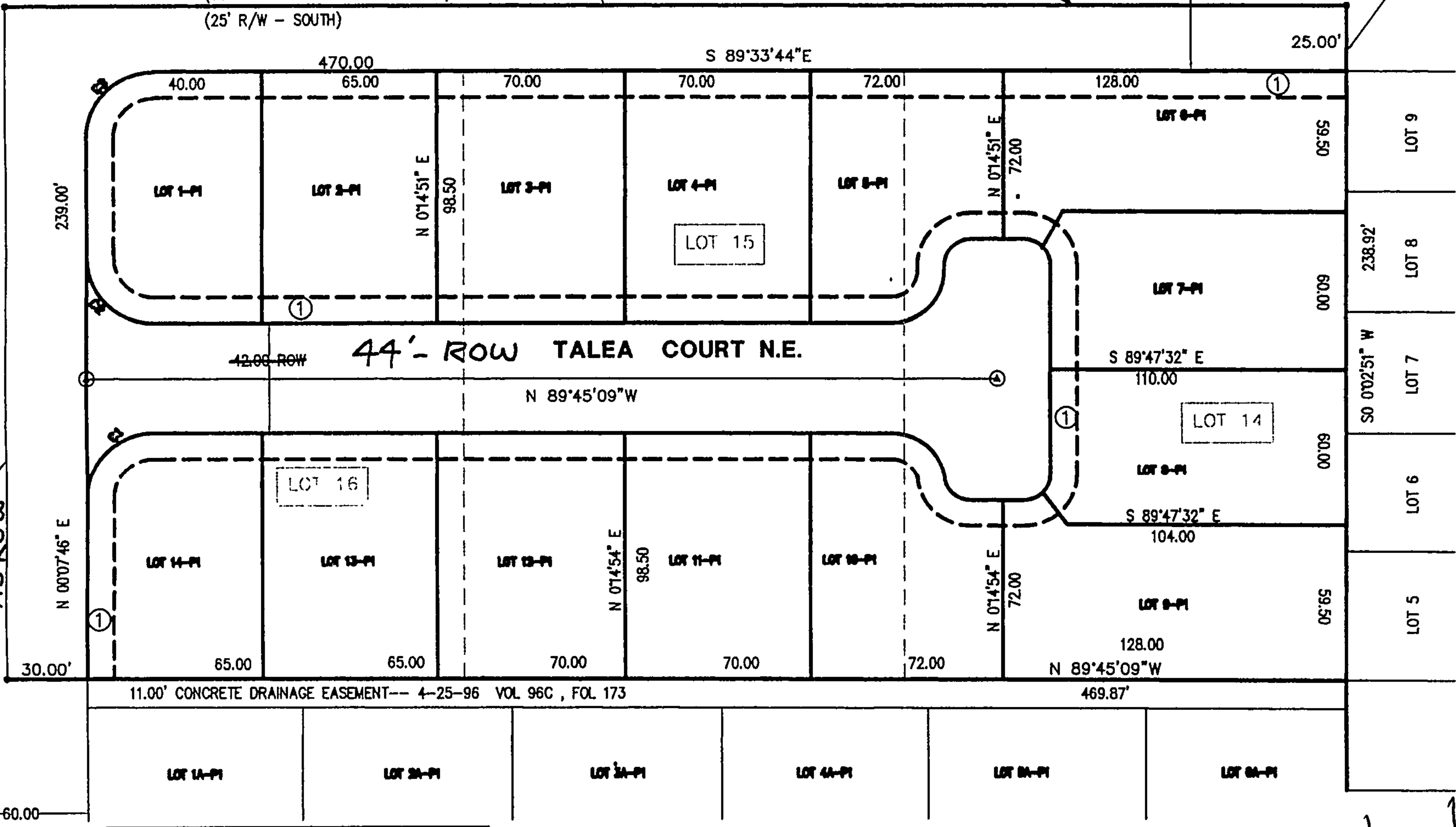
25' ROW DEDICATED  
BY THIS PLAT  
CORONADO AVE NE

DEDICATED PUBLIC RIGHT-OF-WAY  
SANDIA GLOW. FILED 04-29-99.  
BK-99c P103

(30' ROADWAY EASEMENT - NORTH)  
(25' R/W - SOUTH)

HOLBROOK STREET NE

EXIST. 30' ROADWAY EASEMENT  
VACATED BY THIS PLAT.  
DEDICATED AS ROW



GROSS ACREAGE = 3.00 ACRES  
NET ACREAGE = 2.56 ACRES

QUINTESSENCE UNIT 3 - DATED 1996

SANDIA GLOW SUBDIVISION - DATED 1999

8/20/03

EXHIBIT B  
Date 8/20/03



HOLBROOK ST.

CORONADO AVE

TALEA COURT

EXHIBIT C  
Date 8/22/03

EXHIBIT 1: SKETCH OF INTERNAL SIDEWALK  
TO BE DEFERRED

