

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 10, 2015

Project# 1003366
15DRB-70381 – 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

FELIX RABADI requests the referenced/ above action for Tracts T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT** (tbka RABADI COMPLEX), zoned SU-1/ PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.730 acres. (A, B-12)

At the November 10, 2015 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 25, 2015, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).



Jack Cloud, DRB Chair

HEARING DATE: 11-16-11 (SIA)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

DEVELOPMENT REVIEW BOARD

November 6, 2013

Project# 1003366

13DRB-70704 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION
(2YR SIA)

FELIX RABADI requests the referenced/ above action for Tracts T-1-A-2-A & T-1-A-2-B, TOWN OF ALAMEDA GRANT (tbka RABADI COMPLEX), zoned SU-1/ PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.7302 acres. (A-12, B-12)

At the November 6, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 21, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).


Jack Cloud, DRB Chair

Cc: FELIX RABADI

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2011

Project# 1003366

11DRB-70300 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12)

At the November 16, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 1, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).



Jack Cloud, DRB Chair

Cc: Felix Rabadi – 11201 San Antonio Dr. NE – Albuquerque, NM 87122
Marilyn Maldonado
File

3. **Project# 1006602**
09DRB-70347 VACATION OF PUBLIC
UTILITY EASEMENT

BOHANNAN HUSTON INC agent(s) for DOUGLAS H PETERSON request(s) the referenced/above action(s) for all or a portion of **PARCEL A, VENTURA PLAZA** zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE and VENTURA AVE NE containing approximately 3.28 acre(s). (D-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1008060**
09DRB-70344 VACATION OF PUBLIC
UTILITY EASEMENT
09DRB-70345 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 6301 UPTOWN LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) A-2-B-1 & B-1-A, **DALE J BELLAMAH'S JEANNEDALE UNIT 5**, zoned SU-3/ MIXED USE-UPT, located on the north side of UPTOWN BLVD NE between SAN PEDRO DR NE and AMERICA'S PKWY NE containing approximately 4.4842 acre(s).(H-18)**DEFERRED TO 12/9/09 AT THE AGENTS REQUEST.**

5. ~~**Project# 1003366**~~
09DRB-70336 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12) *[Deferred from 11/18/09]* **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

6. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP
FOR SUBDIVISION
09DRB- MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) *[Deferred from 1/7/09, 7/29/09, 8/12/09, 8/19/09, 9/2/09, 11/12/09]*. **DEFERRED TO 12/9/09 AT THE AGENTS REQUEST.**

DRB PUBLIC HEARING SIGN IN SHEETS

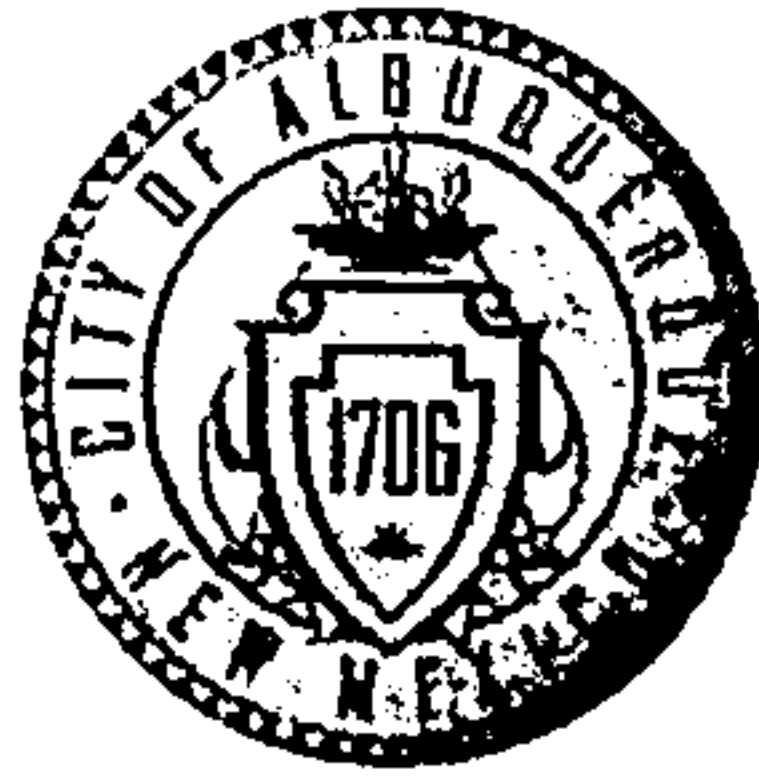
PROJECT #: 1003366 AGENDA# 5 DATE: 12/2/09

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

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003366 AGENDA# 1 DATE: 11/18/09

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 18, 2009, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1003366

09DRB-70336 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

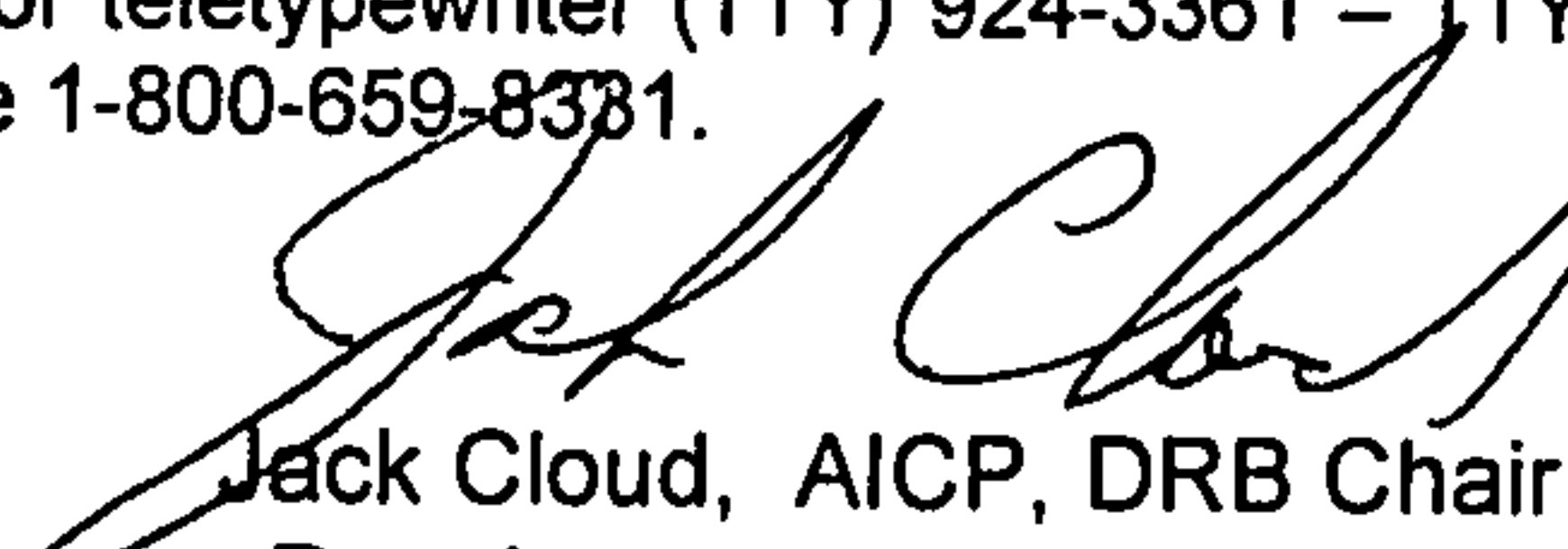
FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12)

Project# 1006573

09DRB-70338 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

ADIL RIZVI agent(s) for DOS BORRACHOS PARTNERSHIP request(s) the referenced/ above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the south side of ALAMEDA BLVD NE bewteen LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 1.8 acre(s). (C-18)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 2, 2009.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: November 18, 2009
Zone Atlas Page: B-12
Notification Radius: 100 Ft.

Project# 1003366
App# 09DRB-70336

Cross Reference and Location: GOLF COURSE RD NW BETWEEN IRVING NW
AND CALBACILLAS ARROYO

Applicant: FELIX RABADI
11201 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

Agent: SAME

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: OCTOBER 30, 2009
Signature: ERIN TREMLIN

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	1012 0653 2342 4105 12	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UE RQ UE	NM	87 10 3	V	A 1 A	TR 26A2B PLAT OF PARADISE NORTH TRS 26A-2A, 26A- 2B & PARK CONT 0.9788 AC M/L OR 42,638 SF M/L	1.0 07 23 11 2
2	1012 0653 2338 6105 10	ARROYO VILLAS L TD PTNS C/O N TE XAS TAM/MARVIN F POER & CO	PO BOX 802206	DAL LAS	TX	75 38 0	R	A 1 A	TR T-1A-1 OF TRS T-1A-1 & T-1A- 2 TOWN OF ALAMEDA GRANTCONT 11.3559 AC	11. 34 37 67 11
3	1012 0662 1511 7303 25	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UE RQ UE	NM	87 10 3	V	A 1 A	TRACT 25A1B VACATION AMENDED PLAT & REPL OF P PARADISE NORTH SITUATE WITHIN THE TOWN OF ATRIS CO GRANT CONT 46.5333 AC M/L	42. 04 36 92 53
4	1012 0654 0147 1115 01	GILBERT RAYMON D H III & BARBARA BEST TRUSTEES OF GILBERT RVT	10035 L OS CAN SADOS RD NW	ALB UQ UE RQ UE	NM	87 11 4	C	A 1 A	TR 3A4 PLAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A- 4 EAGLE RANCHCONT 1.0148 AC M/L OR 44,205 SF M/L	1.0 10 84 15 3
5	1012 0653 5342 4122 13	TEMPLIN ROBERT M & JULIE E	10208 L OVELA ND DR NW	ALB UQ UE RQ UE	NM	87 11 4	R	A 1 A	LT 41A-P1 BLK 3 PLAT FOR PARADISE GREENS- UNIT 2 BLOCK 3 LOT40A-P1 AND 41A- P1 CONT 0.2919 AC M/L	0.2 94 17 17 8
6	1012 0653 9544 0114 01	CVS PHARMACY I NC STORE ACCOU NTING DEPT	ONE CV S DRIV E STOR E # 931 0-01	WO ON SO CK ET	RI	02 89 5	C	A 1 A	TR 3A3 PLAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A- 4 EAGLE RANCHCONT 1.8397 AC M/L OR 80,137 SF M/L	1.8 35 59 73 9
7	1012 0653 3344 3122 10	EMARINE JEFFER Y L & LAURA A	4705 SA NDPOIN T RD N W	ALB UQ UE RQ UE	NM	87 11 4	R	A 1 A	LT 44- P1 BLK 3 VACATION & REPLAT FOR PARADISE GREENS UNIT 2COMPRISED OF TR B PARADISE GREENS UNIT 1 CONT 0.1667 AC M/LOR 7,261 SF M/L	0.1 66 17 78 6
8	1012 0653 5243 4122 12	LIANG XUEYING & JUANLI LIN	1212 E SANTA FE AVE	GR ANT S	NM	87 02 0	R	A 1 A	LT 42- P1 BLK 3 VACATION & REPLAT FOR PARADISE GREENS UNIT 2COMPRISED OF TR B PARADISE GREENS UNIT 1 CONT 0.3737 AC M/LOR 16,278 SF M/L	0.4 23 36 86 7
9	1012 0654 7047 5108 30	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UE RQ UE	NM	87 10 3	V	A 1 A	TRACT "AA1" REPLAT OF TR 2, 3 & AA EAGLE RANCH N OW COMPRISING TR 2A, 3A, AA1, CANM1, CANM2, CAN M3 EAGLE RANCH CONT15.1142 AC M/L	15. 36 81 91 18
10	1012 0653 8345 4105 13	STAR TRUST INCO RPORATED ATTN: SAMIA & SHARIF A RABADI	11201 S AN ANT ONIA D R NE	ALB UQ UE RQ UE	NM	87 12 2	V	A 1 A	TR T-1-A-2-B PLAT OF TRACTS T-1-A-2-A & T-1-A-2- B TOWN OFALAMEDA GRANT CONT 2.0743 AC	1.8 34 16 09 2
11	1012 0653 4051 6105 11	STAR TRUST INCO RPORATED ATTN: SAMIA & SHARIF A RABADI	11201 S AN ANT ONIA D R NE	ALB UQ UE RQ UE	NM	87 12 2	V	A 1 A	TR T-1-A-2-A PLAT OF TRACTS T-1-A-2-A & T-1-A-2- B TOWN OFALAMEDA GRANT CONT 6.6559 AC	6.6 48 56 39 1
12	1012 0653	OTERO LORENZO F & LILLIAN J TRU	4701 SA NDPOIN	ALB UQ	NM	87 11	R	A 1	LT 43- P1 BLK 3 VACATION & REPLAT FOR PARADISE GREENS	0.2 36

	4044 1122 11	STEEES LIVING TR UST	T RD N W	UE RQ UE		4		A	UNIT 2 COMPRISED OF TR B PARADISE GREENS UNIT 1 CONT 0.2370 AC M/LOR 10,324 SF M/L	67 51 2
1 3	1012 0653 4643 9122 57	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UE RQ UE	N M	87 10 3	V	A 1 A	PUBLIC PEDESTRAIN ACCESS & DRAINAGE RW & NMUI SANITARY SEWER EASEMENT VACATION & REPLAT F OR PARADISE GREENS UNIT 2 COMPRISED OF TR B PA RADISE GREENS UNIT 1 CONT 0.0936 AC M/L OR	0.0 92 69 59 7
1 4	1012 0653 7639 5102 13	GIANT INDUSTRIE S ARIZONA IINC % CARLOS A GUERR A	23733 N SCOTT SDALE RD	SC OTT SD ALE	A Z	85 25 5	V	X 1 A	* 010 PARADISE HILLS INVESTMENT PROPERTIES UNIT NO 2	0.5 91 56 91 5

OR CURRENT RESIDENT
101206532338610510
ARROYO VILLAS LTD PTNS C/O N
TEXAS TAM/MARVIN F POER & CO
PO BOX 802206
DALLAS, TX 75380

OR CURRENT RESIDENT
101206537639510213
GIANT INDUSTRIES ARIZONA IINC
%CARLOS A GUERRA
23733 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

OR CURRENT RESIDENT
101206534044112211
OTERO LORENZO F & LILLIAN J
TRUSTEES LIVING TRUST
4701 SANDPOINT RD NW
ALBUQUERQUE, NM 87114

Project# 1003366
FELIX RABADI
11201 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101206539544011401
CVS PHARMACY INC STORE
ACCOUNTING DEPT
ONE CVS DRIVE STORE # 9310-01
WOONSOCKET, RI 02895

OR CURRENT RESIDENT
101206540147111501
GILBERT RAYMOND H III & BARBARA
BEST TRUSTEES OF GILBERT RVT
10035 LOS CANSADOS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206538345410513
STAR TRUST INCORPORATED ATTN:
SAMIA & SHARIF A RABADI
11201 SAN ANTONIA DR NE
ALBUQUERQUE, NM 87122

Project# 1003366
THORTON SCHWENK
Paradise Hills Civic Assoc.
5125 RUSSELL DR NW
ALBUQUERQUE, NM 87114

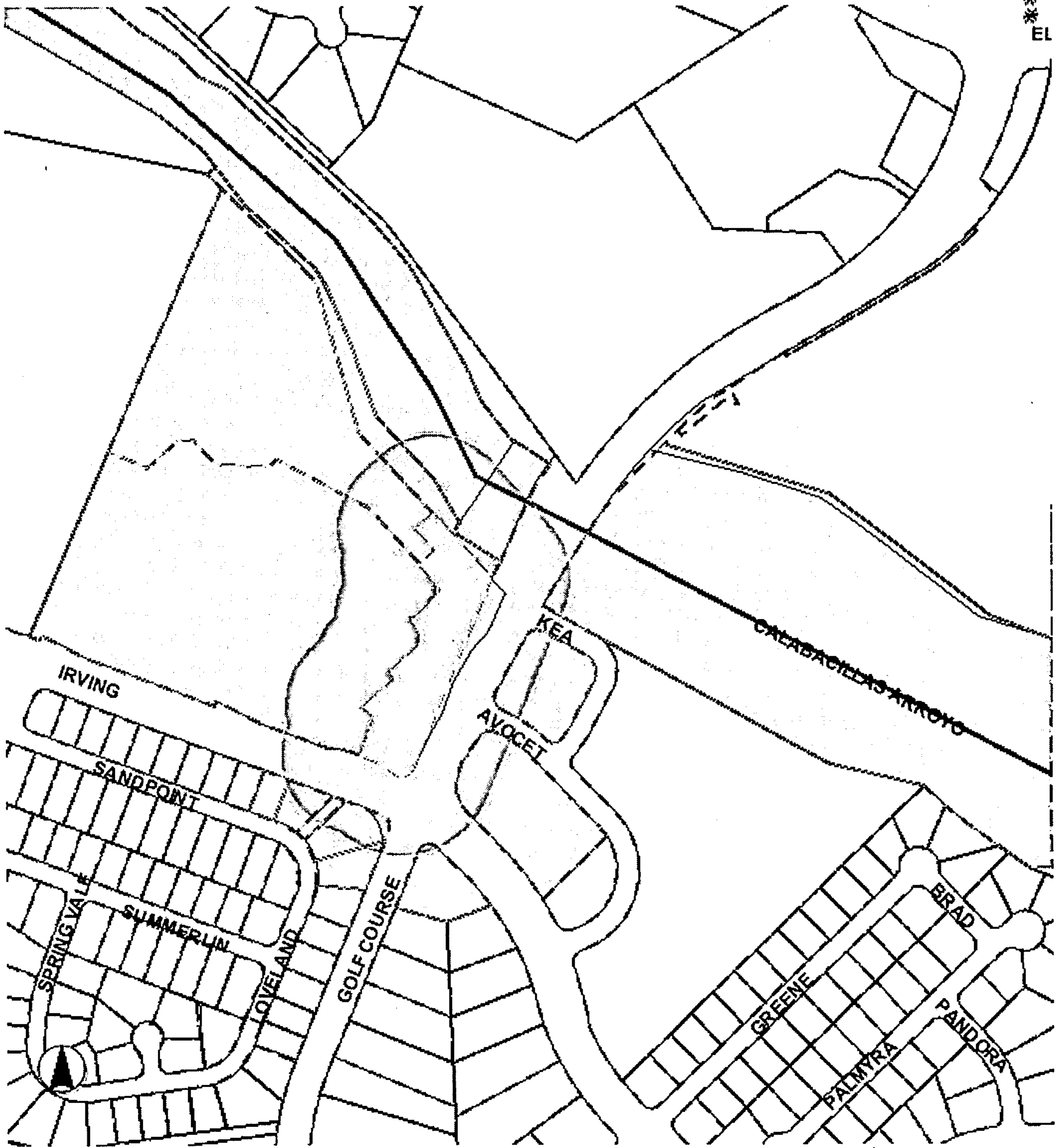
OR CURRENT RESIDENT
101206533344312210
EMARINE JEFFERY L & LAURA A
4705 SANDPOINT RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101206535243412212
LIANG XUEYING & JUANLI LIN
1212 E SANTA FE AVE
GRANTS, NM 87020

OR CURRENT RESIDENT
101206535342412213
TEMPLIN ROBERT M & JULIE E
10208 LOVELAND DR NW
ALBUQUERQUE, NM 87114

Project# 1003366
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

EL





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 2, 2009

Project# 1003366

09DRB-70336 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12) *[Deferred from 11/18/09]*

At the December 2, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

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).

If you wish to appeal this decision, you must do so by December 17th, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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.


Jack Cloud, AICP, DRB Chair

Cc: Felix Rabadi – 11201 San Antonio Dr NE – Albuquerque, NM 87122
Marilyn Maldonado
file

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: January 16, 2008
Zone Atlas Page: B-12
Notification Radius: 100 Ft.

Project# 1003366
App#07DRB-70452

Cross Reference and Location: GOLF COURSE RD NW BETWEEN IRVING NW
AND CALABACILLAS ARROYO

Applicant: FELIX RABADI
120 WYOMING BLVD SE
ALBUQUERQUE, NM 87123

Agent: ADVANCED ENGINEERING AND CONSULTING LLC
4416 ANAHEIM AVE NE
ALBUQUERQUE, NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: DECEMBER 28, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

APPLICANT INFORMATION:

NAME: Felix Rabadi

ADDRESS: 120 Wyoming Blvd., SE

CITY: Albuquerque

STATE NM

ZIP 87123

E-MAIL: _____

Proprietary interest in site: Owner

List all owners: Felix Rabadi

AGENT (if any): Advanced Engineering and Consulting, LLC

ADDRESS: 4416 Anaheim Avenue, NE

CITY: Albuquerque

STATE NM ZIP 87113

PHONE: (505) 266-2224

FAX: (505) 258-1514

PHONE: (505) 899-5570

FAX: (505) 897-4996

E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: 2 year Subdivision Improvement Agreement (SIA) Extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tracts T-1-A-2-A and T-A-2-B

Block: _____

Unit: _____

Subdiv. / Addn. Town of Alameda Grant

TBK RABADI COMPLEX

Current Zoning: SU-1 for PRD

Proposed zoning: The Same

Zone Atlas page(s): B-12-Z

No. of existing lots: 2

No. of proposed lots: 2

Total area of site (acres): 8.7302 Acres Density if applicable: dwellings per gross acre: n/a

dwellings per net acre: _____

Within city limits? Yes. No, but site is within 5 miles of the city limits.

Within 1000FT of a landfill? No

UPC No. 101206533743610511

MRGCD Map No. _____

LOCATION PROPERTY BY STREETS: On or Near: Golf Course Rd. NW

Between: Irving Blvd. NW

and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003366, 04EPC-00488, SPBP 04DRB-00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20

CASE HISTORY:

Within city limits? Yes

Within 1000FT of a landfill? _____

No. of existing lots: 2

No. of proposed lots: 2

Total area of site (acres): 8.5

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Rd NW

Between: Irving NW

and Calabacillas Arroyo

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

SIGNATURE

Sharif Rabadi

DATE 12/20/07

(Print)

SHARIF RABADI

Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers

07DRB-70452

Action

SIA

ADV

CME

S.F.

5.2

Fees

\$ 50.00

\$ 75.00

\$ 20.00

Total

\$ 145.00

Hearing date 01/16/08

Sandy & Kunalley 12/20/07
Planner signature / date

Project # 1003366

Form revised 4/07

FORM S() 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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.


MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

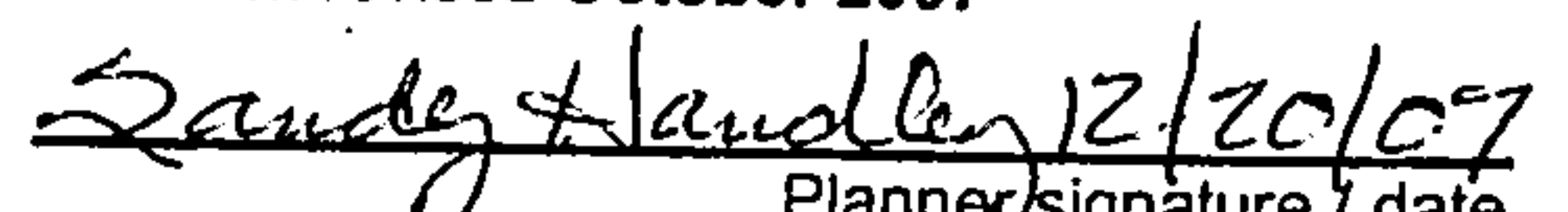
SHARIF A RABADI
 Applicant name (print)

 Applicant signature / date



Form revised October 2007

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

Application case numbers
 07DRB _____ 70452


 Planner signature / date
 Project # 1003366

Re c	UPC COD E	OWNER	OWNER ADDRE SS	OWNE R CIT Y	OWNE R STA TE	OWNE R ZI PC ODE	PR OP ER TY CL AS S	T A X DI ST RI CT	LEGAL
1	1012 0662 3109 3303 05	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UE RQ UE	NM	87 10 31 29 3	V	A1 A	PUBLIC PARK PLAT OF PARADISE NORTH TRS 26A- 2A, 26A- 2B & PUBLIC PARK CONT 9.7504 AC M/L OR 424,726 SF M/ L
2	1012 0653 5342 4122 13	TEMPLIN ROBERT M & JULIE E	10208 LOVELA ND DR NW	ALB UQ UE RQ UE	NM	87 11 4	R	A1 A	LT 41A-P1 BLK 3 PLAT FOR PARADISE GREENS- UNIT 2 BLOCK 3 LOT 40A-P1 AND 41A- P1 CONT 0.2919 AC M/L
3	1012 0653 7639 5102 13	GIANT INDUSTRIES ARIZONA IINC %C ARLOS A GUERRA	23733 N SCOT TSDALE RD	SC OTT SDA LE	AZ	85 25 5	V	X1 A	* 010 PARADISE HILLS INVESTMENT PROPERTIES UNIT N O 2
4	1012 0653 3743 6105 11	STAR TRUST INCO RPORATED ATTN: SAMIA & SHARIF A RBADI	4415 S HERRE DR NE	ALB UQ UE RQ UE	NM	87 11 1	V	A1 A	TR T-1A-2 OF TRS T-1A-1 & T-1A- 2 TOWN OF ALAMEDA GRANT CONT 8.4946 AC
5	1012 0653 4044 1122 11	OTERO LORENZO F & LILLIAN J TRUS TEES LIVING TRUS T	4701 S ANDPOI NT RD N W	ALB UQ UE RQ UE	NM	87 11 4	R	A1 A	LT 43- P1 BLK 3 VACATION & REPLAT FOR PARADISE GREENS U NIT 2 COMPRISED OF TR B PARADISE GREENS UNIT 1 CO NT 0.2370 AC M/L OR 10,324 SF M/L
6	1012 0653 4643 9122 57	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UE RQ UE	NM	87 10 31 29 3	V	A1 A	PUBLIC PEDESTRAIN ACCESS & DRAINAGE R/W & NMUI S ANITARY SEWE R EASEMENT VACATION & REPLAT FOR P ARADISE GREENS UNIT 2 COMP RISED OF TR B PARADIS E GREENS UNIT 1 CONT 0.0936 AC M/L OR
7	1012 0653 5243 4122 12	LIN NIAN YU & XUE YING LIANG & JUA NLI LIN	1212 E SANTA FE	GR ANT S	NM	87 02 0	R	A1 A	LT 42- P1 BLK 3 VACATION & REPLAT FOR PARADISE GREENS U NIT 2 COMPRISED OF TR B PARADISE GREENS UNIT 1 CO NT 0.3737 AC M/L OR 16,278 SF M/L
8	1012 0653 2342 4105 12	CITY OF ALBUQUE RUE	P O BO X 1293	ALB UQ UE RQ UE	NM	87 10 3	V	A1 A	TR 26A2B PLAT OF PARADISE NORTH TRS 26A-2A, 26A- 2B & PARK CO NT 0.9788 AC M/L OR 42,638 SF M/L
9	1012 0662 7100 7325 61	ARROYO DEL SOL LTD CO	50 B KI NLEY N E	ALB UQ UE RQ UE	NM	87 10 2	R	A1 A	TR T-2 SUB'D OF TRS T-1 & T- 2 TOWN OF ALAMEDA GRANT LANDS OF HORIZON CORP PARADISE HILLS AKA ARROYO DEL SOL CONDOMINIUMS CONT 20.0000 AC
10	1012 0653 2338 6105 10	ARROYO VILLAS L TD PTNS C/O N TE XAS TAM/MARVIN F POER & CO	PO BOX 802206	DAL LAS	TX	75 38 02 20 6	R	A1 A	TR T-1A-1 OF TRS T-1A-1 & T-1A- 2 TOWN OF ALAMEDA GRANT CONT 11.3559 AC
11	1012 0663 2807 0401 62	CITY OF ALBUQUE RQUE	P O BO X 1293	ALB UQ UE RQ UE	NM	87 10 3	V	A1 A	TRACT 24C VACATION & REPLAT OF PARADISE NORTH C ONT 1.7086 AC M/L OR 74,427 SQ FT M/L
12	1012 0662 1511	CITY OF ALBUQUE RQUE	P O BO X 1293	ALB UQ UE RQ UE	NM	87 10 3	V	A1 A	TRACT 25A1B VACATION AMENDED PLAT & REPL OF PAR ADISE NORTH S ITUATE WITHIN THE TOWN OF ATRISCO GRANT CONT 46.5333 AC M/L

	7303 25			RQ UE					
1 3	1012 0654 7047 5108 30	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UE RQ UE	N M	87 10 3	V	A1 A	TRACT "AA1" REPLAT OF TR 2, 3 & AA EAGLE RANCH NO W COMPRISIN G TR 2A, 3A, AA1, CANM1, CANM2, CANM3 EAGLE RANCH CONT 15.1142 AC M/L
1 4	1012 0654 0147 1115 01	GILBERT RAYMON D H III & BARBARA BEST TRUSTEES O F GILBERT RVT	10035 LOS CA NSADO S RD N W	ALB UQ UE RQ UE	N M	87 11 4	C	A1 A	TR 3A4 PLAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A- 4 EAGLE RANCH CONT 1.0148 AC M/L OR 44,205 SF M/L
1 5	1012 0653 9544 0114 01	CVS PHARMACY IN C	ONE CV S DR ST ORE #9	WO ON SO CKE T	R I	02 89 5	C	A1 A	TR 3A3 PLAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A- 4 EAGLE RANCH CONT 1.8397 AC M/L OR 80,137 SF M/L
1 6	1012 0653 3344 3122 10	EMARINE JEFFERY L & LAURA A	4705 S ANDPOI NT RD N W	ALB UQ UE RQ UE	N M	87 11 4	R	A1 A	LT 44- P1 BLK 3 VACATION & REPLAT FOR PARADISE GREENS U NIT 2 COMPRISED OF TR B PARADISE GREENS UNIT 1 CO NT 0.1667 AC M/L OR 7,261 SF M/L

Or Current Resident
ARROYO DEL SOL LTD CO
50 B KINLEY NE
ALBUQUERQUE, NM 87102

Or Current Resident
EMARINE JEFFERY L & LAURA A
4705 SANDPOINT RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
LIN NIAN YU & XUEYING LIANG &
JUANLI LIN
1212 E SANTA FE
GRANTS, NM 87020

Or Current Resident
TEMPLIN ROBERT M & JULIE E
10208 LOVELAND DR NW
ALBUQUERQUE, NM 87114

Project# 1003366
TOM ANDERSON
Paradise Hills Civic Assoc
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
ARROYO VILLAS LTD PTNS C/O N
TEXAS TAM/MARVIN F POER & CO
PO BOX 802206
DALLAS, TX 75380 2206

Or Current Resident
GIANT INDUSTRIES ARIZONA IINC
%CARLOS A GUERRA
23733 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

Or Current Resident
OTERO LORENZO F & LILLIAN J
TRUSTEES LIVING TRUST
4701 SANDPOINT RD NW
ALBUQUERQUE, NM 87114

Project# 1003366
FELIX RABADI
120 WYOMING BLVD SE
ALBUQUERQUE, NM 87123

Project# 1003366
TONY BRAUNSCHWEIGER
The Paloma Del Sol NA
4800 SAN TIMOTEO NW
ALBUQUERQUE, NM 87114

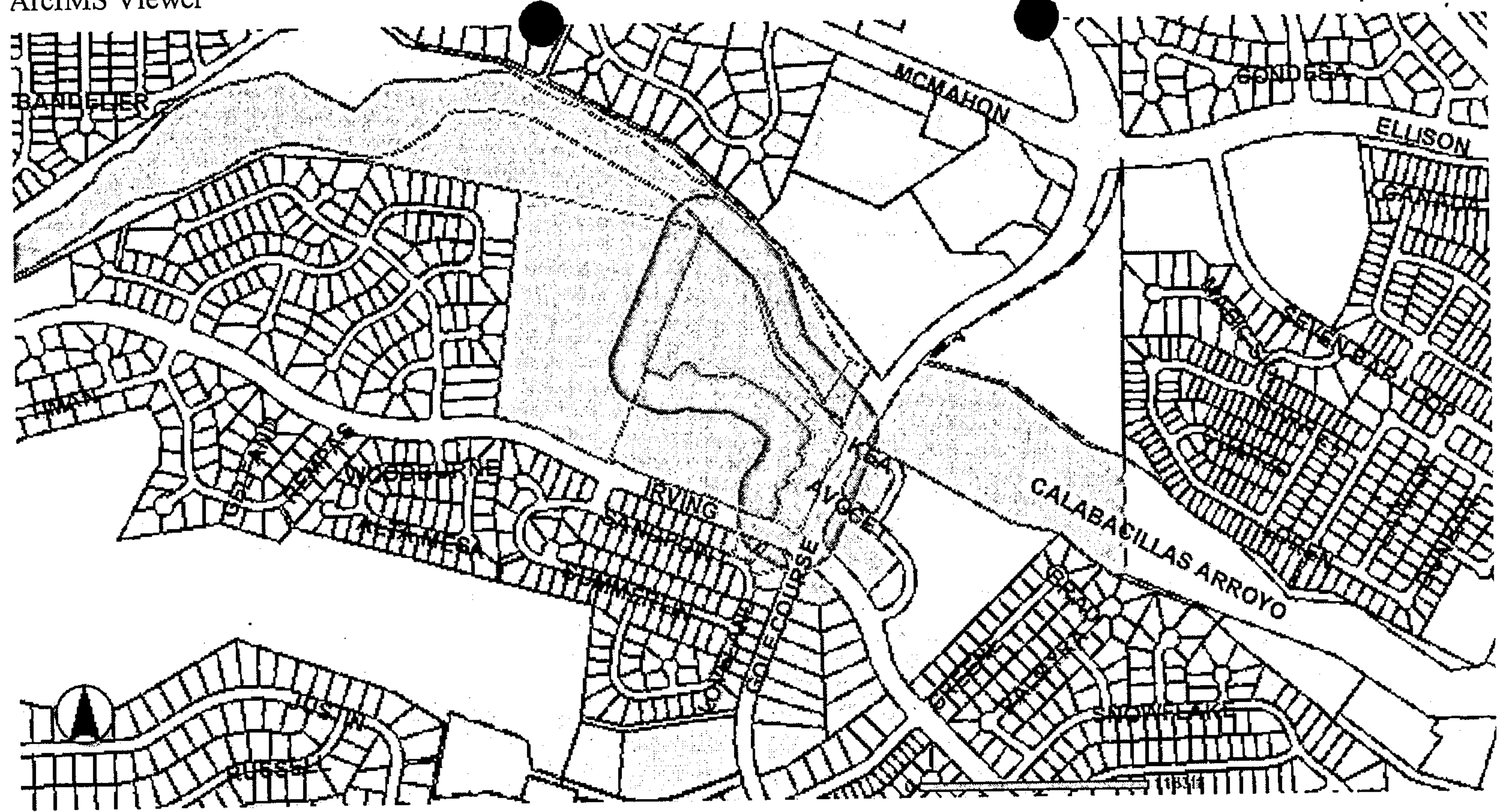
Or Current Resident
CVS PHARMACY INC
ONE CVS DR STORE # 9
WOONSOCKET, RI 02895

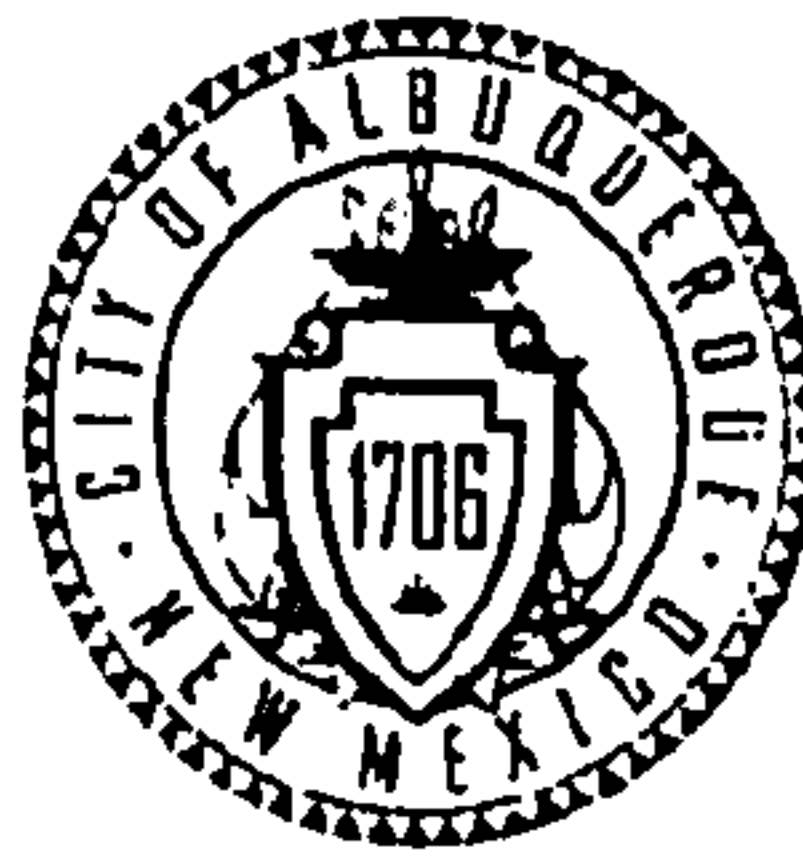
Or Current Resident
GILBERT RAYMOND H III &
BARBARA BEST TRUSTEES OF
GILBERT RVT
10035 LOS CANSADOS RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
STAR TRUST INCORPORATED ATTN:
SAMIA & SHARIF A RBADI
4415 SHERRE DR NE
ALBUQUERQUE, NM 87111

Project# 1003366
ADVANCED ENGINEERING AND
CONSULTING LLC
4416 ANAHEIM AVE NE
ALBUQUERQUE, NM 87113

Project# 1003366
ALEX NELSON
The Paloma Del Sol NA
4902 SAN TIMOTEO NW
ALBUQUERQUE, NM 87114





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: December 20, 2007

TO CONTACT NAME: Sharif A. Rabadi
COMPANY/AGENCY: The Star Trust DTO
ADDRESS/ZIP: 11201 San Antonio Dr. NE 87122
PHONE/FAX #: 440.6443 / 256.1514

Thank you for your inquiry of December 20, 2007 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract T-1A-2 Town of Alameda Grant Golf Course Rd. NW Located on Golf Course Rd NW between Irving Blvd NM and Calabacillas Arroyo zone map page(s) B-12

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Paradise Hills Civic Assoc. (PHC)
Neighborhood or Homeowner Association
Contacts: Tom Anderson
10013 Plunkett Dr. NW 87114
897.2593(h) 304.0106(c)

The Paloma Del Sol NA. (PDS)
Neighborhood or Homeowner Association
Contacts: Tony Braunschweiger
4800 San Timoteo NW 87114
890.3780 (h)
Alex Nelson
4902 San Timoteo NW 87114
890.6191 (h) 792.1791 (w)

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

Valaina O Carmena
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

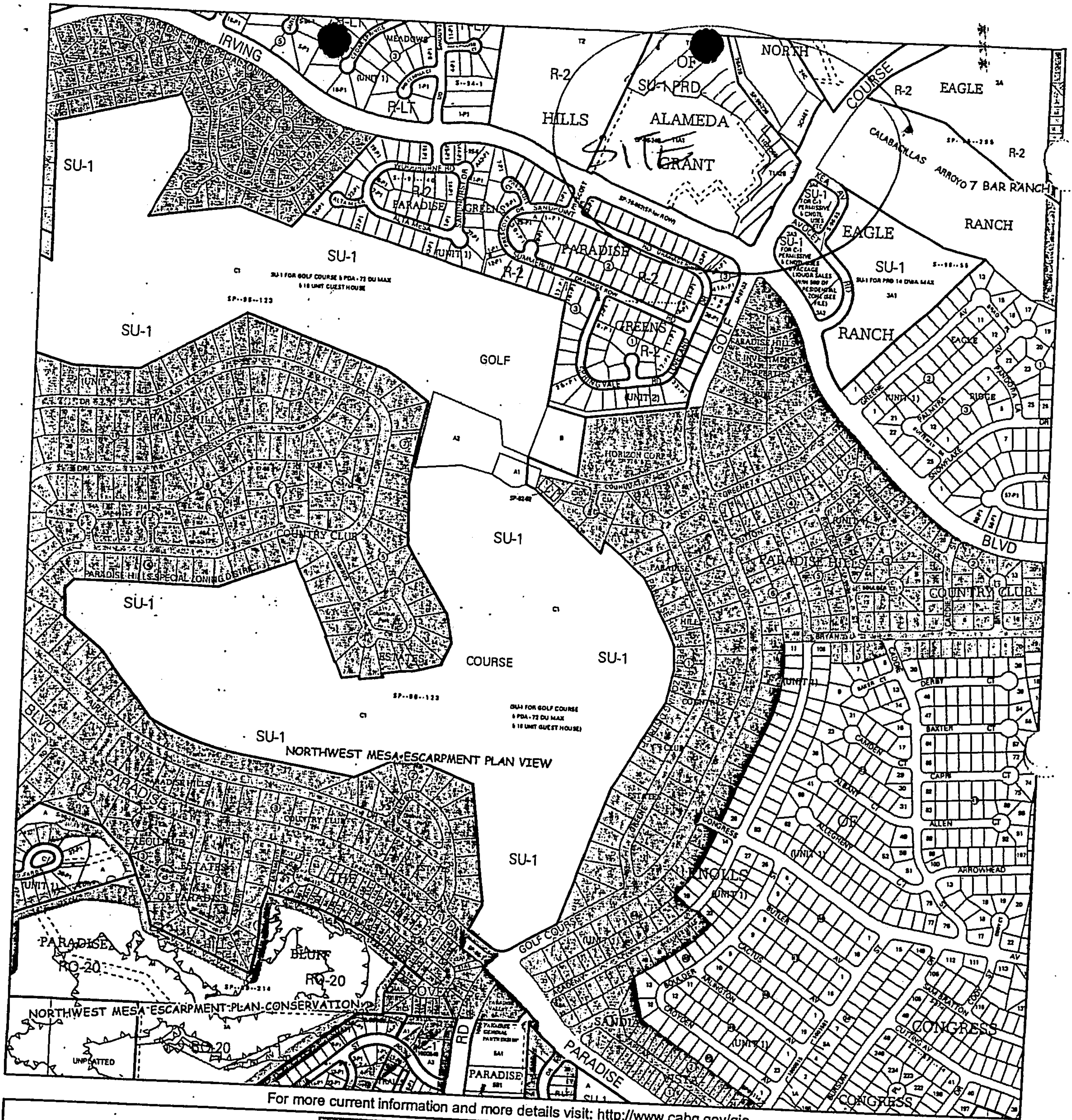
The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

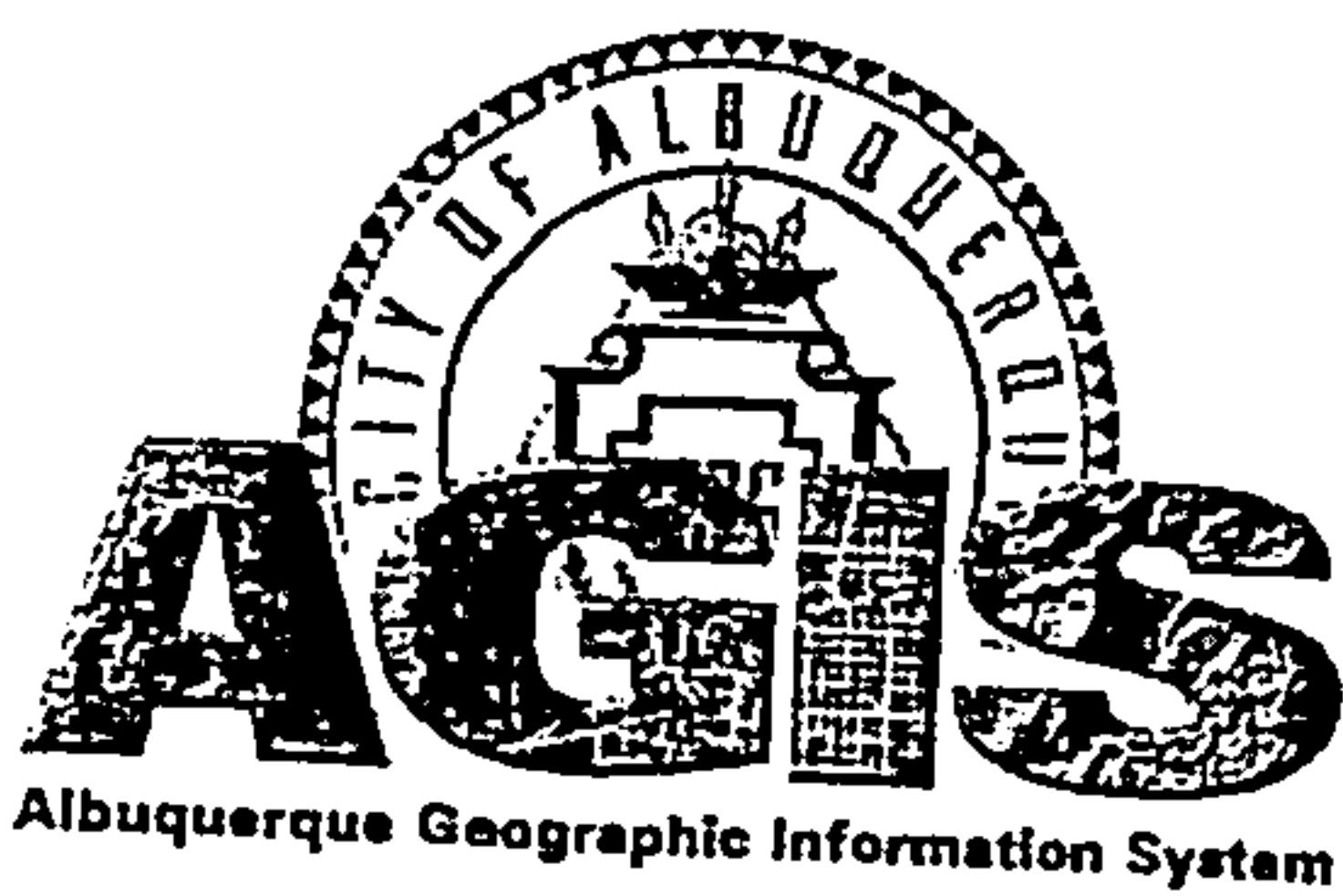
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

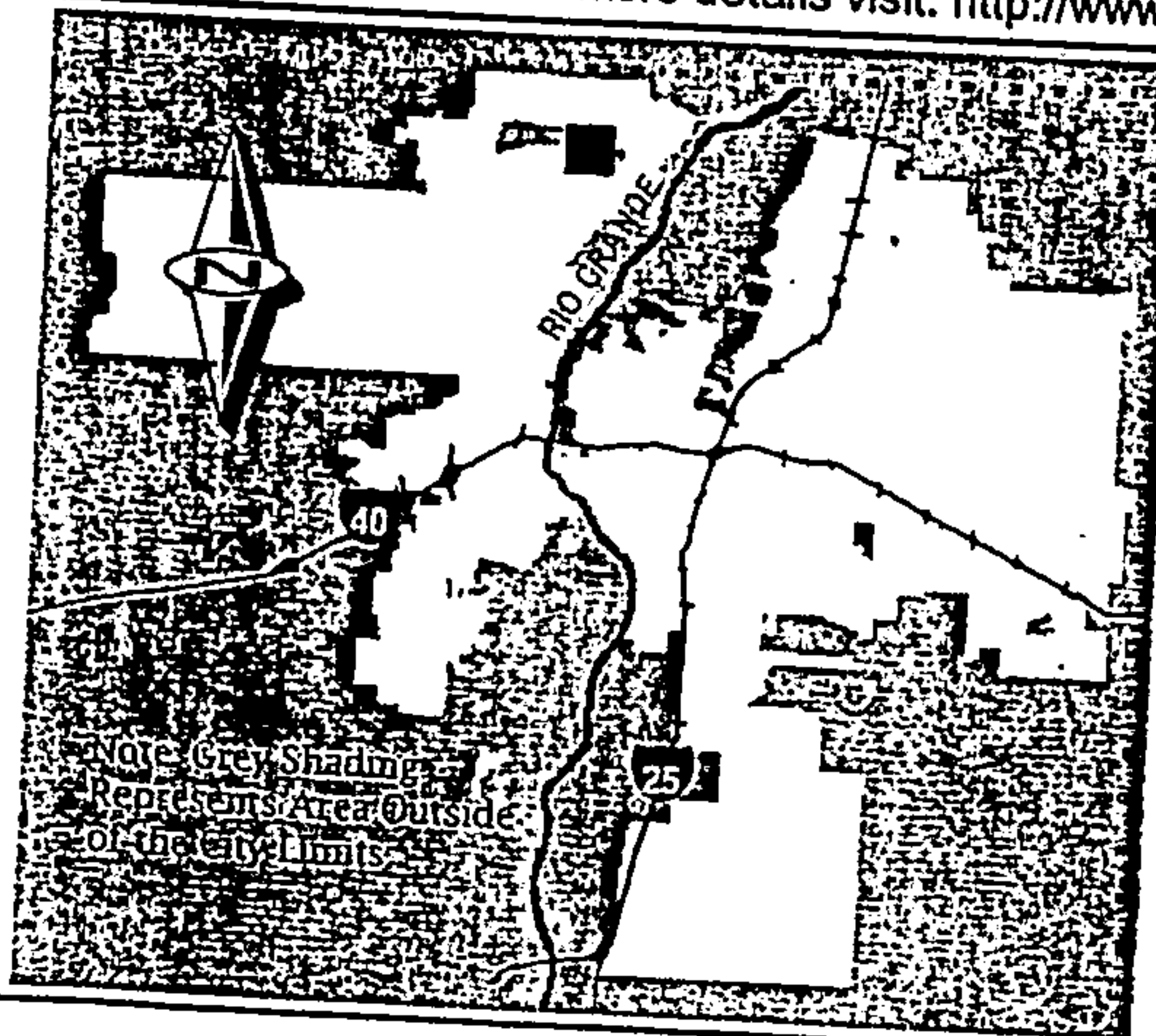
Date of Inquiry: 12-20-07 Time Entered: 11:21 AM ONC Rep. Initials: OC



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007

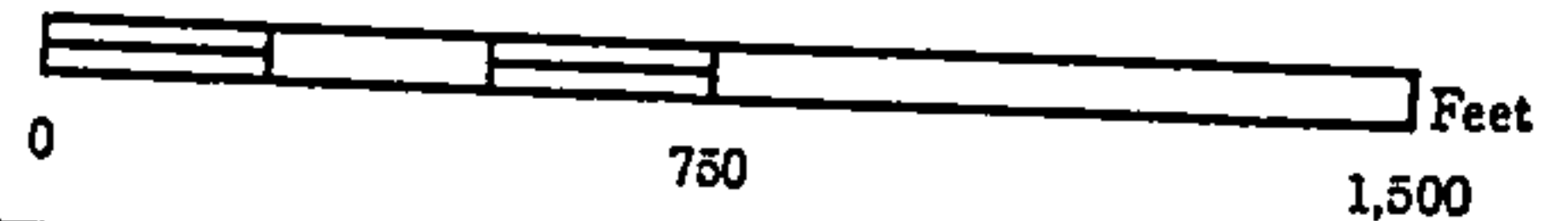


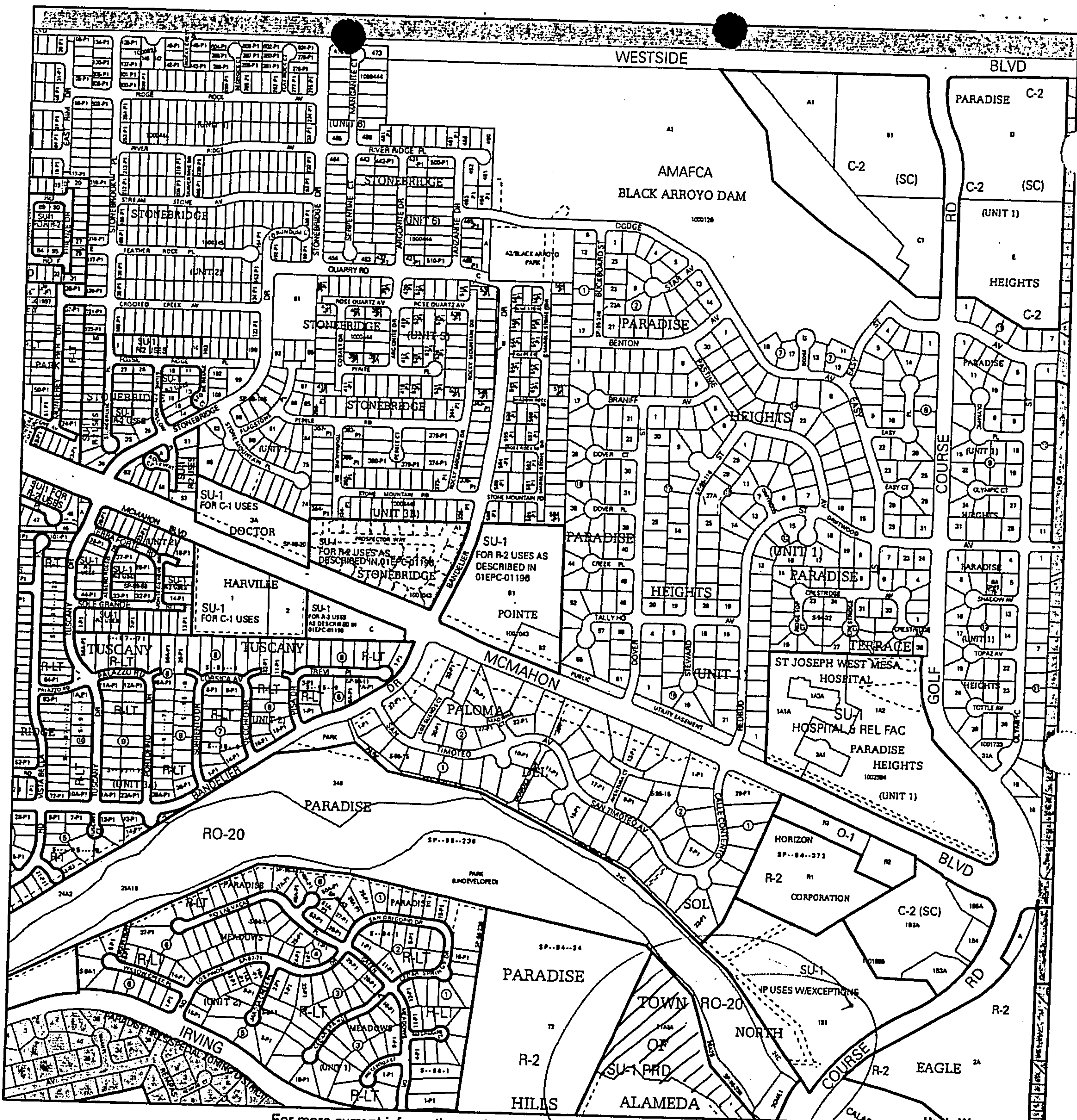
Zone Atlas Page:

B-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

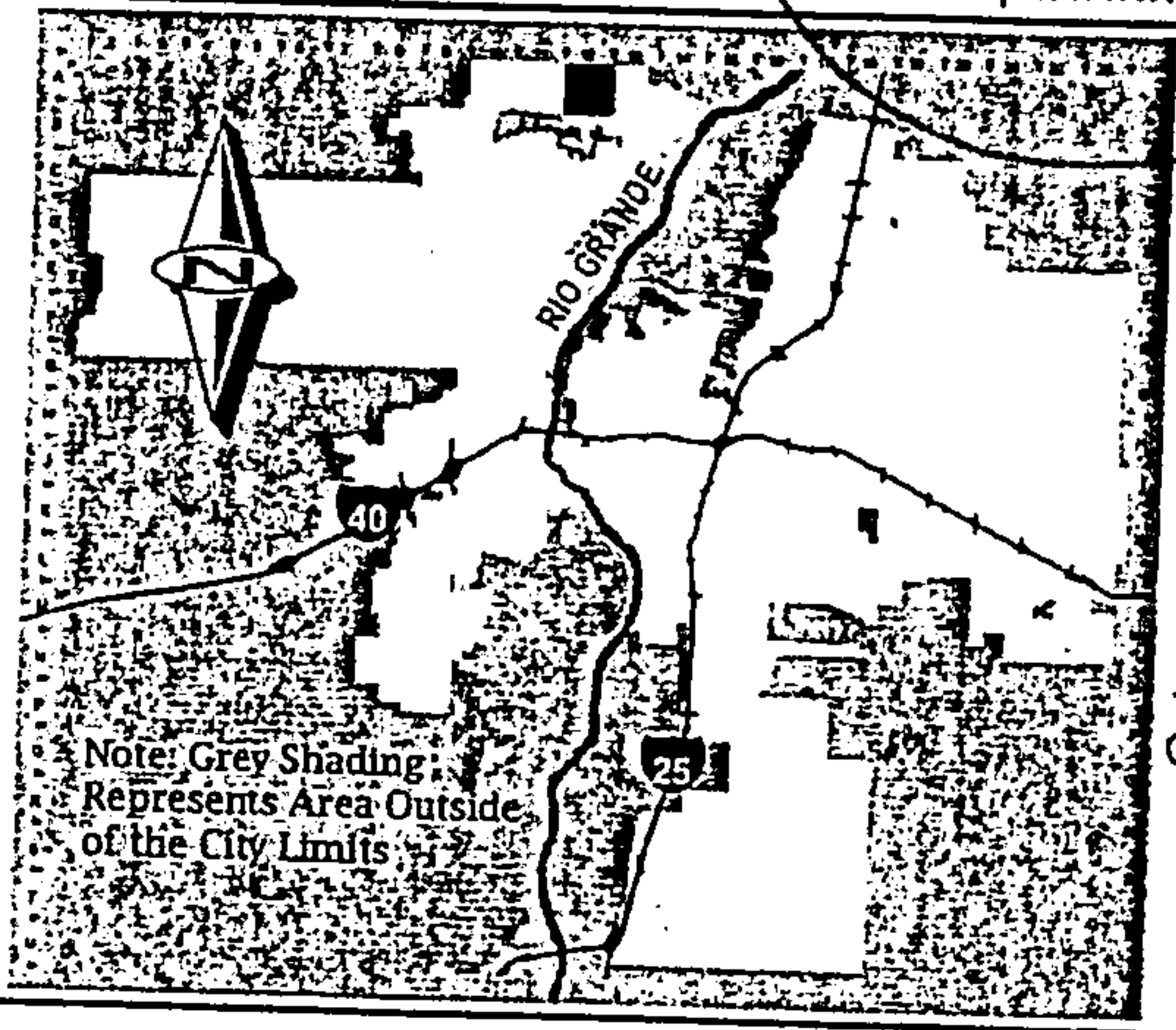




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
SITE A-12-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contour
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

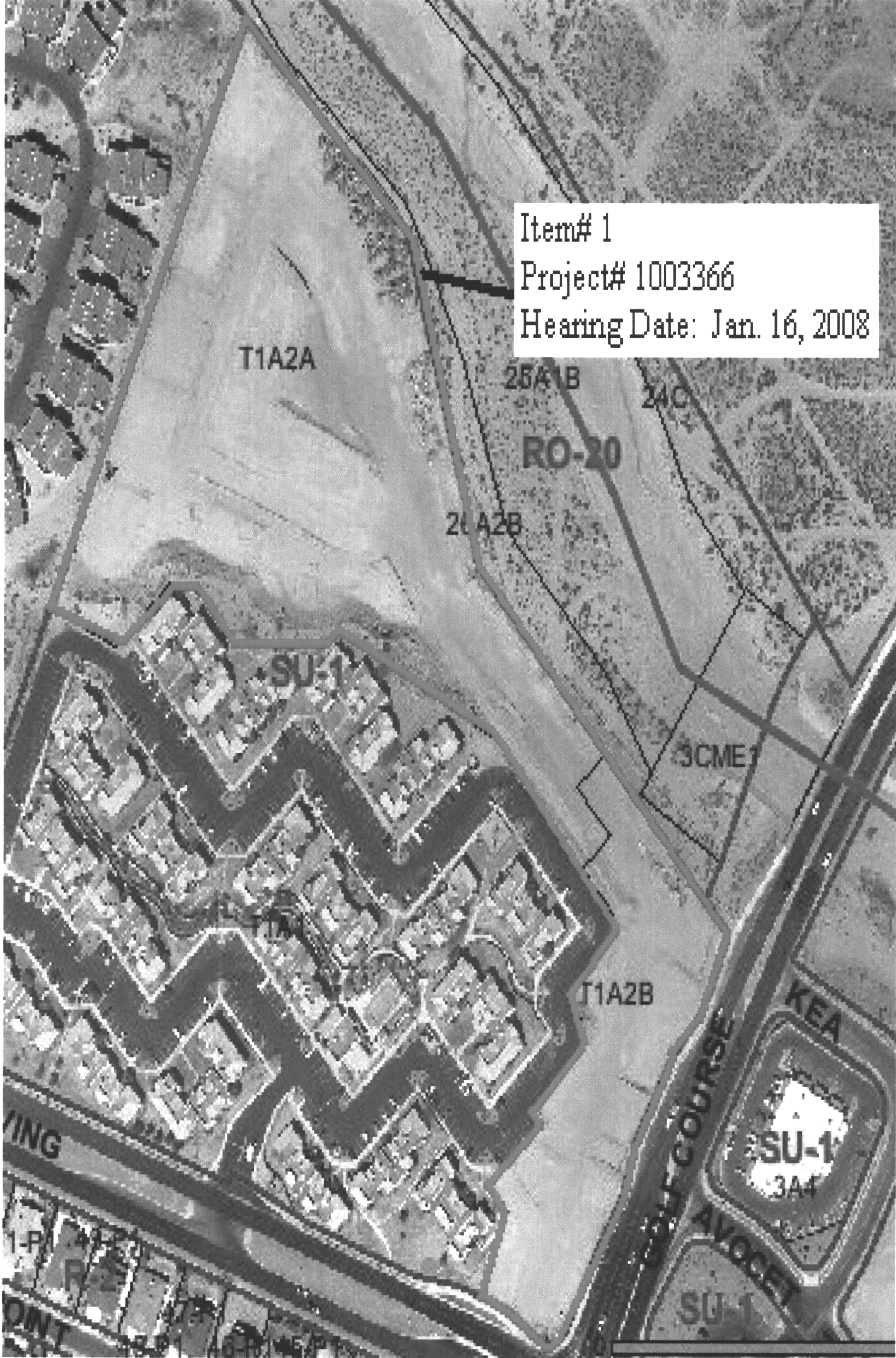
0 750 1,500 Feet

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003366 AGENDA# 1 DATE: 1/16/08

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

Item# 1
Project# 1003366
Hearing Date: Jan. 16, 2008





CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 16, 2008

Project# 1003366

07DRB-70452 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

ADVANCED ENGR. AND CONSULT. agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-A-2-B, **TOWN OF ATRISCO (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO containing approximately 8.5 acre(s). (B-12)

AMAFCA

No comment.

COG

MPO Project ID # 855.0 Golf Course Rd Bike Lanes Stage I (termini: Taylor Ranch Rd to Paseo del Norte) to build bike lanes has been identified in the 2030 MTP. This project was submitted by the City of Albuquerque. While no funding is associated with this project in the 2008-2013 timeframe, coordination with DMD is recommended to insure development compatible with this project. For information purposes, Golf Course Rd in the vicinity of proposed development has a functional classification of minor arterial. Irving Bd in the vicinity of proposed development has a functional classification or urban collector.

TRANSIT

No comment.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: **Paradise Hills Civic Assoc. (R)**
Paloma Del Sol NA (R)

APS

Rabadi Complex, Tracts T-1-A-2-A and T-A-2-B, Town of Atrisco is located on Golf Course Rd NW between Irving NW and Calbacillas Arroyo NW. The owner of the above property requests a 2 YR SIA for a development that will consist of a 90 condominiums. This will impact Seven Bar Elementary and Petroglyph Elementary Schools, James Monroe Middle School, and Cibola High School. Seven Bar Elementary School is exceeding capacity, Petroglyph Elementary School will be nearing capacity, James Monroe Middle School and Cibola High School are exceeding capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
265	Seven Bar	856	800	-56
317	Petroglyph	788	849	61
490	James Monroe	1,519	1,417	-102
580	Cibola	2,614	2,575	-39

Volcano Vista High School has opened with a 9th grade academy in 2007. The remainder of the high school will open in 2008. Volcano Vista High School will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

No comment.

FIRE DEPARTMENT

No comment.

PNM ELECTRIC & GAS

No comment.

COMCAST

No comment.

QWEST

No comment.

ENVIRONMENTAL HEALTH

No comment.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments.

CITY ENGINEER

The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT

No adverse comments

PARKS AND RECREATION

No objection.

ABCWUA

No comments received.

PLANNING DEPARTMENT

Planning has no objection to extension of the Subdivision Improvement Agreement.

IMPACT FEE ADMINISTRATOR

No comment on a 2 year extension of SIA.

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

Cc: Felix Rabadi – 120 Wyoming Blvd., SE – Albuquerque, NM 87123

Cc: Advanced Engineering and Consulting, LLC – 4416 Anaheim Avenue, NE – Albuquerque, NM
87113




**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, January 16, 2008 beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1003366
07DRB-70452 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

ADVANCED ENGR. AND CONSULT. agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-A-2-B, **TOWN OF ATRISCO (to be known as RABADI COMPLEX)** zoned SU-1 FOR PRD, located on GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO containing approximately 8.5 acre(s). (B-12)

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


Andrew Garcia, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 31, 2007.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 16, 2008

1. **Project# 1003366**
07DRB-70452 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

ADVANCED ENGR. AND CONSULT. agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-A-2-B, **TOWN OF ATRISCO (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO containing approximately 8.5 acre(s). (B-12)

At the January 16, 2008, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 31, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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.

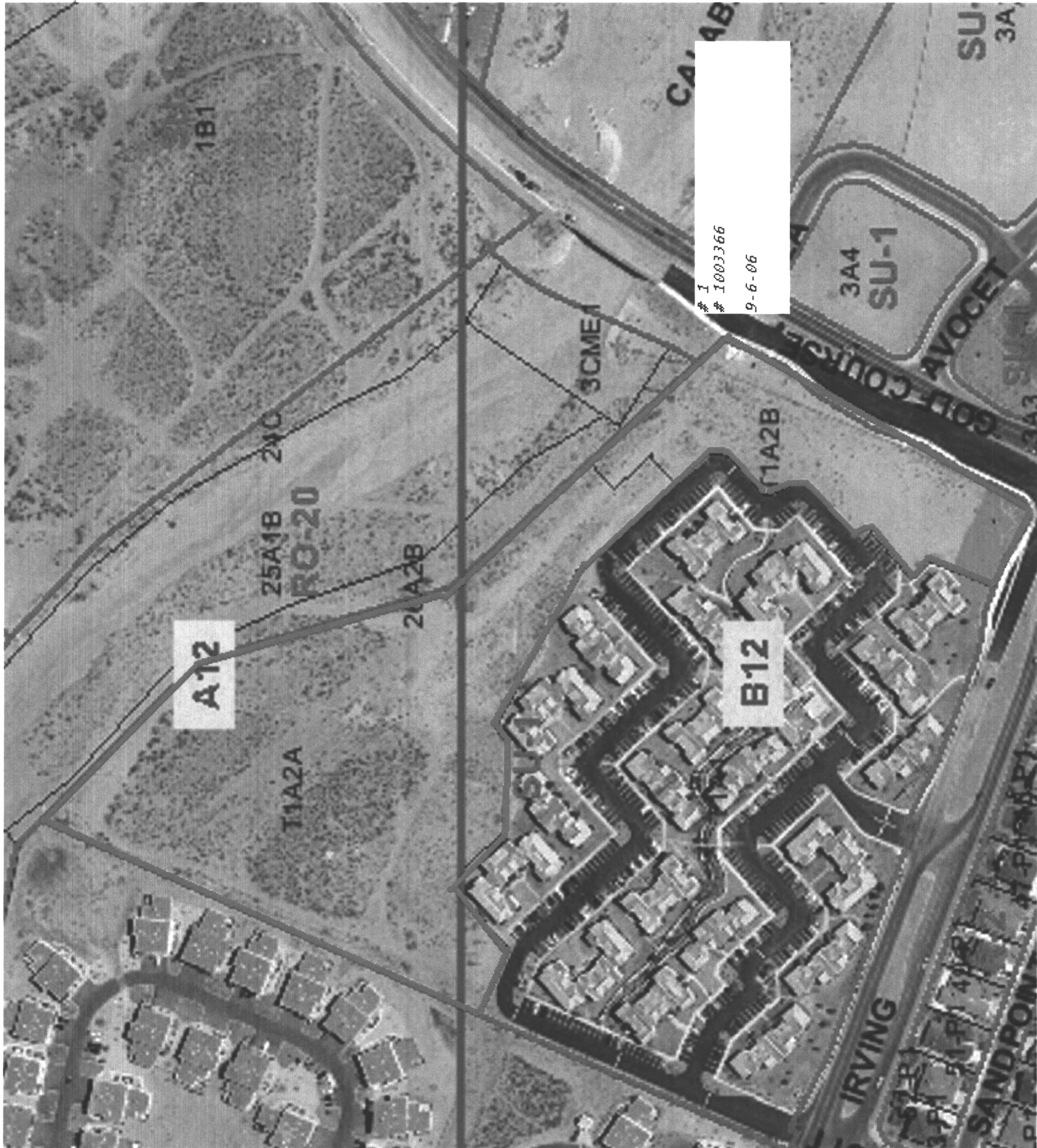
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Andrew Garcia, Acting DRB Chair

Cc: Felix Rabadi – 120 Wyoming Blvd., SE – Albuquerque, NM 87113

Cc: Advanced Engineering and Consulting, LLC - 4416 Anaheim Avenue, NE –
Albuquerque, NM 87123

#



I 1003366
9-6-06



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 6, 2006

1. Project # 1003366
06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING W and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

At the September 6, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreements Agreement was approved.

If you wish to appeal this decision, you must do so by September 21, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).



Sheran Matson, AICP, DRB Chair

Cc: Felix Rabadi, 120 Wyoming Blvd SE, 87123
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003366 AGENDA#: 1 DATE: 9/6/06

1. Name: Shawn Biogger Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

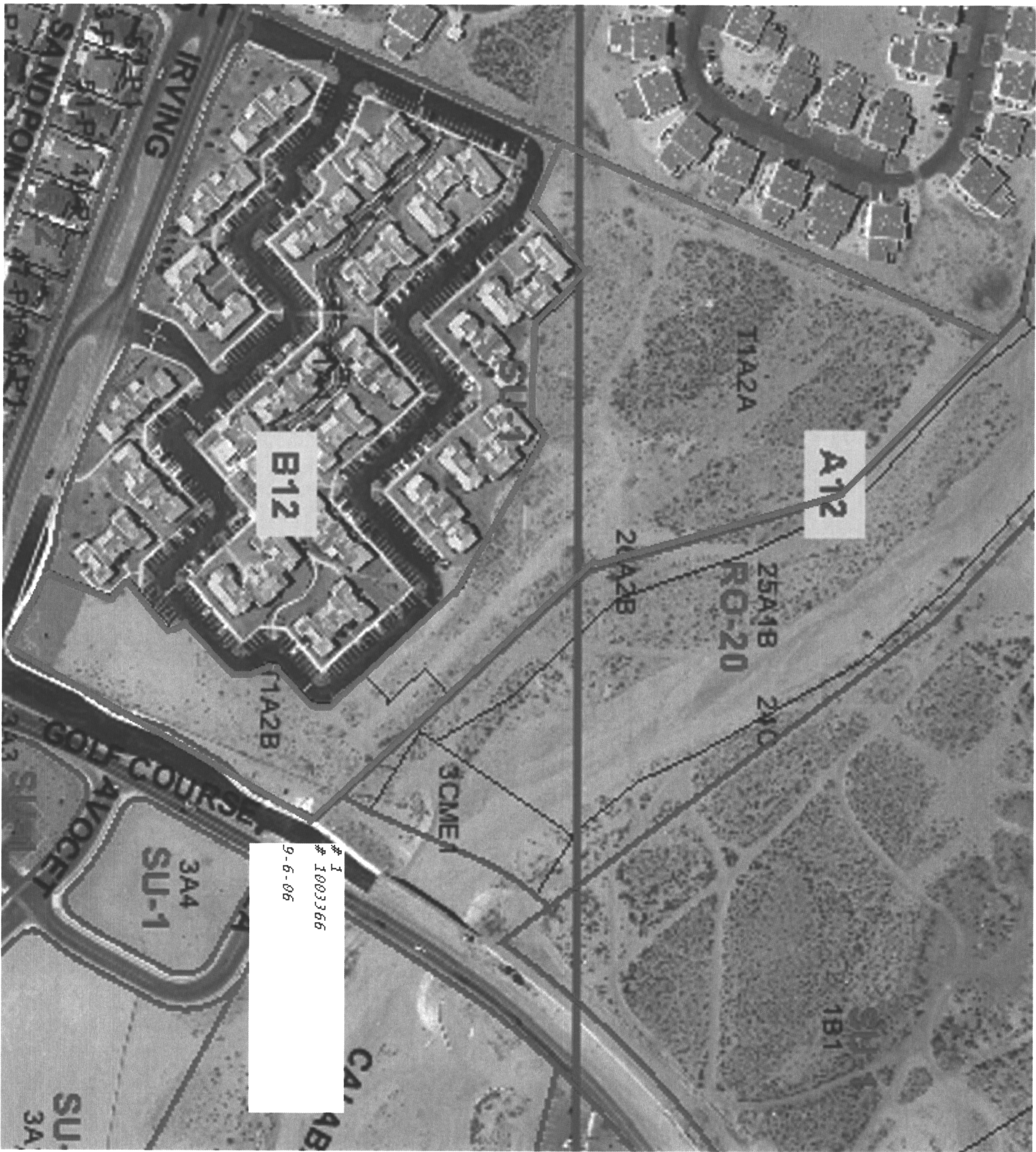
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



B-12

A-12

1
1003366
9-6-06



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

Hydrology requests a one year extension due to the drainage problems this site is generating.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 1 yr.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 6, 2006



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Late Comment

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, September 6, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Comments by Roger Green

Project # 1003366
06DRB-01160 Major-Two Year SIA
No objection to Extension Request.

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12)

Project # 1002567
06DRB-01158 Major-Preliminary Plat Approval
06DRB-01163 Minor-Vacation of Private Easements
06DRB-01159 Minor-Subd Design (DPM) Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK
Minor revisions required on the Infrastructure List for Preliminary Plat approval.
No objection to Design Variance or Sidewalk Variance and Deferral.

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

Project # 1005070
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK
No objection to Preliminary Plat approval, NMUI must sign the Infrastructure List.
No objection to Sidewalk Waiver/Defferal.

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9)

Project # 1004943
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK
No objection to Preliminary Plat approval, NMUI must sign the Infrastructure List.
No objection to Site Plan approval.
No objection to Sidewalk Waiver/Defferal.

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] (A-11)



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 6, 2006

Project # 1003366
06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12)

AMAFCA No objection to requested actions. AMAFCA has an agreement with the owner for Calabacillas Arroyo improvements. This work is not on the Infrastructure List, but AMAFCA would like the City to request confirmation of acceptance of the work before release of Certificate of Occupancy.

COG

This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. As previously requested by MRCOG staff to nearby developments, the TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

Irving Blvd is a minor arterial in the Long Range Roadway System with right of way of 106 feet. Golf Course Rd is also a minor arterial in the Long Range Roadway System with right of way of 106 feet. Golf Course Rd has on street bike lanes and Irving Blvd is designated as having on-street bike lanes in the Long Range Bikeway System. Finally, Calabacillas Arroyo is designated as a bicycle trail. Coordination with DMD is recommended to insure project conformity with these adopted policies of the Metropolitan Transportation Board.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Paradise Hills Civic Assoc. (R)
Cottonwood Heights NA (R)

APS The **Rabadi Complex** is a proposed development that will consist of 90 condominiums. The proposed project will impact Seven Bar Elementary, James Monroe Middle School, and Cibola High School. **Currently, all three schools are exceeding capacity.**

School	2006-07 Projections	2006-07 Capacity	Space Available
Seven Bar	883	850	-33
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

A new northwest high school is planned to open with a 9th grade academy in 2007. The remainder of the school will open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
- Construct new schools or additions
- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
- Schedule Changes
- Double sessions
- Multi-track year-round
- Other: Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
- Boundary Adjustments / Busing
- Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

Hydrology requests a one-year extension due the drainage problems this site is generating.

Transportation Development

No objection to the request.

Parks & Recreation

What improvements are outstanding?

Utilities Development

Comments will be provided at hearing.

Planning Department

Planning has no objection to the two year SIA request.

Impact Fee Administrator

No comment on the extension of the SIA.

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

Cc: Felix Rabadi, 120 Wyoming Blvd SE, 87123

Advanced Engineering & Consulting LLC, 4416 Anaheim Avenue NE, 87113



**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, September 6, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003366

06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12)

Project # 1002567

06DRB-01158 Major-Preliminary Plat Approval
06DRB-01163 Minor-Vacation of Private Easements
06DRB-01159 Minor-Subd Design (DPM) Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

Project # 1005070

06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9)

Project # 1004943

06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] (A-11)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, AUGUST 21, 2006.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: SEPTEMBER 6, 2006
Zone Atlas Page: B-12-Z
Notification Radius: 100 Ft.

Project# 1003366
App#06EPC-01160

**Cross Reference and Location: GOLF COURSE RD NW BETWEEN IRVING
BLVD NW AND CALABACILLAS ARROYO**

Applicant: FELIX RABADI
Address: 120 WYOMING BLVD SE
ALBUQUERQUE, NM 87123

Agent: ADVANCED ENGINEERING AND CONSULTING, LLC
4416 ANAHEIM AVENEUE NE
ALBUQUERQUE, NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: AUGUST 18, 2006
Signature: YVONNE SAAVEDRA

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

S Z

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)

SITE DEVELOPMENT PLAN

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

V

P

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: Felix Rabadi PHONE: (505) 266-2224
 ADDRESS: 120 Wyoming Blvd., SE FAX: (505) 256-1514
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Felix Rabadi
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: 2 year Subdivision Improvement Agreement (SIA) Extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No: Tracts T-1-A-2-A and T-A-2-B Block: _____ Unit: _____
 Subdiv. / Addn. Town of Alameda Grant
 Current Zoning: SU-1 for PRD Proposed zoning: The Same
 Zone Atlas page(s): B-12-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 8.7302 Acres Density if applicable: dwellings per gross acre: n/a dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? No
 UPC No. 101206533743610511 MRGCD Map No. _____
 LOCATION PROPERTY BY STREETS: On or Near: Golf Course Rd. NW
 Between: Irving Blvd. NW and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003366 04EPC-00498, SPBP 04DRB-00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20

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

SIGNATURE Shawn Baizar DATE 8-11-2006
 (Print) Shawn Baizar, Managing Member Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

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

DRB - 01160

Action

SIA

S.F.

5(2)

Fees

\$ 50.00

\$ 75.00

\$ 20.00

\$ _____

\$ _____

Total

\$ 145.00

Hearing date 09-06-06

Project # 1003366

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
 - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
 - 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
 - Signed Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. OB
- 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
- Fee (see schedule)

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.

Shahram (Shawn) Biazar
Applicant name (print)
[Signature] 8-11-04
Applicant signature / date



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

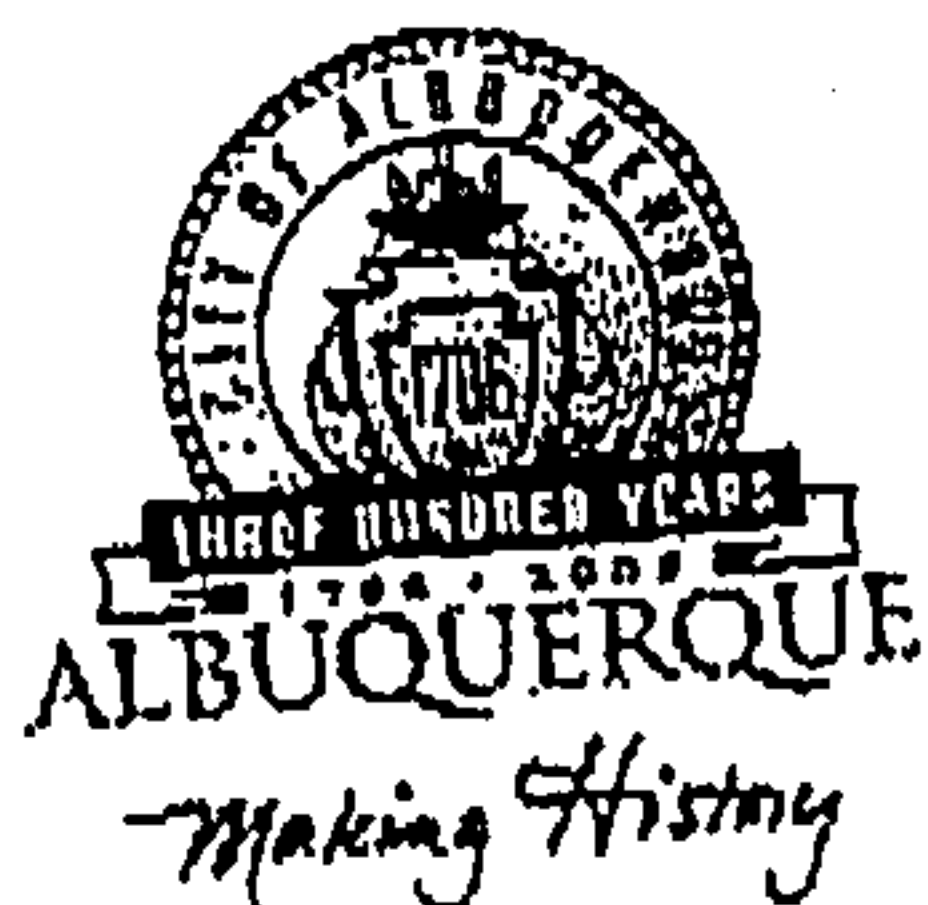
Application case numbers
OBDRB-01160

Form revised 11/04 and JUNE 05

Ku S's 8/11/04
Planner signature / date

Project # 1003366

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NE R ST AT E	OWN ER ZIP C ODE	PRO PERT Y CLAS S	TAX DIST RICT	LEGAL
1	101206623 109330305	CITY OF ALBUQUE RQUE	PO BOX 1 293	ALBUQ UERQU E	NM	8710 3 129 3	VAC	A1A	PUBLIC PARK PLAT OF PARADISE N ORTH TRS 26A- 2 LIC PARK CONT 9.750
2	101206533 743610511	STAR TRUST INCO RPORATED	4415 SHE RRE DR N E	ALBUQ UERQU E	NM	8711 1	VAC	X1A	TR T1A2 OF TRS T-1A-1 & T-1A- 2 TOWN OF ALAME . 4946 AC M/L OR 370
3	101206621 511730325	CITY OF ALBUQUE RQUE	P O BOX 1 293	ALBUQ UERQU E	NM	8710 3	VAC	A1A	TRACT 25A1B VACATION AMENDED P LAT & REPL OF S ITUATE WITHIN TH E
4	101206627 100732561	<i>No ownership in GIS</i>							
5	101206532 342410512	CITY OF ALBUQUE RUE	P O BOX 1 293	ALBUQ UERQU E	NM	8710 3	VAC	A1A	TR 26A2B PLAT OF PARADISE NORT H TRS 26A-2A, O NT 0.9788 AC M/L O
6	101206532 338610510	ARROYO VILLAS L TD PTNS	PO BOX 8 02206	DALLAS	TX	7538 0 220 6	RES	X1A	TR T1A1 OF TRS T-1A-1 & T-1A- 2 TOWN OF ALAME 1 .3559 AC M/L
7	101206539 544011401	AMERICAN STORE S PROPERTIES IN C	PO BOX 2 0	BOISE	ID	8372 6	COM M	A1A	TR 3A3 PLAT OF TRS 3-A-1, 3-A-2, 3- A-3 & 3-A CONT 1.8397 AC M/L O
8	101206535 243412212	LIN NIAN YU & XUE YING LIANG &	1212 E SA NTA FE	GRANT S	NM	8702 0	RES	A1A	LT 42- P1 BLK 3 VACATION & REPL AT FOR P ARADIS COMPRISED OF TR B P



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

August 9, 2006

Sally Salazar
Advanced Engineering and Consulting, LLC
4416 Anaheim Avenue NE/87113
Phone: 899-5570/Fax: 897-4996

Dear Sally:

Thank you for your inquiry of August 9, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT T-1A-2, TOWN OF ALAMEDA GRANT, LOCATED ON GOLF COURSE ROAD NW BETWEEN IRVING BOULEVARD NW AND CALABACILLAS ARROYO - Zone Map: B-12.**

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

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Larry Weaver, 6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h)

COTTONWOOD HEIGHTS N.A. (CTW) "R"

* Kevin Winner, 4259 Riding Circle Rd. NW/87114 891-8808 (h) 450-8072 (c)
Kevin E. Hoeschen, 4309 Canada Pl. NW/87114 899-6157 (h) 362-1837 (c)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

planningrnaform(10/08/05)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov. Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: **08/09/06** Time Entered: **10:50 a.m.** ONC Rep. Initials: **SW**

OR CURRENT RESIDENT
101206539544011401
AMERICAN STORES PROPERTIES INC
PO BOX 20
BOISE, ID 83726

OR CURRENT RESIDENT
101206532338610510
ARROYO VILLAS LTD PTNS
PO BOX 802206
DALLAS, TX 75380 2206

OR CURRENT RESIDENT
101206535243412212
LIN NIAN YU & XUEYING LIANG &
1212 E SANTA FE
GRANTS, NM 87020

OR CURRENT RESIDENT
101206533743610511
STAR TRUST INCORPORATED
4415 SHERRE DR NE
ALBUQUERQUE, NM 87111

Project # 1003366
FELIX RABADI
120 WYOMING BLVD SE
ALBUQUERQUE, NM 87123


Project # 1003366
ADVANCED ENGINEERING &
CONSULTANTS LLC
4416 ANAHEIM AVE NE
ALBUQUERQUE, NM 87113

Project # 1003366
LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

Project # 1003366
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

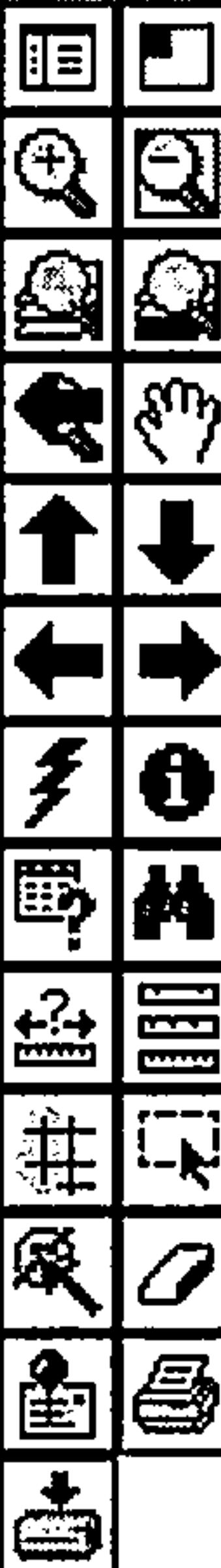
Project # 1003366
KEVIN WINNER
Cottonwood Heights N.A.
4259 RIDING CIRCLE RD NW
ALBUQUERQUE, NM 87114

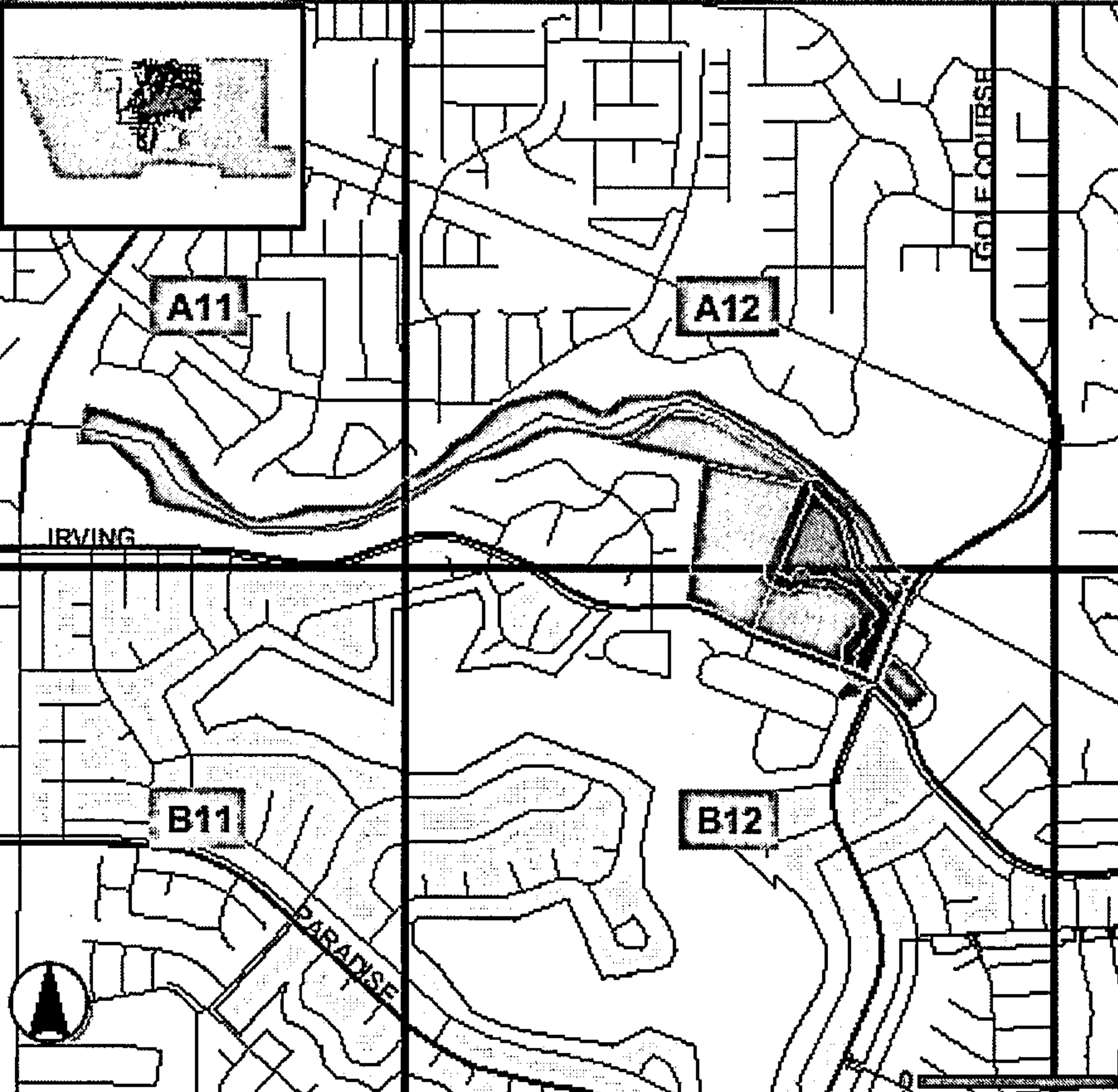
Project # 1003366
KEVIN E HOESCHEM
Cottonwood Heights N.A.
4309 CANADA PL NW
ALBUQUERQUE, NM 87114



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

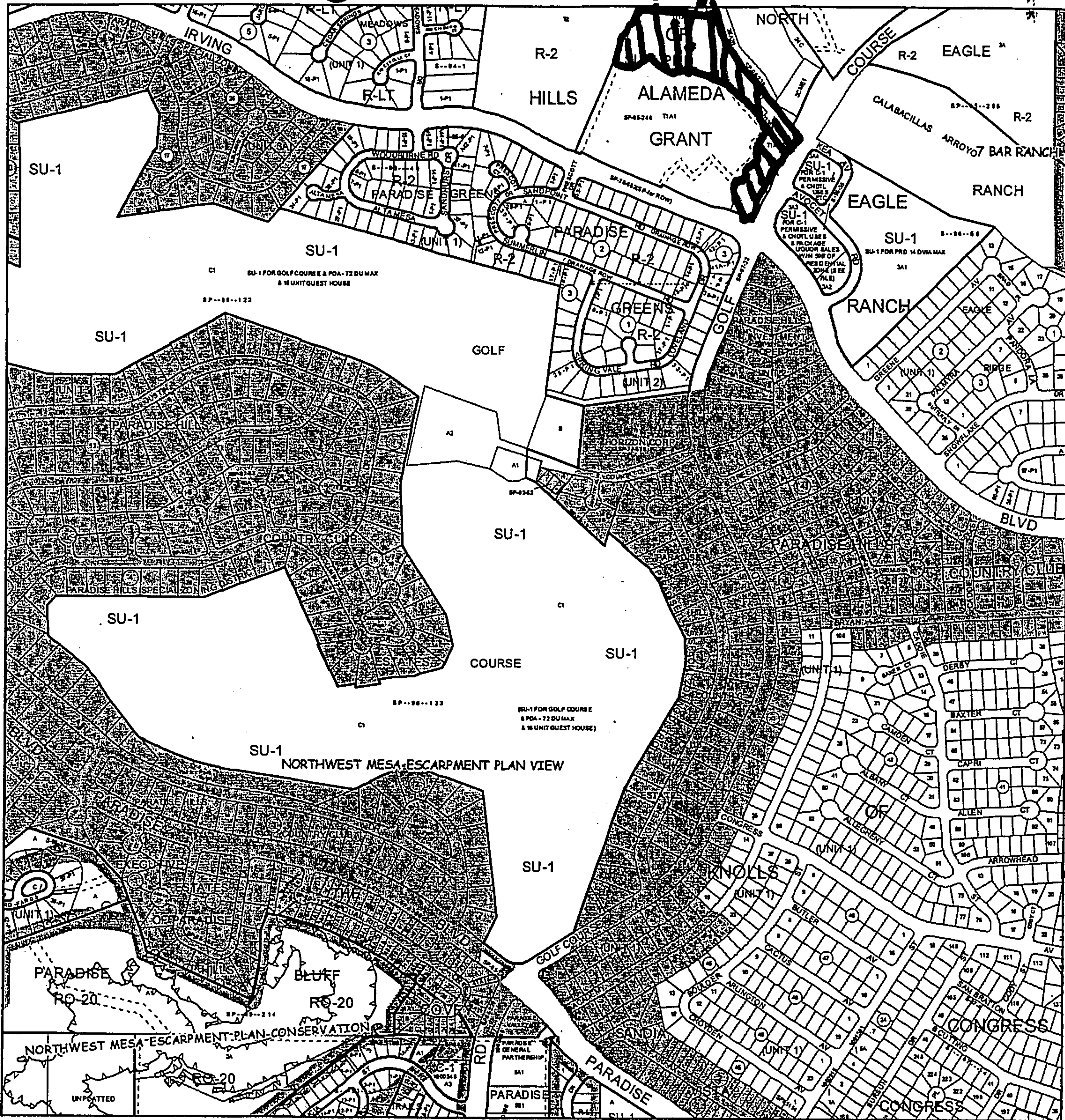
OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	101206623109330305	CITY OF ALBUQUERQUE	PO BOX 1293
2	101206533743610511	STAR TRUST INCORPORATED	4415 SHERRE DR
3	101206623109330305	CITY OF ALBUQUERQUE	PO BOX 1293

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[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)

SITE



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-12-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

Map amended through: 5/1/2006

Project Number: _____

RIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 8/13/04
 Date Site Plan Approved: 8/13/04
 Date Preliminary Plat Approved: 8/13/04
 Date Preliminary Plat Expires: 8/13/07
 DRB Project No: 1003366
 DRB Application No: 04-0124

Rabadi Complex
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #
<u>D-1</u>	<u>748081</u>
<u>1/B2</u>	
<u>3-2</u>	
<u>3-N</u>	

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS				
PAVING				
<u>100</u>	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on
PUBLIC IMPROVEMENTS				
WATERLINE				
<u>8" 1940</u>	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie Into Exist. WL +/- 1925 LF
SANITARY SEWER				
<u>8" 400</u>	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF
<u>8" 710</u>	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 21, 2006

TO: Larry Weaver and Tom Anderson, Paradise Hills Civic Association
Kevin Winner and Kevin E. Hoeschen, Cottonwood Heights Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately nine (9) acre(s) - Major Two (2) Year Subdivision Improvement Agreement for completion of the construction of the project.

Proposed by: Advanced Engineering and Consulting, LLC at (505) 898-5570
Agent for: Felix Rabadi

For property located: On or near Golf Course Road NW between Irving Boulevard NW and Calabacillas Arroyo.

The case number(s) assigned is: 06DRB- 01160, Project # 1003366.

City Planning accepted application for this request on August 11, 2006.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, September 6, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions -OR- have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

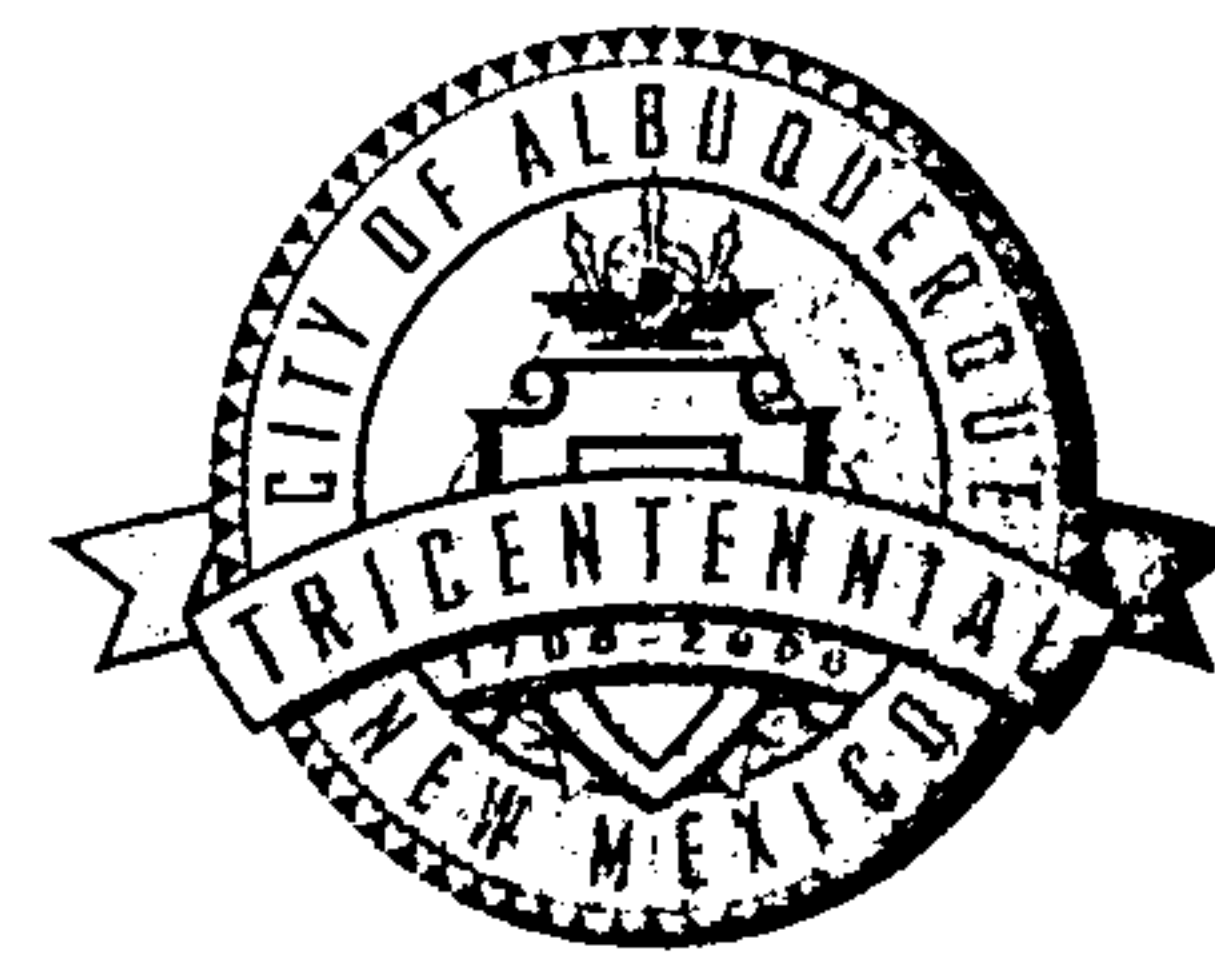
**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X ^{2 yr}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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
924-3986

DATE: January 16, 2008



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 8, 2006

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: 10:45 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004644**
06DRB-00062 Major-Bulk Land Variance
06DRB-00063 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9 & 10, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 25 acre(s). (C-9) **BULK LAND VARIANCE. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND APPEAL PERIOD.**

2. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*]. (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL.**

3. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [*Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06*] (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C 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 # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC
- JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] [Russell Brito, for Elvira Lopez, EPC Case Planner] [*Deferred at the Board's request from 2/8/06*] (D-18) **DEFERRED AT THE BOARD'S REQUEST TO 2/22/06.**

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

5. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK
- PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] [*Deferred from 2/8/06*] (B-11/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
6. **Project # 1002590**
06DRB-00124 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF BRACKSON A COURSON, (to be known as **CHAPARRAL COURT**) zoned RD, located on 64TH ST NW south of MILNE RD NW and containing approximately 4 acre(s).(G-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE NOTE AND PLANNING FOR FLOOD PLAIN NOTE AND TO RECORD.**

7. **Project # 1003739**
06DRB-00115 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1 acre(s). (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06]*(B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR COMPLIANCE WITH THE WEST SIDE STRATEGIC PLAN AMENDMENT.**

9. **Project # 1004139**
06DRB-00129 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 17, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3** (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/AC, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 05DRB00969] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P-1 LOT DESIGNATION ISSUE AND PLANNING FOR AGIS DXF AND TO RECORD.**

10. **Project # 1004670**
06DRB-00127 Minor-Prelim&Final Plat
Approval
06DRB-00126 Minor-Vacation of Private
Easements

FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT PUBLIC RIGHT-OF-WAY OR A 3-FOOT RIGHT-OF-WAY DEDICATION ALONG CENTRAL TO BE GRANTED BY THE PLAT AND TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 1/18/06 & 1/25/06*] (A-12/B-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND NMU INC SIGNATURE.**

12. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [*Deferred from 2/1/06*] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE REGARDING PASEO DEL NORTE AS A LIMITED**

ACCESS STREET – “PASEO DEL NORTE IS A LIMITED ACCESS ARTERIAL. NO DIRECT ACCESS IS PERMITTED TO PASEO DEL NORTE UNLESS APPROVED BY THE METROPOLITAN TRANSPORTATION BOARD”, AND TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT APPLICATION.

13. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRISICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 2/1/06 & 2/8/06*] (L-10) **DEFERRED AT THE AGENT’S REQUEST TO 2/22/06.**

14. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE’S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06 & 2/8/06*] (H-12) **DEFERRED AT THE AGENT’S REQUEST TO 2/15/06.**

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

15. **Project # 1004669**
06DRB-00123 Minor-Sketch Plat or Plan
- BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1, located on 12TH STREET NW, between AZTEC NW and GRIEGOS RD NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for February 1, 2006. **THE DRB MINUTES FOR FEBRUARY 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 06DRB-00056 (P&F)

Project # 1003366

Project Name TOWN OF ALAMEDA GRANT

Agent: Advanced Engineering & Consulting.

Phone No.: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-8-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): AEI/SQL/AF
- Property Management (real property)
- NMUE Signature
- _____
- _____

- 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**
 - Copy of recorded plat for Planning.**

Project Number

100-3366

3366

DXF Electronic Approval Form

DRB Project Case #: 1003366

Subdivision Name: TOWN OF ALAMEDA GRANT TRACTS T1A2A & T1A2B

Surveyor: LEONARD G MARTINEZ

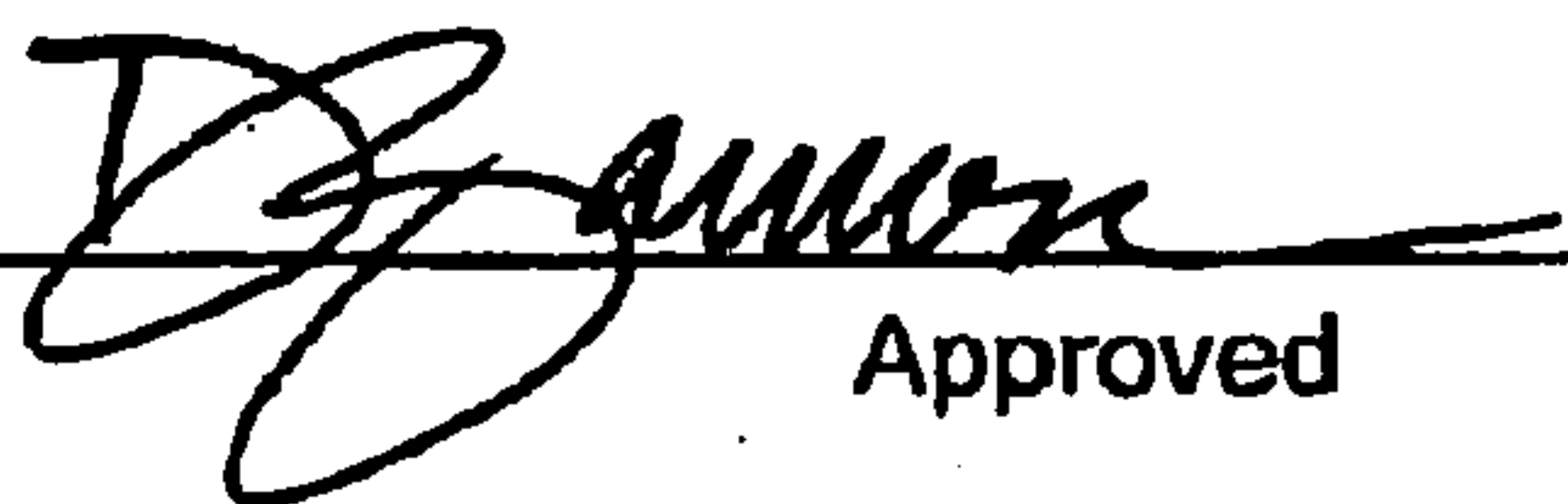
Contact Person: SHAWN BIAZAR

Contact Information: 899-5570

DXF Received: 2/27/2006

Hard Copy Received: 2/27/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

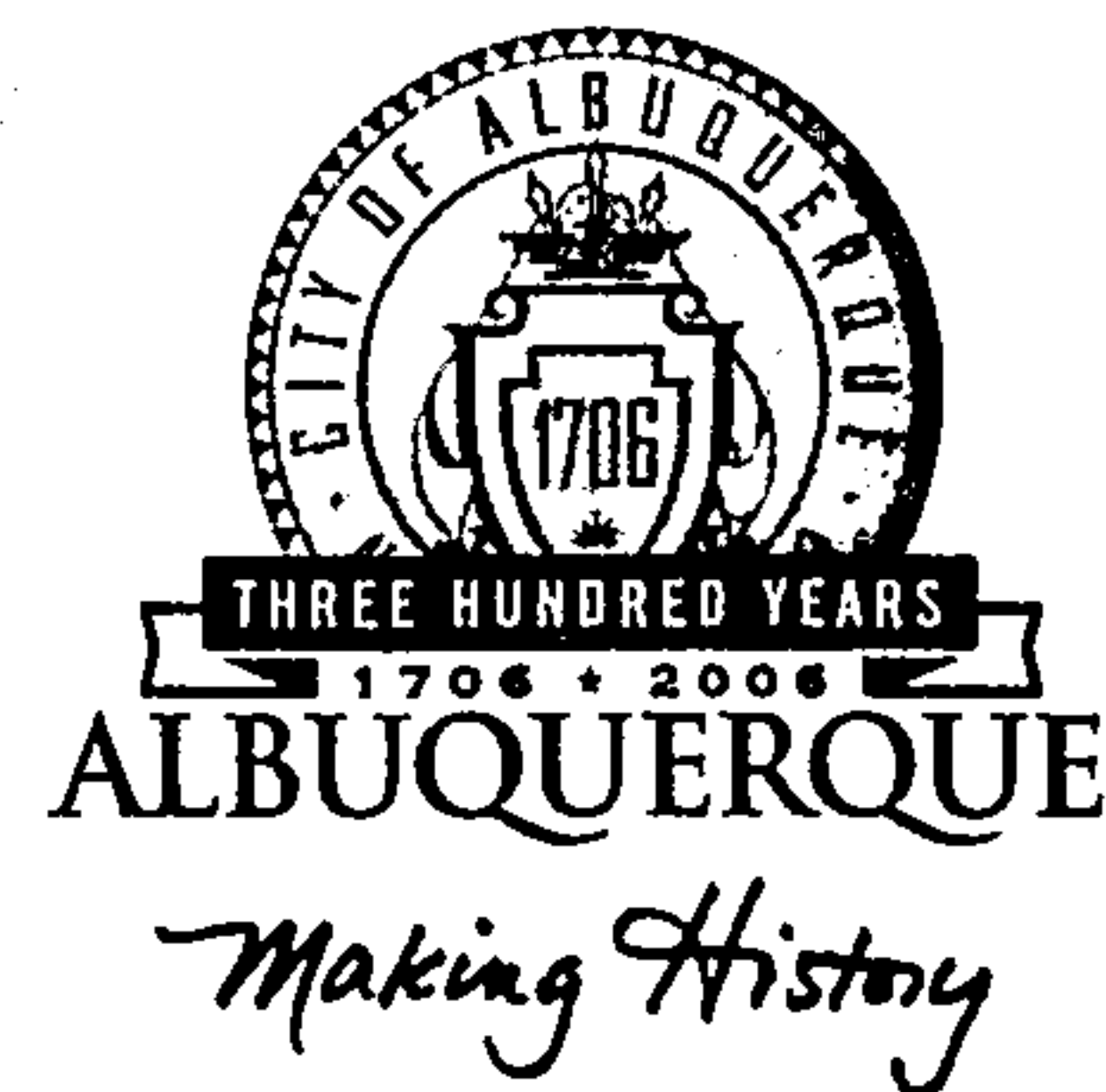
02-27-2006
Date

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

AGIS Use Only

Copied fc 3366 to agiscov on 2/27/2006 Contact person notified on 2/27/2006

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

AMAFCA must sign plat prior to City Engineer.
Real property must sign plat.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: February 8, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 25, 2006

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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000696

05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

2. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

3. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer
SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06 & 1/25/06](D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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 # 1003445**
06DRB-00075 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] [Deferred from 1/25/06] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

5. **Project # 1002112**
05DRB-01933 Minor-SiteDev Plan
Subd/EPC
05DRB-01934 Minor-SiteDev Plan
BldPermit/EPC

02DRB-01110 Minor-Prelim&Final Plat
Approval

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] [*Indef deferred on 1/25/06*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES - UNIT A**, zoned SU-2 / Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1003859**
06DRB-00074 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **LANDS OF NORTH ANDALUCIA**, zoned SU-1, 0-1, C-2 AND PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 15 acre(s). [REF: 04EPC-01844] [**Juanita Garcia, EPC Case Planner**] (E-12/ F-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING FOR JUANITA GARCIA'S INITIALS, SHPO APPROVAL AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 1/25/06] (A-14) DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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

8. **Project # 1003520**
06DRB-00060 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS LLC, request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BENJAMIN PLACE**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB01567] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004575**
06DRB-00069 Minor-Prelim&Final Plat
Approval

SURVEY'S SOUTHWEST, LTD agent(s) for VITALIA CANDELARIA C/O BARBARA DELGADO request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES**, zoned RA-2, located on DURANES RD NW, between DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338, 05DRB-01847] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL ALONG LOS DURANES PARK.**

10. **Project # 1004651**
06DRB-00073 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for GARY & STEPHANIE HOLBERT, STEVE DINH & STAN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 12, 13 & 14, Block(s) 10, **KNOLLS OF PARADISE HILLS, UNIT 2**, zoned R-1 residential zone, located on CHANTILLY RD NW, between ARROWHEAD AVE NW and CONGRESS AVE NW containing approximately 1 acre(s). (B-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

11. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). *[Deferred from 11/16/05 & Indef deferred on 11/23/05]* (K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: DEDICATION ALONG TULANE WITH WHATEVER THEY ARE PUTTING IN AND DEDICATION ALONG CENTRAL AVENUE. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

12. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 1/18/06 & 1/25/06]* (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

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

13. **Project # 1003793**
06DRB-00058 Minor-Sketch Plat or
Plan

SUSAN L HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 04DRB01803] (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1004648**
06DRB-00067 Minor-Sketch Plat or
Plan

VINCENTE M QUINTANA request(s) the above action(s) for all or a portion of Tract(s) 5, Block(s) 0000, **ORONA ADDITION**, zoned R-2, located on MONTE ALTO NE, between TRAMWAY NE and MONTE LARGO NE containing approximately 1 acre(s). (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004652**
06DRB-00070 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-E, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 1**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW AND FUTURE UNSER BLVD SW and containing approximately 19 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004649**
06DRB-00071 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-D, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 2**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 98TH ST SW containing approximately 42 acre(s).(P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004650**
06DRB-00072 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-A, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 3**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 118TH ST SW containing approximately 15 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for January 18, 2006. **THE DRB MINUTES FOR JANUARY 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE
Planning Department
January 25, 2006
DRB Comments

ITEM # 12

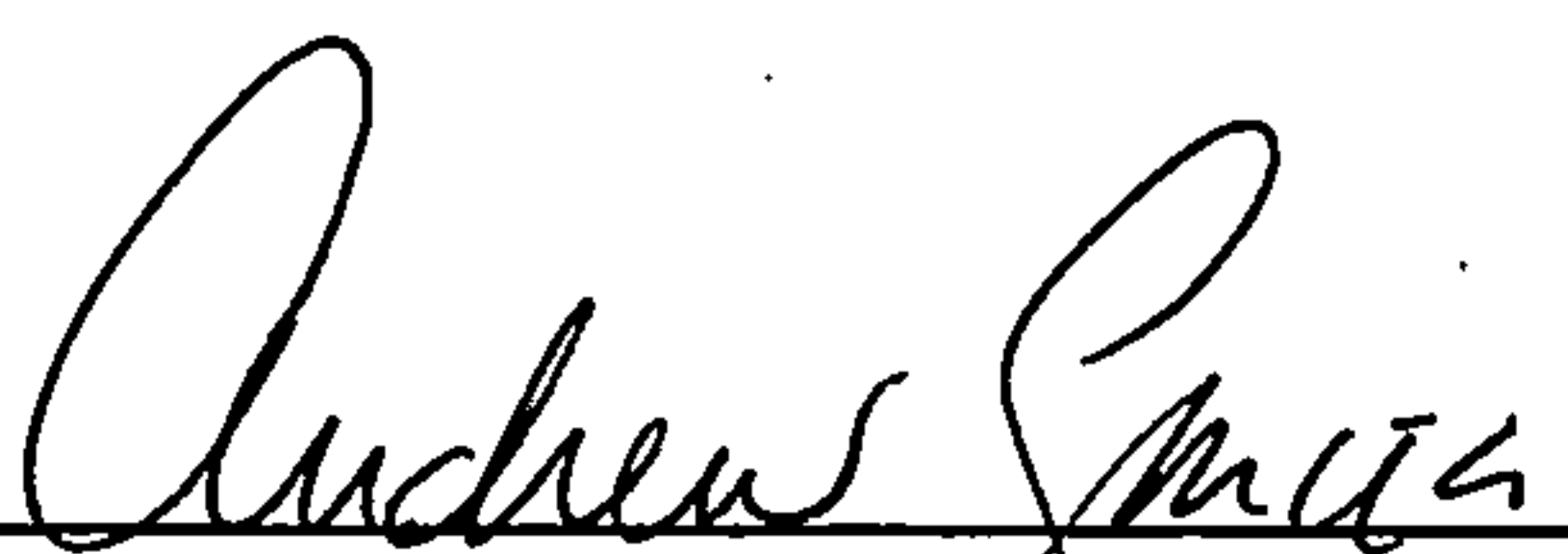
PROJECT # 1003366 APPLICATION # 06-00056

RE: Town of Alameda Grant/p&f plat

Property Management needs to sign the plat.

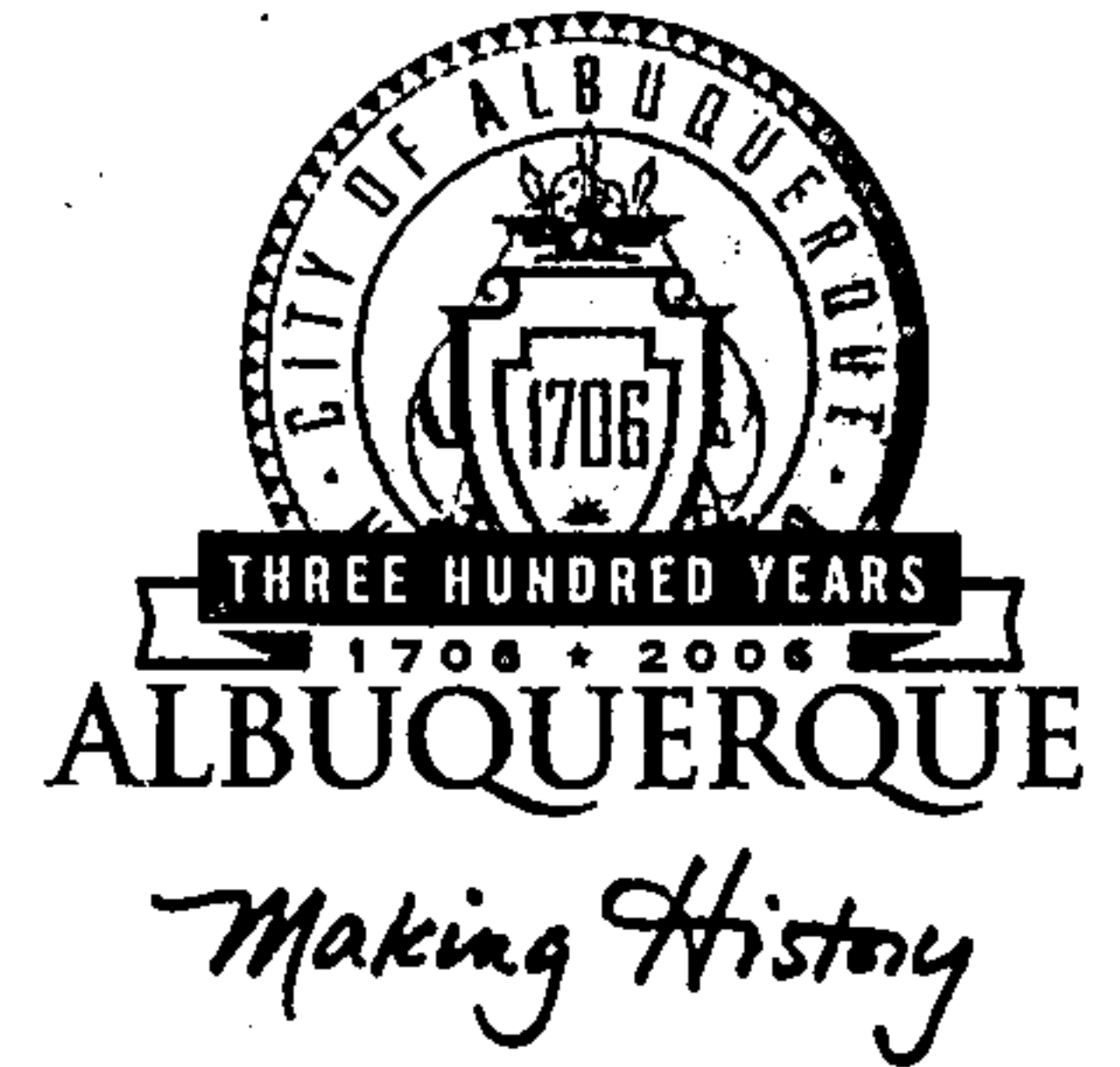
AGIS dxf is not on file.

Planning will take delegation for the AGIS dxf approval, and Property Managements signature on the plat.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 12

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

AMAFCA and Real Property must sign plat prior to City Engineer.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 25, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 18, 2006

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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:25 A.M.

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

- 1. **Project # 1001696**
05DRB-01919 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Tract(s) 1-13 & A, **PICO LA CUEVA**, zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and ALAMEDA BLVD NE [REF: 03DRB-01952] (C-20) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003585**
05DRB-01925 Major-Vacation of
Public Easements
05DRB-01926 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**
3. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub
Right-of-Way
- GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [Deferred from 10/26/05 & 1/18/06] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**
4. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

5. **Project # 1004404**
05DRB-01364 Major-Bulk Land
Variance
05DRB-01365 Major-Vacation of
Public Easements
05DRB-01367 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05 & 1/18/06] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

6. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer
SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

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.

7. **Project # 1004360**
06DRB-00025 Minor-Amnd SiteDev
Plan Subd
06DRB-00024 Minor-Amnd Prelim Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GALBALDON NW and LULAC NW containing approximately 5 acre(s). [REF: 05DRB-01736, 05DRB-01737] (J-12) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND CLEAR DEFINITION OF TRACT A BOUNDARY. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 1/9/06 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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

8. **Project # 1002247**
06DRB-00052 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB00830, 00831, 00832] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

9. **Project # 1003687**
06DRB-00054 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST (to be known as **WESTERN RIDGE, UNIT 2**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 05DRB-01418] (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE ON THE PLAT AND TO RECORD.**

10. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 1/18/06] (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**
11. **Project # 1004637**
06DRB-00050 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for DONALD & BARBARA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 66, **BEL AIR SUBDIVISION**, zoned C-1, located on COMANCHE NE NE and SAN MATEO NE, containing approximately 1 acre(s). (G-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC ISSUES.**
12. **Project # 1004638**
06DRB-00051 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for LARRY LANDINI, GALA III LLC request(s) the above action(s) for all or a portion of Tract(s) 5-D3, **PARADISE VALLEY SUBDIVISION**, zoned SU-1, C-2 & IP, located on MARNA LYNN AVE NW, between GOLF COURSE RD NW and COORS BLVD NW containing approximately 4 acre(s). [REF: DRB-99-66, DRB-99-189] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING FOR AMENDMENT TO EXISTING SITE PLAN, NMU INC SIGNATURE ON THE PLAT, CORRECTION OF ZONING ON THE PLAT AND AGIS DXF FILE.**

13. **Project # 1001568**
05DRB-01422 Minor- Final Plat
Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35**, zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). *[Final Plat was Indef deferred 9/21/05 for SIA]* (A-2) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project # 1004634**
06DRB-00044 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1 & C-1, **BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 14 acre(s). (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

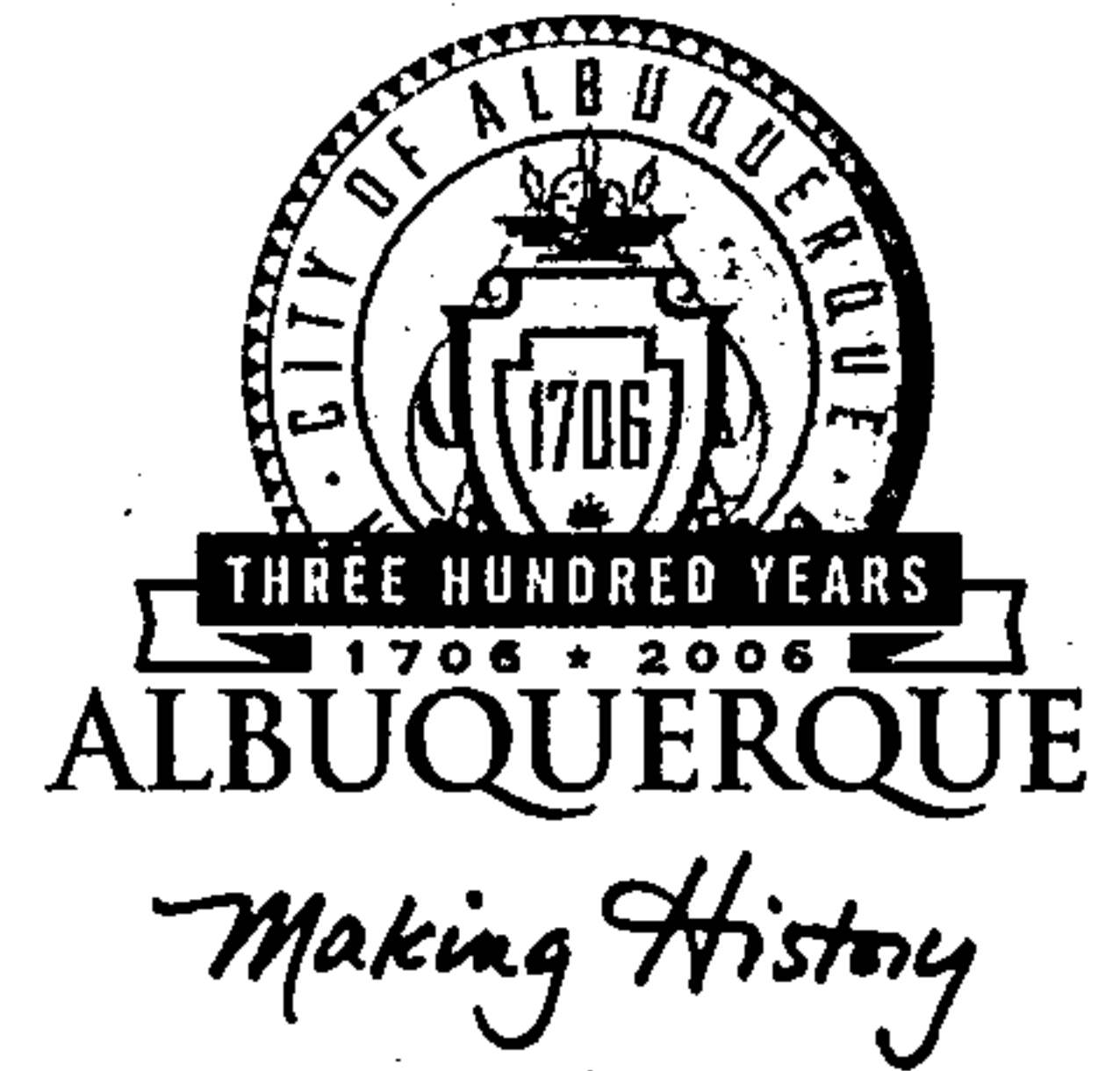
15. **Project # 1004639**
06DRB-00055 Minor-Sketch Plat or
Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, **ACRES ADDITION**, zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: BA-1771] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 11, 2006. **THE DRB MINUTES FOR JANUARY 11, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

AMAFCA must sign plat prior to City Engineer.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹⁻²⁵⁻⁰⁶ **X**; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 18, 2006



F

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

Development Review Board Comments

Project Number: 1003366
Application Number: 06DRB-00056

DRB Date: 1/18/2006
Item Number: 10

Subdivision:

Tract T-1A-2 Town of Alamedo Grant

Zoning: SU-1 for PRD

Zone Page: A-12

New Lots (or units) :

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:

Access easement to the open space needs to be identified on the plat.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE
Planning Department
January 18, 2006
DRB Comments

ITEM # 10

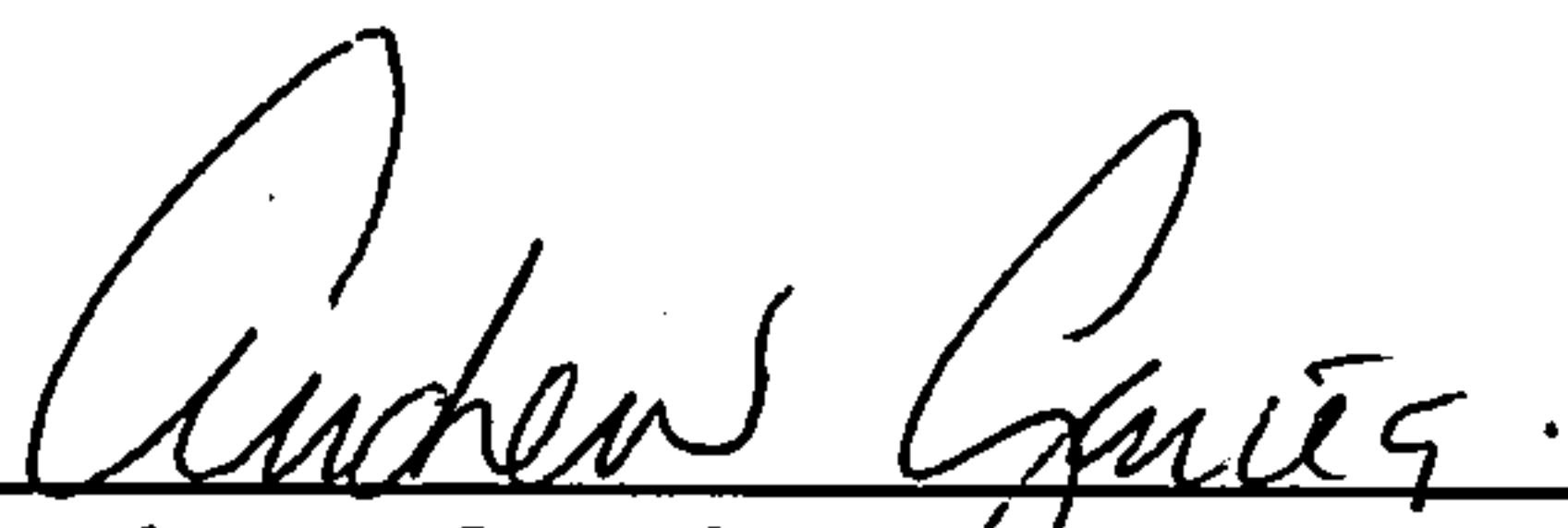
PROJECT # 1003366 APPLICATION # 06-00056

RE: Town of Alameda Grant/p&f plat

Property Management needs to sign the plat.

AGIS dxf is not on file.

Planning will take delegation for the AGIS dxf approval, and Property Managements signature on the plat.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2005

4. **Project #1003366**

05DRB-01272 Major-Vacation of Pub Right-of-Way

05DRB-01273 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12)

At the August 31, 2005, Development Review Board meeting, the vacation of public right-of-way and vacation of public easements were approved as shown on Exhibits B-1, B-2 and B-3 in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

The following are conditions of the final plat approval:

Show that a sanitary sewer line has been relocated and accepted.

Reevaluate the Golf Course Road right-of-way.




OFFICIAL NOTICE OF DECISION
PAGE 2

If you wish to appeal this decision, you must do so by September 15, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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.)


for Sheran Matson, AICP, DRB Chair

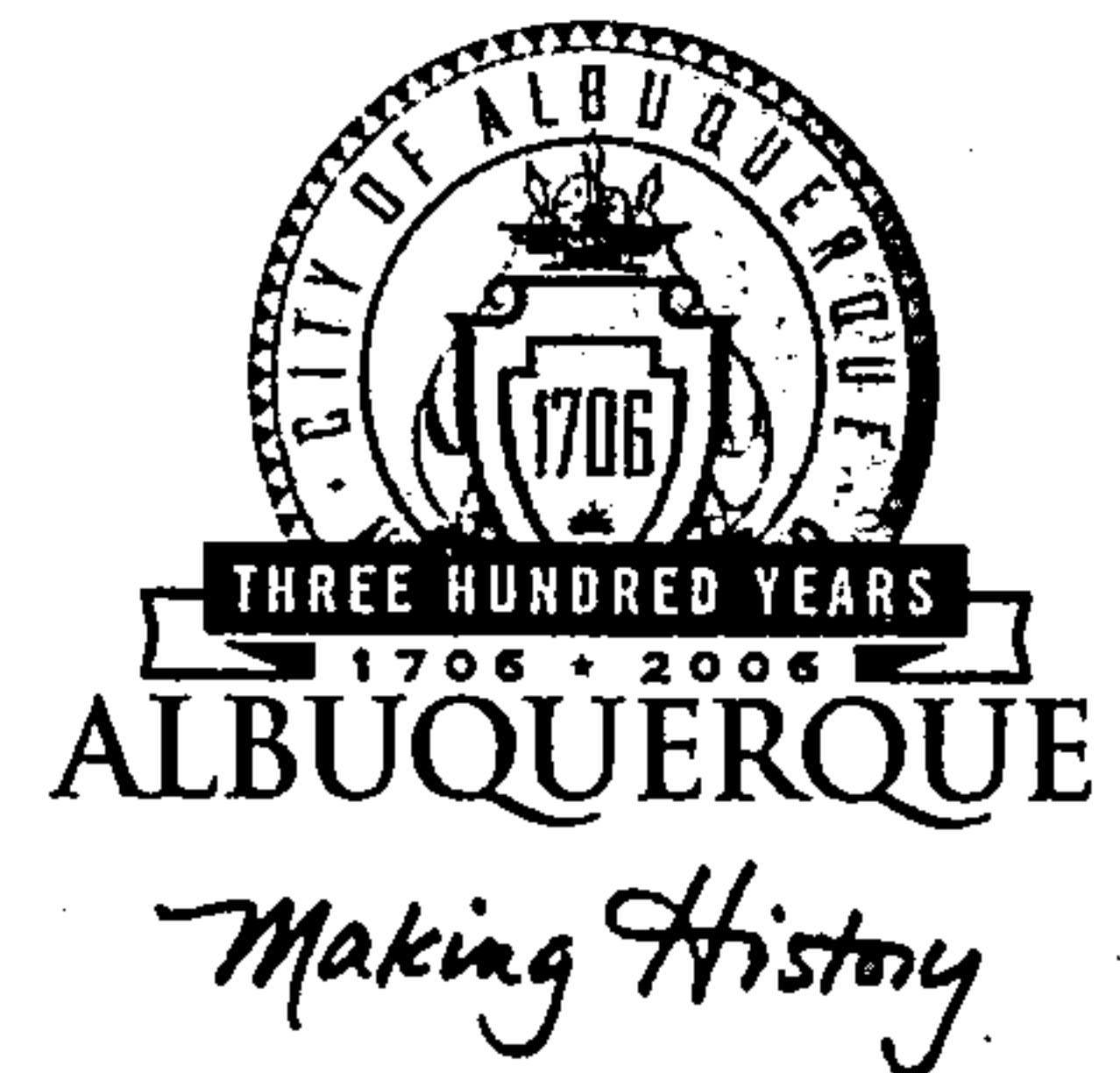
Cc: Felix Rabadi, 120 Wyoming Blvd SE, 87123
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 100 3366 AGENDA#: 4 DATE: 8/31/05

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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 4

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No objection to Vacation requests.

P.O. Box 1293

RESOLUTION:

Albuquerque

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

New Mexico 87103 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PRKS) (PLNG)

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

www.cabq.gov

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 31, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2005

Project #1003366

05DRB-01272 Major-Vacation of Pub Right-of-Way
05DRB-01273 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12)

AMAFCA

No objection to requested actions. Future development of this property is subject to the terms and conditions of an agreement between the owner and AMAFCA. AMAFCA will approve building permit.

COG Irving Blvd is identified as having on street Bike Lanes on the Long Range Bikeway System map. Coordination with City DMD should occur to ensure project inclusion as appropriate.

Transit Transit has an all-day local route on Golf Course and may in the future want to install a bus shelter in the right-of-way closer to Irving. Transit requests that sufficient right-of-way (approximately 10' deep from the back of the sidewalk by 25' wide along Golf Course) be retained by the City to allow for a shelter just to the south of the southern driveway shown on Exhibit A.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letters sent to Paloma Del Sol NA (R), Paradise Hills Civic Assoc. (R), Cottonwood Heights NA (R) and Paradise Greens HOA.

APS

No comments received.

Police Department

No CPTED or crime prevention comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the vacation requests.

Transportation Development

Defer the public easement vacation requests to the affected utilities. No objection to the vacation of public right-of-way, however, the public roadway easement must include the ADA ramps at the entrances and the cross section of the arroyo crossing needs to be submitted to evaluate the width of the public roadway easement in the vicinity of the arroyo.

Parks & Recreation

Defer to Transportation, Utilities and affected agencies regarding the vacation request.

Utilities Development

No objection to Vacation requests.

Planning Department

Planning found 3 separate exhibits showing the proposed vacations. Is this correct?

No objection. Defer to the Traffic Engineer for the public right of way vacation.

Applicant has one year to file the plat showing the approved vacations.

Impact Fee Administrator

No comment on proposed vacation of public right-of-way / public easements.

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

cc: Felix Rabadi, 120 Wyoming Blvd SE, 87123

Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113



**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 31, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project #1002535

05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-foot OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF: 1003709, Z-1211] (K-10)

Project #1004289

05DRB-01246 Major-Vacation of Pub Right-of-Way

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13)

Project #1004368

05DRB-01267 Major-SiteDev Plan BldPermit


JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER**, zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16)

Project #1003366

05DRB-01272 Major-Vacation of Pub Right-of-Way
05DRB-01273 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 15, 2005.

154

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: AUGUST 31, 2005
Zone Atlas Page: B-12-Z
Notification Radius: 100 Ft.

Project# 1003366
App# 05DRB-01272
App# 05DRB-01273

Cross Reference and Location:

Applicant: SHARIF (FELIX) RABADI
Address: 120 WYOMING BLVD SE
ALBUQUERQUE NM 87123

Agent: ADVANCED ENGINEERING & CONSULTANT, LLC
Address: 4416 ANAHEIM AVE NE
ALBUQUERQUE NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: AUGUST 12, 2005

Signature: KYLE TSEHLIKAI

101206621511730325 LEGAL: TRACT 25A1B VACATION AMENDED PLAT & REPLAT OF SITUATE
WITH IN THE
PROPERTY ADDR: 00000

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

101206623109330305 LEGAL: PUBLIC PARK PLAT OF PARADISE NORTH TRACTS 26-A-2 AND
PUBLIC PARK CONT 9.750
PROPERTY ADDR: 00000

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

101206532342410512 LEGAL: TRACT 26A2B PLAT OF PARADISE NORTH TRACTS 26A-2-A CONT
0.9788 AC M/L O
PROPERTY ADDR: 00000

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

101206533743610511 LEGAL: TRACT T1A2 OF TRACTS T-1A-1 & T-1A-2 TOWN OF ALAMEDA
CONT .4946 AC M/L OR 370
PROPERTY ADDR: 4701 IRVING BLVD NW

OWNERS NAME: STAR TRUST INCORPORATED
OWNERS ADDR: 4415 SHERRE DR NE
ALBUQUERQUE NM 87111

101206532338610510 LEGAL: TRACT T-1A-1 OF TRACT T-1A-1 & T-1A-2 TOWN OF ALAMEDA
CONT 1.3559 AC M/L
PROPERTY ADDR: 4701 IRVING BLVD NW

OWNERS NAME: ARROYO VILLAS LTD PTNS
OWNERS ADDR: PO BOX 802206
DALLAS TX 75380-2206

101206547047510830 LEGAL: TRACT "AA1" REPLAT OF TRACT 2, 3, & AA EAGLE RANCH TRACTS
2A, 3A & AA1
PROPERTY ADDR: 00000

OWNERS NAME: SANDIA PROPERTIES LTD CO
OWNERS ADDR: 10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

101206540147111501 LEGAL: TRACT 3-A-4 PLAT OF TRACTS 3-A-1, 3-A-2, & 3-A CONT 1.0148 AC
M/L
PROPERTY ADDR: 10200 GOLF COURSE RD NW

OWNERS NAME: GILBERT RAYMOND H III & BARBARA
OWNERS ADDR: 10035 LOS CANSADOS RD NW
ALBUQUERQUE NM 87114

101206539544011401 LEGAL: TRACT 3-A-3 PLAT OF TRACTS 3-A-1, 3-A-2, 3-A-3 & 3-A CONT 1.8397
AC M/L
PROPERTY ADDR: 4665 IRVING BLVD NW

OWNERS NAME: AMERICAN STORES PROPERTIES INC
OWNERS ADDR: PO BOX 20
 BOISE ID 83726

101206533344312210 LEGAL: LOT 44-P1 BLOCK 3 VACATION & REPLAT FOR PARADISE
COMPRISED OF TRACT B
PROPERTY ADDR: 4705 SANDPOINT RD NW

OWNERS NAME: BEAULAC DEIRDRE S
OWNERS ADDR: 3059 E. PARKVIEW DR
 GILBERT AZ 85297

101206534044112211 LEGAL: LOT 43-P1 BLOCK 3 VACATION & REPLAT FOR PARADISE
COMPRISED OF TRACT B
PROPERTY ADDR: 4701 SANDPOINT RD NW

OWNERS NAME: OTERO LORENZO F & LILLIAN J
OWNERS ADDR: 4701 SANDPOINT RD NW
 ALBUQUERQUE NM 87114

101206534643912257 LEGAL: PUBLIC PEDESTRAIN ACCESS & DRAINAGE R/W & NM E R
EASEMENT VACATION
PROPERTY ADDR: 00000

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE NM 87103

101206535243412212 LEGAL: LOT 42-P1 BLOCK 3 VACATION & REPLAT FOR PARADISE
COMPRISED OF TRACT B
PROPERTY ADDR: 10212 LOVELAND DR NW

OWNERS NAME: LIN NIAN YU & XUEYING LIANG &
OWNERS ADDR: 1212 E. SANTA FE
 GRANTS NM 87020

101206535342412213 LEGAL: LOT 41-P1 BLOCK 3 VACATION & REPLAT FOR PARADISE
COMPRISED OF TRACT B
PROPERTY ADDR: 10208 LOVELAND DR NW

OWNERS NAME: TEMPLIN RPBERT M & JULIE E
OWNERS ADDR: 10208 LOVELAND DR NW
 ALBUQUERQUE NM 87114

101206535041612214 LEGAL: LOT 40-P1 BLOCK 3 VACATION & REPLAT FOR PARADISE
COMPRISED OF TRACT B
PROPERTY ADDR: 10204 LOVELAND DR NW

OWNERS NAME: IPIOTIS CHRISTOPHER E & AMELIA
OWNERS ADDR: 10204 LOVELAND DR NW
 ALBUQUERQUE NM 87114

1012065385383102012 011 PARADISE HILLS INVESTMENTS PROPERTIES
PROPERTY ADDR: IRVING BLVD NW

OWNERS NAME: AMIGO PROP, LLC
OWNERS ADDR: PO BOX 93025
 ALBUQUERQUE NM 87199

101206537639510213

010 PARADISE HILLS INVESTMENTS PROPERTIES
PROPERTY ADDR: 10210 GOLF COURSE RD NW

OWNERS NAME: AMIGO PETROLEUM CO.
OWNERS ADDR: PO BOX 93025
ALBUQUERQUE NM 87199

101206537038310214

009 PARADISE HILLS INVESTMENTS PROPERTIES
PROPERTY ADDR: GOLF COURSE RD NW

OWNERS NAME: AMIGO PETROLUM CO.
OWNERS ADDR: PO BOX 93025
ALBUQUERQUE NM 87199

Attachment A

Sally Salazar, Advanced Engineering and Consulting, LLC
4416 Anaheim Ave. NE/87113 899-5570 / fax – 897-4996

Zone Map: B-12

Date: July 28, 2005

THE PALOMA DEL SOL N.A. (PDS) "R"

*Jim McKim

4812 San Timoteo Ave. NW/87114 293-5991 (h)

Bernie Klipping

4809 San Timoteo NW/87114 792-0842 (h)

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Larry Weaver

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,

you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

Sally – FYI – Cottonwood Heights N.A. (R) is North of your project and Paradise Greens H.O.A. is South of the project – it's up to you if you want to do a courtesy notification to them.

COTTONWOOD HEIGHTS N.A. (CTW) "R"

* Kevin Winner

4259 Riding Circle Rd. NW/87114 891-8808 (h) 241-4942 (w)

John Larson

4204 Packaway Rd. NW/87114 890-4018 (h)

PARADISE GREENS HOA (PGH)

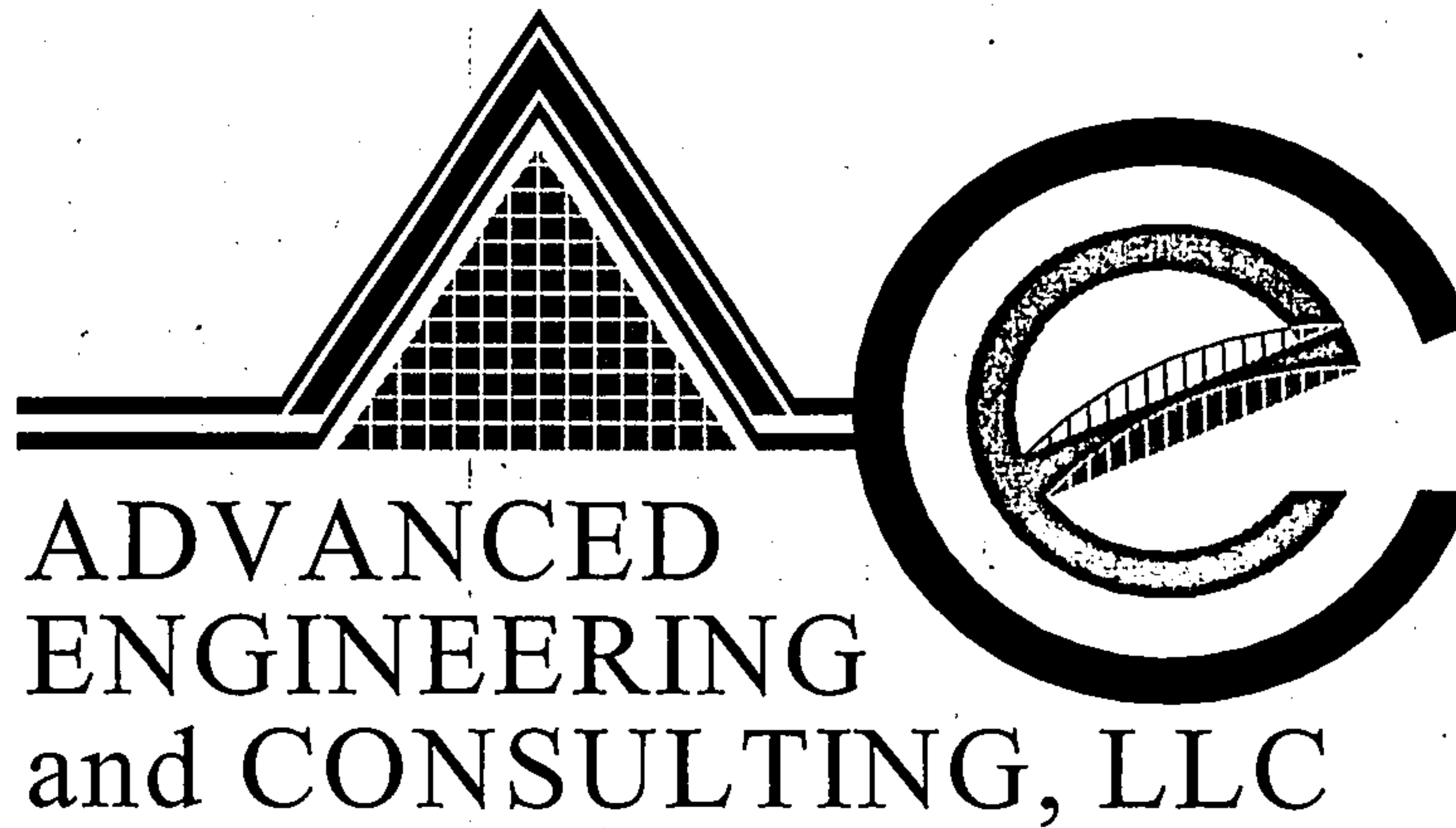
Rosa Hernandez

4808 Sandpoint Rd. NW/87114-4526 899-0056 (h)

David Hernandez

4808 Sandpoint Rd. NW/87114-4526 899-0056 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.



MEMO:

To: Mr. Larry Weaver, Paradise Hills civic Assoc.
Mr. Jim Mc Kim, The Paloma Del Sol N. A.

From: Shawn Biazar

Subject: Request for Vacation of Right of Way (portion of Gulf Course Rd., NW), Vacation of Public Sanitary Sewer Easement and Vacation of Public Utility Easement, Tract T-1-A-2, Town of Alameda Grant

JN: 200359

Date: August 4, 2005

Dear Sirs:

Please find a copy of the request for Vacation of Right of Way (portion of Gulf Course Rd., NW), Vacation of Public Sanitary Sewer Easement and Vacation of Public Utility Easement to the City of Albuquerque Planning Department. Attached are copies of the submittal package for the above reference site.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.

Project# 1003366

SHARIF (FELIX) RABADI
120 WYOMING BLVD NW
ALBUQUERQUE NM 87123

BERNIE KLIPPING
The Paloma Del Sol Neigh. Assoc.
4809 SAN TIMOTEO AVE NW
ALBUQUERQUE NM 87114

KEVIN WINNER
Cottonwood Heights Neigh. Assoc.
4259 RIDING CIRCLE RD NW
ALBUQUERQUE NM 87114

DAVID HERNANDEZ
Paradise Greens HOA
4808 SANDPOINT RD NW
ALBUQUERQUE NM 87114-4526

101206547047510830

SANDIA PROPERTIES LTD CO
10 TRAMWAY LOOP NE
ALBUQUERQUE NM 87122

101206533344312210

BEAULAC DEIRDRE S
3059 E. PARKWAY DR
GILBERT AZ 85297

101206535342412213

TEMLIN ROBERT M & JULIE E
10208 LOVELAND DR NW
ALBUQUERQUE NM 87114

101206537639510213

AMIGO PETROLEUM CO.
PO BOX 93025
ALBUQUERQUE NM 87199

Advanced Engineering & Consultant LLC
4416 ANAHEIM AVE NE
ALBUQUERQUE NM 87113

LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

JOHN LARSON
Cottonwood Heights Neigh. Assoc.
4204 PACKWAY RD NW
ALBUQUERQUE NM 87114

101206533743610511

STAR TRUST INCOPORATED
4415 SHERRE DR NE
ALBUQUERQUE NM 87111

101206540147111501

GILBERT RAYMOND H III & BARBA
10035 LOS CANSADOS RD NW
ALBUQUERQUE NM 87114

101206534044112211

OTERO LORENZO F & LILLIAN J
4701 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206535041612214

IPIOTIS CHRISTOPHERE & AMELIA
10204 LOVELAND DR NW
ALBUQUERQUE NM 87114

JIM McKIM
The Palomas Del Sol Neigh. Assoc.
4812 SAN TIMOTEO AVE NW
ALBUQUERQUE NM 87114

TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

ROSA HERNANDEZ
Paradise Greens HOA
4808 SANDPOINT RD NW
ALBUQUERQUE NM 87114-4526

101206532338610510

ARROYO VILLAS LTD CO
PO BOX 802206
DALLAS TX 75380

101206539544011401

AMERICAN STORES PROPERTIES
PO BOX 20
BOISE ID 83726

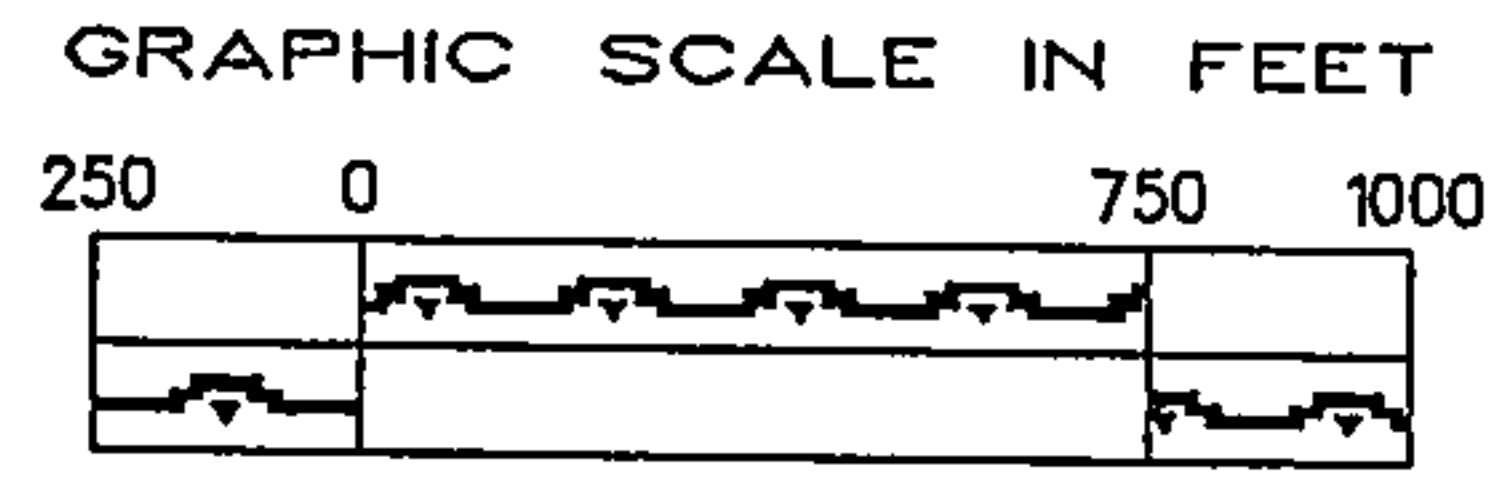
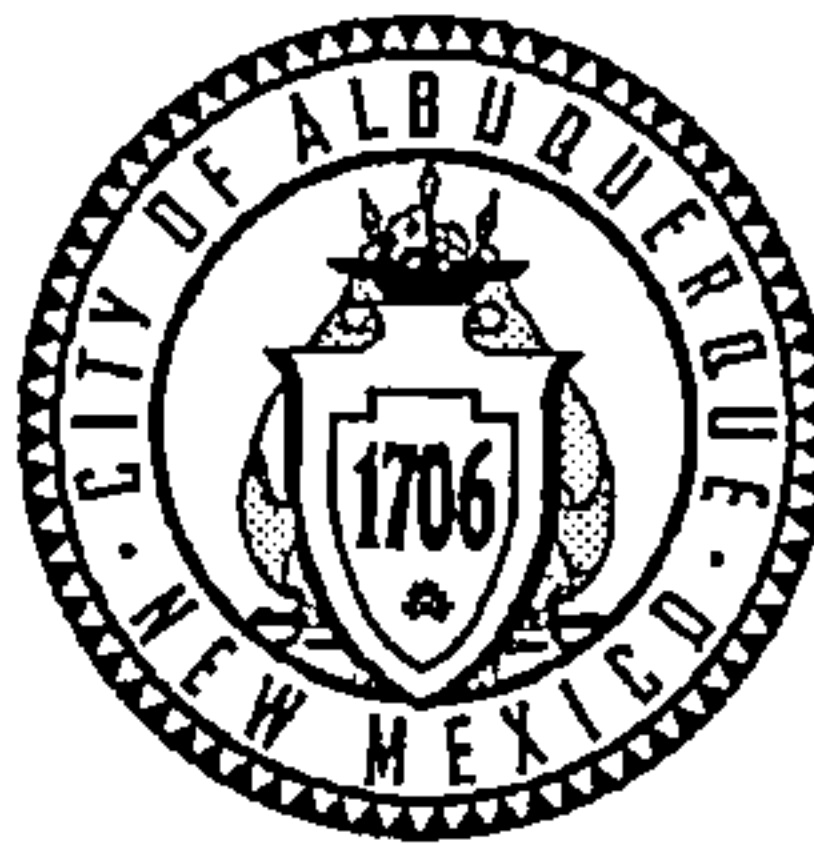
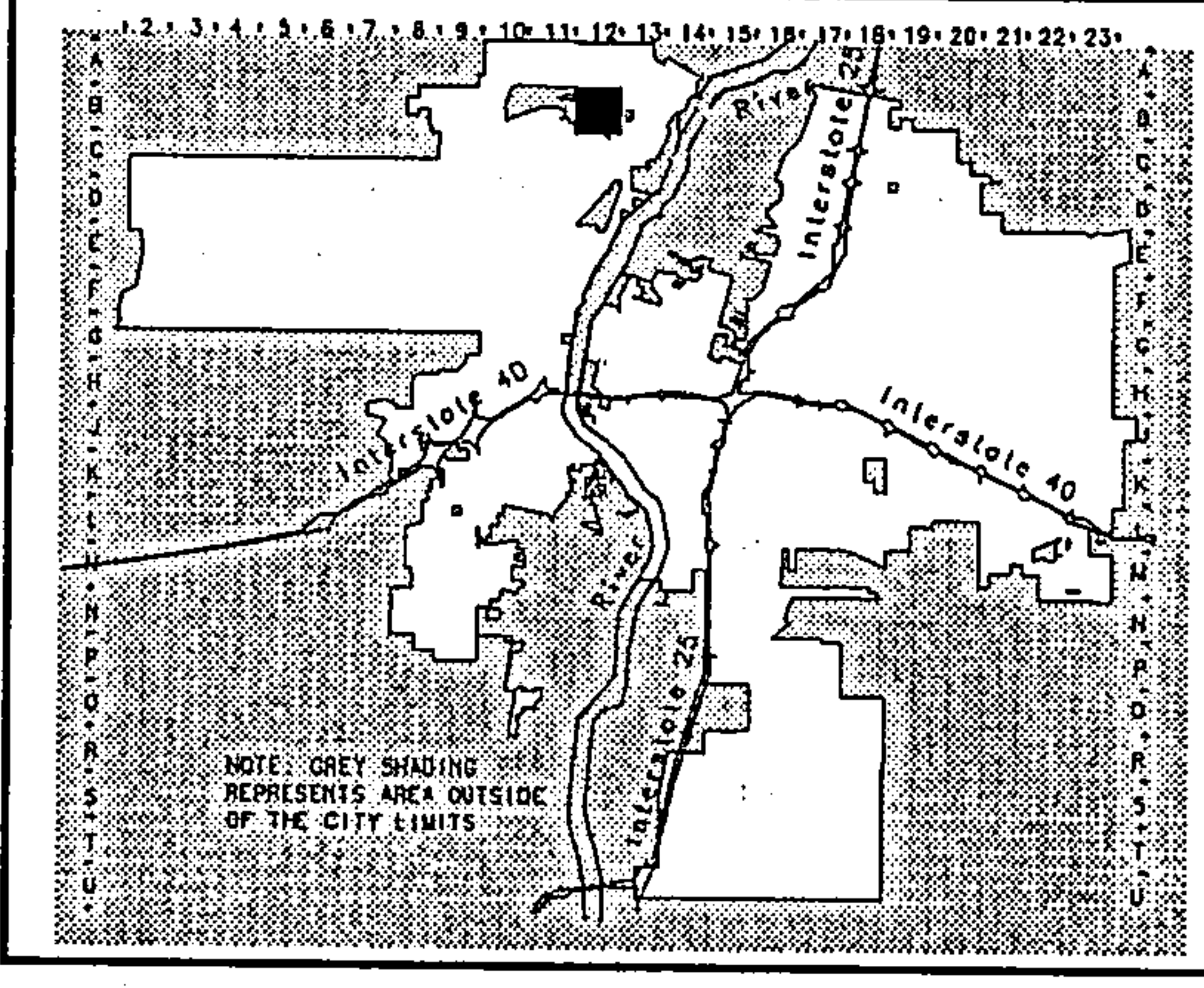
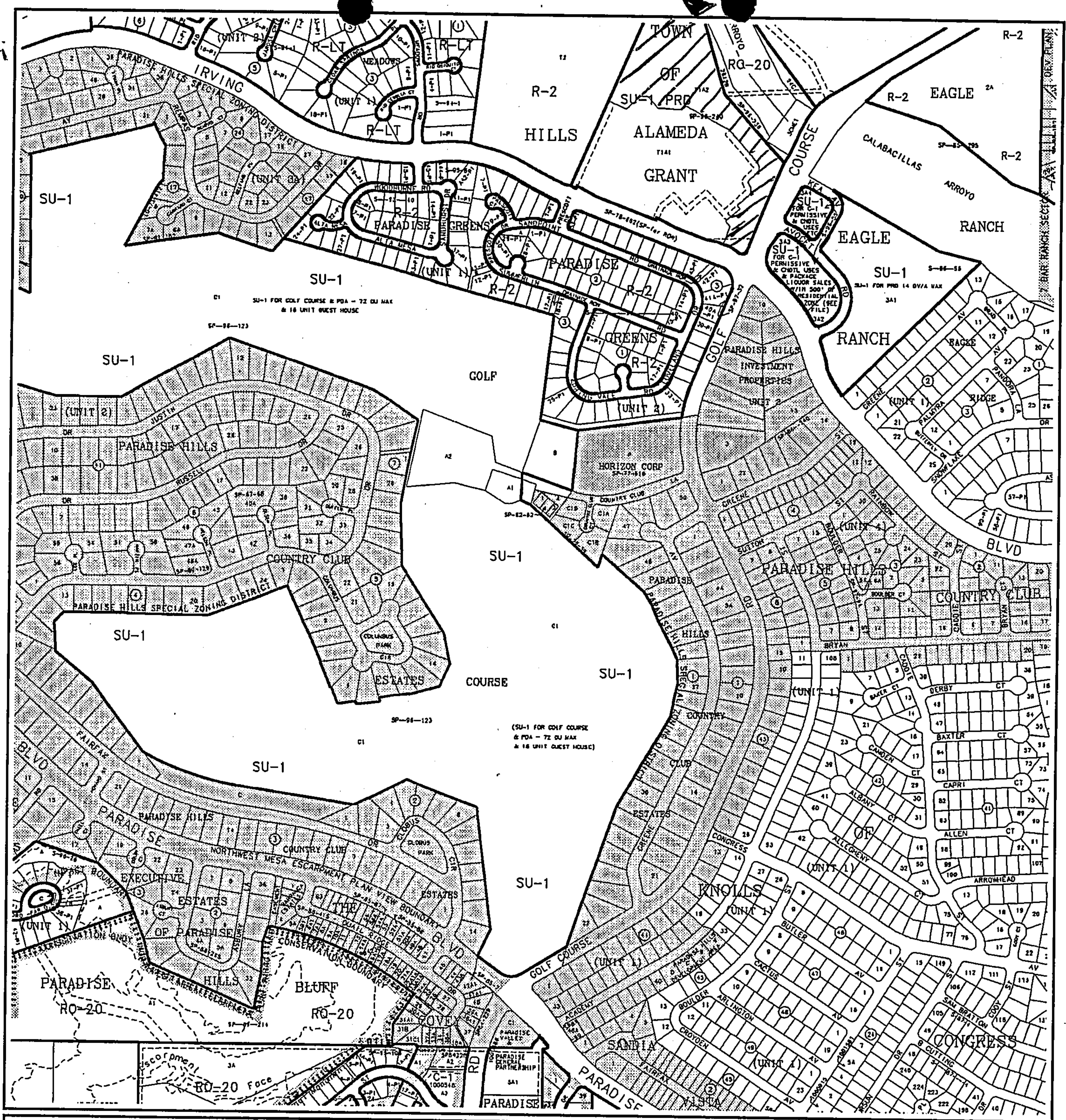
101206535243412212

LIN NIAN YU & XUEYING LIANG &
1212 E. SANTA FE
GRANTS NM 87020

101206538538310212

AMIGO PROP, LLC
PO BOX 93025
ALBUQUERQUE NM 87199

SITE



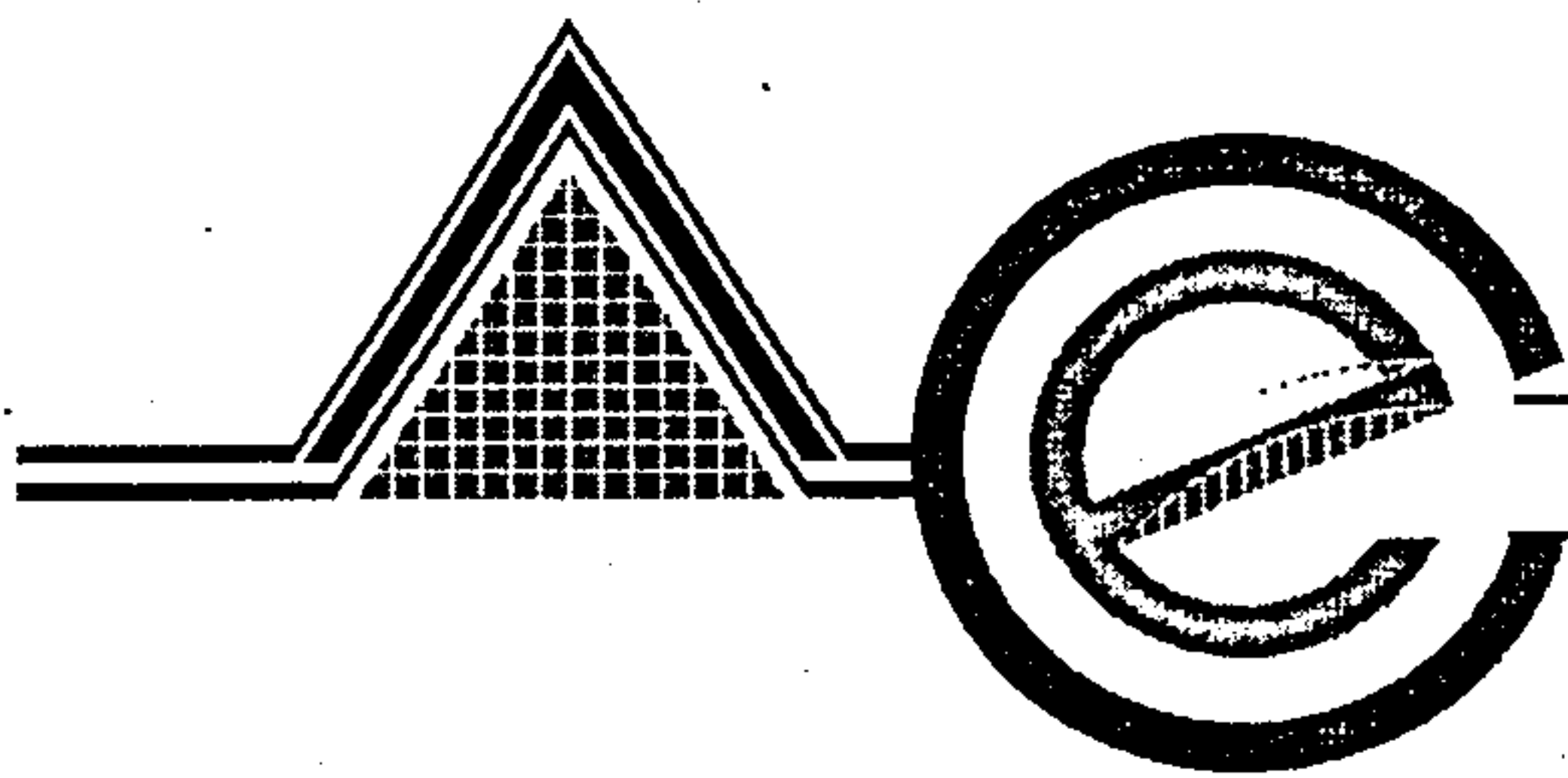
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

B-12-Z

Map Amended through April 02, 2004



August 4, 2005

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Vacation of Public Right of Way (R.O.W.) on Golf Course Road, NW, Vacation of 20' Public Sanitary Sewer Easement, and Vacation of portion of US West and PNM Easement (Public Utility Easement), Project # 1003366, Case # 04EPC-00498, 04DRB-00596, Tract T-1-A-2, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing ±8.5 Acres

Dear Ms. Matson:

Advanced Engineering and Consulting, on behalf of Felix Rabadi, is requesting Vacation of a portion of Public Right of Way (R.O.W.) on Golf Course Road, NW, Vacation of 20' Public Sanitary Sewer Easement, and Vacation of portion of US West and PNM Easement (Public Utility Easement), see attached exhibits.

The R.O.W exhibit shows the location of the newly constructed sidewalk on Golf Course Road. We believe that the remaining area from the back of the sidewalk to the existing property line serves no useful purpose for the City of Albuquerque. Therefore, the property owner would like a portion of the R.O.W. vacated. The sanitary sewer exhibit shows the portion of the easement to be vacated. The easement was created in April 23, 1996 between Arroyo Villas Limited Partnership and New Mexico Utilities, Inc. We are proposing to reroute the sanitary sewer line. These two vacations were previously approved, however Mr. Bob Gay required the developer to construct the sanitary sewer line before signing the plat and the line is not constructed yet. The one year time limit has expired, therefore, we are renewing our request. In addition, we are requesting vacation of a portion of the US West and PNM easement, please see attached exhibit for reference. A few of the proposed buildings are on the top of the referenced easement, and we believe that this vacation will not have an adverse impact on the existing utility lines on the site.

Please find attached 24 copies of the documents for the above requested vacations. If there are any questions regarding this request, please do not hesitate to contact me.

Sincerely,

Sally Salazar, Office Manager

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 15, 2005

TO: Jim McKim and Bernie Klipping, The Paloma Del Sol Neighborhood Association
Larry Weaver and Tom Anderson, Paradise Hills Civic Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way on Golf Course Road NW and Major Vacation of Public Easements for 20' Public Sanitary Sewer Easement and Vacation of portion of US West and PNM Easements (Public Utility Easement).

Proposed by: Advanced Engineering and Consulting, LLC at 899-5570
Agent for: Sharif Felix Fabadi

P.O. Box 1293

For property located: On or near Golf Course Road NW between Irving NW and Calabacillas Arroyo.

Albuquerque

The case number(s) assigned is: 05DRB- 01272 and 01273, Project # 1003366.

City Planning accepted application for this request on August 5, 2005.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, August 31, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

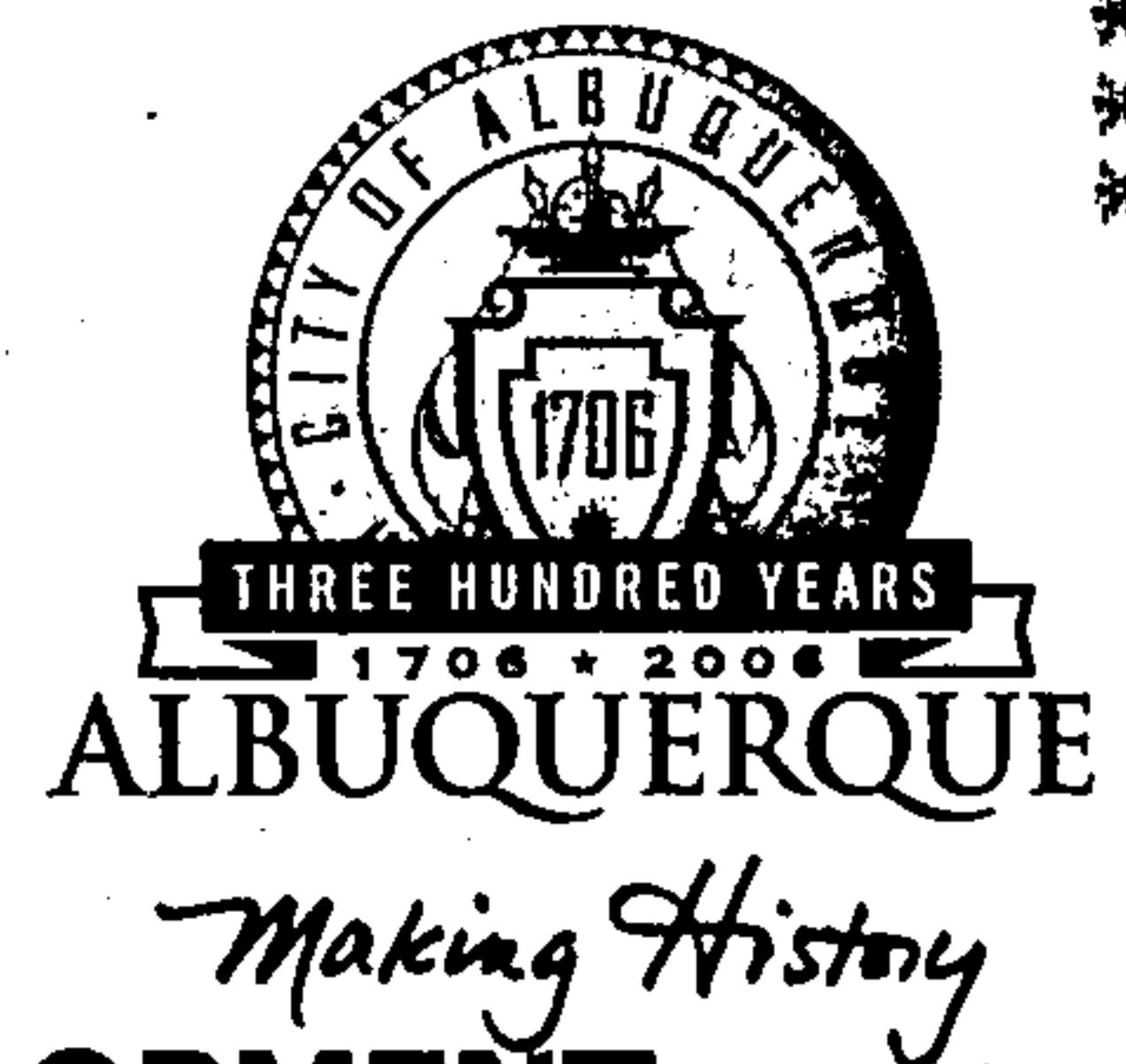
Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 15, 2005

TO: Kevin Winner and John Larson, Cottonwood Heights Neigh. Assoc.
Rosa Hernandez and David Hernandez, Paradise Greens HOA

This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: : Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way on Golf Course Road NW and Major Vacation of Public Easements for 20' Public Sanitary Sewer Easement and Vacation of portion of US West and PNM Easements (Public Utility Easement).

Proposed by: Advanced Engineering and Consulting, LLC at 899-5570
Agent for: Sharif Felix Fabadi

P.O. Box 1293

For property located: On or near Golf Course Road NW between Irving NW and Calabacillas Arroyo.

Albuquerque

The case number(s) assigned is: 05DRB- 01272 and 01273, Project # 1003366.

City Planning accepted application for this request on August 5, 2005.

New Mexico 87103

Your boundary is very close to this project site. The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, August 31, 2005 at the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

cc: Claire Senova, DRB
Administrative Assistant



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

4. Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04] (No new submittal) (B-12)*

At the August 18, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS OF FINAL PLAT:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.
4. The plat will show the public roadway easement is 10-feet from the curb.



OFFICIAL NOTICE OF DECISION
PAGE 2

04DRB-01242 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT, (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] **[Juanita Vigil, EPC Case Planner]** (B-12)

The site plan for building permit was approved with final sign off delegated to City Engineer for SIA and Planning for changes to the site plan. An infrastructure list dated 8/18/04 was approved.

If you wish to appeal this decision, you must do so by September 2, 2004 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.)


Sheran Matson, AICP, DRB Chair

Cc: Sharif (Felix) Rabadi, 120 Wyoming Blvd SE, 87123
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Fir, City/County Bldg
File

SPBP APP.

Thomas H. Brown

August 16, 2004

#4

TO: Sheran Matson, DRB Chair
FROM: Juanita Vigil, Planner
SUBJECT: Project # 1003366 – Rabadi Square

The EPC approved application 04EPC-00498, Site Development Plan for Building Permit on July 15, 2004 with conditions. The following conditions still need to be satisfied:

2. The vacation action along Golf Course must be completed prior to final signature of the site development plan for building permit.
4.
 - b. No illustrations of the screen wall has been provided to ensure that the will be in compliance with Section 14-16-3-19.
 - c. Handicap accessibility to the apartment complex building is not clearly shown.
 - d. Handicap signs need to be lowered to a maximum height of six feet.
 - h. The submittal does not demonstrate a pedestrian connection between the non-residential uses and the adjoining apartment complex.
5. Landscape Plan is not consistent with the site plan showing the vehicular connection between the subject site and the Calabacillas Arroyo.
 - d. The number of ground and second floor units is not provided on the submittal to determine how many trees are required.
6. Submittal does not clearly state that light fixtures under the canopy are flush with the ceiling of the canopy.
8.
 - a. Outdoor seating needs to be adjacent to the façade – outdoor seating is shown away from the building requiring the seating.
 - b. The submittal does not specify the exact location of the mechanical equipment and how it complies with Section 14-16-3-18.
 - c. Proposed canopy is not finished with acrylic stucco.
 - e. The proposed fencing along the Calabacillas Arroyo does not meet the Layout section of the Height & Design Regulations of the City Zoning Code.
 - f. Submittal does not contain a notation that the site shall comply with the O-1 zone.

Page 2
Project # 1003366
Rabadi Square

- g. The square footage for the following building mounted signs have not been provided:
 - a. Building B (West & North Elevation)
 - b. Canopy (all sides)
 - c. Building C (West and East Elevation)

- h. Notation number 1 on the submittal (Sheet 2 of 7) needs to be corrected to read, "...should be allowed to a **minimum** of 2, neighborhood commercial zone." To "...should be allowed to a **maximum** of 2, neighborhood commercial zone, since only two freestanding signs are allowed on the subject site.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349. Please be advised that I will be out of the office beginning August 18, 2004 and will return on August 30, 2004.

Thank you.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003366 AGENDA#: 4 DATE: 8.18.04

1. Name: Shuaa Bayat Address: Adr Engr Zip: _____

2. Name: Telex Rabahi Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

RIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
Date Site Plan Approved: 8/18/04
Date Preliminary Plat Approved: 8/18/04
Date Preliminary Plat Expires: 8/18/04
DRB Project No: 1003366
DRB Application No: 04-01242

4

Rabadi Complex

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC IMPROVEMENTS									
PAVING									
			Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on	/	/	/
							/	/	/
PUBLIC IMPROVEMENTS									
WATERLINE									
		8"	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF	/	/	/
SANITARY SEWER									
		8"	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF	/	/	/
		8"	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>								
<input type="text"/>	<input type="text"/>								

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wall for SIA Financial Release~~
- 5
- 6
- 7
- 8

AGENT/OWNER

Shahram (Shawn) Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

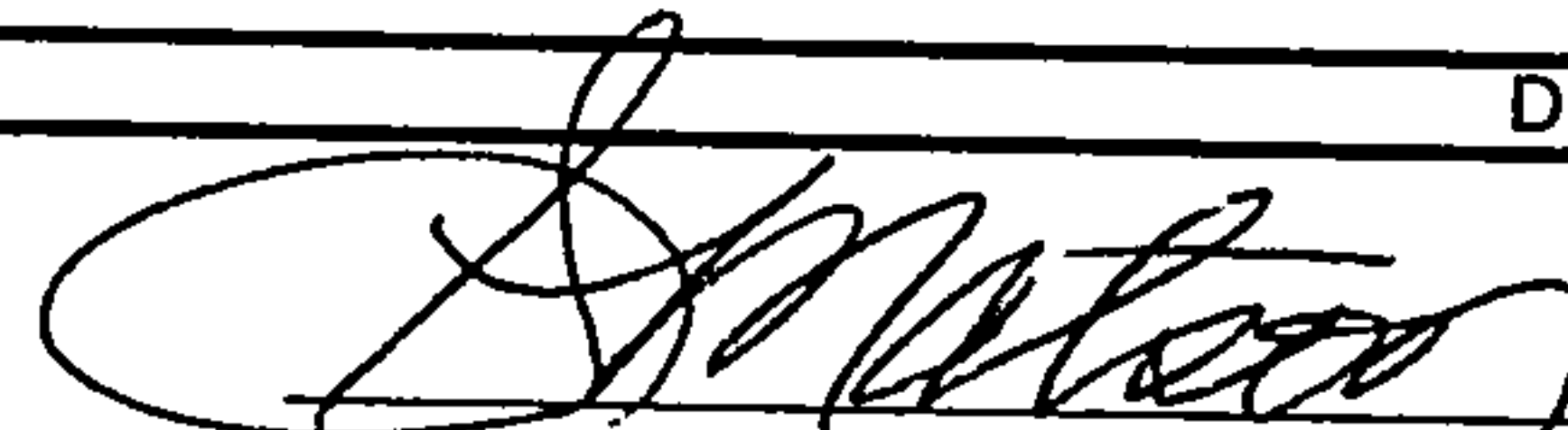
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

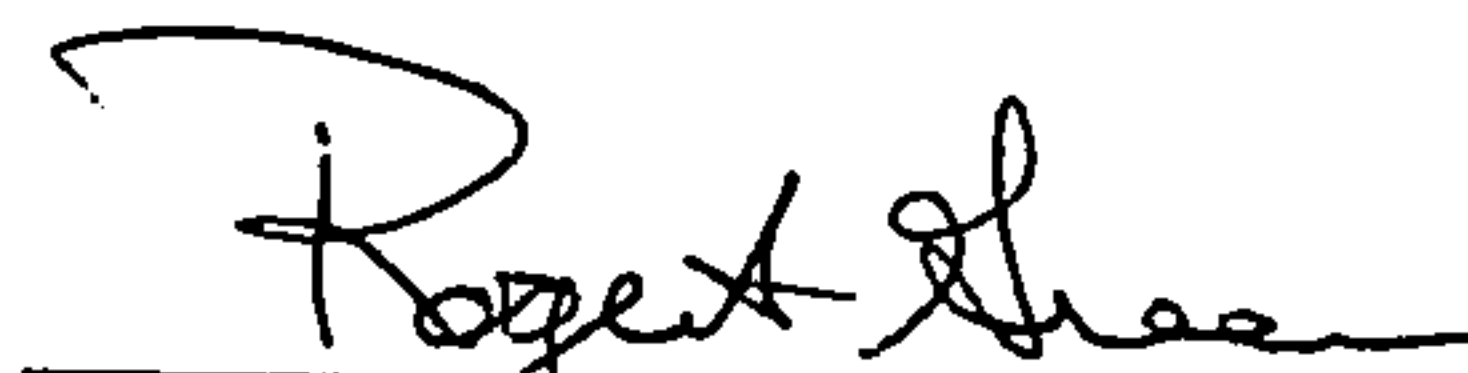
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 8/18/04
DRB CHAIR - date

 8/18/04
PARKS & GENERAL SERVICES - date

 8-18-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 8/18/04
UTILITY DEVELOPMENT - date

 8-18-04
NEW MEXICO UTILITY - date

 8/18/04
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

4



DRB CASE ACTION LOG (SITE PLAN B.P.)

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-01242 (SBP) Project #: 1003366
 Project Name: RABADI COMPLEX
 Agent: Advanced Engr. & Consulting LLC Phone No.: _____

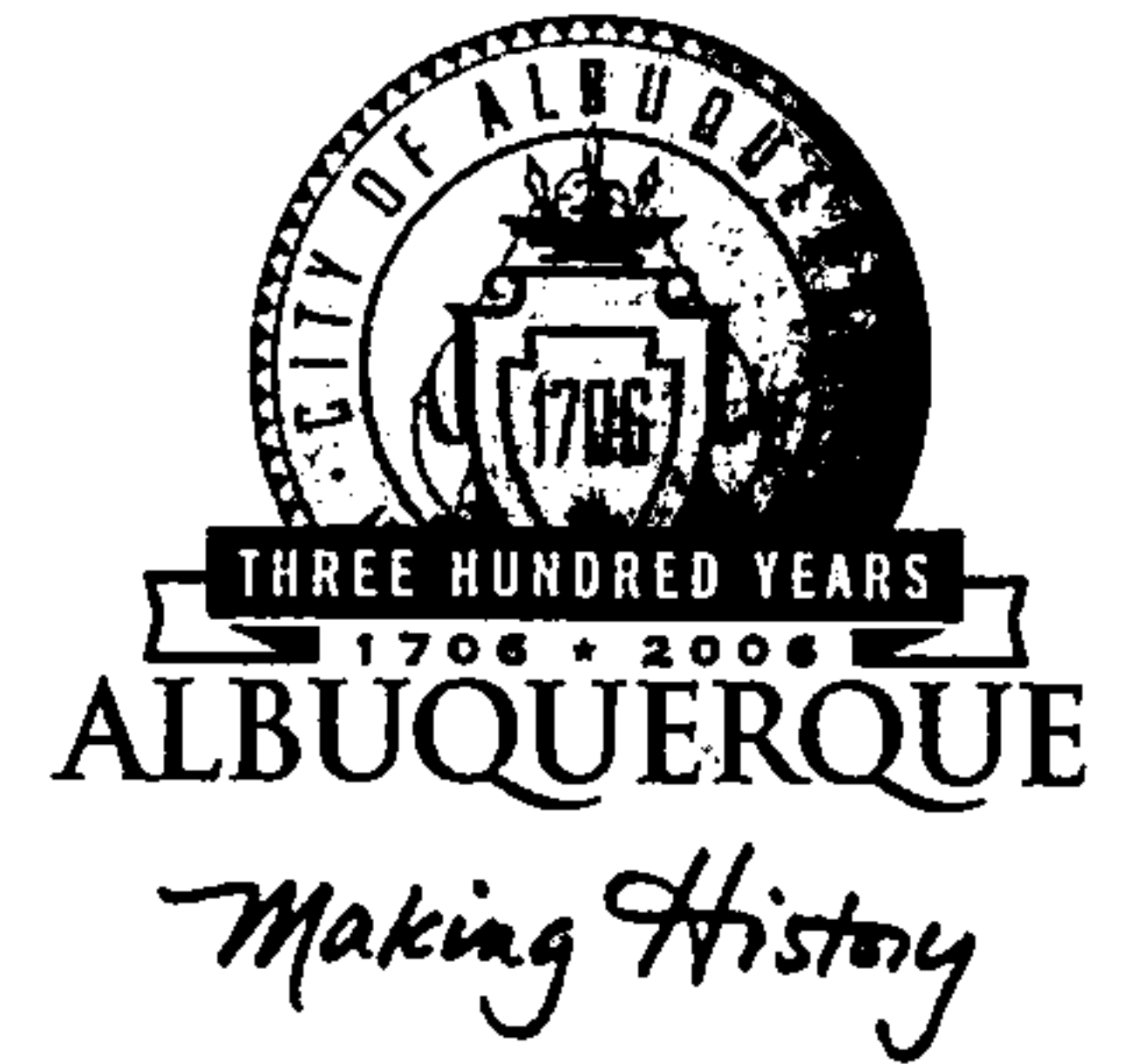
Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 8/18/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: SIA
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Juanita's comments
- Infrastr. stat statement
- _____
- _____

- 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.**
 - Copy of recorded plat for Planning.**

Project Number 1003366

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

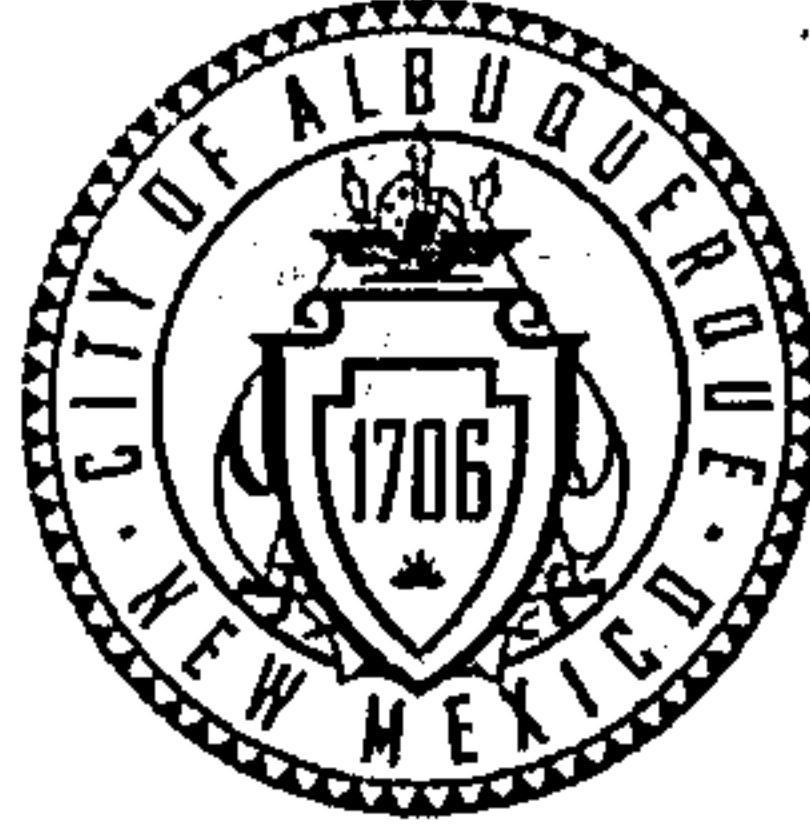
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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 18, 2004



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1003366

Board hearing date:

WEDNESDAY, November 10, 2015



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): FELIX RABADI PHONE: 505 440-6443
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: 505-275-0976
 CITY: Albu STATE NM ZIP 87122 E-MAIL: STARTRUSTOFNM@YAHOO.COM
 APPLICANT: FELIX RABADI PHONE: _____
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: _____
 CITY: Albu STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 2 years subdivision Improvement agreement SIA EXTENSION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. TRACKS T-1-A-2 A AND T-1-A-2-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ALAMEDA GRANT TBC RABADI Complex
 Existing Zoning: SU-1 FOR PRD Proposed zoning: THE SAME MRGCD Map No _____
 Zone Atlas page(s): B 12-2 UPC Code: 101206533743610611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
100336604 EPC

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: SAME Total site area (acres): 8.5 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE Rd NW
 Between: IRYING NW and CALCACILLAS ARROYA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Sharif A Rabadi DATE _____
 (Print Name) SHARIF A RABADI Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB . 70381</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$145.00</u>

Hearing date NOV. 10, 2015
10-14-15 Project # 1003366

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

SHARIE A RABADI
Applicant name (print)

[Signature]
Applicant signature / date



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

Application case numbers
15 - DRB - 10381

Form revised October 2007
[Signature] 10-14-15
Planner signature / date
Project # 10033666

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 26, 2015 to Nov. 10, 2015

5. REMOVAL

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

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

[Signature] 10/14/2015
(Applicant or Agent) (Date)

I issued 1 signs for this application, 10-14-15 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1003366

ATTACHMENT "A"

October 14, 2015

Felix Rabadi

Star Trust

11201 San Antonio Dr. NE/87122

Phone: 505-440-6443/ Fax: 505-275-0976

ARROYO DEL SOL CONDO. ASSOC., INC. (ADS)

***Marcia Huys**

P.O. Box 67590/87193 888-4479 ext. 30 (o)

Giezell Edison

P.O. Box 67590/87193 888-4479 ext. 30 (o)

THE PALOMA DEL SOL N.A. (PDS) "R"

***Danielle Perez**

10409 Madrina Ct. NW/87114 264-3763 (c)

Bill Keeter

4902 San Timoteo NW/87114 463-9645 (h)

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

***Tom Anderson**

10013 Plunkett Dr. NW/87114 304-0106 (c)

Maria Warren

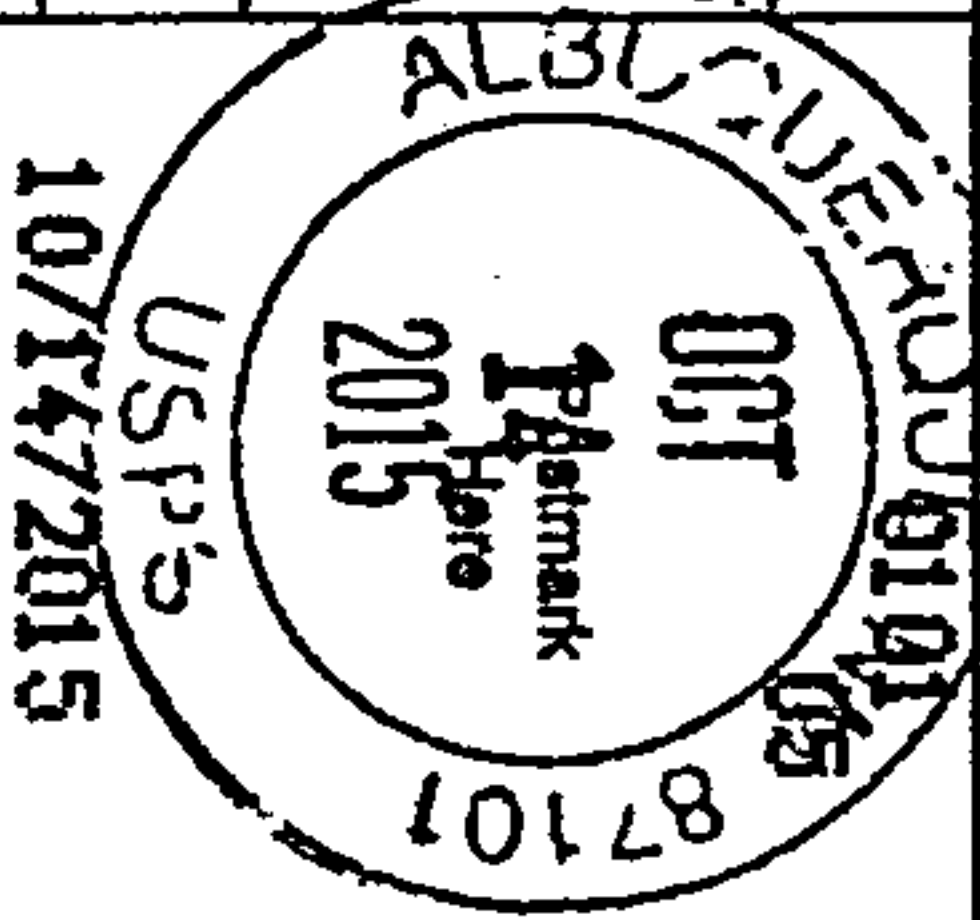
5020 Russell NW/87114 440-2240 (c)

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ALBUQUERQUE NM 87101 OFFICIAL USE

Certified Mail Fee \$3.45
 Extra Services & Fees (check box, add fee) \$0.00
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees 94 \$3.94



Sent To M. WARREN
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

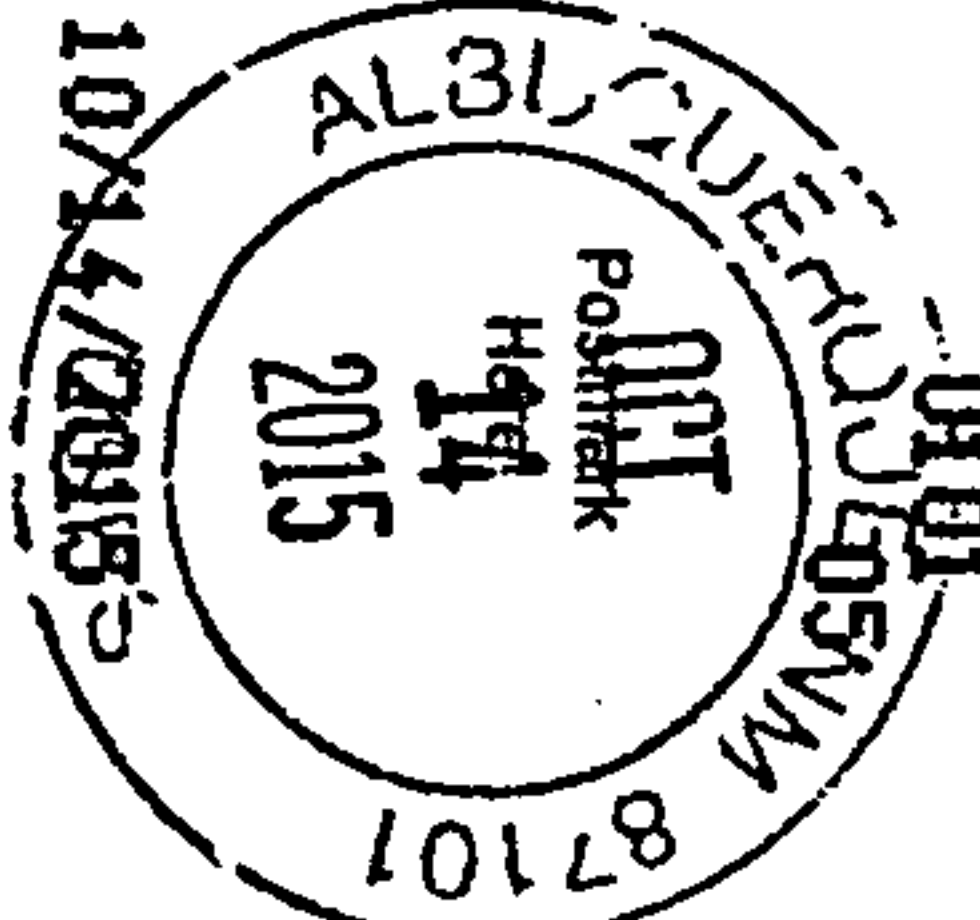
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Certified Mail Restricted Delivery \$0.00
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 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees 94 \$3.94



Sent To MARCELA HAYS
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

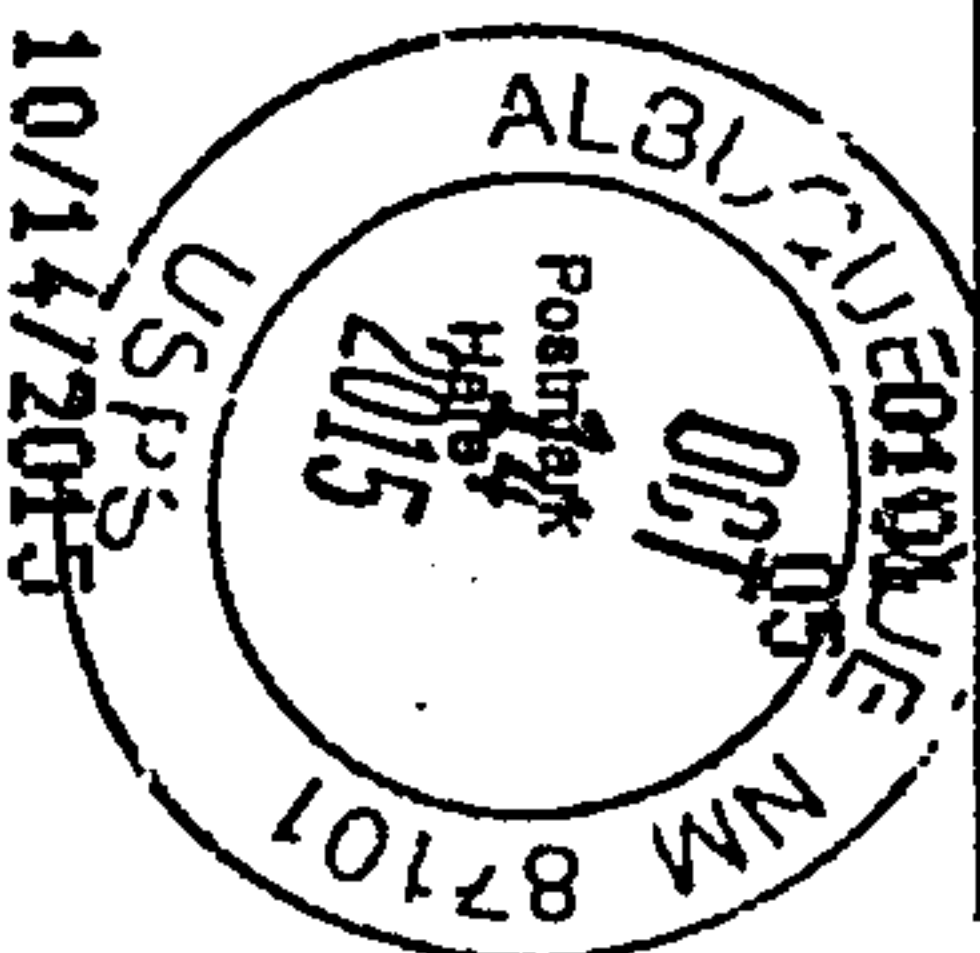
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees 94 \$3.94



Sent To G EDISON
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

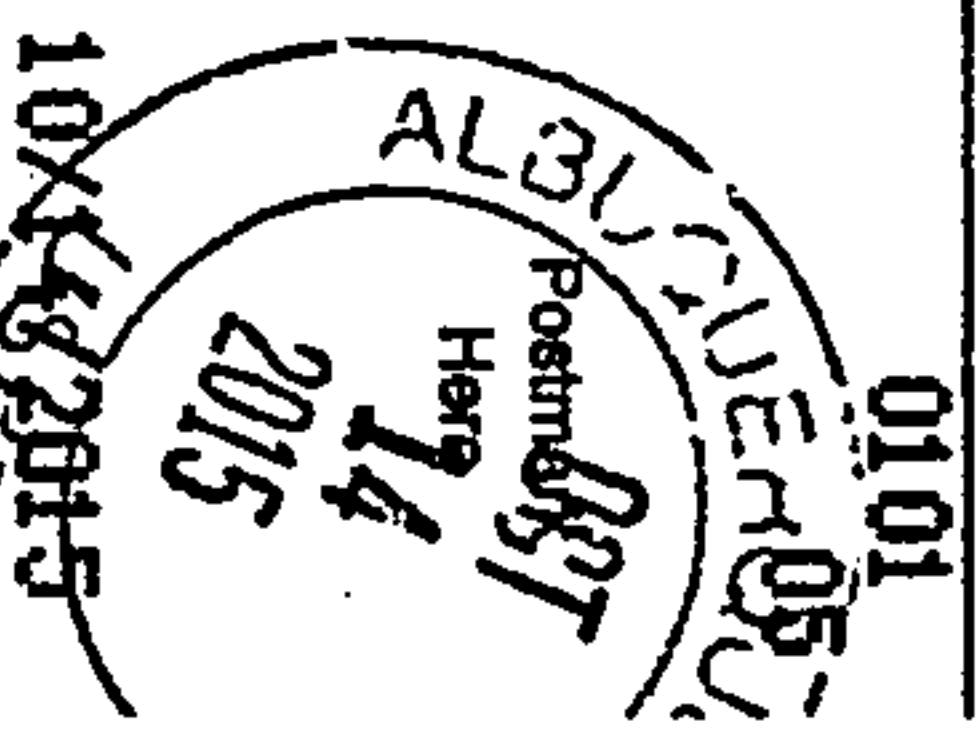
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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees 94 \$3.94



Sent To T. ANDERSON
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

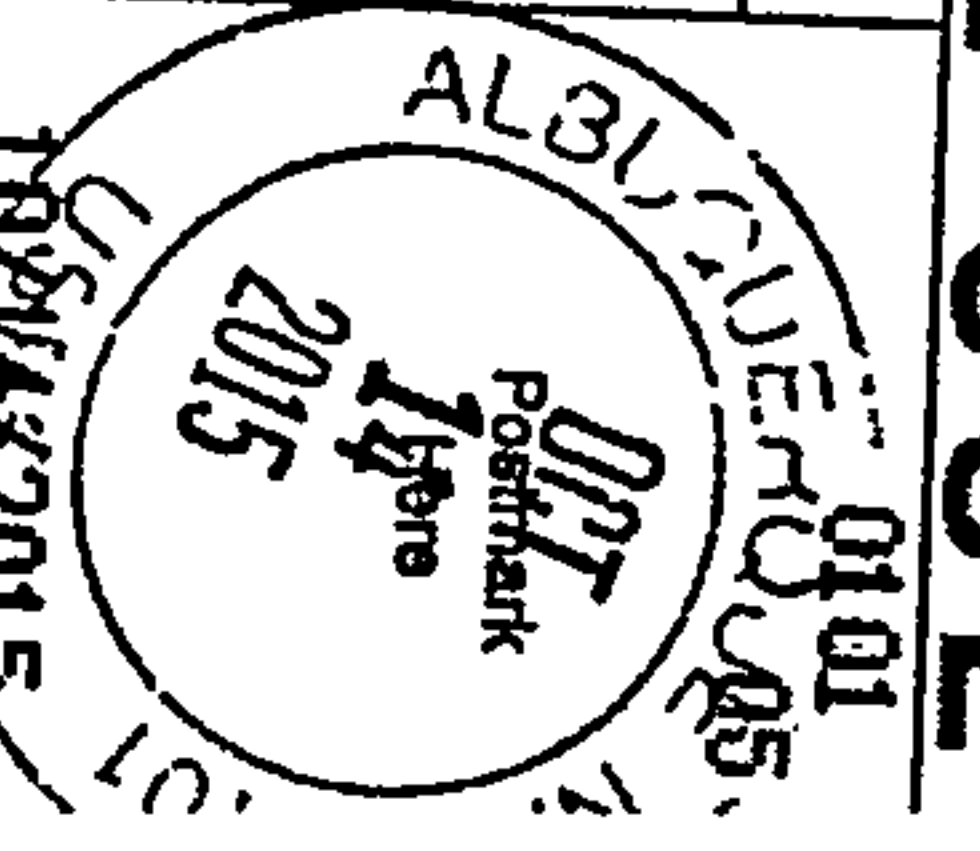
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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees 94 \$3.94



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 Street and Apt. No., or PO Box No.
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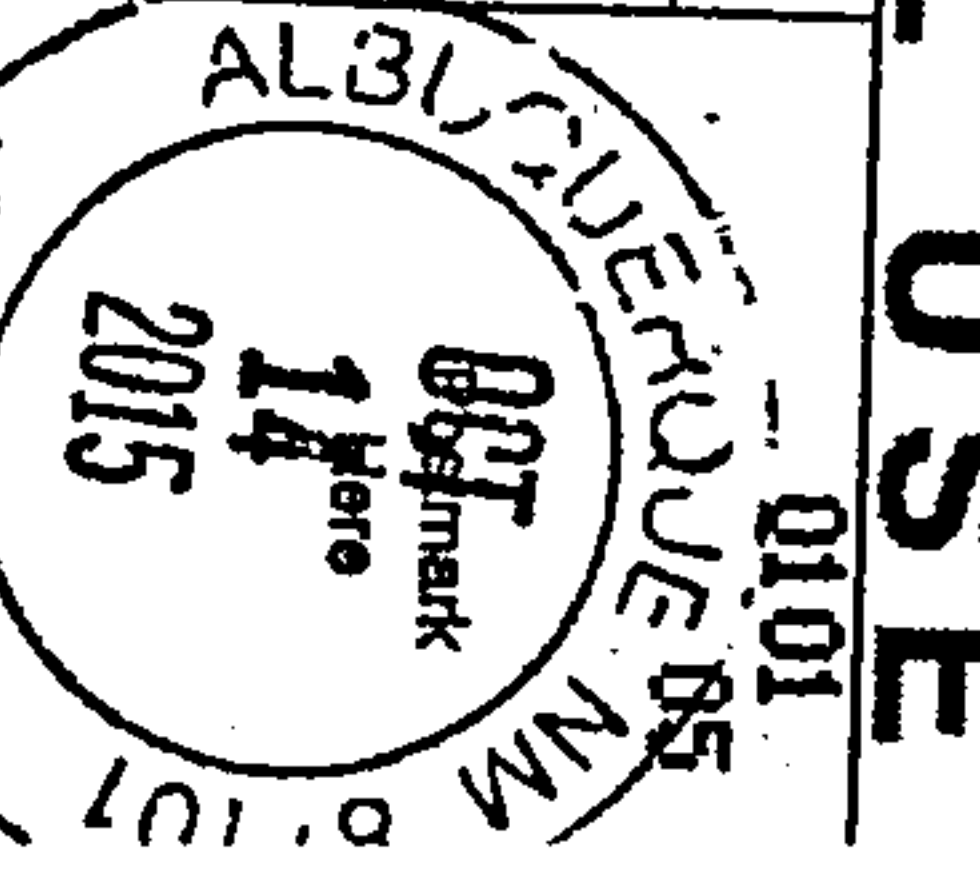
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Extra Services & Fees (check box, add fee) \$0.00
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees 94 \$3.94



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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0004 3935 3121
 7015 0640 0004 3935 3138
 7015 0640 0004 3935 3114

FIGURE 18

8th EXTENSION AGREEMENT

"Sidewalk Deferral"

PROJECT NO. 760081

This Agreement made this _____ day of _____, 2015, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) **The Star Trust Dtd** ("Developer"), whose address is **11201 San Antonio Dr NE 87122** and whose telephone number is **440-6443** is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on **November 15, 2005**, which was recorded in the office of the Clerk of Bernalillo County, State of New Mexico on **November 17, 2005**, at Book Misc. **A107**, page **666**, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before **May 1, 2006**; and

WHEREAS, the Earlier Agreement was amended by a **1st Extension** Agreement dated **May 16, 2006** recorded **May 18, 2006**, in Book Misc. **A117**, pages **2446**, records of Bernalillo County, State of New Mexico, extending the construction deadline to **May 1, 2007**; and

WHEREAS, the Earlier Agreement was amended by a **2nd Extension** Agreement dated **May 23, 2007** recorded **May 23, 2007**, in Book Misc. **A137**, page **5966**, records of Bernalillo County, State of New Mexico, extending the construction deadline to **May 1, 2008**; and

WHEREAS, the Earlier Agreement was amended by a **3rd Extension** Agreement dated **June 27, 2008** recorded **July 1, 2008**, in Doc. # **2008074180**, pages **1** through **3**, records of Bernalillo County, State of New Mexico, extending the construction deadline to **November 15, 2009**; and

WHEREAS, the Earlier Agreement was amended by a **4th Extension** Agreement dated **January 7, 2010** recorded **January 8, 2010**, in Doc. # **2010002091**, pages **1** through **4**, records of Bernalillo County, State of New Mexico, extending the construction deadline to **March 20, 2010**; and

WHEREAS, the Earlier Agreement was amended by a **5th Extension** Agreement dated **April 21, 2010** recorded **April 22, 2010**, in Doc. # **2010034315**, pages **1** through **3**, records of Bernalillo County, State of New Mexico, extending the construction deadline to **November 15, 2011**; and

WHEREAS, the Earlier Agreement was amended by a **6th Extension** Agreement dated **December 14, 2011** recorded **December 15, 2011**, in Doc. # **2011115994**, pages **1** through **4**, records of Bernalillo County, State of New Mexico, extending the construction deadline to **November 15, 2013**; and

WHEREAS, the Earlier Agreement was amended by a 7th Extension Agreement dated November 13, 2013 recorded November 21, 2013, in Doc. # 2013126085, pages 1 through 4, records of Bernalillo County, State of New Mexico, extending the construction deadline to November 15, 2015; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended for all improvements, to November 15, 2017.

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve
Amount: \$102,874.31
Name of Financial Institution or Surety providing Guaranty: Bank of Albuquerque
Date City first able to call Guaranty (Construction Completion Deadline): November 15, 2017
If Guaranty other than a Bond, last day City able to call Guaranty s: January 15, 2018
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER: The Star Trust Dtd

CITY OF ALBUQUERQUE:

By: Sharif A Rabadi
Name: Sharif A Rabadi
Title: trustee
Dated: 10/14/2015

By: _____
Shahab Biazar, City Engineer
Dated: _____



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

DEVELOPMENT REVIEW BOARD

November 6, 2013

Project# 1003366

13DRB-70704 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION
(2YR SIA)

FELIX RABADI requests the referenced/ above action for Tracts T-1-A-2-A & T-1-A-2-B, TOWN OF ALAMEDA GRANT (tbka RABADI COMPLEX), zoned SU-1/ PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.7302 acres. (A-12, B-12)

At the November 6, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 21, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).

Jack Cloud, DRB Chair

Cc: FELIX RABADI

Marilyn Maldonado

File

RIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
 Date Site Plan Approved: 8/18/04
 Date Preliminary Plat Approved: 8/18/04
 Date Preliminary Plat Expires: 8/18/07
 DRB Project No: 1003366
 DRB Application No: 04-0124

Rabadl Complex
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

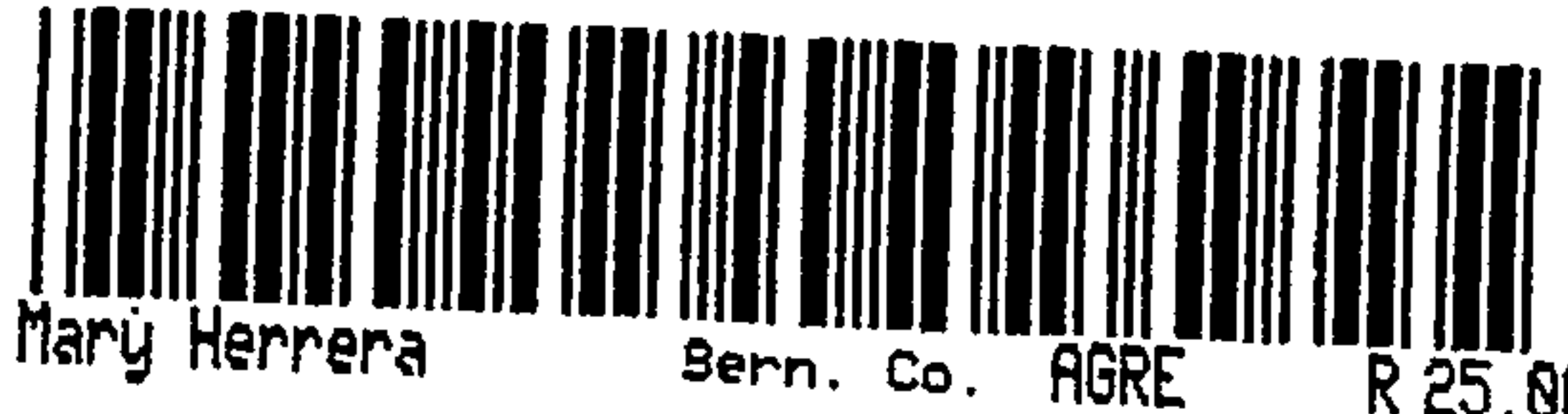
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #
B-1	748087
B-1/B2	
B-2	
B-N	

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS				
PAVING				
B-1 100	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on
PUBLIC IMPROVEMENTS				
WATERLINE				
B1/B2 940	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF
SANITARY SEWER				
B2 8" 400	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF
B-1 8" 710	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

split 80 part on B1 part on B2



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

NOTES

- 1 Water Infrastructure to include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wall for SIA Financial Release~~
- 5
- 6
- 7
- 8

AGENT/OWNER

Shahram (Shawn) Blazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/18/04
 DRB CHAIR - date

[Signature] 8/18/04
 PARKS & GENERAL SERVICES - date

[Signature] 8-18-04
 TRANSPORTATION DEVELOPMENT - date

[Signature] 8/18/04
 UTILITY DEVELOPMENT - date

[Signature] 8/18/04
 CITY ENGINEER - date

AMAFCA - date

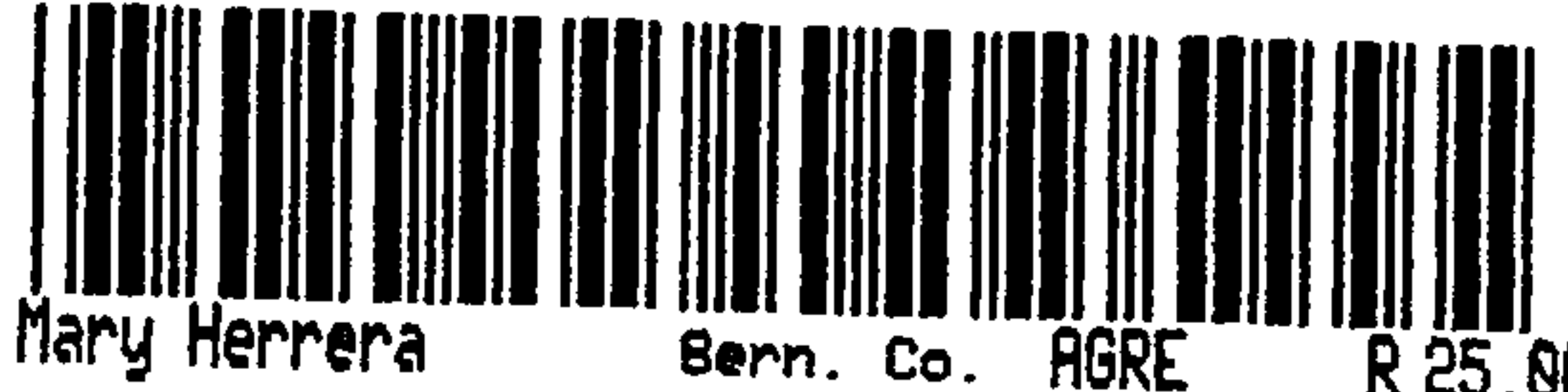
[Signature] 8-18-04
 NEW MEXICO UTILITY - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NAME OF PLAT AND/OR SITE PLAN: Rabadi Complex

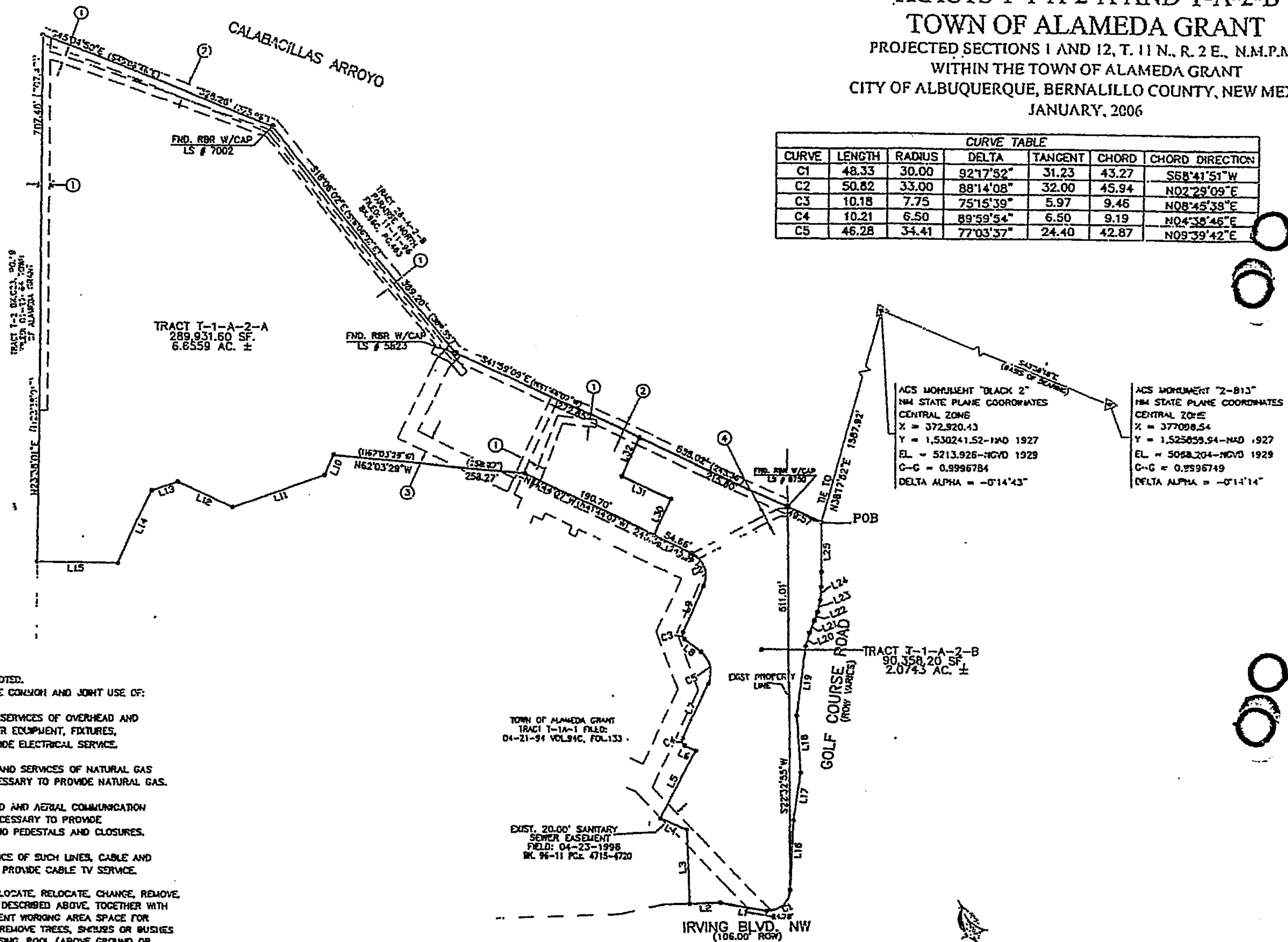


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 Page: 8 of 9
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PLAT OF
TRACTS T-1-A-2-A AND T-1-A-2-B
TOWN OF ALAMEDA GRANT
 PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEX
 JANUARY, 2006

LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N26°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

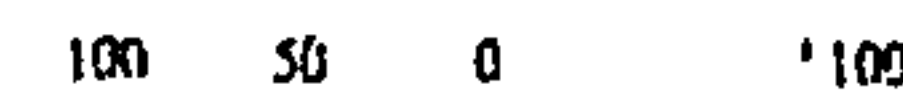
IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

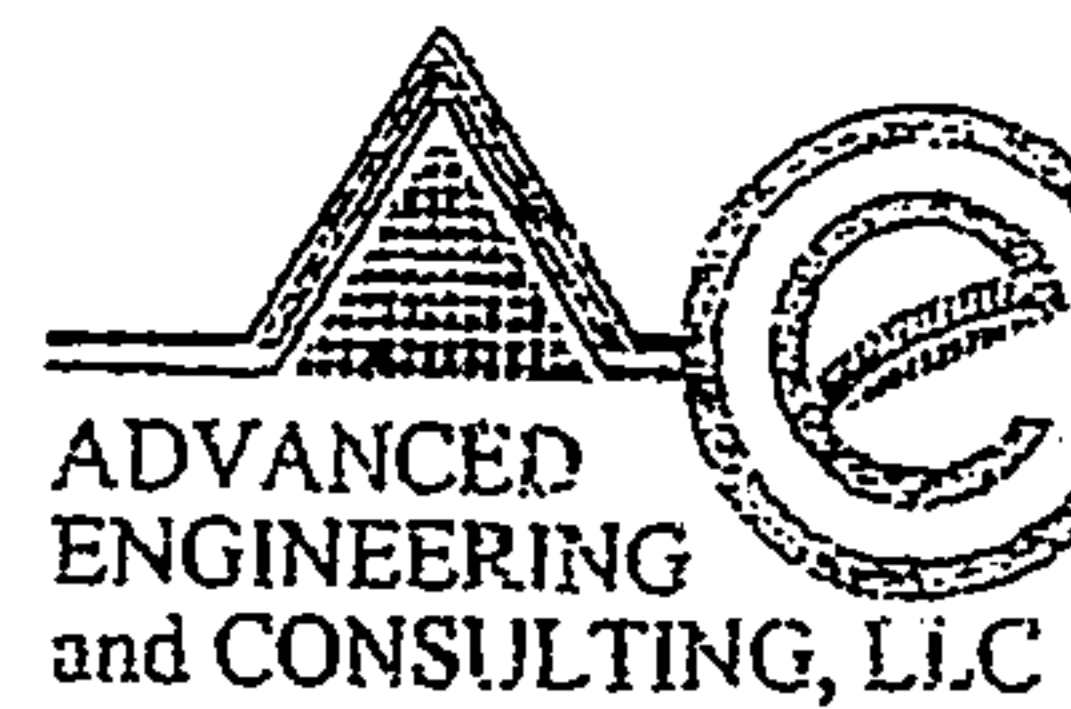
EXISTING EASEMENTS:

1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG.s 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG.s DOC. # 84-45062
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1996 BK. 96-11 PG.s 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1996 VOL. 96C, FOL. 467

GRAPHIC SCALE



SCALE: 1"=100'



**ADVANCED
 ENGINEERING
 and CONSULTING, L.L.C.**

416 ANAHIM AVENUE
 ALBUQUERQUE, NEW MEXICO 87110
 (505) 899-5570

DRB chair

10/14/13

RE: TWO year SIA EXTENSION request FOR
Project #1003366- Case #04EPL-00498-TOWN OF
Alameda GRANT, ZONE ALLAS page B-12-2 containing
8.5 AC

FELIX RABADI is requesting a two year extension
for the subdivision improvement agreement on the
above referenced site which is located
between IRVING BLVD and CALABACILLAS ARROYO

Thank you
FELIX RABADI
440-6443



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain NA/HOA Information for your Planning Submittal.

You can submit your Developer Inquiry Sheet the following ways: 1) in person at the address listed above; 2) fax to - 505-924-3913; or 3) you can e-mail the Zone Map and Developer Inquiry Sheet to **BOTH**: Stephani Winklepleck at swinklepleck@cabq.gov -AND- Dalaina Carmona at dcarmona@cabq.gov and one of us will do for you.

ONC will need the following information **BEFORE** any NA/HOA Information will be released to the Applicant/Agent on any Planning Submittal being presented to the Planning Department. If you have any questions, please feel free to contact our office at 505-924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower

EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal

AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

CONTACT NAME: FELIX RABADI

COMPANY NAME: STAR TRUST

ADDRESS/ZIP: 11201 SAN ANTONIO DR NE 87122

Phone: 505 4406443 Fax: 505-2750976 E-mail: _____

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS

DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

TRACKS T-1-A-2 AND T-A-2-B

TOWN OF ALAMEDA GRANT TBC RABADI Complex

LEGAL DESCRIPTION

LOCATED ON CORNER OF IRVING E Golf course

STREET NAME (ex. - 123 Main St. NW) OR OTHER IDENTIFYING LANDMARK

BETWEEN _____ AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (B12).



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

October 14, 2015

Felix Rabadi
Star Trust
11201 San Antonio Dr. NE/87122
Phone: 505-440-6443/ Fax: 505-275-0976

Dear Felix:

Thank you for your inquiry of October 14, 2015 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) TRACTS T-1-A-2 AND T-A-2-B, TOWN OF ALAMEDA GRANT TBC RABADI COMPLEX LOCATED ON THE CORNER OF IRVING AND GOLF COURSE zone map B-12.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

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 me at (505) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 10/14/15 Time Entered: 11:28 a.m. ONC Rep. Initials: DC

5th EXTENSION AGREEMENTProcedure "B"PROJECT NO. 748081

This Agreement made this 18th day of January, 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of subdivider/developer:) The Star Trust Dtd ("Subdivider"), whose address is 11201 San Antonio Dr NE 87122 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements on November 12, 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on November 16, 2004, at Book Misc. A86, page 9339, ("B-1 Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before July 26, 2006; and

WHEREAS, the B-1 Earlier Agreement was amended by a 1st Extension Agreement dated October 2, 2006 recorded October 3, 2006, in Book Misc. A124, page 9642, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2007; and

WHEREAS, the B-1 Earlier Agreement was amended by a 2nd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004619, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2008; and

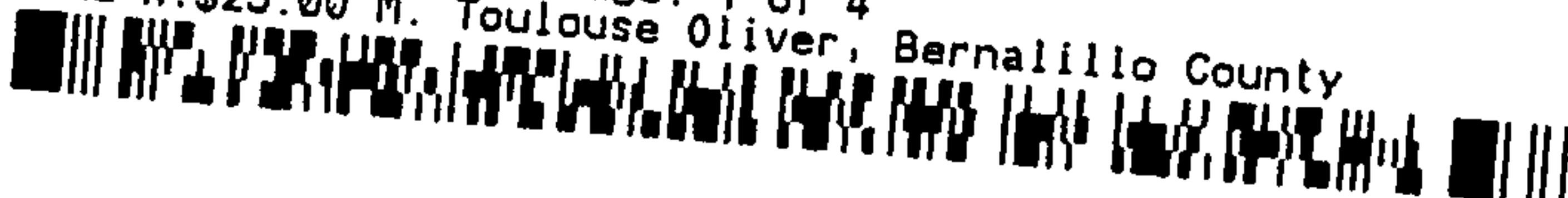
WHEREAS, the B-1 Earlier Agreement was amended by a 3rd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004621, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2009; and

WHEREAS, the B-1 Earlier Agreement was amended by a 4th Extension Agreement dated December 17, 2009 recorded December 28, 2009, in Doc. # 2009139911, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2011; and

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements on November 12, 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on November 16, 2004, at Book Misc. A86, page 9335, ("B-2 Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before July 26, 2006; and

WHEREAS, the B-2 Earlier Agreement was amended by a 1st Extension Agreement dated October 2, 2006 recorded October 3, 2006, in Book Misc. A124, page 9643, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2007; and

Doc# 2012005396

01/19/2012 03:36 PM Page: 1 of 4
AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County

WHEREAS, the B-2 Earlier Agreement was amended by a 2nd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004618, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2008; and

WHEREAS, the B-2 Earlier Agreement was amended by a 3rd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004620, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2009; and

WHEREAS, the B-2 Earlier Agreement was amended by a 4th Extension Agreement dated December 17, 2009 recorded December 28, 2009, in Doc. # 2009133312, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2011; and

WHEREAS, the Subdivider wishes to combine the B-1 Earlier Agreement and the B-2 Earlier Agreement as amended into one Extension Agreement which is acceptable to the City.

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreements; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

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

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended for all improvements to November 12, 2013.
2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve

Amount: \$179,842.51

Name of Financial Institution or Surety providing Guaranty: Bank of Albuquerque

Date City first able to call Guaranty (Construction Completion Deadline): November 12, 2013

If Guaranty other than a Bond, last day City able to call Guaranty: January 12, 2014

Additional information: _____

3. The parties agree that all terms and conditions of the B-1 Earlier Agreement and the B-2 Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the B-1 Earlier Agreement and the B-2 Earlier Agreement and establish a revised financial guaranty for the benefit of the City.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2011

Project# 1003366

11DRB-70300 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12)

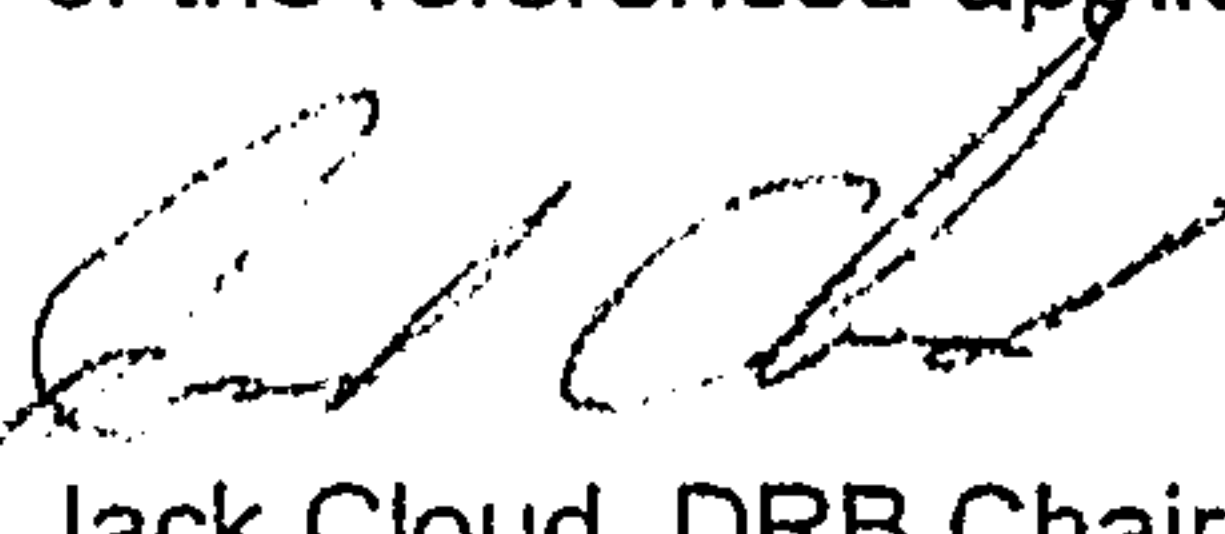
At the November 16, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 1, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).


Jack Cloud, DRB Chair

Cc: Felix Rabadi – 11201 San Antonio Dr. NE – Albuquerque, NM 87122
Marilyn Maldonado
File

PROJECT#
1003366

NOVEMBER 10, 2015

ESIA



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): FELIX RABADI PHONE: 505-440-6443
 ADDRESS: 1201 SAN ANTONIO DR NE FAX: 505-256-1514
 CITY: ALBU STATE NM ZIP 87122 E-MAIL: _____

APPLICANT: FELIX RABADI PHONE: _____
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: _____
 CITY: ALBU STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 2 year subdivision Improvement Agreement (SIA) EXTENSION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. TRACTS T-1-A-2 A AND T-1-A-2-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ALAMEDA GRANT TBC RABADI COMPLEX
 Existing Zoning: SU-1 FOR PRD Proposed zoning: THE SAME MRGCD Map No _____
 Zone Atlas page(s): B-12-Z UPC Code: 101206533743610611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1003366 04 EPC

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: SAME Total site area (acres): 8.5 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW
 Between: IRVING NW and CALCACILLAS ARROYO
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 10/7/13

SIGNATURE Sharif A Rabadi DATE _____
 (Print Name) SHARIF A RABADI Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>1013 - 70704</u>	<u>SIA</u>	_____	<u>\$ 30.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
				Total
				<u>\$ 145.00</u>

Hearing date Nov 6 2013

Project # 1003366

Staff signature & Date 10-7-13

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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. gn
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

SHARIFA RABADI
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

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

Application case numbers
DRB - 70704
- - -
- - -

[Signature] 10-7-13
Planner signature / date
Project # 10033166

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

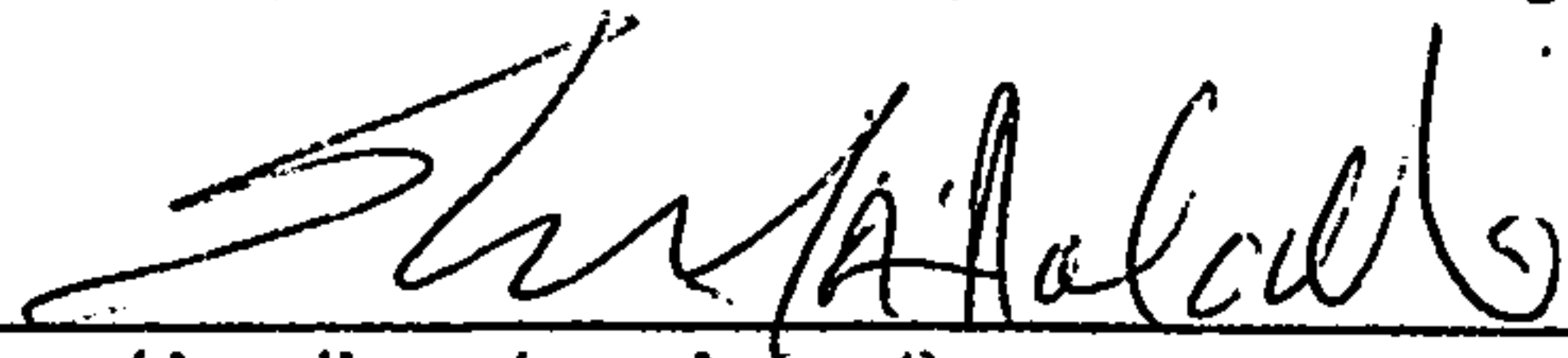
4. TIME

Signs must be posted from October 22, 2013 To November 6, 2013

5. REMOVAL

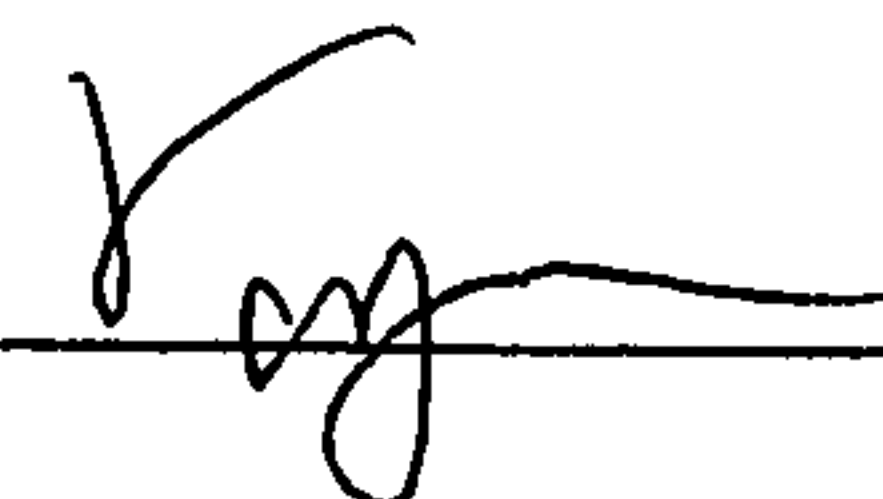
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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


(Applicant or Agent)

10/7/13
(Date)

I issued 2 signs for this application, 10-7-13
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1003366

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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. *cat*
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

SHARIFA RABADI
 Applicant name (print)
Sharifa Rabadi
 Applicant signature / date

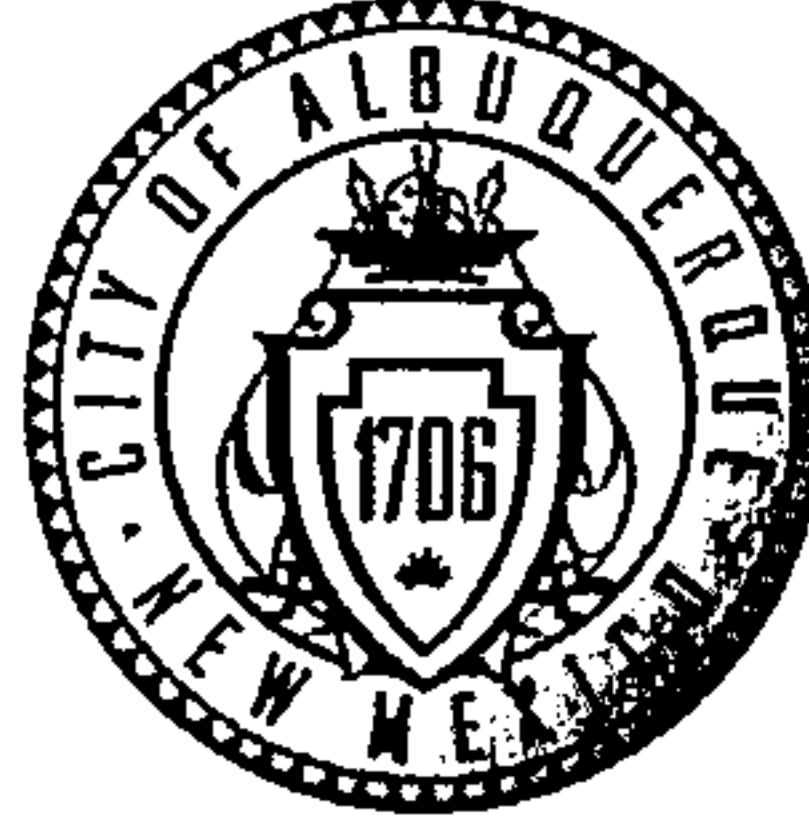


Form revised October 2007

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

Application case numbers
DRB3 - 70704
 _____ - _____
 _____ - _____

[Signature] 10-7-13
 Planner signature / date
 Project # 1003366



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN -	Transportation Development
SHABIH RIZVI -	Transit & Parking Department
KENDRA WATKINS/	
ANDREW GINGERICH -	Council of Governments
LYNN MAZUR -	AMAFCA
STEVE SINK -	APD Crime Prevention
SUSANNAH ABBEY -	Open Space Division
ANTONIO CHINCHILLA -	Fire Department
DAVID KILPATRICK -	Zoning Enforcement Inspector
STEPHANI WINKLEPLECK -	Neighborhood Coordination
DANIEL ARAGON -	Public Service Company of New Mexico
PATRICK SANCHEZ -	New Mexico Gas Company
APRIL WINTERS -	Albuquerque Public Schools
MICHELE RAMIREZ -	CenturyLink
MIKE MORTUS -	Comcast Cable
RAY GOMEZ -	Middle Rio Grande
	Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1003366

Wednesday, November 6, 2013

Comments must be received by:

Wednesday, October 30, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): FELIX RABADI PHONE: 505-440-6443
 ADDRESS: 1201 SAN ANTONIO DR NE FAX: 505-256-1514
 CITY: ALBU STATE NM ZIP 87122 E-MAIL: _____

APPLICANT: FELIX RABADI PHONE: _____
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: _____
 CITY: ALBU STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 2 year subdivision Improvement Agreement (SIA) Extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. TRACTS T-1-A-2 A AND T-1-A-2-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ALAMEDA GRANT TBC RABADI COMPLEX
 Existing Zoning: SU-1 FOR PRD Proposed zoning: THE SAME MRGCD Map No _____
 Zone Atlas page(s): B-12-2 UPC Code: 101206533743610611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1003366 BY EPC

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: SAME Total site area (acres): 8.15 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW
 Between: IRVING NW and CALBACILLAS ARROYO
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 10/7/13

SIGNATURE Sharif A Rabadi DATE _____
 (Print Name) SHARIF A RABADI Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
<u>1013 - 70704</u>	<u>SIA</u>	_____	<u>\$ 30.00</u>
_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Nov 6 2013</u>			Total <u>\$ 145.00</u>

Staff signature & Date 10-7-13

Project # 1003366

DRB chair

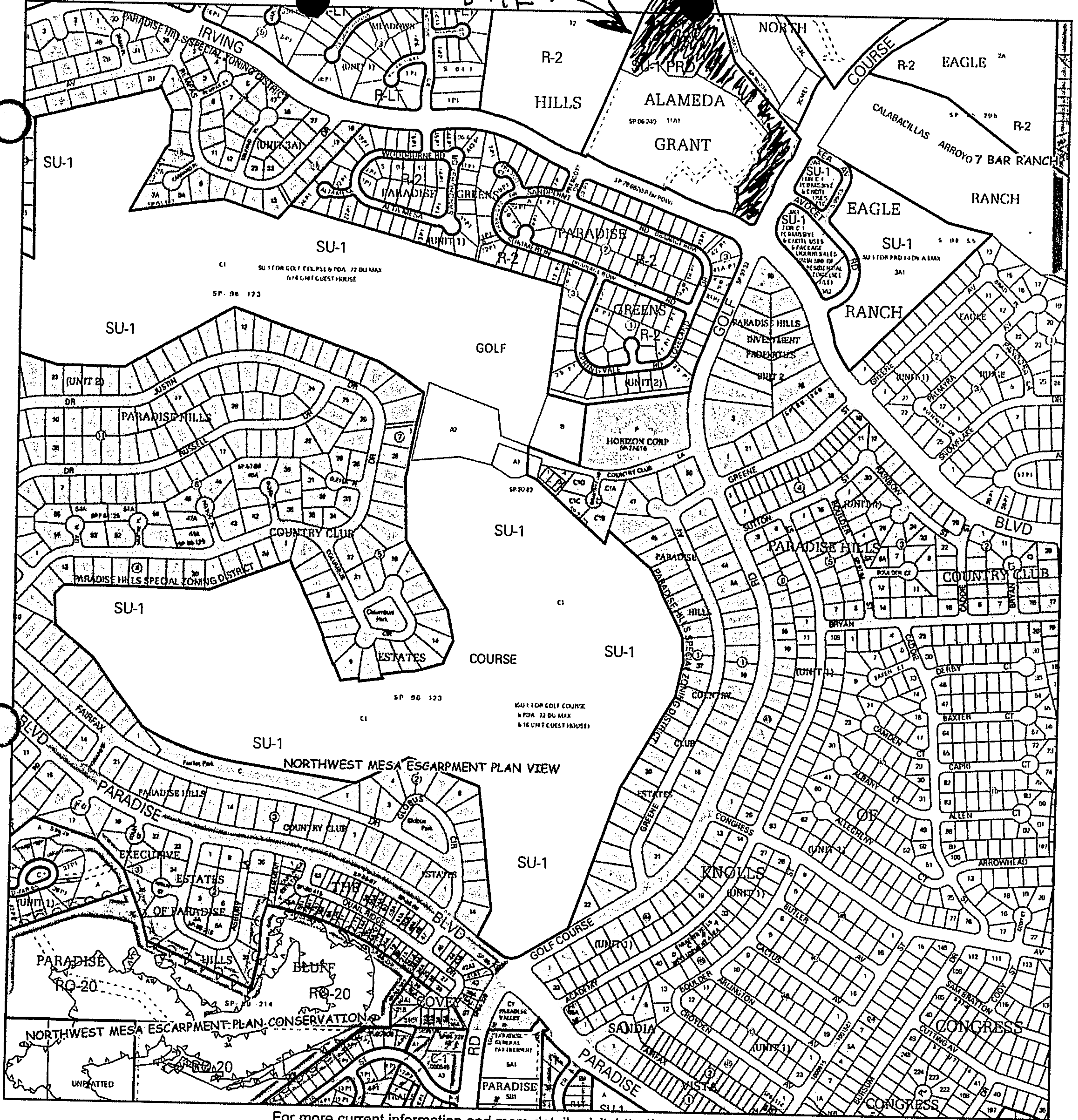
9/7/13

RE: TWO year SIA EXTENSION request FOR
PROJECT #1003366 - Case #04EPL-008198 - TOWN OF
Alameda GRANT, ZONE ALLAS page B-12-C containing
8.5 AC

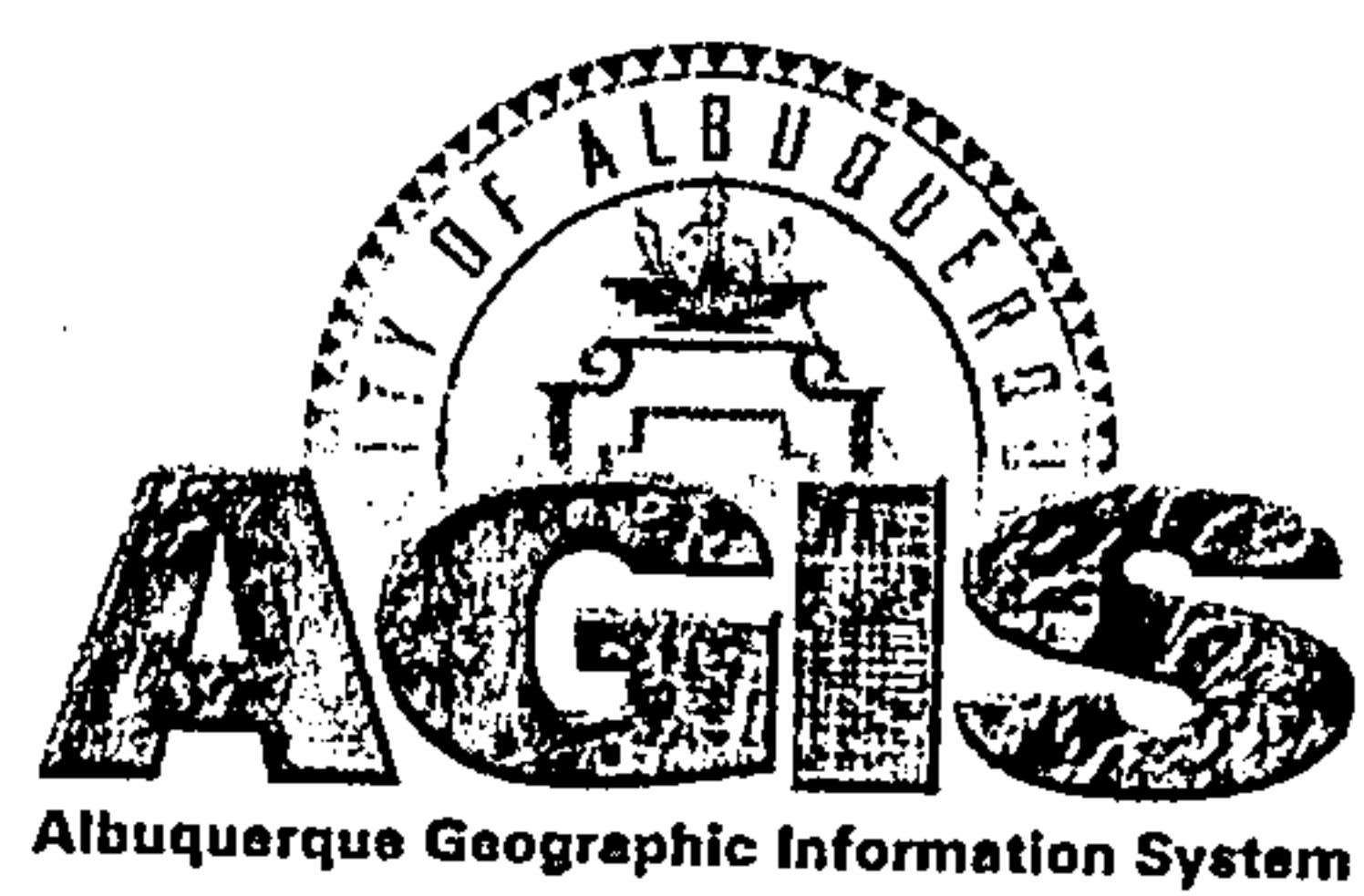
FELIX RABADI is requesting a two year extension
for the subdivision improvement agreement on the
above referenced site which is located
between IRVING BLVD and CALABACILLAS ARROYO

THANK YOU
FELIX RABADI
440-6443

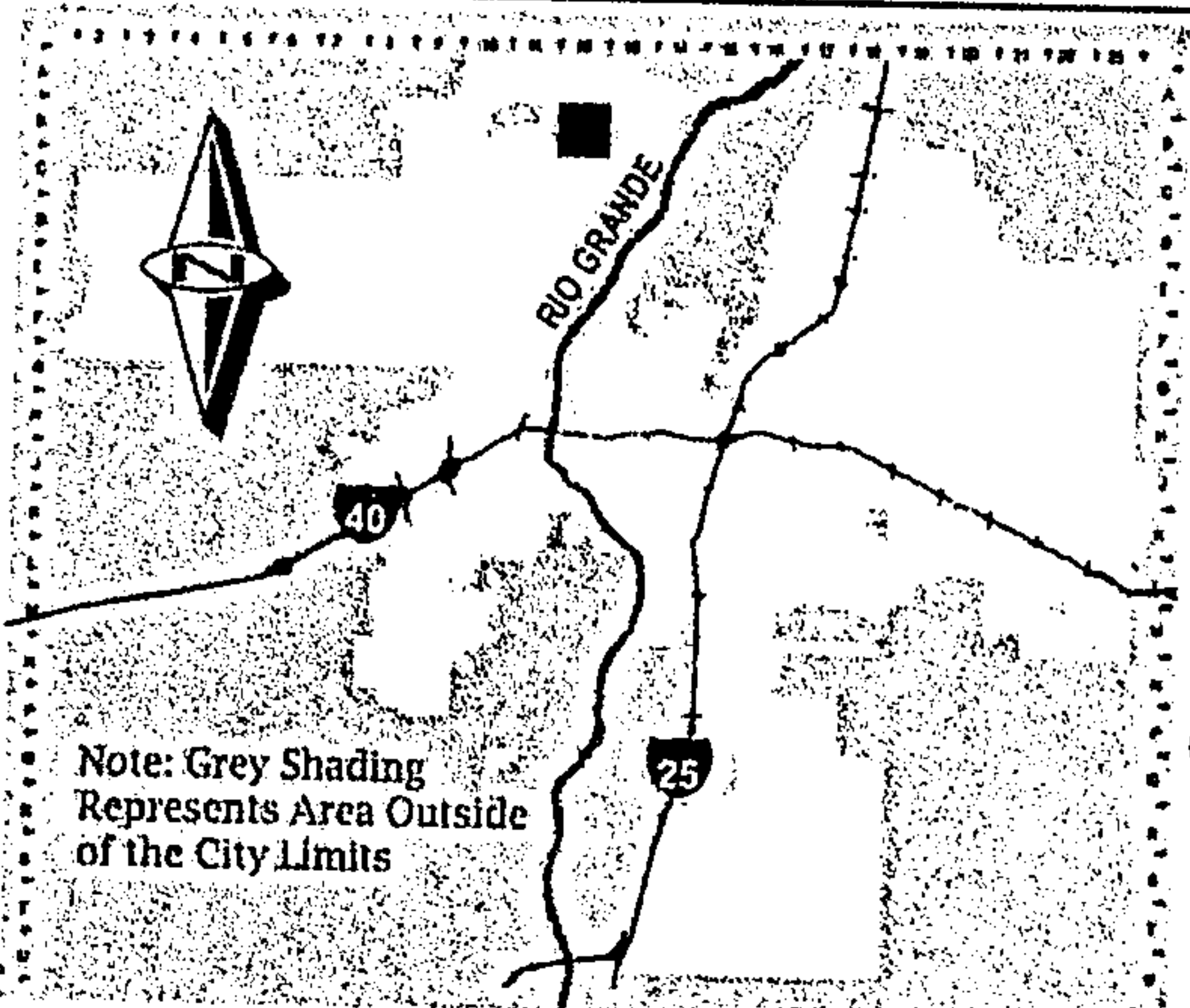
S 17E



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011

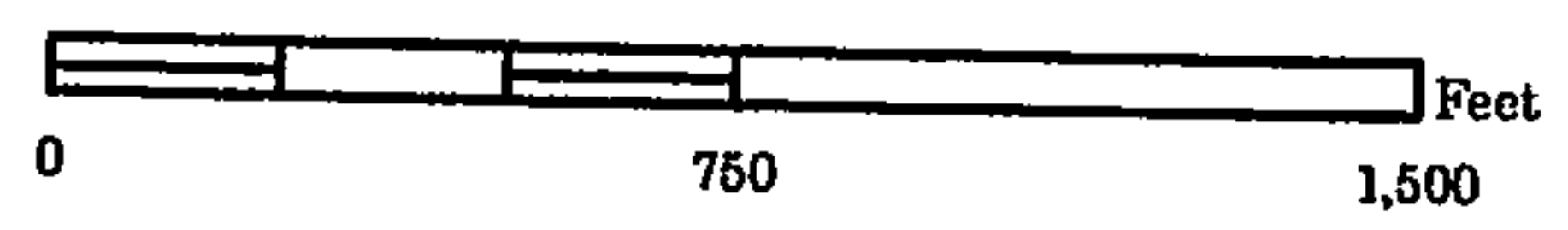


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2011

Project# 1003366

11DRB-70300 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12)

At the November 16, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 1, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).


Jack Cloud, DRB Chair

Cc: Felix Rabadi – 11201 San Antonio Dr. NE – Albuquerque, NM 87122
Marilyn Maldonado
File



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

October 7, 2013

Felix Rabadi
11201 San Antonio Dr. NE/87122
Phone: 505-440-6443 Fax: 505-256-1514

Dear Felix:

Thank you for your inquiry of October 7, 2013 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) TRACTS -T-1-A-2 AAND T-A-2-B TOWN OF ALAMEDA GRANT TBC RABADI COMPLEX LOCATED ON GOLF COURSE RD. NW AND IRVING NW BETWEEN CORNER OF GOLF COURSE AND IRVING NW zone map B-12.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attaché this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

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 me at (505) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

SEE ATTACHMENT "A"

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

(DRB SUBMITTAL) TRACTS -T-1-A-2 AAND T-A-2-B TOWN OF ALAMEDA GRANT TBC RABADI COMPLEX LOCATED ON GOLF COURSE RD. NW AND IRVING NW BETWEEN CORNER OF GOLF COURSE AND IRVING NW zone map B-12.

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

***Tom Anderson** *e-mail:* ta_a@msn.com

10013 Plunkett Dr. NW/87114 897-2593 (h)

Maria Warren *e-mail:* samralphoxy@yahoo.com

5020 Russell NW/87114 440-2240 (h)

Website: paradisehillsm.org

Council District: 5&County

County District: 4

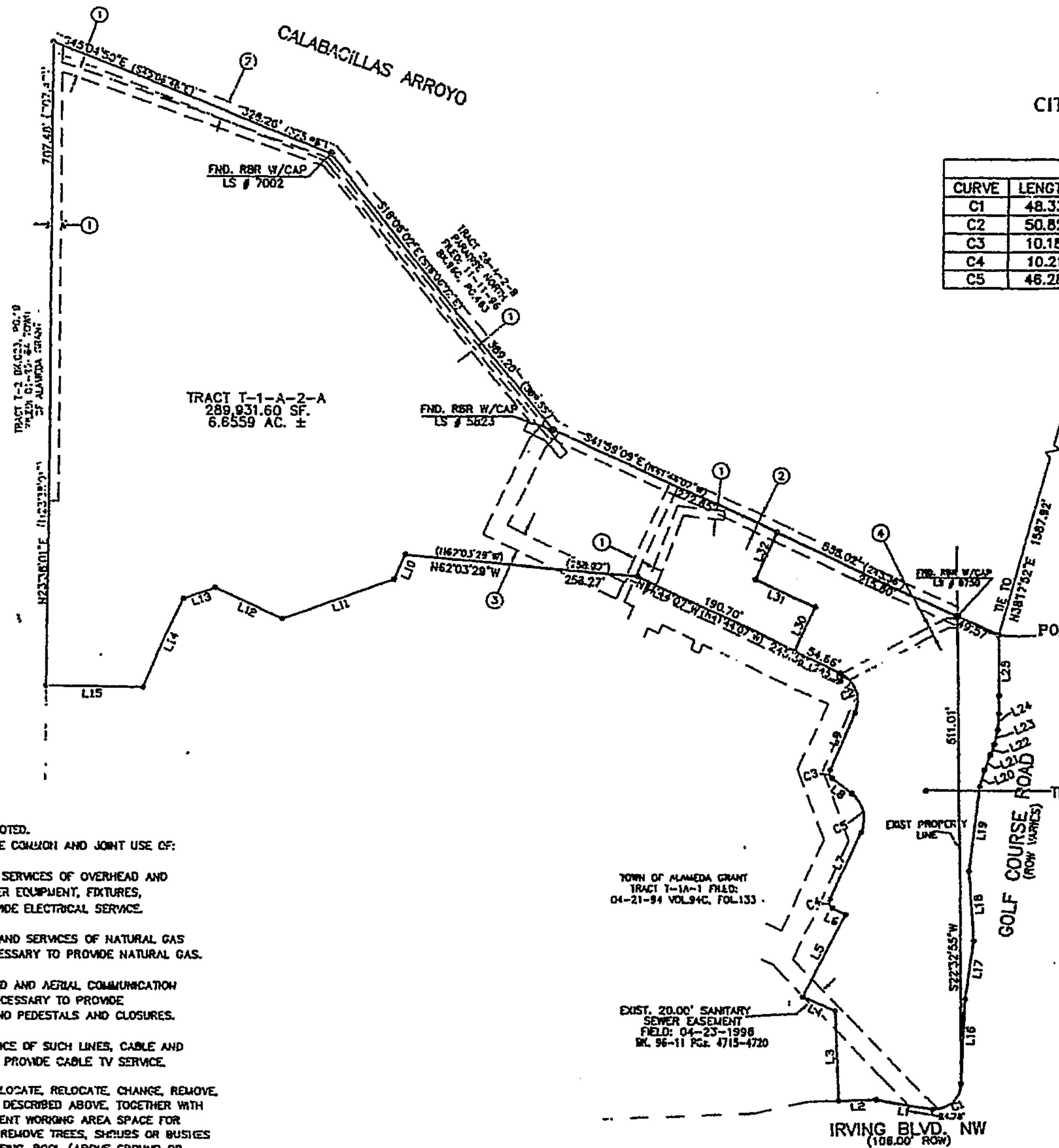
Police Beat: 618/NW

Zone Map #: A-C-9-13

NA E-mail: phcassoc@gmail.com

PLAT OF
TRACTS T-1-A-2-A AND T-1-A-2-B
TOWN OF ALAMEDA GRANT
 PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEX
 JANUARY, 2006

LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	26.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	18.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	48.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E

ACS MONUMENT "BLACK 2"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 372,920.43
 Y = 1,530,241.52 - NAD 1927
 EL = 5213.926 - NGVD 1929
 C-C = 0.9996784
 DELTA ALPHA = -0°14'43"

ACS MONUMENT "2-B13"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 377,098.54
 Y = 1,525,599.94 - NAD 1927
 EL = 5088.204 - NGVD 1929
 C-C = 0.9996749
 DELTA ALPHA = -0°14'14"

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL SUBRED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

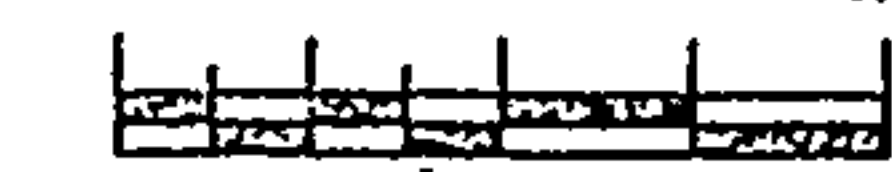
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

EXISTING EASEMENTS:

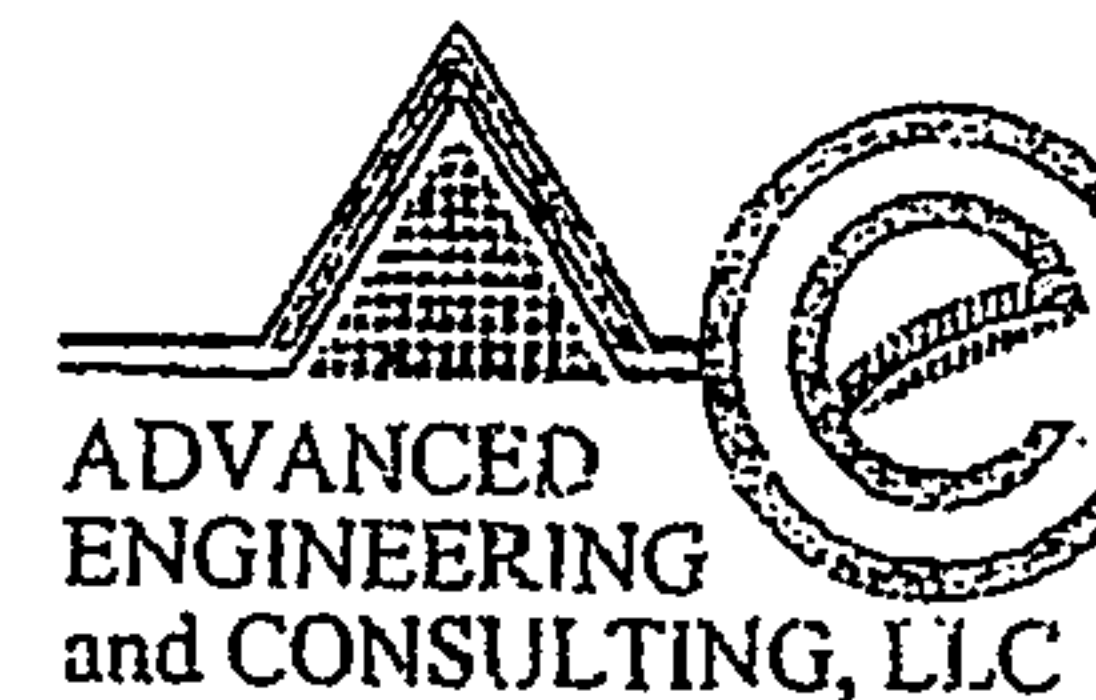
1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG. 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG. 84-45082
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1996 BK. 96-11 PG. 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1996 VOL. 96C, FOL. 487

GRAPHIC SCALE

100 50 0 100



SCALE: 1"=100'



**ADVANCED
 ENGINEERING
 and CONSULTING, LLC**

4416 ANAHEIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505) 899-5370

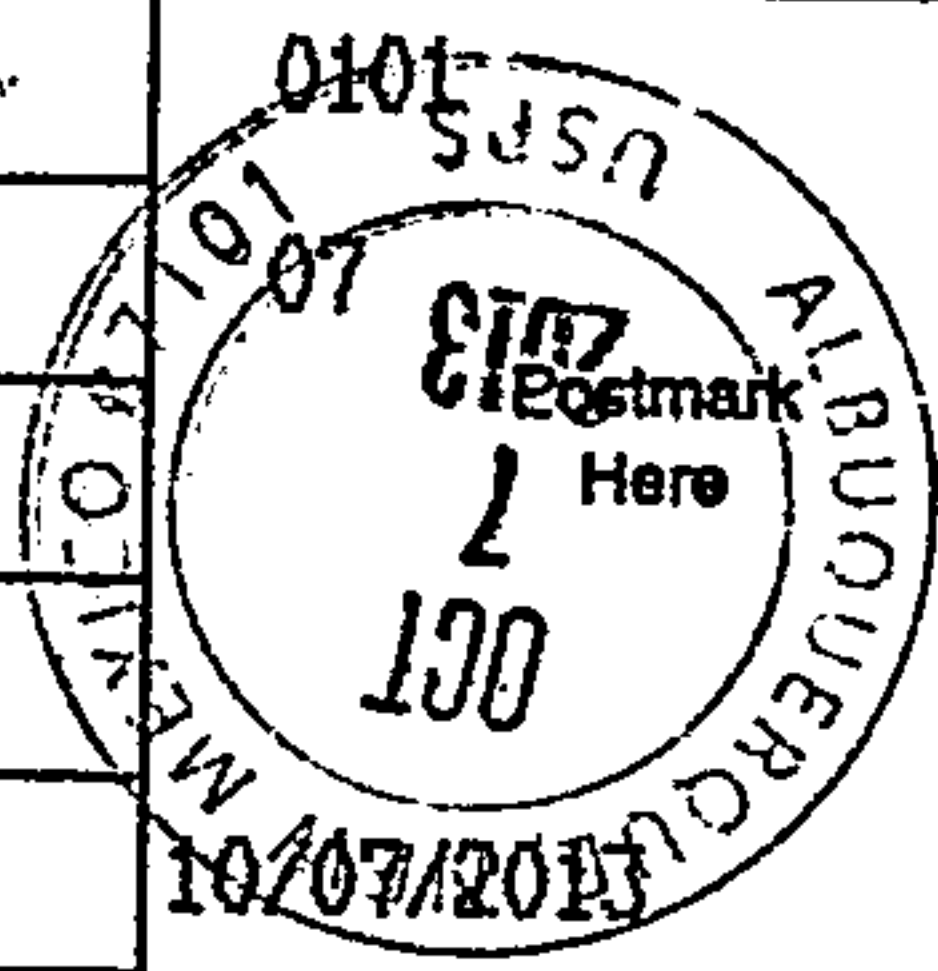
7011 3500 0002 3122 8816

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87114
OFFICIAL USE

Postage	\$	\$0.46
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$3.56



Sent To TOM ANDERSON
 Street, Apt. No., or PO Box No. 10013 PLUNKETT DR N.W.
 City, State, ZIP+4 Albu NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

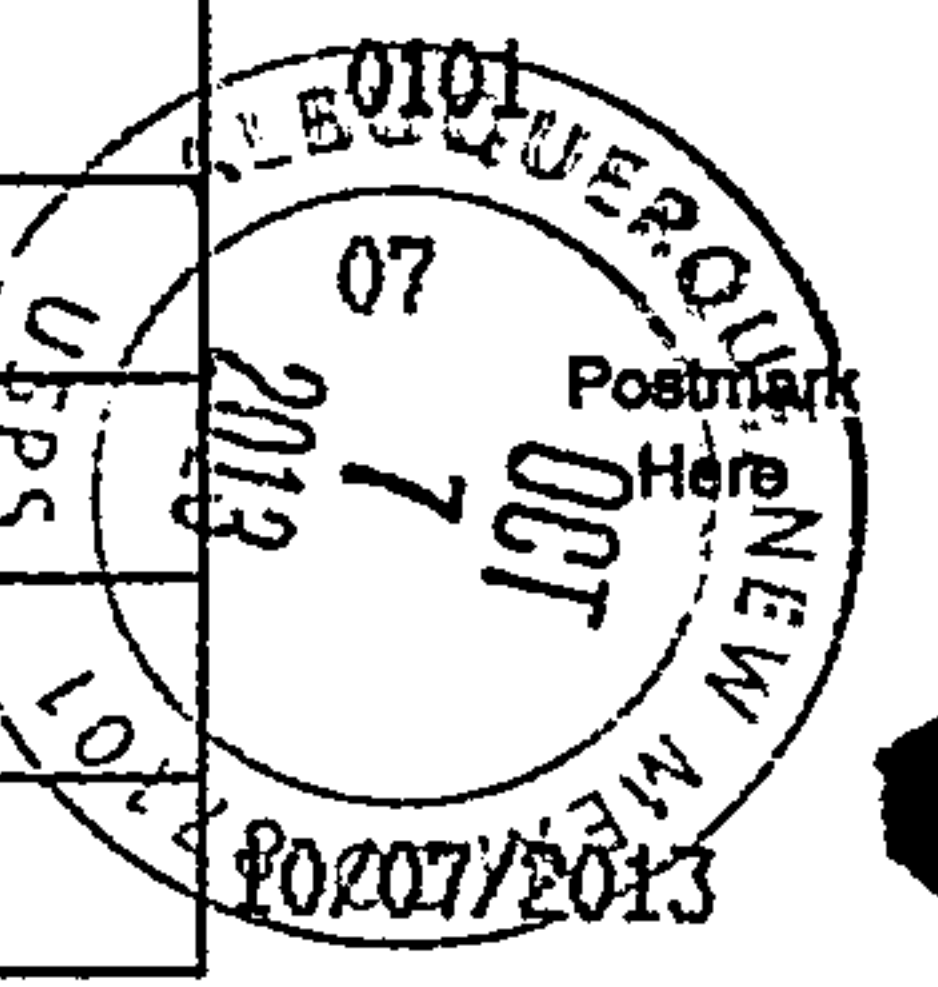
7011 3500 0002 3122 8816

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Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$3.56



Sent To MARIA WARREN
 Street, Apt. No., or PO Box No. 5020 RUSSELL N.W.
 City, State, ZIP+4 Albu NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

To: MARIA WARREN
5020 Russell NW
Alb6 NM 87114

Re: 2 years subdivision Improvement Extension (SIA)

Please note that the CORNER OF IRVING & COURSE
Course - was asking for 2 years Extension

Thank you
Felix RABADI
440-6443

To: TAM ANDERSON
10013 PLUNKETT DR N.W
ALBUQU, N.M 87114

RE: 2 yr subdivision Improvement agreement Extension
(SIA)

please note that the CORNER of IRVING & POWELL
Course - We are asking FOR 2 years Extension.

Thank you
FELIX RABADO,
440-6443

5th EXTENSION AGREEMENTProcedure "B"PROJECT NO. 748081

This Agreement made this 18th day of January, 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of subdivider/developer:) The Star Trust Dtd ("Subdivider"), whose address is 11201 San Antonio Dr NE 87122 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements on November 12, 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on November 16, 2004, at Book Misc. A86, page 9339, ("B-1 Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before July 26, 2006; and

WHEREAS, the B-1 Earlier Agreement was amended by a 1st Extension Agreement dated October 2, 2006 recorded October 3, 2006, in Book Misc. A124, page 9642, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2007; and

WHEREAS, the B-1 Earlier Agreement was amended by a 2nd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004619, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2008; and

WHEREAS, the B-1 Earlier Agreement was amended by a 3rd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004621, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2009; and

WHEREAS, the B-1 Earlier Agreement was amended by a 4th Extension Agreement dated December 17, 2009 recorded December 28, 2009, in Doc. # 2009139911, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2011; and

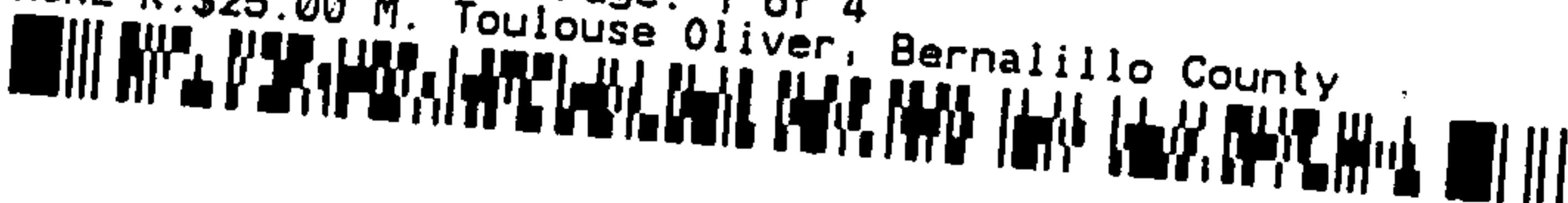
WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements on November 12, 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on November 16, 2004, at Book Misc. A86, page 9335, ("B-2 Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before July 26, 2006; and

WHEREAS, the B-2 Earlier Agreement was amended by a 1st Extension Agreement dated October 2, 2006 recorded October 3, 2006, in Book Misc. A124, page 9643, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2007; and

Doc# 2012005396

01/19/2012 03:36 PM Page: 1 of 4

AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



WHEREAS, the B-2 Earlier Agreement was amended by a 2nd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004618, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2008; and

WHEREAS, the B-2 Earlier Agreement was amended by a 3rd Extension Agreement dated January 15, 2009 recorded January 15, 2009, in Doc. # 2009004620, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2009; and

WHEREAS, the B-2 Earlier Agreement was amended by a 4th Extension Agreement dated December 17, 2009 recorded December 28, 2009, in Doc. # 2009133312, records of Bernalillo County, New Mexico, extending the construction deadline to November 12, 2011; and

WHEREAS, the Subdivider wishes to combine the B-1 Earlier Agreement and the B-2 Earlier Agreement as amended into one Extension Agreement which is acceptable to the City.

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreements; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

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

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended for all improvements to November 12, 2013.

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve

Amount: \$179,842.51

Name of Financial Institution or Surety providing Guaranty: Bank of Albuquerque

Date City first able to call Guaranty (Construction Completion Deadline): November 12, 2013

If Guaranty other than a Bond, last day City able to call Guaranty: January 12, 2014

Additional information: _____

3. The parties agree that all terms and conditions of the B-1 Earlier Agreement and the B-2 Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the B-1 Earlier Agreement and the B-2 Earlier Agreement and establish a revised financial guaranty for the benefit of the City.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2011

Project# 1003366

11DRB-70300 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

FELIX RABADI request(s) the referenced/ above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.5 acre(s). (A-12, B-12)

At the November 16, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 1, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).


Jack Cloud, DRB Chair

Cc: Felix Rabadi – 11201 San Antonio Dr. NE – Albuquerque, NM 87122
Marilyn Maldonado
File

RIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
Date Site Plan Approved: 2/11/04
Date Preliminary Plat Approved: 5/11/04
Date Preliminary Plat Expires: 5/11/07
DRB Project No: 1003366
DRB Application No: 04-0124

Rabadi Complex

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

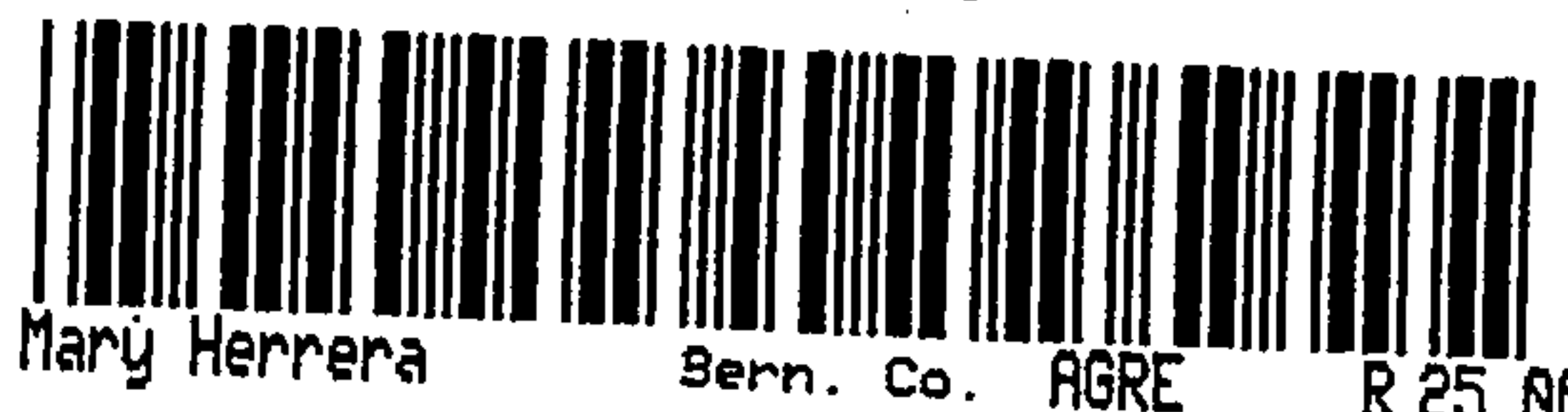
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #
B-1	74808T
B-1/B2	
B-2	
B-N	

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS PAVING				
B-1 100	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on
PUBLIC IMPROVEMENTS WATERLINE				
B1/B2 8" 1940	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie Into Exist. WL +/- 1925 LF
SANITARY SEWER				
B2 8" 400	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF
B-1 8" 710	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

SPLIT 80 FEET ON B1
PART ON B2



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>								
<input type="text"/>	<input type="text"/>								

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wall for SIA Financial Release~~
- 5
- 6
- 7
- 8

AGENT/OWNER

Shahram (Shawn) Blazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/18/04
DRB CHAIR - date

Christina Sandoval 8/18/04
PARKS & GENERAL SERVICES - date

[Signature] 8-18-04
TRANSPORTATION DEVELOPMENT - date

Robert [Signature] 8/18/04
UTILITY DEVELOPMENT - date

Bradley D. Bingham 8/18/04
CITY ENGINEER - date

AMAFCA - date
[Signature] 8-18-04
NEW MEXICO UTILITY - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NAME OF PLAT AND/OR SITE PLAN: Rabadi Complex



Mary Herrera

Bern. Co. AGRE

R 25.00

2004159779
6173277
Page: 8 of 9
11/16/2004 02:46P
Bk-A86 Pg-9334

November 6, 2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/20/2011 Issued By: E08375 126379

Category Code **910**
2011 070 300

Application Number: 11DRB-70300, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: GOLF COURSE RD NW BETWEEN IRVING NW AND CALABACILLAS ARROYO

Project Number: 1003366

Applicant
FELIX RABADI

Agent / Contact
FELIX RABADI

11201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122
440-6443

11201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122
440-6443

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

10/21/2011 9:30AM LOC: ANNX
WS# 007 TRANS# 0002
RECEIPT# 00149736-00149736
PERMIT# 2011070300 TRSYLB
Trans Amt \$165.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00

Thank You



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

Project Number: 1003366
Application Number: 11DRB-70300

DRB Date: 11/16/2011

Item Number: 2

Subdivision:

Tracts T-1-A-2-A and T-1-A-2-B Town of Alameda Grant

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

Zoning: SU-1 for PRD

Zone Page: A-12

New Lots (or units): 0

Parks and Recreation Comments:

No objections to the extension of the 2 year SIA

Signed: Carol S. Dumont
Carol S. Dumont
Parks & Recreation Dept.

Phone: 768-5387

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003366

AGENDA ITEM NO: 2

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

Please clarify what has not yet been built and provide an approximate timeline.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: NOVEMBER 16, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1003366

AGENDA ITEM NO: 2

SUBJECT:

2 Year SIA Extension

ENGINEERING COMMENTS:

Hydrology has no objection.

RESOLUTION/COMMENTS:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 11-16-11



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

Project Number: 1003366
Application Number: 11DRB-70300

DRB Date: 11/16/2011

Item Number: 2

Subdivision:

Tracts T-1-A-2-A and T-1-A-2-B Town of Alameda Grant

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

Zoning: SU-1 for PRD

Zone Page: A-12

New Lots (or units) : 0

Parks and Recreation Comments:

No objections to the extension of the 2 year SIA

Signed: Carol S. Dumont
Carol S. Dumont
Parks & Recreation Dept.

Phone: 768-5387

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/07/2013 Issued By: E08375 209927

Category Code **910**
2013 070 704

Application Number: 13DRB-70704, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: GOLF COURSE RD NW BETWEEN IRVING NW AND CALABACILLAS ARROYO

Project Number: 1003366

Applicant
FELIX RABADI

Agent / Contact
FELIX RABADI

11201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122
440-6443

11201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122
440-6443

Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$50.00
TOTAL:	\$145.00

City of Albuquerque Treasury
Date: 10/7/2013 Office: ANNEX
Stat ID: W50000006 Cashier: TRSCLX
Batch: 2672 Trans #: 20
Permit: 2013070704
Receipt Num 00136058
Payment Total: \$145.00
0900 APN Fee \$75.00
0901 Conflict Mgmts. Fee \$20.00
0905 DRB Actions \$50.00
American Expr Tendered : \$145.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D A APPEAL / PROTEST of...
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): FELIX RABADI PHONE: 440-6443
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: 256-1514
 CITY: ABQ N STATE NM ZIP 87122 E-MAIL: X

APPLICANT: FELIX RABADI PHONE: 440-6443
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 2 year subdivision improvement agreement (SIA) extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. TRACTS T-1-A-2-A AND T-1-A-2-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TOWN OF ALAMEDA GRANT TBK RABADI COMPLEX
 Existing Zoning: SU-1 FOR PRD Proposed zoning: THE SAME MRGCD Map No _____
 Zone Atlas page(s): B-12-Z UPC Code: 101206533743610611

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
1003366 04EPC

CASE INFORMATION:

Within city limits? yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: SAME Total area of site (acres): 8.5 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE Rd NW
 Between: TRUING NW and CALBACITAS ARROYO
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Sharif Rabadi DATE 10/19/2011
 (Print) SHARIF RABADI Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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

~~1003366~~ ~~70300~~
11DRB - 70300

Action

SIA
ADV
CME

S.F.

5(2)

Fees

\$ 50.00
 \$ 75.00
 \$ 20.00

Total

\$ 145.00

Hearing date

~~10-20-11~~
November 16, 2011

Planner signature / date

Project

1003366

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

SHARIF A RABADI
Applicant name (print)
Sharif A. Rabadi
Applicant signature / date



Form revised October 2007

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

Application case numbers
~~11DRB - 70300~~
11DRB - 70300

Yog 10-20-11
Planner signature / date
Project # 1003366

October 19, 2009

Jack Cloud, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Two Year SIA Extension Request for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing 8.5 acres

Dear Mr. Cloud:

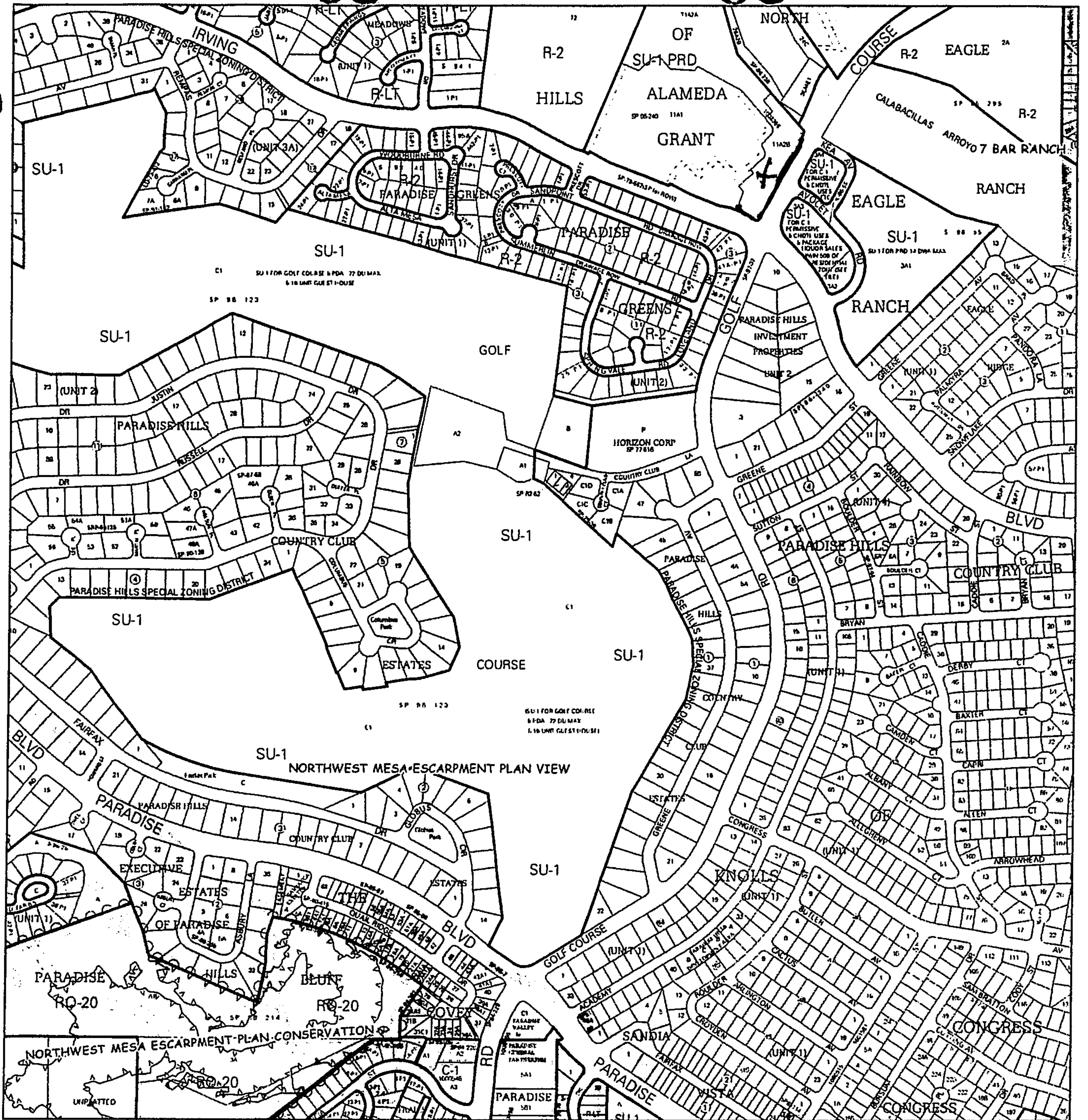
I am requesting a two year extension for the Subdivision Improvement Agreement on the above referenced site. The site is located on Golf Course Rd., NW, between Irving Blvd., NW and Calabacillas Arroyo. This extension is needed to complete the construction of the project.

If you require additional information, please contact me at 505-440-6443.

Sincerely,



Felix Rabadi, Owner



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-12-Z

Selected Symbols

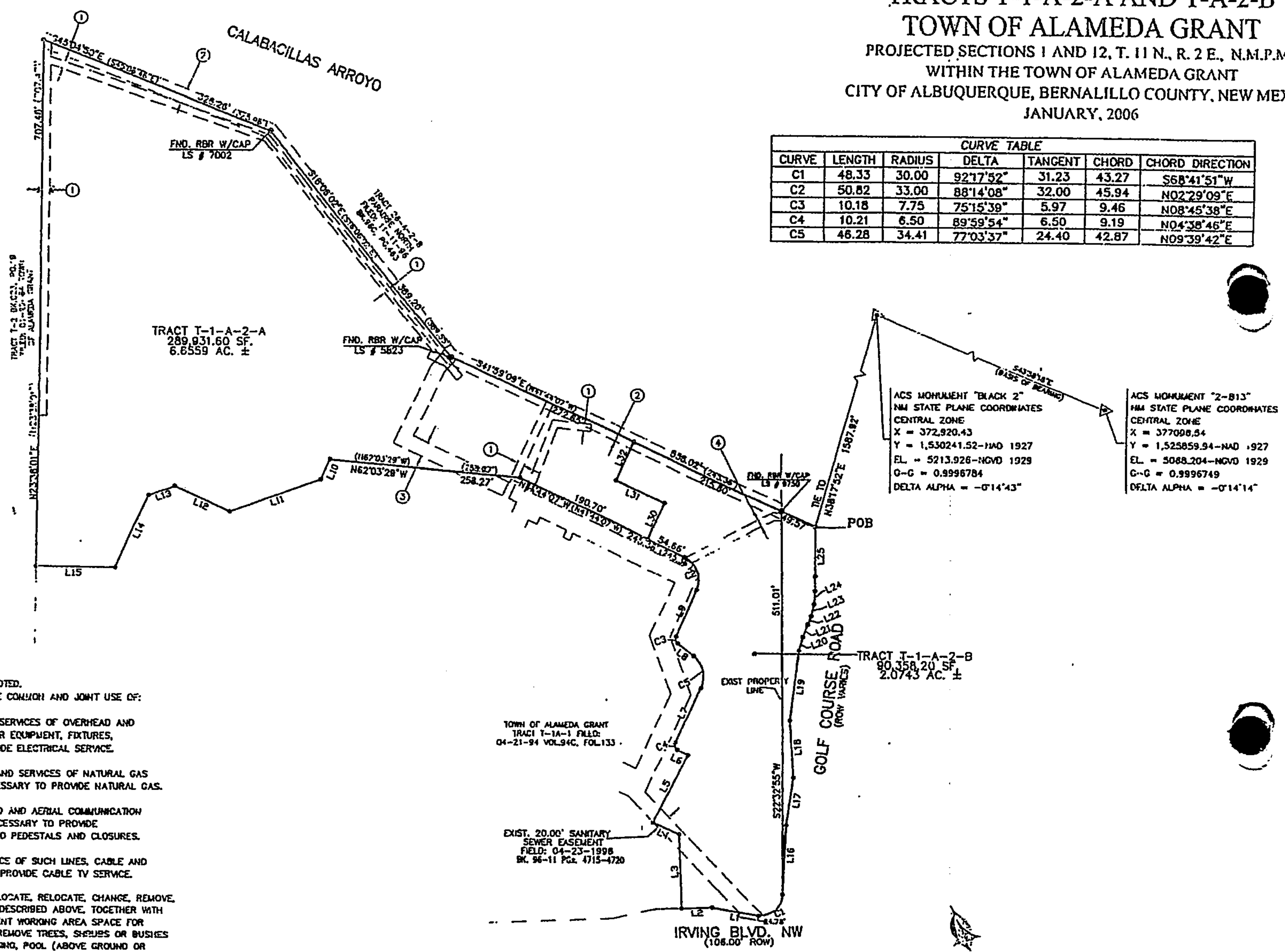
	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

**PLAT OF
TRACTS T-1-A-2-A AND T-1-A-2-B
TOWN OF ALAMEDA GRANT**
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEX
JANUARY, 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

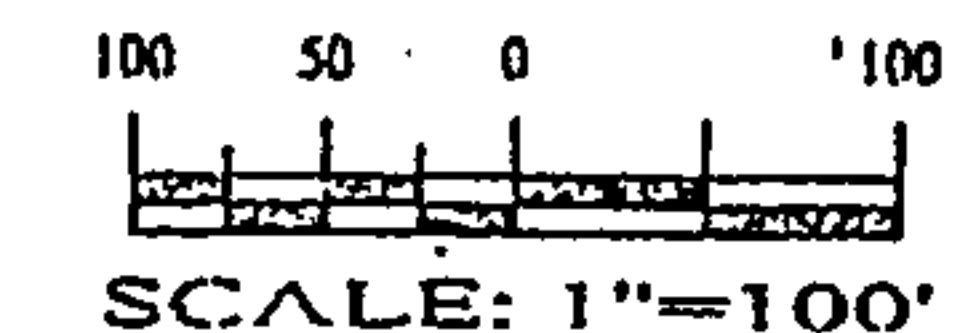
IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

EXISTING EASEMENTS:

1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG. 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG. 84-45082
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1998 BK. 96-11 PG. 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1996 VOL. 96C, FOL. 467

GRAPHIC SCALE



**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 999-5370

RIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
Date Site Plan Approved: 2/11/04
Date Preliminary Plat Approved: 2/11/04
Date Preliminary Plat Expires: 2/11/07
DRB Project No: 1003366
DRB Application No: 04-074

Rabadi Complex

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

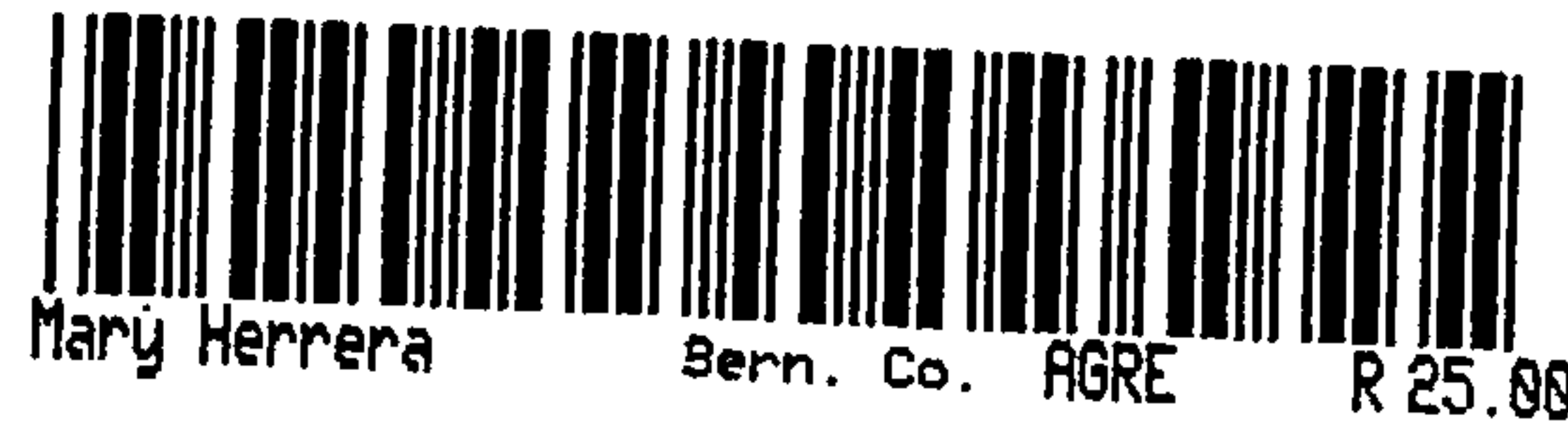
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #
D-1	74808T
B-1	
B-2	
B-1	
B-1	

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS PAVING				
B-1 100	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on
PUBLIC IMPROVEMENTS WATERLINE				
B1/B2 1940	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF
SANITARY SEWER				
B2 8" 400	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF
B-1 8" 710	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

SPLIT 80 FEET ON B1
PART ON B2



ORIGINAL

SIA	COA DRC
Sequence #	Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private	City	City Cnst
Inspector	Inspector	Engineer
<u> / </u>	<u> / </u>	<u> / </u>

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage and wall for SIA/Financial Release
- 5 _____
- 6 _____
- 7 _____
- 8 _____

AGENT/OWNER

Shahram (Shawn) Blazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/18/04
 DRB CHAIR - date

Christina Sandoval 8/18/04
 PARKS & GENERAL SERVICES - date

[Signature] 8-18-04
 TRANSPORTATION DEVELOPMENT - date

Roger [Signature] 8/18/04
 UTILITY DEVELOPMENT - date

Bradley D. Bingham 8/18/04
 CITY ENGINEER - date

AMAFCA - date

[Signature] 8-18-04
 NEW MEXICO UTILITY - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NAME OF PLAT AND/OR SITE PLAN: Rabadi Complex





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 6, 2006

1. **Project # 1003366**
06DRB-01160 Major-Two Year SIA


ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING W and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

At the September 6, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreements Agreement was approved.

If you wish to appeal this decision, you must do so by September 21, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).



Sheran Matson, AICP, DRB Chair

Cc: Felix Rabadi, 120 Wyoming Blvd SE, 87123
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FIGURE 18

3rd

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 748081

This Agreement made this 15th day of January, 2009, by and between the City of Albuquerque, New Mexico, (a municipal corporation ("City")) and (name of developer/subdivider:) The Star Trust D+I ("Developer"), whose address is 11201 San Antonio Dr NE 87122 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 12 day of Nov 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 11-16-2004, at Book Misc. A86, pages 934 through —, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 26 day of July 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 1-15-09 recorded 1-15-09, in Book Misc. NA, pages NA through NA, records of Bernalillo County, New Mexico, extending the construction deadline to Nov 12, 2008; and (Document # 2009004619)

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 12 day of Nov, 2009.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



May 27. 10

2. With this Extension Agreement, Developer has provided the City with following financial guaranty:

Type of Financial Guaranty: Loan Reserve
Amount: \$ 125,437.86 Name of Financial Institution or Surety
providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty (Construction Completion
Deadline): Nov 12, 2009
If Guaranty other than a Bond, last day City able to call Guaranty
is: Nov Jan 12, 2010
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER: The Star Trust

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: SHARIF A RABANI
Title: Trustee
Dated: 1/13/09

[Signature]
City Engineer
Dated: 01-15-09

1/13/09

K
1-13-09

11111

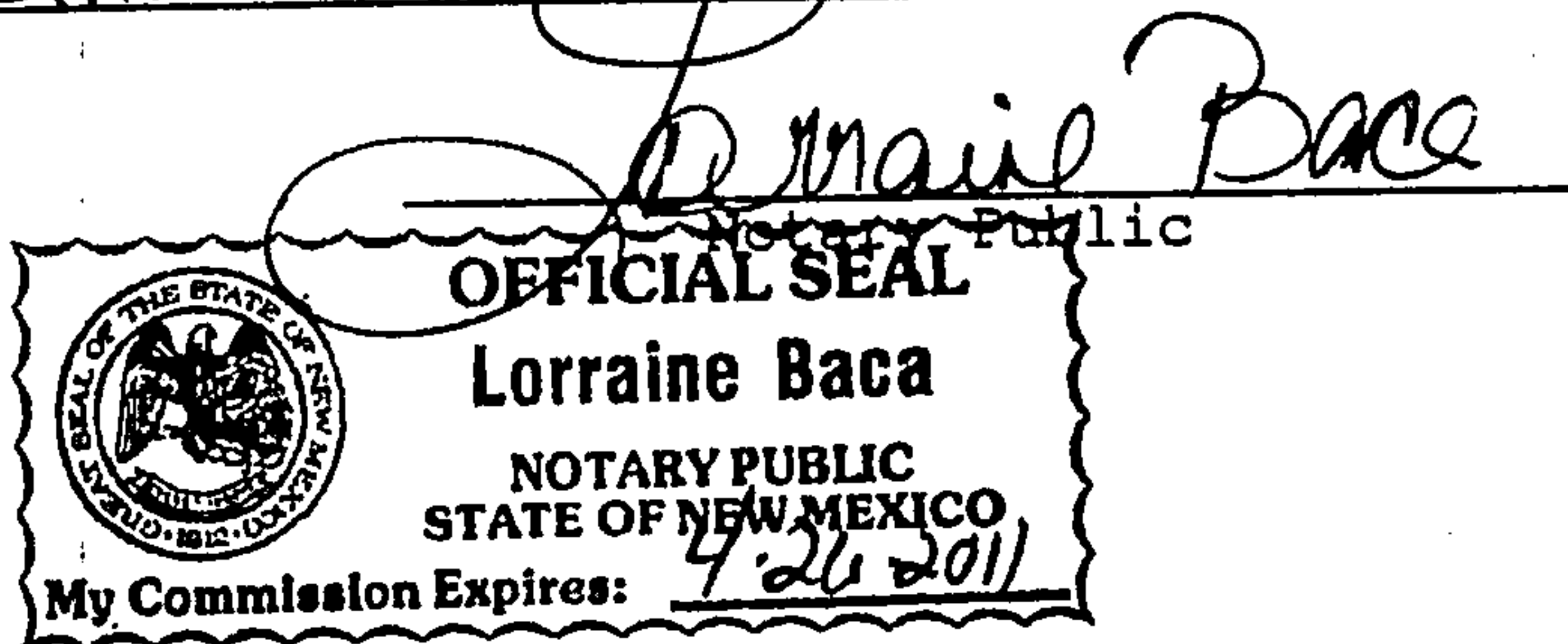
DEVELOPER'S NOTARY

E OF _____)
UNTY OF _____) ss.

This instrument was acknowledged before me on 13 day of JANUARY,
2009 by (name of person:) SHARIF BABADI, (title or
capacity, for instance, "President" or "Owner") Trustee
of (Developer:) The Star Trust

My Commission Expires:

4-26-2011



CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 15 day of January,
2009 by Jane Paul for City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:



FIGURE 18

3rd

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 748081

This Agreement made this 15th day of January, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) The Star Trust Ltd ("Developer"), whose address is 11201 San Antonio Dr NE 87122 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 12 day of Nov 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 11-16-04, at Book Misc. A 86, pages 9335 through —, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 26 day of July 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 1-15-09 recorded 1-15-09, in Book Misc. NA, pages NA through NA, records of Bernalillo County, New Mexico, extending the construction deadline to Nov 12, 08; and (Document # 2009004618)

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 12 day of Nov, 2009.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

Doc# 2009004620

01/15/2009 03:03 PM Page: 1 of 3
AGRE R: \$13.00 M. Toulouse Oliver, Bernalillo County



2. With this Extension Agreement, Developer has provided the City with following financial guaranty:

Type of Financial Guaranty: Loan Reserve
Amount: \$ 54,404.65 Name of Financial Institution or Surety
providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty (Construction Completion
Deadline): Nov 12, 2009
If Guaranty other than a Bond, last day City able to call Guaranty
is: Jan 12, 2010
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER: The Star Trust

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: Sherif Rebad
Title: Trustee
Dated: 1/13/09

[Signature]
for City Engineer
Dated: 01-15-09

1/13/09

[Signature]
1-13-09

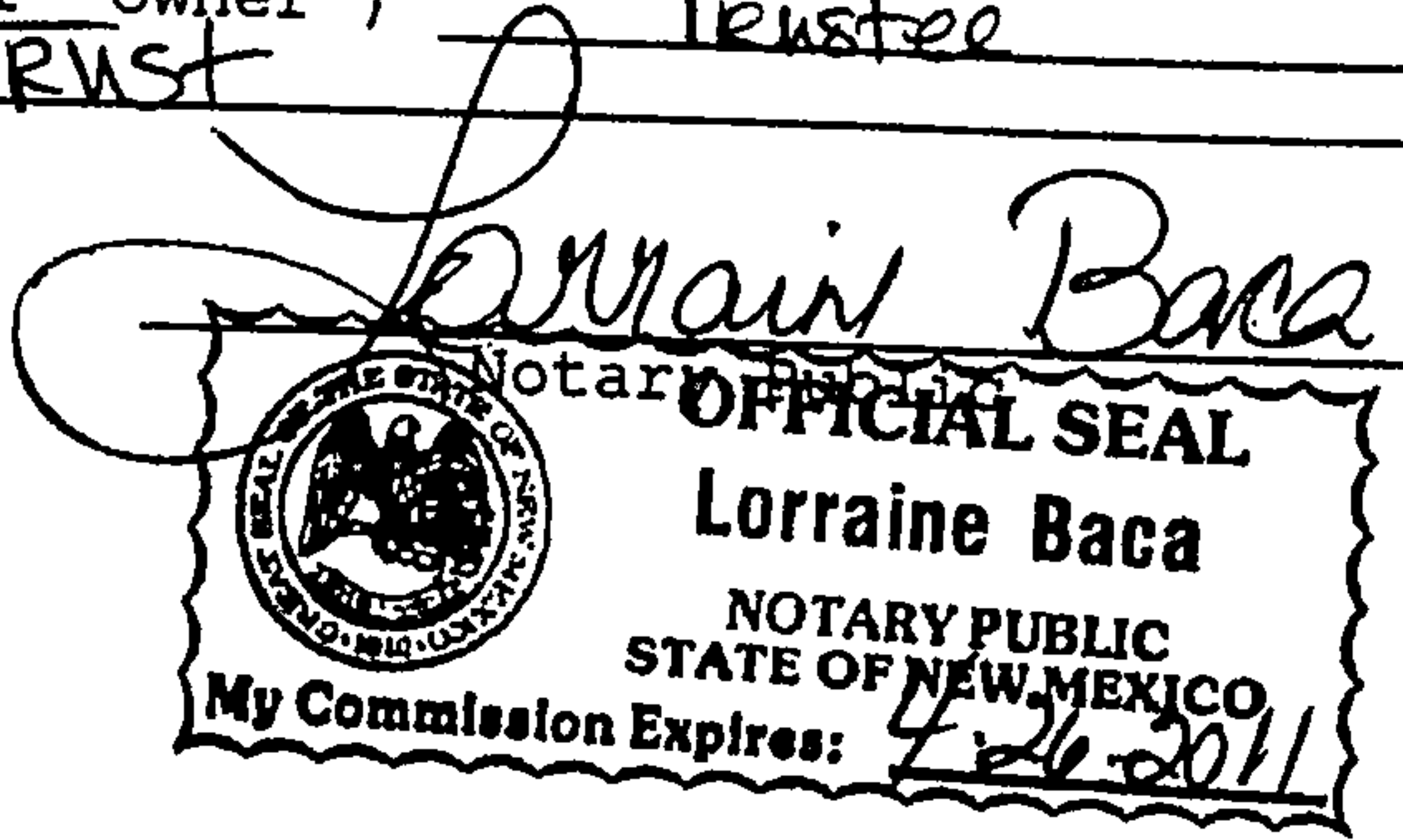
DEVELOPER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 13 day of January,
2009 by (name of person:) SHARIF Rabadi, (title of
capacity, for instance, "President" or "Owner") Trustee
of (Developer:) The Star TRUST

My Commission Expires:

4-26-2011



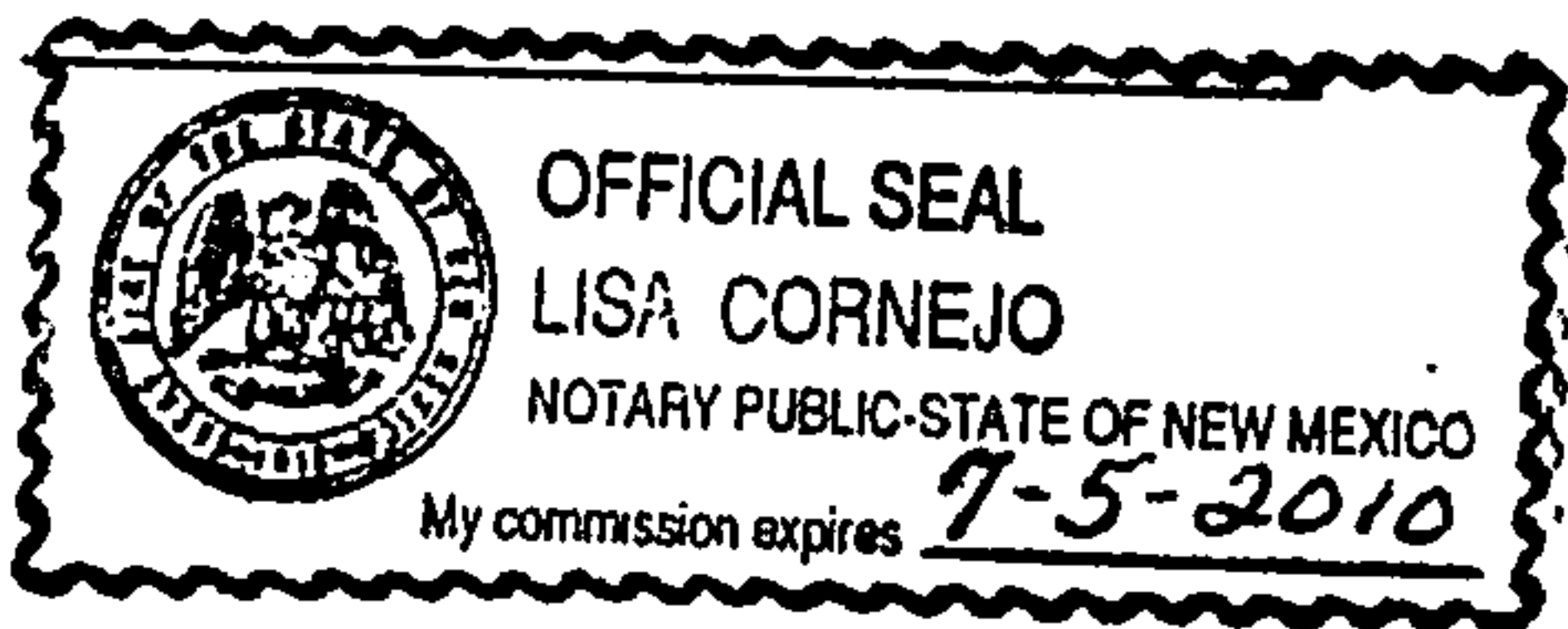
CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 15 day of January,
2009 by Jane Paul for City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 21, 2011

Felix Rabadi
11201 San Antonio Dr. NE/87122
Phone: 505-440-6443/Fax: 505-256-1514

Dear Felix:

Thank you for your inquiry of October 21, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS T-1-A-2-A AND T-A-2-B, TOWN OF ALAMEDA GRANT, LOCATED ON GOLF COURSE ROAD NW AND IRVING BOULEVARD NW** Zone Map: **B-12**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC. "R"

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(05/22/08)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

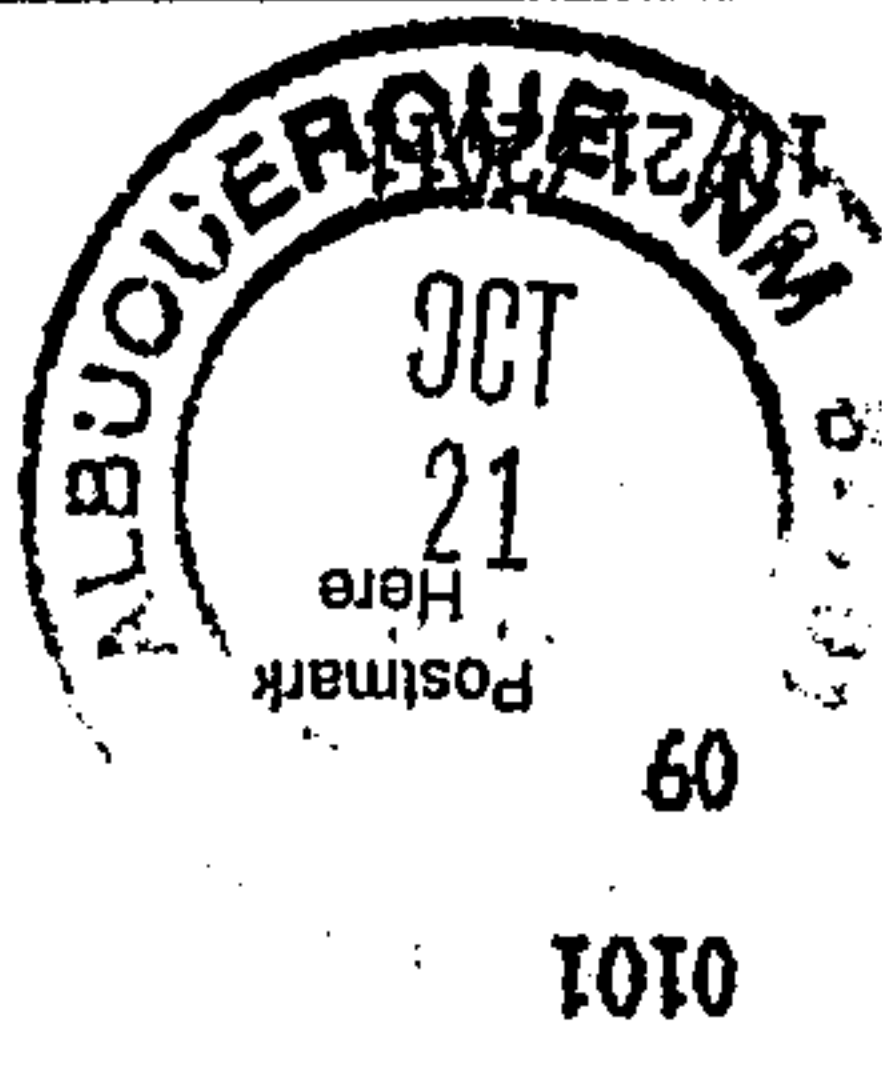
Date of Inquiry: 10/21/11 Time Entered: 9:00 a.m. ONC Rep. Initials: siw

寄家

7010 2780 0003 2263 4593

PS Form 3800 (Jan 2006) See Reverse for Instructions

Sent to: TOM ANDERSON
 Street, Apt. No., or PO Box No.: 10013 PLUNKETT DR NW
 City, State, ZIP+4: ALBUQU NM 87114



Postage	\$	\$1.48
Certified Fee		\$2.85
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$4.33

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

ALBUQUERQUE NM 87114

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from November 1, 2011 To November 16, 2011

5. REMOVAL

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

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

[Signature] 10/21/11
(Applicant or Agent) (Date)

I issued 1 signs for this application, 10-21-11 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003366

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/20/2009 Issued By: PLNSDH

Permit Number: 2009 070 336

Category Code 910

Application Number: 09DRB-70336, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: GLF COURSE RD NW BETWEEN IRVING NW AND CALABACILLAS ARROYO

Project Number: 1003388

Applicant

Felix Rabadi

11201 San Antonio Dr Ne
Albuquerque NM 87122
440-6443

Agent / Contact

Felix Rabadi

11201 San Antonio Dr Ne
Albuquerque NM 87122
440-6443

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00

TOTAL: \$145.00

City Of Albuquerque
Treasury Division

10/20/2009 11:58AM LOC: ANNX
WS# 007 TRANS# 0008
RECEIPT# 00122281-00122281
PERMITH 2009070336 TRSLJS
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

SHARIF A RABADI
Applicant name (print)

[Signature]
Applicant signature / date

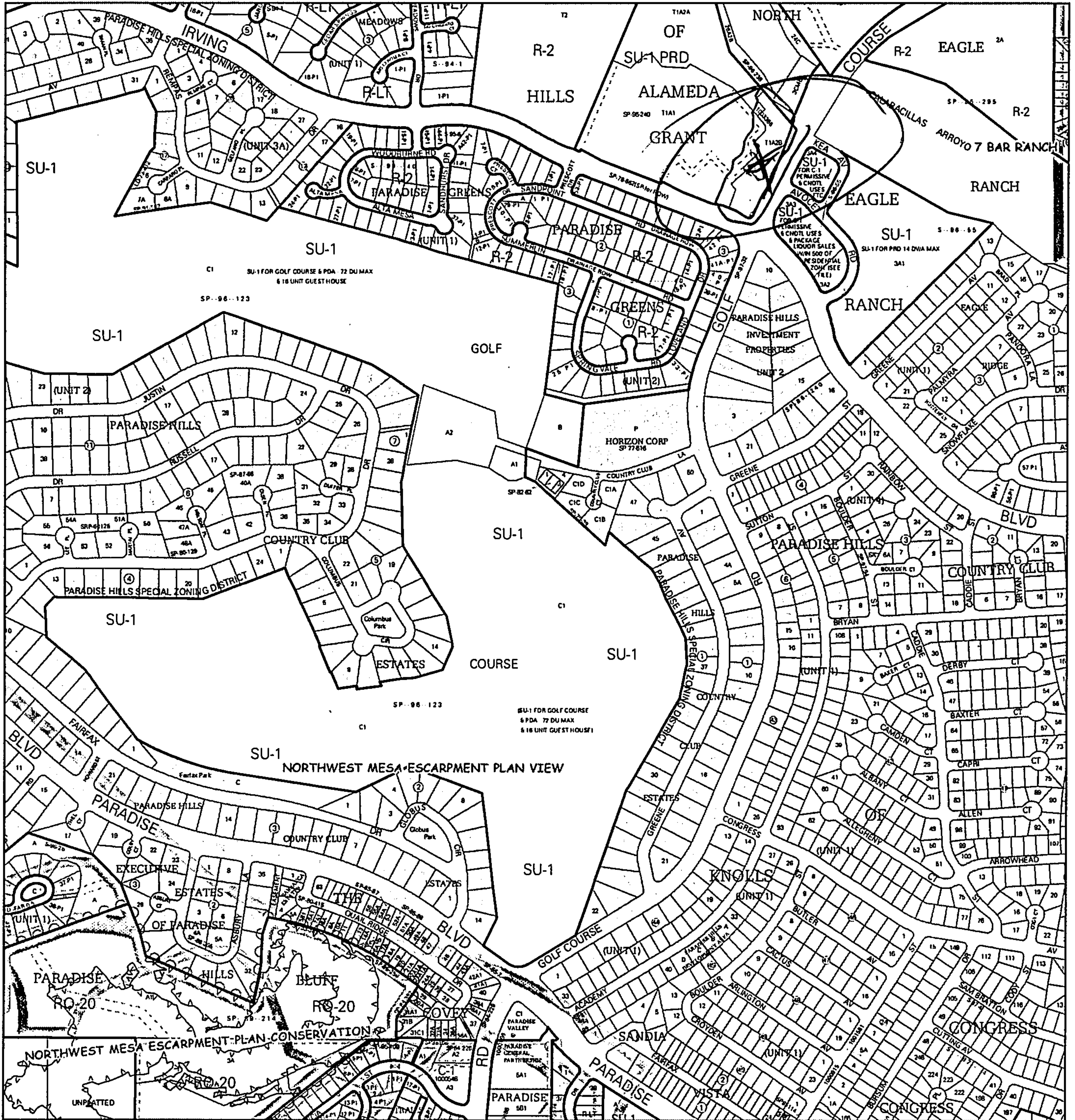


Form revised October 2007

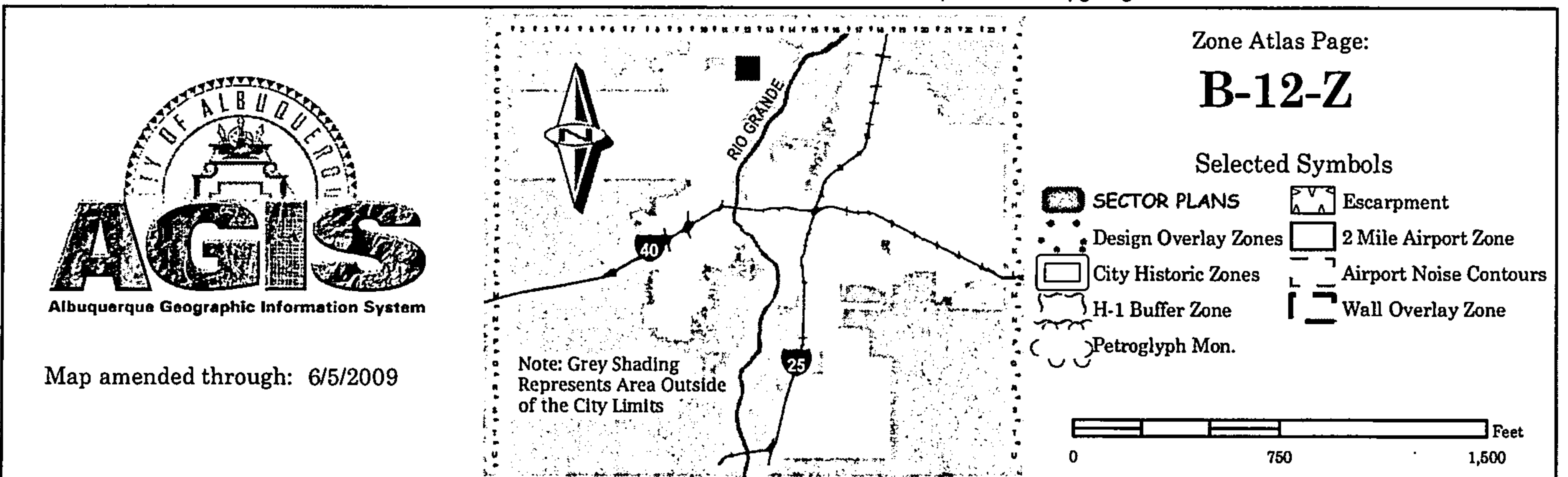
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
09DRB-70336

Sandy Handley 10/20/09
 Planner signature / date
 Project # 1003366



For more current information and more details visit: <http://www.cabq.gov/gis>



October 19, 2009

Jack Cloud, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Two Year SIA Extension Request for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing 8.5 acres

Dear Mr. Cloud:

I am requesting a two year extension for the Subdivision Improvement Agreement on the above referenced site. The site is located on Golf Course Rd., NW, between Irving Blvd., NW and Calabacillas Arroyo. This extension is needed to complete the construction of the project.

If you require additional information, please contact me at 505-440-6443.

Sincerely,



Felix Rabadi, Owner



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 16, 2008

1. **Project# 1003366**
07DRB-70452 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

ADVANCED ENGR. AND CONSULT. agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-A-2-B, **TOWN OF ATRISCO (to be known as RABADI COMPLEX)**, zoned SU-1 FOR PRD, located on GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO containing approximately 8.5 acre(s). (B-12)

At the January 16, 2008, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 31, 2008 in the manner described below.

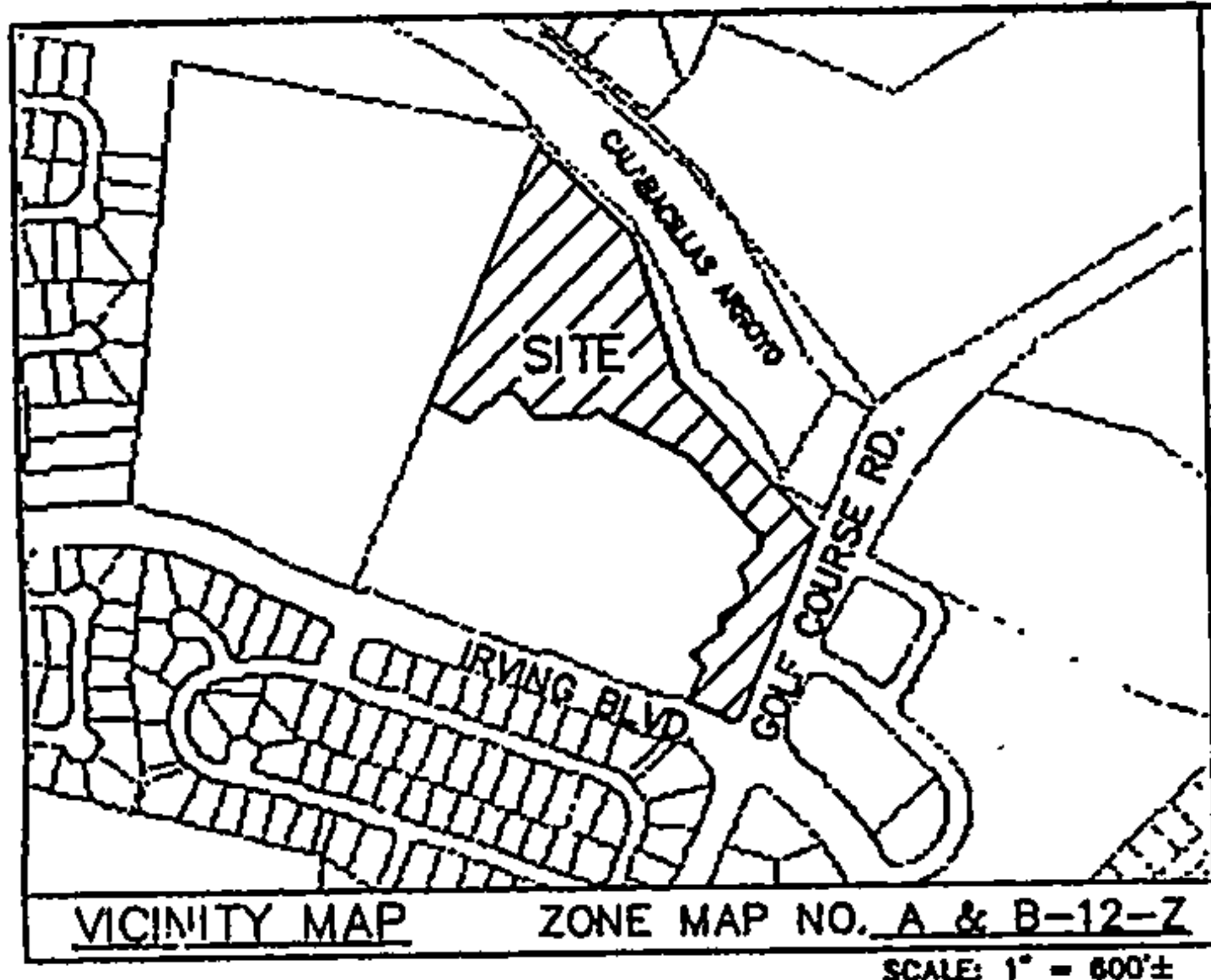
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued 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).


Andrew Garcia, Acting DRB Chair

Cc: Felix Rabadi – 120 Wyoming Blvd., SE – Albuquerque, NM 87113
Cc: Advanced Engineering and Consulting, LLC - 4416 Anaheim Avenue, NE –
Albuquerque, NM 87123



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 1 AND 12, T. 11 N. R. 2 E. N.M.P.M., WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT T-1-A-2, TOWN OF ALAMEDA GRANT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 18, 1998 IN VOLUME 96C, FOLIO 467, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF GOLF COURSE ROAD SW. WHENCE A TIE TO MONUMENT ACS BLACK-2 BEARS N.38°17'52"E A DISTANCE 1587.92' FEET TO AN ANGLE POINT; THENCE, S.23°03'55"W., 84.15 FEET TO AN ANGLE POINT; THENCE, S.27°59'12"W., 16.83 FEET TO AN ANGLE POINT; THENCE, S.35°26'25"W., 16.68 FEET TO AN ANGLE POINT; THENCE, S.43°07'33"W., 12.27 FEET TO AN ANGLE POINT; THENCE, S.44°24'12"W., 17.68 FEET TO AN ANGLE POINT; THENCE, S.38°18'36"W., 18.83 FEET TO AN ANGLE POINT; THENCE, S.30°25'13"W., 93.57 FEET TO AN ANGLE POINT; THENCE, S.16°49'17"W., 76.03 FEET TO AN ANGLE POINT; THENCE, S.31°20'05"W., 64.97 FEET TO AN ANGLE POINT; THENCE, S.25°31'23"W., 93.88 FEET TO AN ANGLE POINT; THENCE, 48.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 30.00' AND A CHORD WHICH BEARS S.68°41'51"W., 43.27') TO A POINT; THENCE, N.56°10'22"W., 61.61 FEET TO A POINT; THENCE, N.69°19'44"W., 40.63 FEET TO AN ANGLE POINT; THENCE, N.20°40'15"E., 100.72 FEET TO AN ANGLE POINT; THENCE, N.42°24'15"W., 38.53 FEET TO AN ANGLE POINT; THENCE, N.49°38'48"E., 102.26 FEET TO AN ANGLE POINT; THENCE, N.40°21'11"W., 16.08 FEET TO A POINT; THENCE, 10.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 6.50' AND A CHORD WHICH BEARS S.04°38'46"W., 9.19') TO A POINT; THENCE, N.48°11'31"E., 81.20 FEET TO A POINT; THENCE, 46.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 34.41' AND A CHORD WHICH BEARS N.09°39'42"E., 42.87') TO A POINT; THENCE, N.28°52'11"W., 27.23 FEET TO A POINT; THENCE, 10.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 7.75' AND A CHORD WHICH BEARS S.08°45'38"W., 9.46') TO A POINT; THENCE, N.46°36'13"E., 67.44 FEET TO A POINT; THENCE, 50.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 33.00' AND A CHORD WHICH BEARS N.02°29'09"E., 45.94') TO A POINT; THENCE, N.41°44'07"W., 245.36 FEET TO AN ANGLE POINT; THENCE, N.62°03'29"W., 258.27 FEET TO AN ANGLE POINT; THENCE, S.48°01'59"W., 28.40 FEET TO AN ANGLE POINT; THENCE, N.86°58'00"W., 130.46 FEET TO AN ANGLE POINT; THENCE, N.41°58'00"W., 81.68 FEET TO AN ANGLE POINT; THENCE, N.86°58'00"W., 36.46 FEET TO AN ANGLE POINT; THENCE, S.48°02'00"W., 105.68 FEET TO AN ANGLE POINT; THENCE, N.66°21'59"W., 105.02 FEET TO AN ANGLE POINT; THENCE, N.23°38'01"E., 707.48 FEET TO AN ANGLE POINT; THENCE, S.45°04'50"E., 326.26 FEET TO AN ANGLE POINT; THENCE, S.16°06'02"E., 389.20 FEET TO AN ANGLE POINT; THENCE, S.41°59'09"E., 538.02 FEET TO AN ANGLE POINT AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 8.7302 AC. (380,289.80 SF.), MORE OR LESS.

PLAT OF TRACTS T-1-A-2-A AND T-1-A-2-B TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2006 PRELIMINARY PLAT

PROJECT NO. 1003366 APPLICATION NO. BY DRB
UTILITY APPROVALS: ON 2-8-06

- PNM ELECTRIC SERVICES DATE
- PNM GAS SERVICES DATE
- QWEST TELECOMMUNICATIONS DATE
- COMCAST DATE
- NEW MEXICO UTILITIES DATE

APPROVALS: [Signature] 1-10-06
CITY SURVEYOR DATE

- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- UTILITIES DEVELOPMENT DATE
- PARKS AND RECREATION DEPARTMENT DATE
- ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
- CITY ENGINEER DATE
- DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
- PROPERTY MANAGEMENT DATE

SURVEYORS CERTIFICATE:
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
[Signature] 1/10/06
LEONARD MARTINEZ P.S. # 9801 DATE

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT INTO TWO TRACTS, VACATE PUBLIC UTILITY, SANITARY SEWER EASEMENT, VACATE A PORTION OF PUBLIC RIGHT-OF-WAY, AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2006031190.
- BASIS OF BEARINGS IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS BLACK-2 AND 2-B13 CENTRAL ZONE, NAD, 1927 CONTROL STATIONS BLACK-2 AND 2-B13
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- SITE DATA: ZONING IS SU-1 FOR PRD.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- TOTAL AREA OF PROPERTY.....8.7302 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....1
- NUMBER OF TRACTS/LOTS CREATED.....2
- BOTH PROPERTY OWNER'S ARE RESPONSIBLE FOR SHARED REVISED ACCESS, 60' PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT IS FOR THE BENEFIT OF TRACTS T-1-A-2-A AND T-1-A-2-B BOTH PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: [Signature] DATE: 1/10/06

OWNER(S) PRINT NAME: CHARIE PABADI

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January

20 06 BY Felix Pabadi

[Signature] MY COMMISSION EXPIRES: [Stamp]

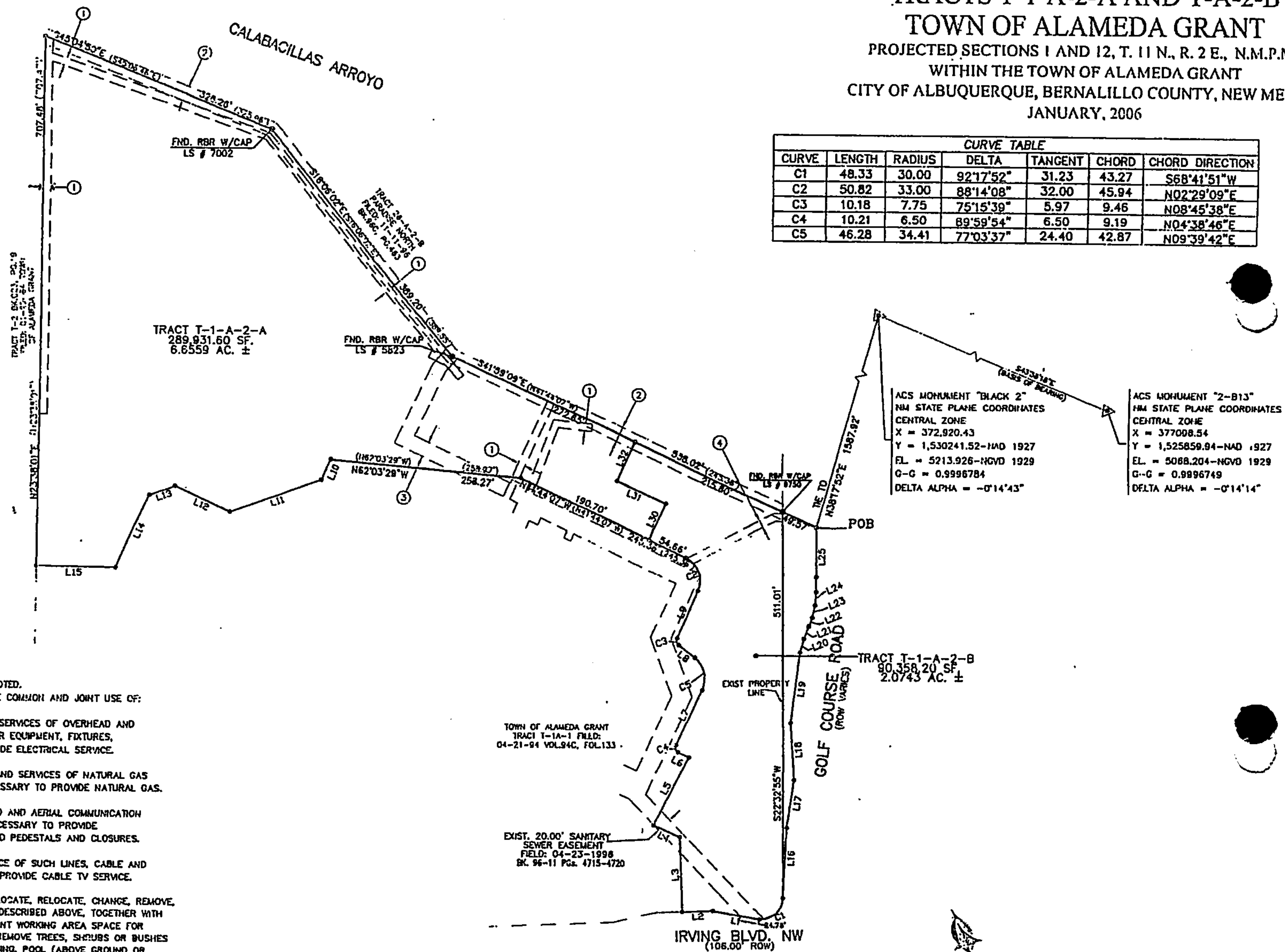
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

ADVANCED ENGINEERING and CONSULTING, LLC
4116 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570

**PLAT OF
TRACTS T-1-A-2-A AND T-1-A-2-B
TOWN OF ALAMEDA GRANT**
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.28	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	78.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.88	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

EXISTING EASEMENTS:

1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG. 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG. 84-45082
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1998 BK. 98-11 PG. 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1998 VOL. 96C, FOL. 467

GRAPHIC SCALE

100 50 0 100



SCALE: 1"=100'

**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 499-5570

PLAT OF
TRACTS T-1-A-2-A AND T-1-A-2-B
TOWN OF ALAMEDA GRANT
 PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
 WITHIN THE TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E

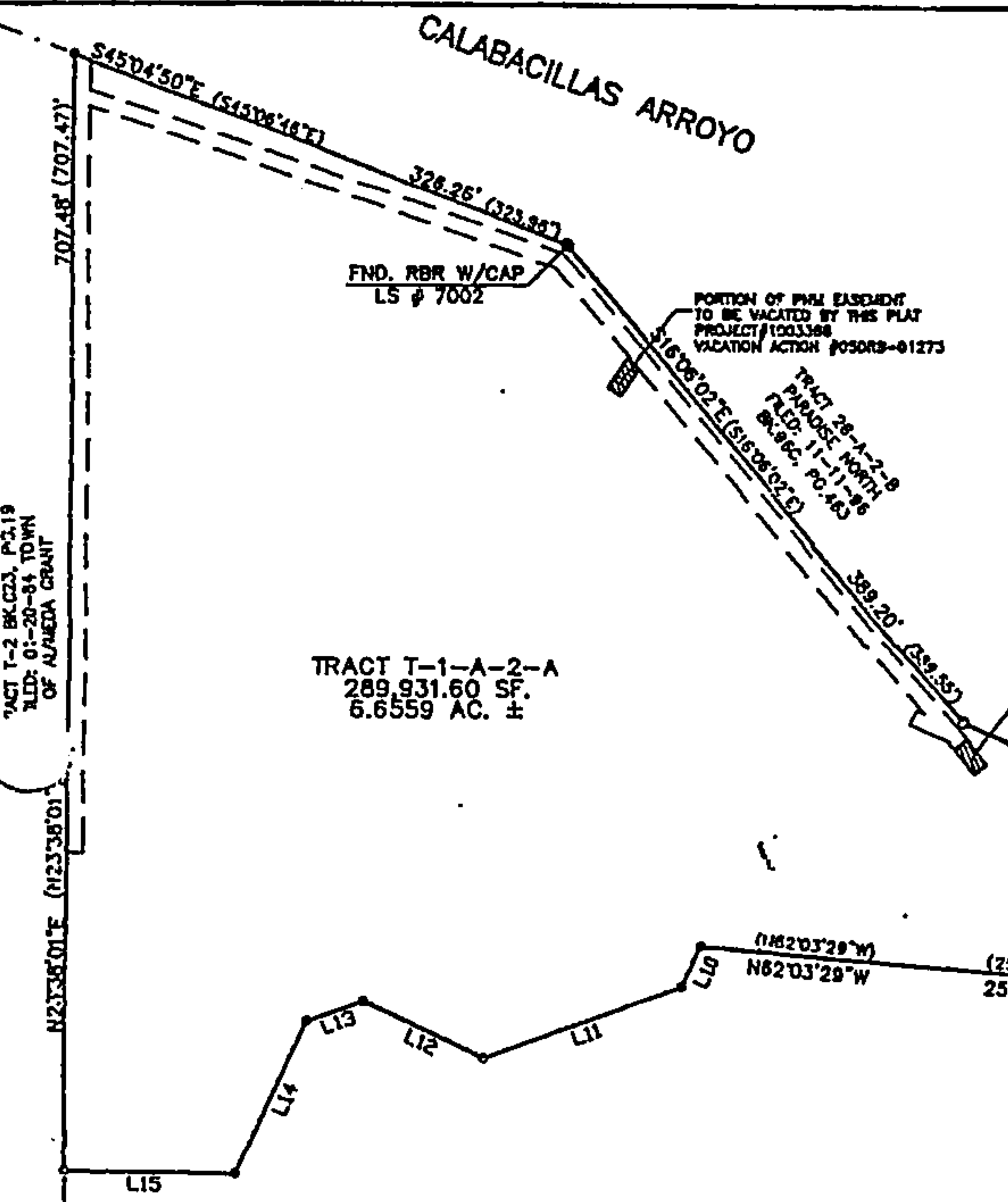
10,282.05 S.F. OF RIGHT-OF-WAY
 TO BE VACATED BY THIS PLAT
 PROJECT #1003366
 VACATION ACTION #05DRB-01272

THIS PORTION OF VACATED
 R.O.W. TO BE KEPT AS
 PUBLIC ROADWAY EASEMENT

10,282.05 S.F. OF RIGHT-OF-WAY
 TO BE VACATED BY THIS PLAT
 PROJECT #1003366
 VACATION ACTION #05DRB-01272

TRACT T-1-A-2-B
 90,358.20 SF.
 2.0743 AC. ±

20' SANITARY SEWER EASEMENT
 GRANTED BY THIS PLAT TO
 NEW MEXICO UTILITIES INC.



TRACT T-1-A-2-A
 289,931.60 SF.
 6.6559 AC. ±

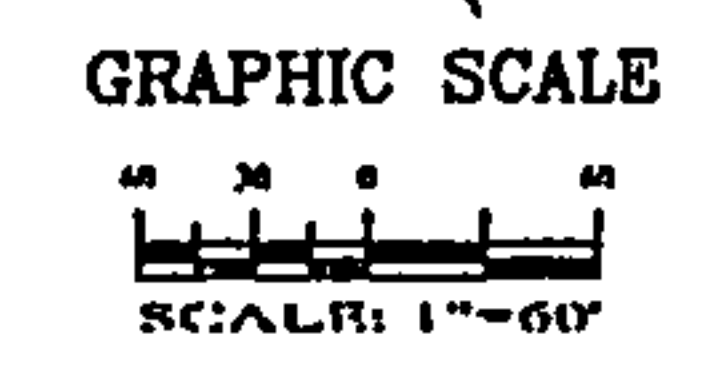
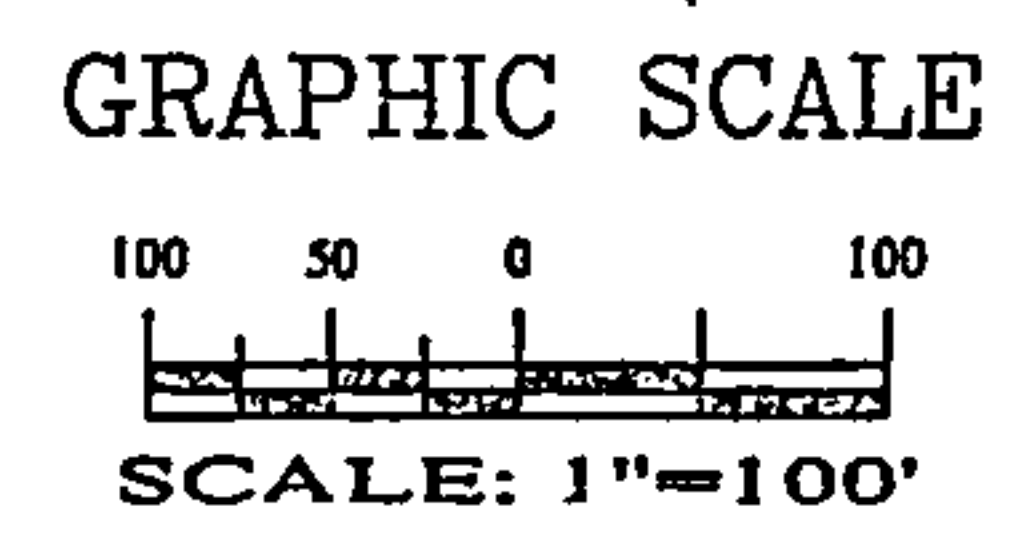
PORTION OF PNM EASEMENT
 TO BE VACATED BY THIS PLAT
 PROJECT #1003366
 VACATION ACTION #05DRB-01272

PORTION OF PNM EASEMENT
 TO BE VACATED BY THIS PLAT
 PROJECT #1003366
 VACATION ACTION #05DRB-01272

LINE	LENGTH	BEARING
L1	61.81	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.28	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	87.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.48	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.48	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	16.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

EXISTING EASEMENTS:

- EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG. 3347-3350
- EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG. DOC. # 84-45082
- EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1996 BK. 96-11 PG. 4715-4720
- EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1998 VOL. 96C, FOL. 467



ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505) 899-5570

Current DRC
Project Number:

RIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 8/18/04
Date Site Plan Approved: 8/18/04
Date Preliminary Plat Approved: ~~8/18/04~~
Date Preliminary Plat Expires: ~~8/18/04~~
DRB Project No: 1003366
DRB Application No: 04-01242

Rabadi Complex

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC IMPROVEMENTS									
PAVING									
<input type="text"/>	<input type="text"/>		Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
PUBLIC IMPROVEMENTS									
WATERLINE									
<input type="text"/>	<input type="text"/>	8"	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

ORIGINAL

SIA Sequence # <input type="text"/> <input type="text"/>	COA DRC Project # <input type="text"/> <input type="text"/>	Size	Type of Improvement	Location	From	To	Private Inspector /	City Inspector /	City Cnst Engineer /
---	--	------	---------------------	----------	------	----	-------------------------------	----------------------------	--------------------------------

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wall for SIA/Financial Release~~
- 5
- 6
- 7
- 8

AGENT/OWNER

Shahram (Shawn) Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

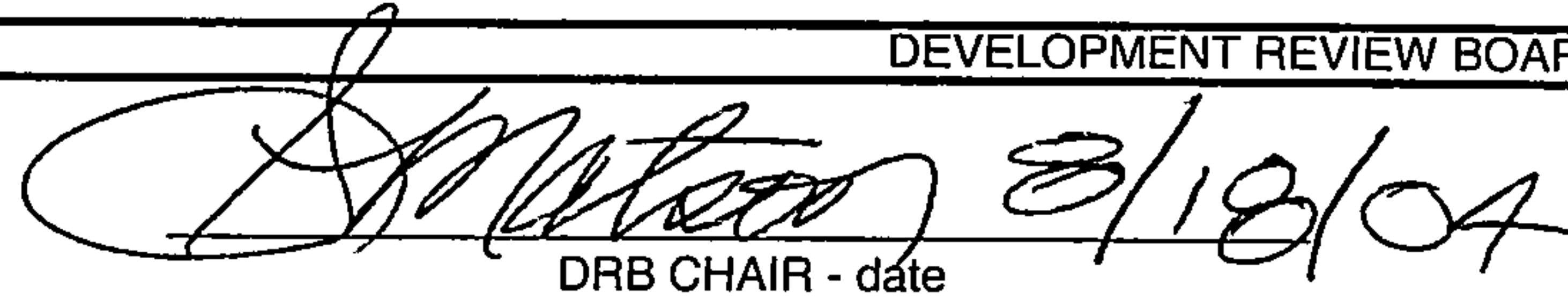
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 8/18/04
DRB CHAIR - date

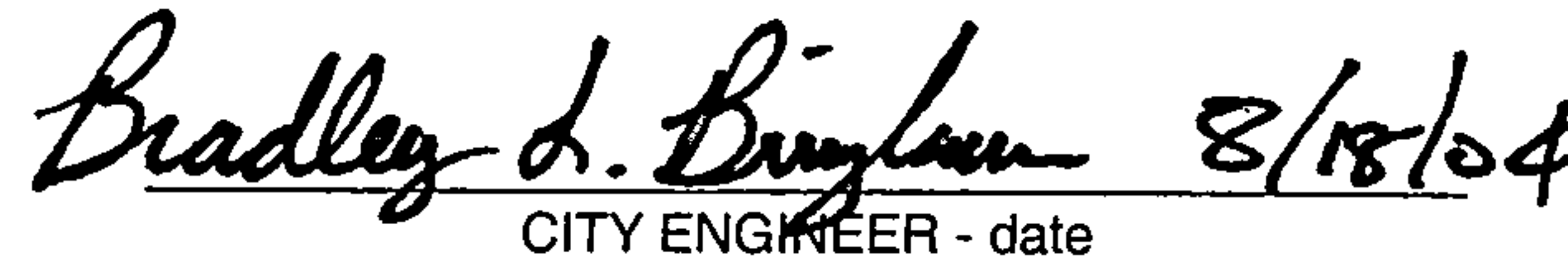
 8/18/04
PARKS & GENERAL SERVICES - date

 8-18-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 8/18/04
UTILITY DEVELOPMENT - date

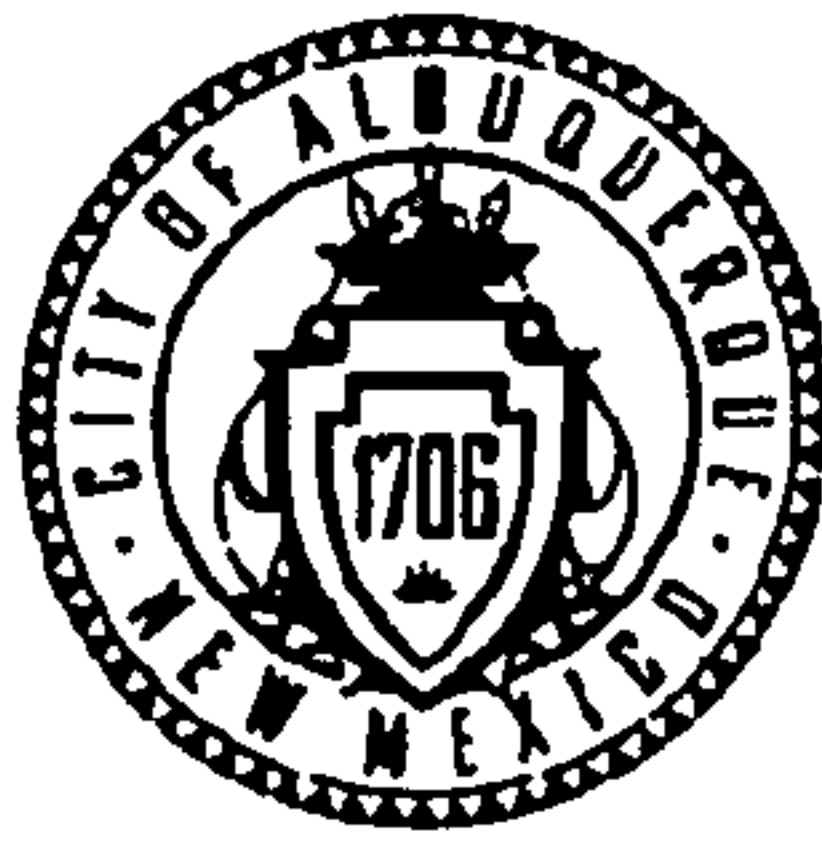
 8-18-04
NEW MEXICO UTILITY - date

 8/18/04
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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: 10-19-09

TO CONTACT NAME: Felix Rabadi
COMPANY/AGENCY: Felix Rabadi
ADDRESS/ZIP: 11201 San Antonio NE
PHONE/FAX #: 470-6443 9256-1514

Thank you for your inquiry of 10-19-09 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Golf Course and surrounding

zone map page(s) B-12

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Paradise Hills Civic

Neighborhood or Homeowner Association

Contacts:

Not attached

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations

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,

Patricia Morley
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE **PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 10/19/09 Time Entered: 1:30 PM ONC Rep. Initials: AM

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

***Thornton Schwenk** *e-mail:* schwenkt@gmail.com

5125 Russell Dr. NW/87114 897-2382 (h) 459-9543 (c)

Tom Anderson *e-mail:* kb5ysq@arrl.net & ta_a@msn.com

10013 Plunkett Dr. NW/87114 897-2593 (h) 304-0106 (c)

Council District: 5&County

County District: 1

Police Beat: 618/NW

Zone Map #: A-C-9-13

October 19, 2009

Mr. Thornton Schwenk
Paradise Hills Civic Association
5125 Russell Drive NW
Albuquerque, NM 87114

Re: Two Year SIA Extension Request for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing 8.5 acres

Dear Mr. Schwenk:

I am requesting a two year extension for the Subdivision Improvement Agreement on the above referenced site. The site is located on Golf Course Rd., NW, between Irving Blvd., NW and Calabacillas Arroyo. This extension is needed to complete the construction of the project.

If you require additional information, please contact me at 505-440-6443.

Sincerely,

A handwritten signature in black ink, appearing to read 'Felix Rabadi', written in a cursive style.

Felix Rabadi, Owner

October 19, 2009

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Drive NW
Albuquerque, NM 87114

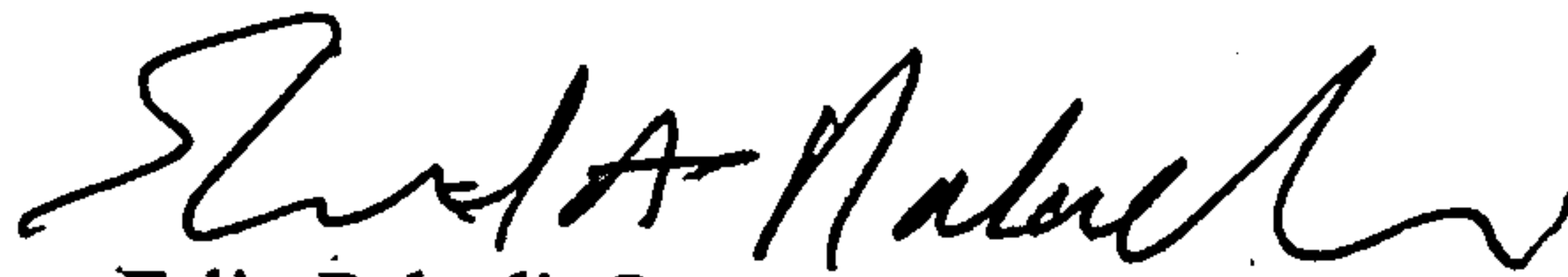
Re: Two Year SIA Extension Request for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing 8.5 acres

Dear Mr. Anderson:

I am requesting a two year extension for the Subdivision Improvement Agreement on the above referenced site. The site is located on Golf Course Rd., NW, between Irving Blvd., NW and Calabacillas Arroyo. This extension is needed to complete the construction of the project.

If you require additional information, please contact me at 505-440-6443.

Sincerely,



Felix Rabadi, Owner

7008 1830 0000 3751 2805

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114 **OFFICIAL USE**

Postage	\$ 0.44	0108 22 Postmark Here
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	10/20/2009

Sent To MR. TOM ANDERSON
 Street, Apt. No.;
 or PO Box No. 10013 HILLS DRIVE NW
 City, State, ZIP+4 ALBQ, NM 87114

7008 1830 0000 3751 2843

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114 **OFFICIAL USE**

Postage	\$ 0.44	0108 22 Postmark Here
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	10/20/2009

Sent To MR THORNTON SCHWENK
 Street, Apt. No.;
 or PO Box No. 5125 RUSSELL DRIVE NW
 City, State, ZIP+4 ALBQ NM 87114

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

PLNSDH

12/20/2007 Issued By: PLNSDH

Permit Number: 2007 070 452 **Category Code 910**

Application Number: 07DRB-70452, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO

Project Number: 1003366

Applicant

Felix Rabadi

120 Wyoming Blvd Se
Albuquerque NM 87123
266-2224

Agent / Contact

Advanced Engr. And Consult.

Sally Salazar

10205 Snowflake Ct. Nw

Albuquerque NM 87114

aedilc@aol.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00

TOTAL: \$145.00

City Of Albuquerque
Treasury Division

12/20/2007 12:37PM LDC: ANNIX
NSH 009 TRANSH 0030
RECEIPT# 00065587-00065597
PERMITH 2007070452 TRSDMG
Trans Amt \$145.00
APP Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank-You

FIGURE 18

3rd

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 748081

This Agreement made this 15th day of January, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) The Star Trust D+I ("Developer"), whose address is 11201 San Antonio Dr NE 87122 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 12 day of Nov 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 11-16-2004, at Book Misc. A86, pages 9334 through —, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 26 day of July 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 1-15-09 recorded 1-15-09, in Book Misc. NA, pages NA through NA, records of Bernalillo County, New Mexico, extending the construction deadline to Nov 12, 2008; and (Document #2009004619)

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 12 day of Nov, 2009.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



May 27. 10

2. With this Extension Agreement, Developer has provided the City with following financial guaranty:

Type of Financial Guaranty: Loan Reserve
Amount: \$ 125,437.86 Name of Financial Institution or Surety
providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty (Construction Completion
Deadline): Nov 12, 2009.
If Guaranty other than a Bond, last day City able to call Guaranty
is: Jan 12, 2010
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER: The Star Trust

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: SHARIF A RABANI
Title: Trustee
Dated: 1/13/09

[Signature]
City Engineer
Dated: 01-15-09

1/13/09

1-13-09

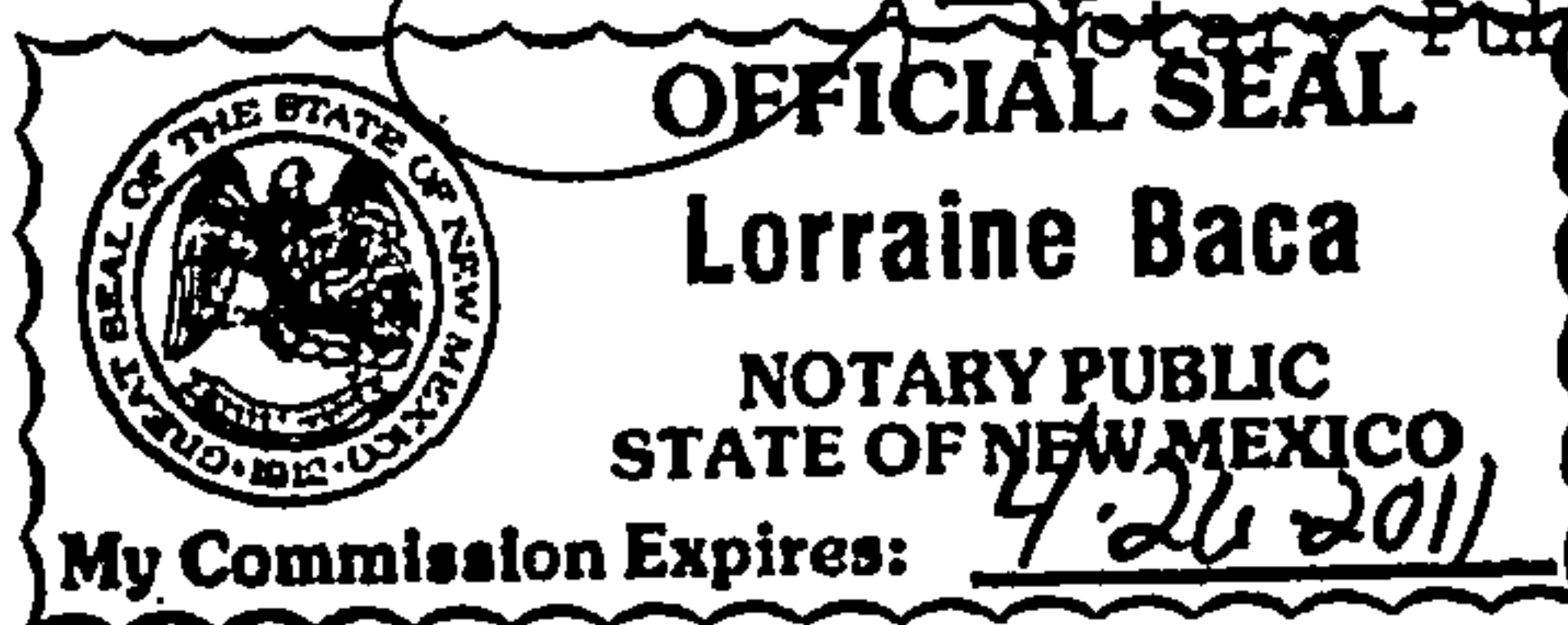
DEVELOPER'S NOTARY

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me on 13 day of JANUARY,
2009 by (name of person:) SHARIF BABADI, (title or
capacity, for instance, "President" or "Owner") Trustee
of (Developer:) The Star Trust

My Commission Expires:

4-26-2011



CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 15 day of January,
2009 by Jane Paul for City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:

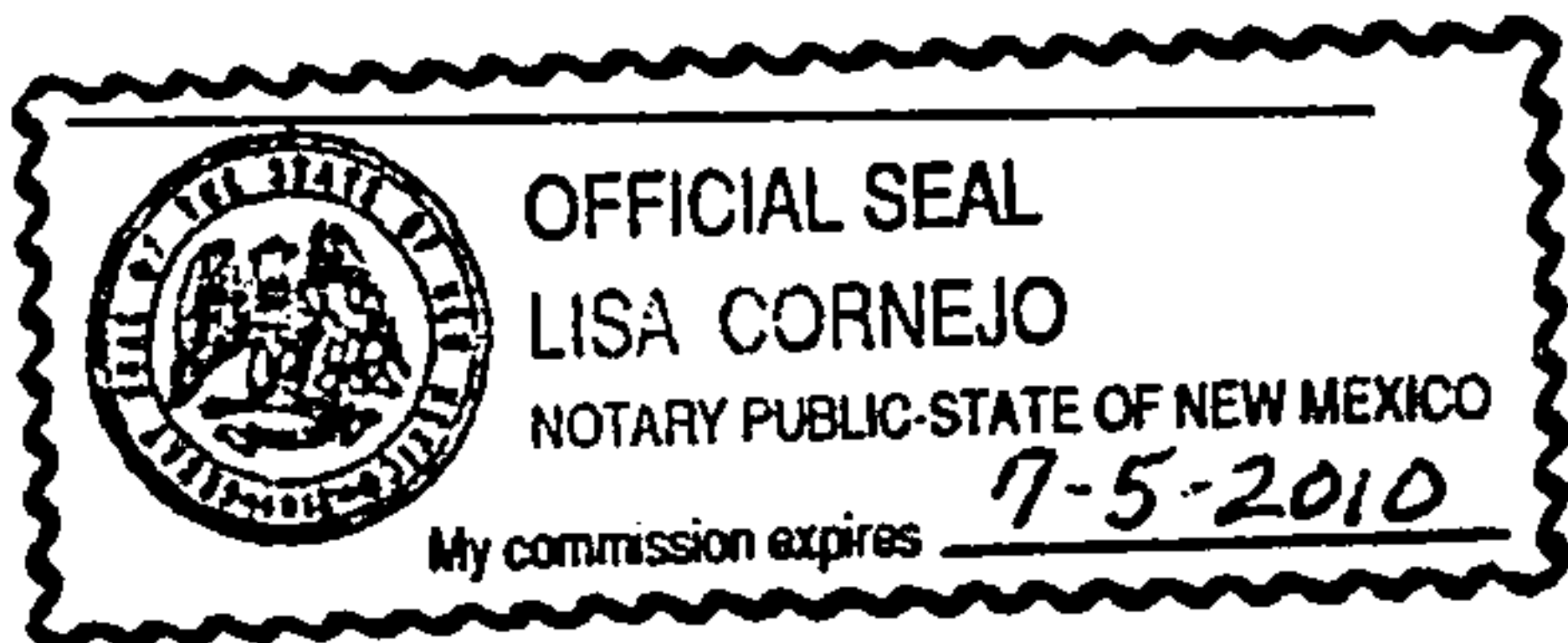


FIGURE 18

3rd

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 748081

This Agreement made this 15th day of January, 2009, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) The Star Trust Dtd ("Developer"), whose address is 11201 San Antonio Dr NE 87122 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 12 day of Nov 2004, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 11-16-04, at Book Misc. A 86, pages 9335 through —, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 26 day of July 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 1-15-09 recorded 1-15-09, in Book Misc. NA, pages NA through NA, records of Bernalillo County, New Mexico, extending the construction deadline to Nov 12, 08; and (Document # 2009004618)

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

- A. for all improvements, the 12 day of Nov, 2009.
- B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>

2. With this Extension Agreement, Developer has provided the City with following financial guaranty:

Type of Financial Guaranty: Loan Reserve
Amount: \$54,404.65 Name of Financial Institution or Surety
providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty (Construction Completion
Deadline): Nov 12, 2009
If Guaranty other than a Bond, last day City able to call Guaranty
is: Jan 12, 2010
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER: The Star Trust

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: Sherif Rebedi
Title: Trustee
Dated: 1/13/09

[Signature]
for City Engineer
Dated: 01-15-09

1/13/09

[Signature]
1-13-09

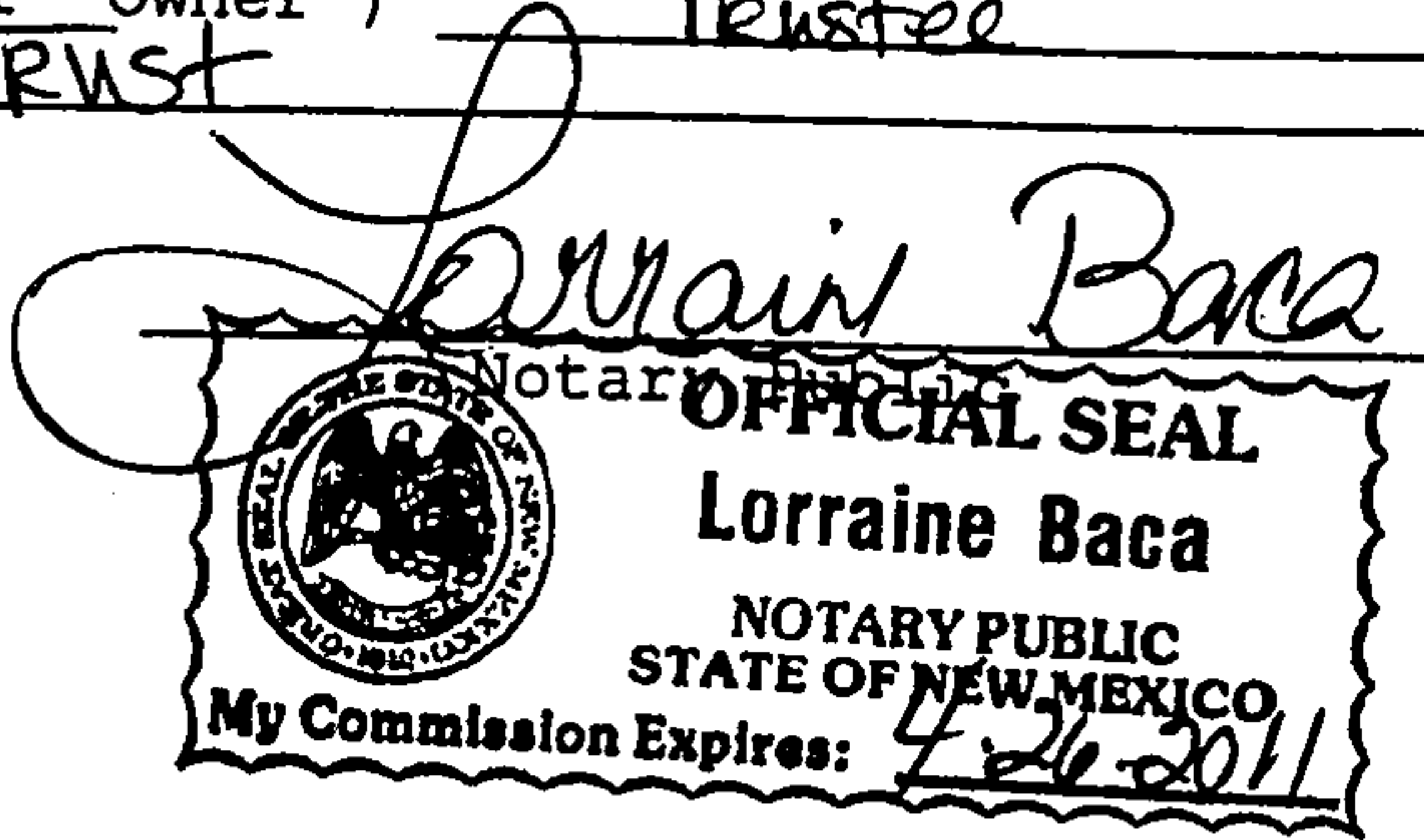
DEVELOPER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 13 day of January,
2009 by (name of person:) SHARIF Rabadi, (title or
capacity, for instance, "President" or "Owner") Trustee
of (Developer:) The Star TRUST

My Commission Expires:

4-26-2011



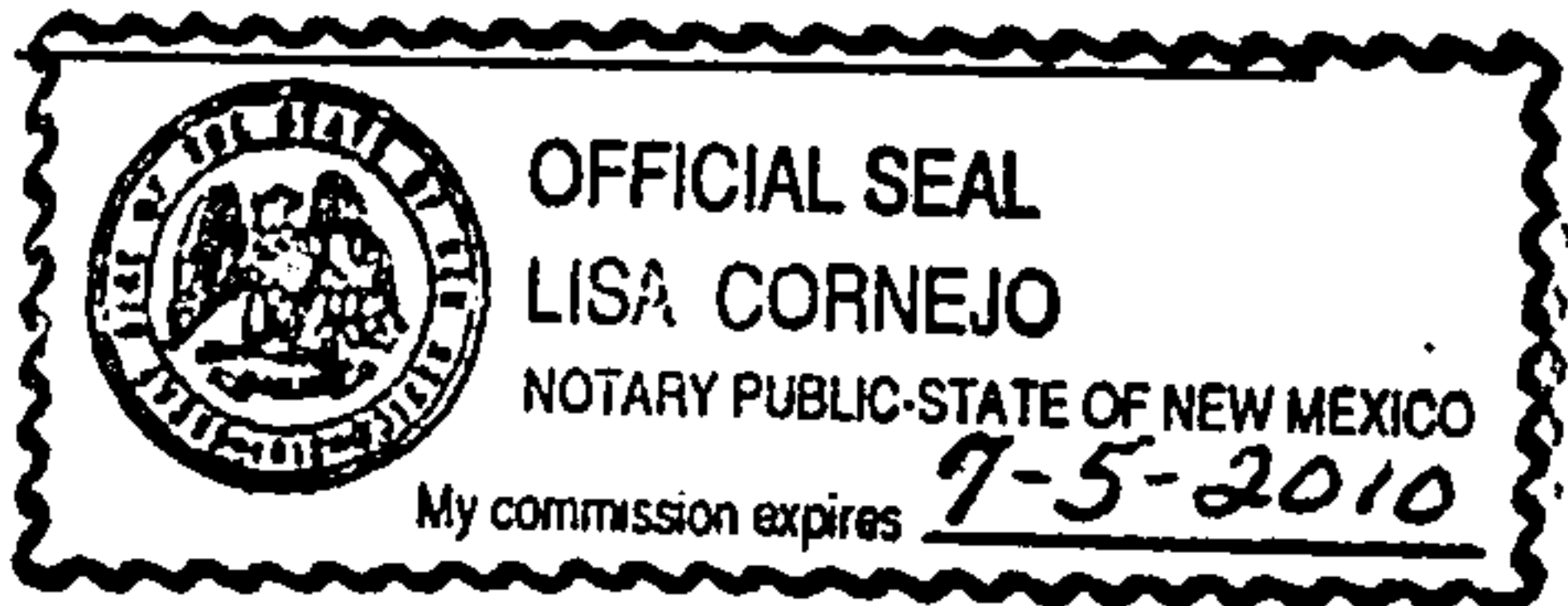
CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 15 day of January,
2009 by Jane Paul for City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOV. 3, 2009 To NOV. 18, 2009

5. REMOVAL

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

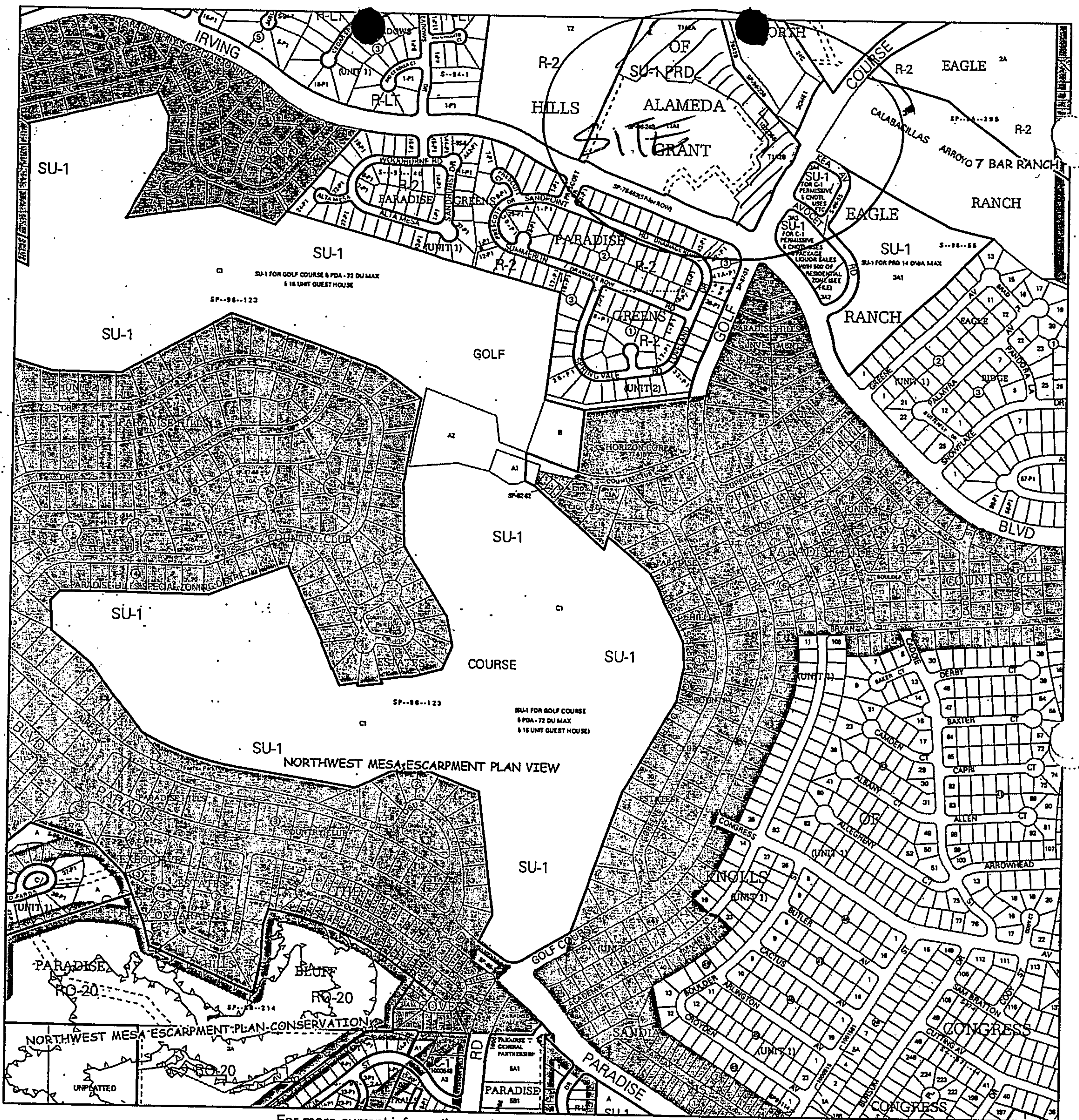
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

SHARIF A RABAD,
(Applicant or Agent)

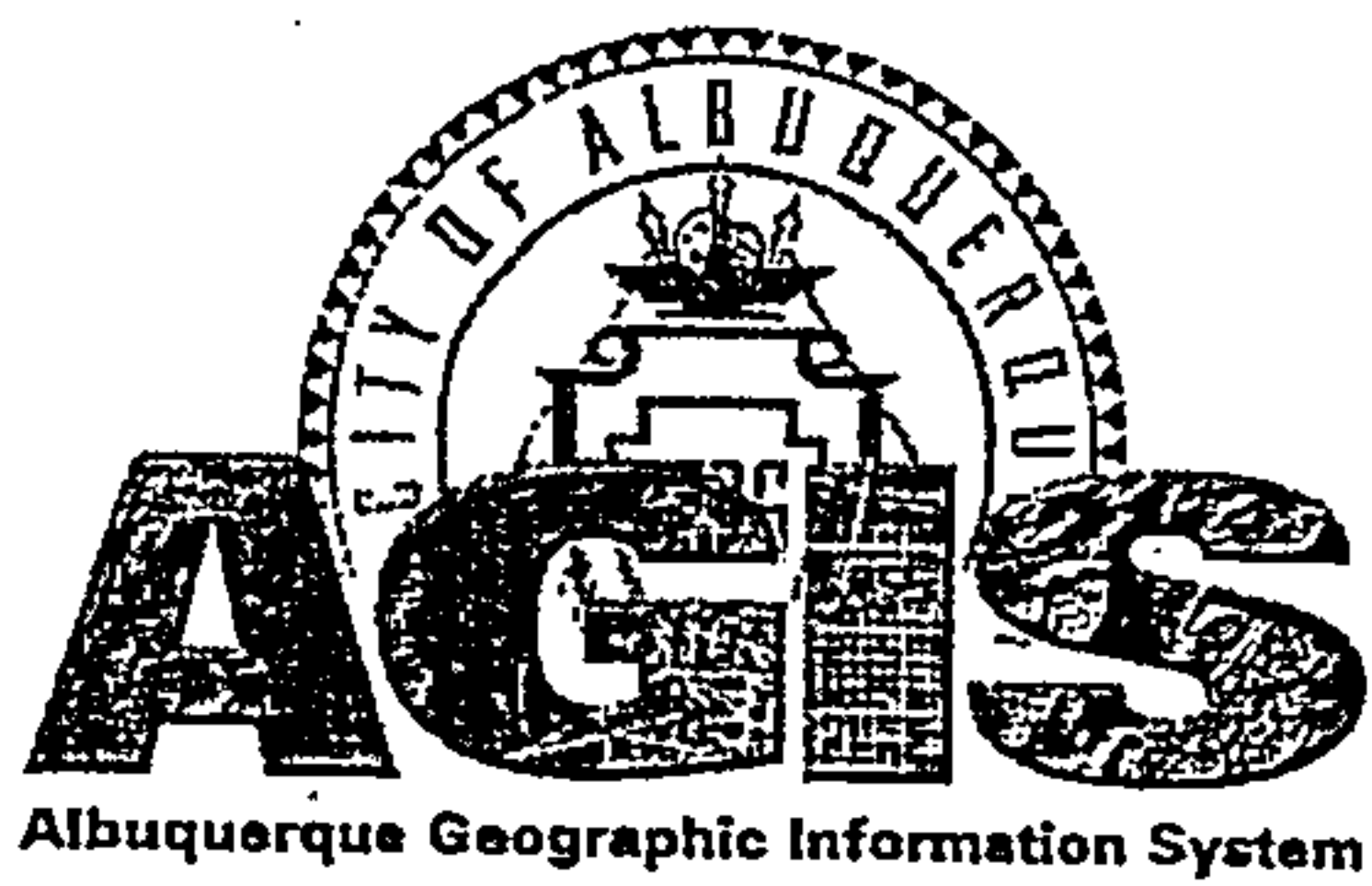
10/20/09
(Date)

I issued 1 signs for this application, 10/20/09 Sandy Hurdler
(Date) (Staff Member)

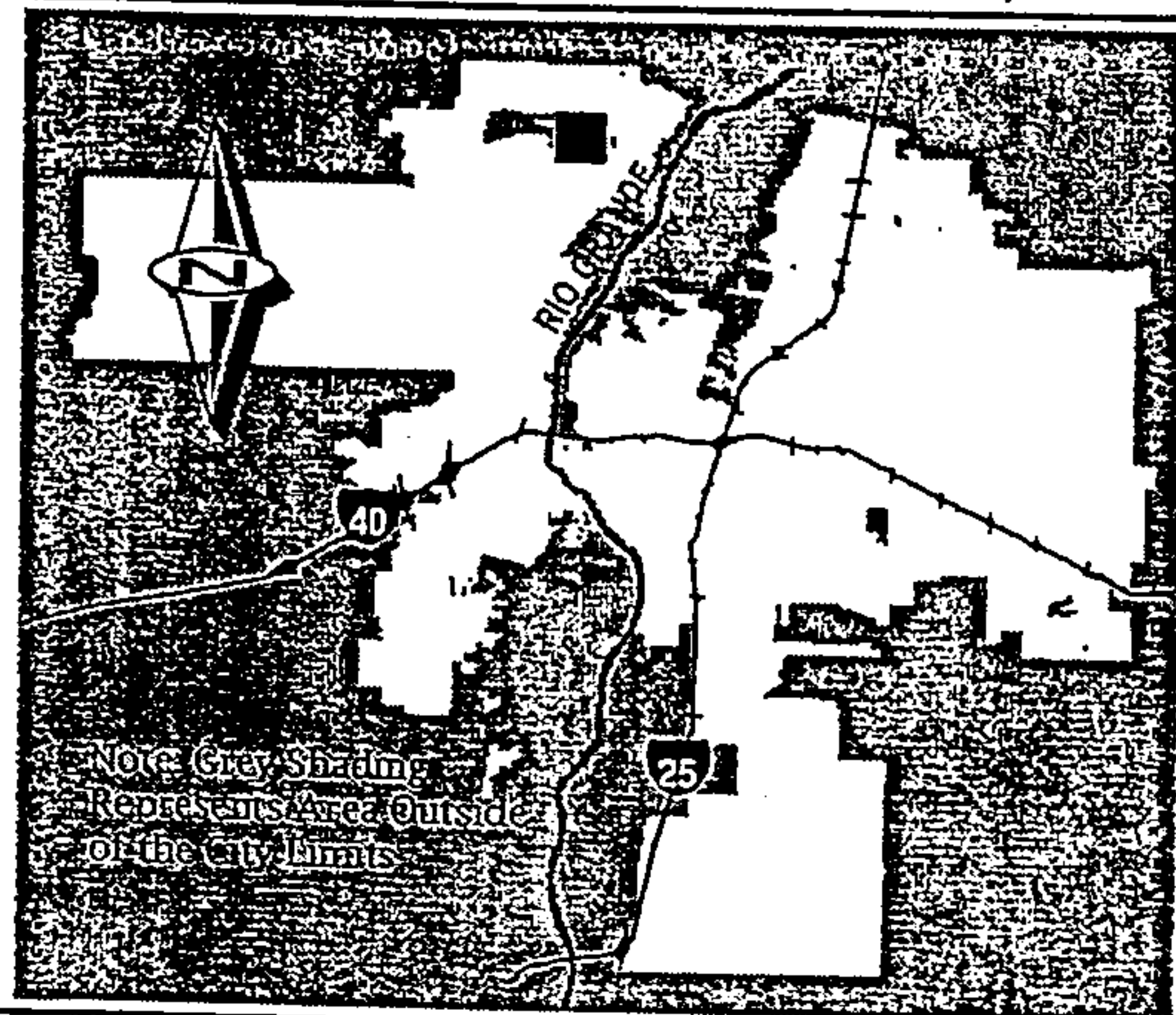
DRB PROJECT NUMBER: 1003366



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007



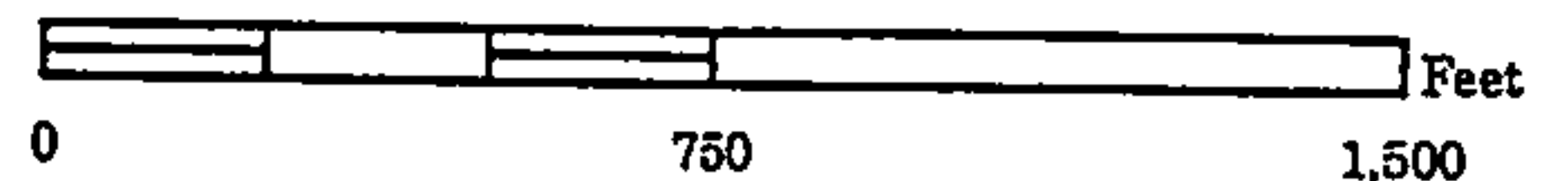
Note: Gray Shading Represents Area Outside of the City Limits

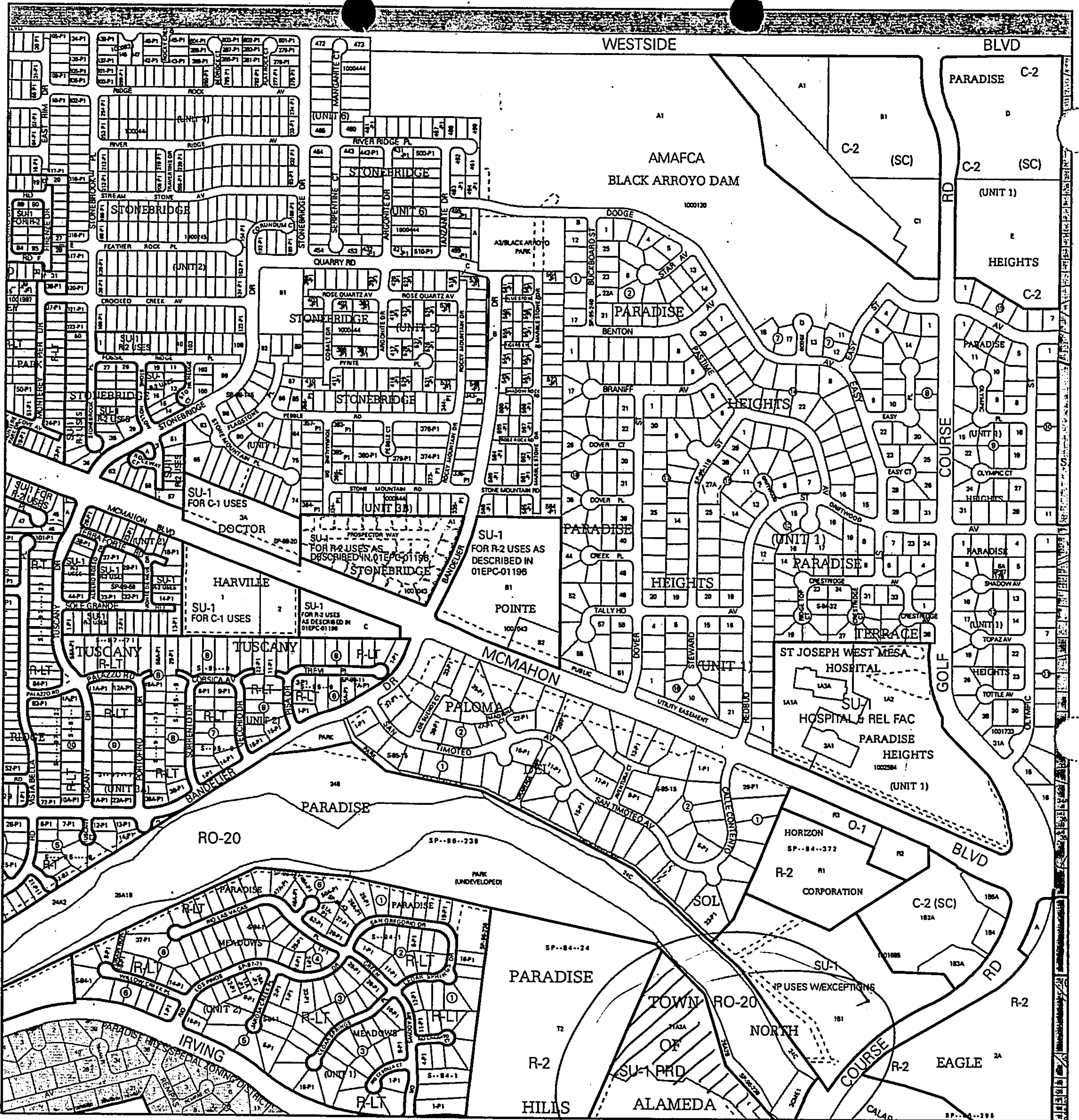
Zone Atlas Page:

B-12-Z

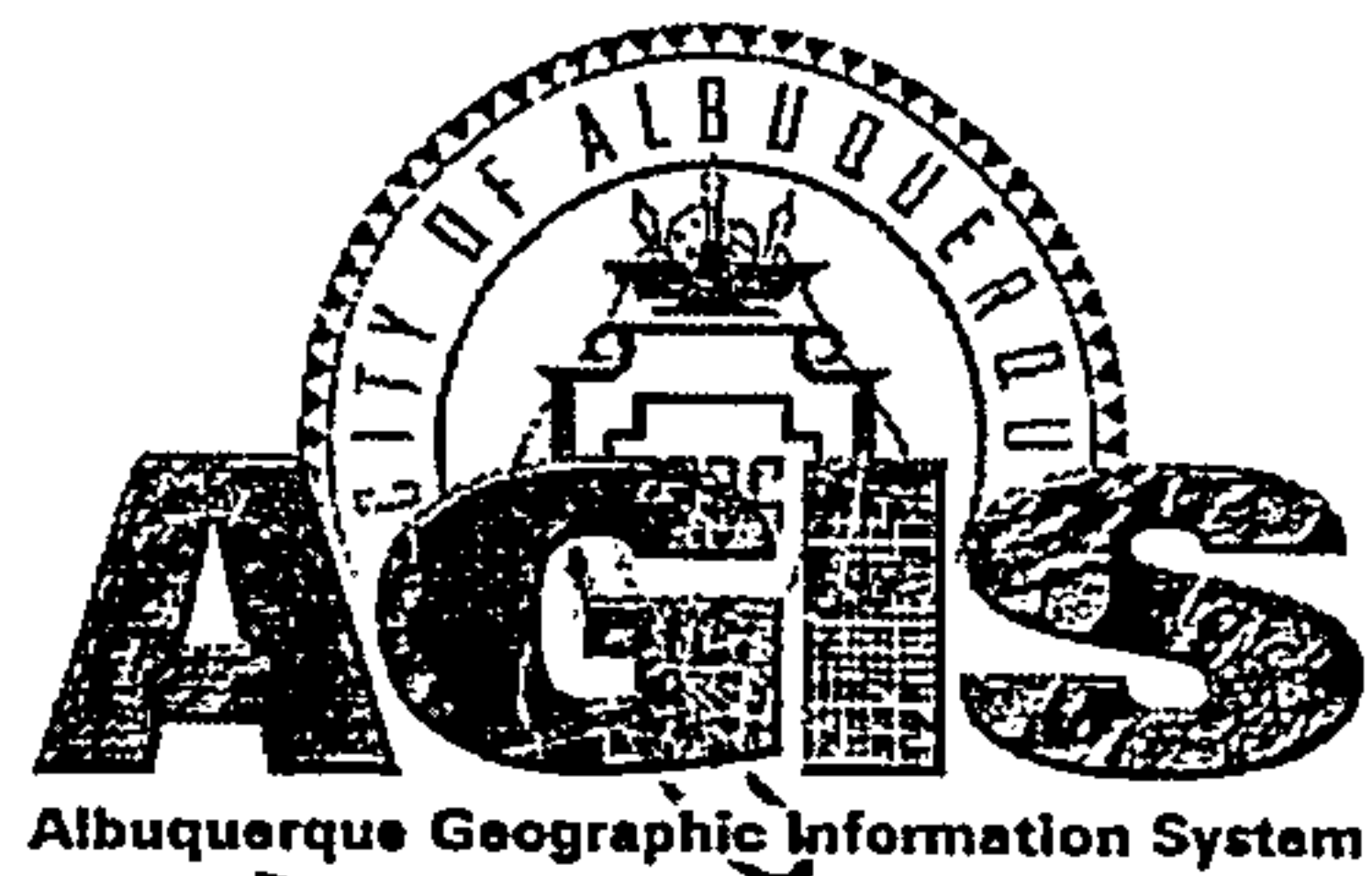
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contour
- Wall Overlay Zone

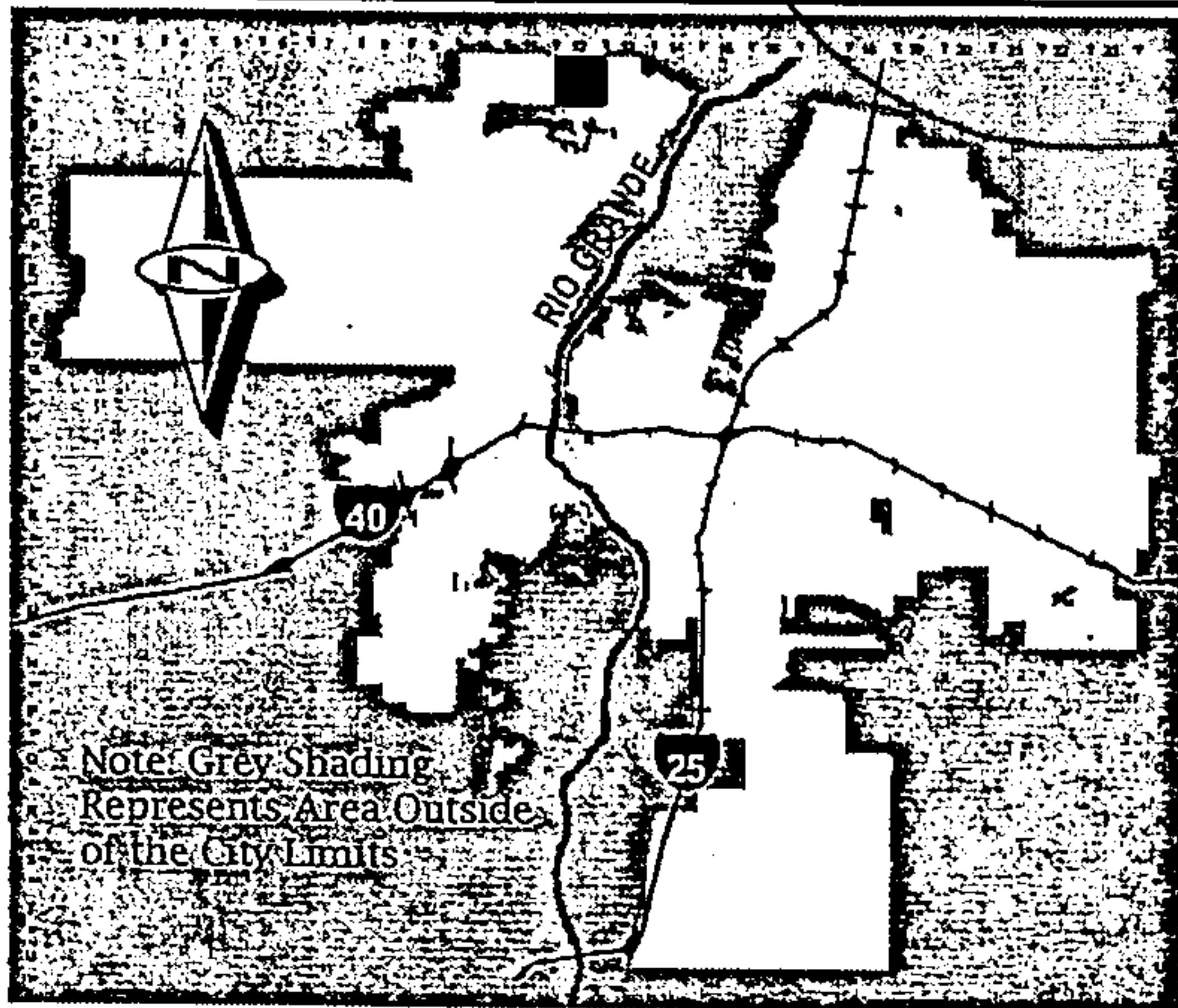




For more current information and more details visit: <http://www.cabq.gov/gis>



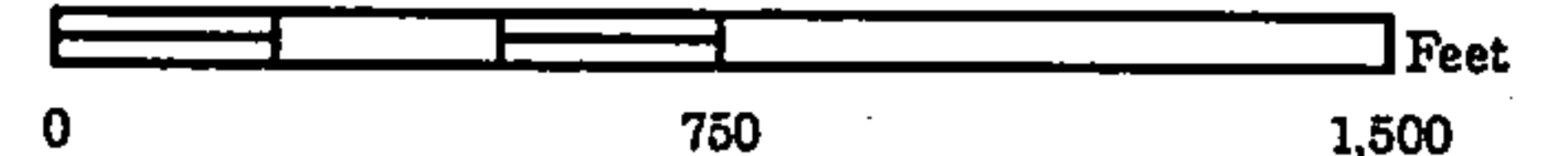
Map amended through: 5/17/2007

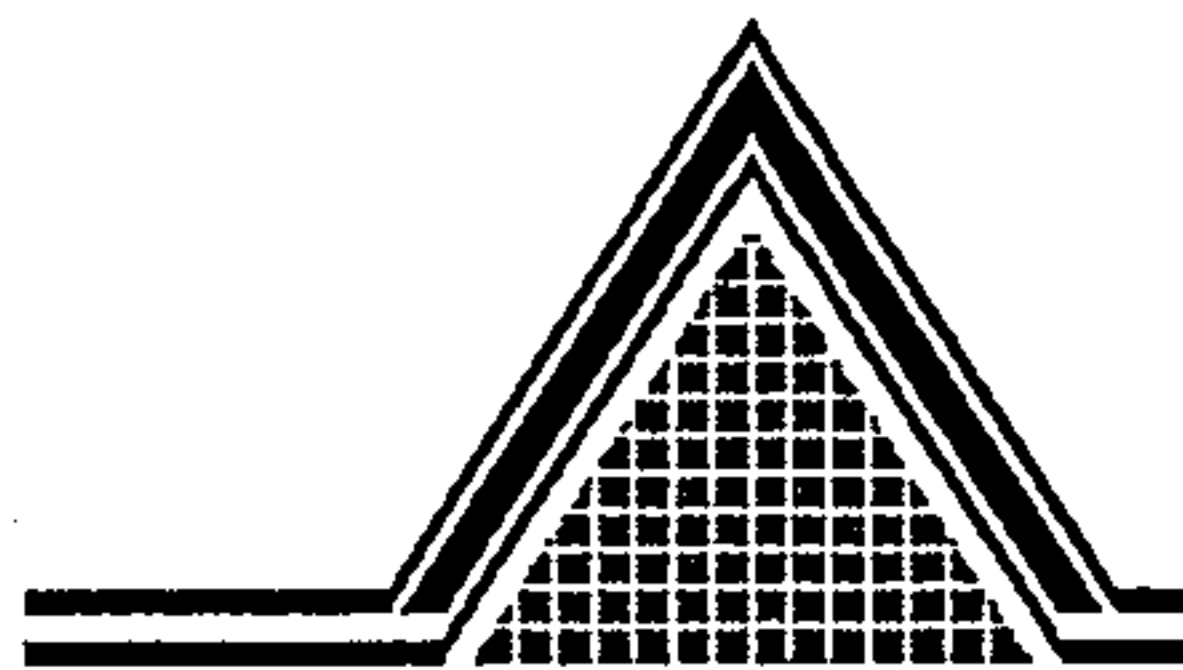


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
SITE A-12-Z

- Selected Symbols**
- SECTOR PLANS
 - Design Overlay Zones
 - City Historic Zones
 - H-1 Buffer Zone
 - Petroglyph Mon.
 - Escarpment
 - 2 Mile Airport Zone
 - Airport Noise Contours
 - Wall Overlay Zone





ADVANCED ENGINEERING and CONSULTING, LLC

December 20, 2007

*Consulting
Design
Development
Management
Inspection
Surveying*

, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Two Year SIA Extension Request for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing 8.5 acres

Dear Ms. Matson:

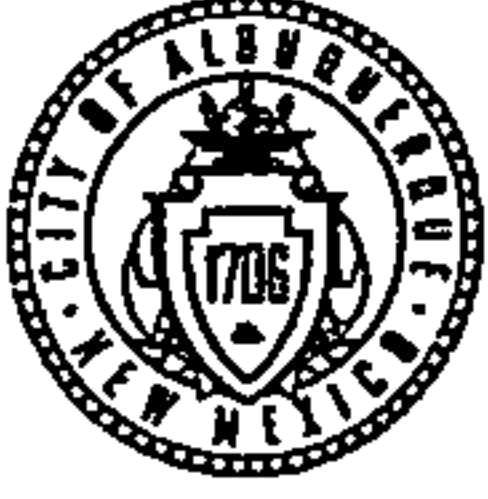
Advanced Engineering and Consulting, LLC, on behalf of Felix Rabadi, is requesting a two year extension for the Subdivision Improvement Agreement on the above referenced site. The site is located on Golf Course Rd., NW, between Irving Blvd., NW and Calabacillas Arroyo. This extension is needed to complete the construction of the project.

If you require additional information, please contact our office at your convenience.

Sincerely,

Sally Salazar Cass, Operations Manager

Enclosures
JN: 200359



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 6, 2006

1. Project # 1003366
06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING W and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

At the September 6, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreements Agreement was approved.

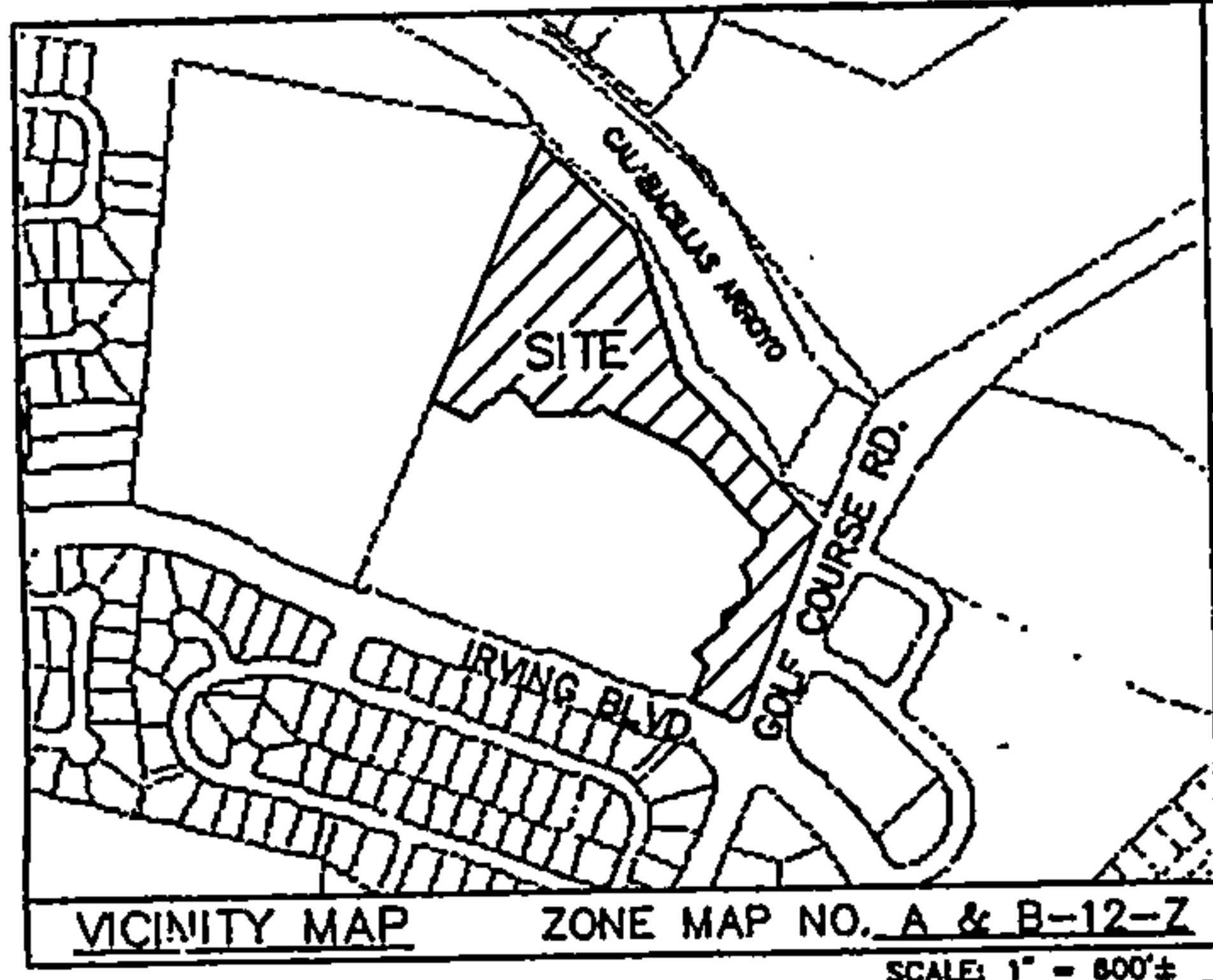
If you wish to appeal this decision, you must do so by September 21, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).

Sheran Matson, AICP, DRB Chair

Cc: Felix Rabadi, 120 Wyoming Blvd SE, 87123
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 1 AND 12, T. 11 N. R. 2 E. N.M.P.M., WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT T-1-A-2, TOWN OF ALAMEDA GRANT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 18, 1998 IN VOLUME 96C, FOLIO 467, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF GOLF COURSE ROAD SW. WHENCE A TIE TO MONUMENT ACS BLACK-2 BEARS N.38°17'52"E A DISTANCE 1587.92' FEET TO AN ANGLE POINT; THENCE, S.23°03'55"W, 84.15 FEET TO AN ANGLE POINT; THENCE, S.27°59'12"W, 16.83 FEET TO AN ANGLE POINT; THENCE, S.35°26'25"W, 16.68 FEET TO AN ANGLE POINT; THENCE, S.43°07'33"W, 12.27 FEET TO AN ANGLE POINT; THENCE, S.44°24'12"W, 17.68 FEET TO AN ANGLE POINT; THENCE, S.38°18'36"W, 18.83 FEET TO AN ANGLE POINT; THENCE, S.30°25'13"W, 93.57 FEET TO AN ANGLE POINT; THENCE, S.18°49'17"W, 76.03 FEET TO AN ANGLE POINT; THENCE, S.31°20'05"W, 64.97 FEET TO AN ANGLE POINT; THENCE, S.25°31'23"W, 93.88 FEET TO AN ANGLE POINT; THENCE, 48.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 30.00' AND A CHORD WHICH BEARS S.68°41'51"W, 43.27') TO A POINT; THENCE, N.56°10'22"W, 61.61 FEET TO A POINT; THENCE, N.69°19'44"W, 40.63 FEET TO AN ANGLE POINT; THENCE, N.20°40'15"E, 100.72 FEET TO AN ANGLE POINT; THENCE, N.42°24'15"W, 38.53 FEET TO AN ANGLE POINT; THENCE, N.49°38'48"E, 102.26 FEET TO AN ANGLE POINT; THENCE, N.40°21'11"W, 16.08 FEET TO A POINT; THENCE, 10.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 6.50' AND A CHORD WHICH BEARS S.04°38'46"W, 9.19') TO A POINT; THENCE, N.48°11'31"E, 81.20 FEET TO A POINT; THENCE, 46.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 34.41' AND A CHORD WHICH BEARS N.09°39'42"E, 42.87') TO A POINT; THENCE, N.48°52'11"W, 27.23 FEET TO A POINT; THENCE, 10.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 7.75' AND A CHORD WHICH BEARS S.08°45'38"W, 9.46') TO A POINT; THENCE, N.46°36'13"E, 67.44 FEET TO A POINT; THENCE, 50.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 33.00' AND A CHORD WHICH BEARS N.02°29'09"E, 45.94') TO A POINT; THENCE, N.41°44'07"W, 245.36 FEET TO AN ANGLE POINT; THENCE, N.62°03'29"W, 258.27 FEET TO AN ANGLE POINT; THENCE, S.48°01'59"W, 28.40 FEET TO AN ANGLE POINT; THENCE, N.86°58'00"W, 130.46 FEET TO AN ANGLE POINT; THENCE, N.41°58'00"W, 81.68 FEET TO AN ANGLE POINT; THENCE, N.86°58'00"W, 36.46 FEET TO AN ANGLE POINT; THENCE, S.48°02'00"W, 105.68 FEET TO AN ANGLE POINT; THENCE, N.66°21'59"W, 105.02 FEET TO AN ANGLE POINT; THENCE, N.23°38'01"E, 707.48 FEET TO AN ANGLE POINT; THENCE, S.45°04'50"E, 326.26 FEET TO AN ANGLE POINT; THENCE, S.16°06'02"E, 389.20 FEET TO AN ANGLE POINT; THENCE, S.41°59'09"E, 538.02 FEET TO AN ANGLE POINT AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 8.7302 AC. (380,289.80 SF.), MORE OR LESS.

PLAT OF
TRACTS T-1-A-2-A AND T-1-A-2-B
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2006
PRELIMINARY PLAT
PROJECT NO. 1003368
APPLICATION NO. _____
UTILITY APPROVALS: ON 2-8-06
30 foot access easement and AMARA-6-2-01

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

APPROVALS:

<i>[Signature]</i>	1-10-06
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PROPERTY MANAGEMENT	DATE

SURVEYORS CERTIFICATE:
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
[Signature] 1/10/06
LEONARD MARTINEZ P.S. # 9801

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT INTO TWO TRACTS, VACATE PUBLIC UTILITY, SANITARY SEWER EASEMENT, VACATE A PORTION OF PUBLIC RIGHT-OF-WAY, AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2006031180.
- BASIS OF BEARINGS IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS BLACK-2 AND 2-B13 CENTRAL ZONE, NAD, 1927 CONTROL STATIONS BLACK-2 AND 2-B13.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- SITE DATA: ZONING IS SU-1 FOR PRD.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- TOTAL AREA OF PROPERTY.....8.7302 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....1
- NUMBER OF TRACTS/LOTS CREATED.....2
- BOTH PROPERTY OWNER'S ARE RESPONSIBLE FOR SHARED REVISED ACCESS.
80' PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT IS FOR THE BENEFIT OF TRACTS T-1-A-2-A AND T-1-A-2-B BOTH PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.

FREE CONSENT

THE SUBMISSION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 1/10/06

OWNER(S) PRINT NAME: SHARIF RAHADI

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January

20 06 BY Felix Rahadi

[Signature] MY COMMISSION EXPIRES: _____

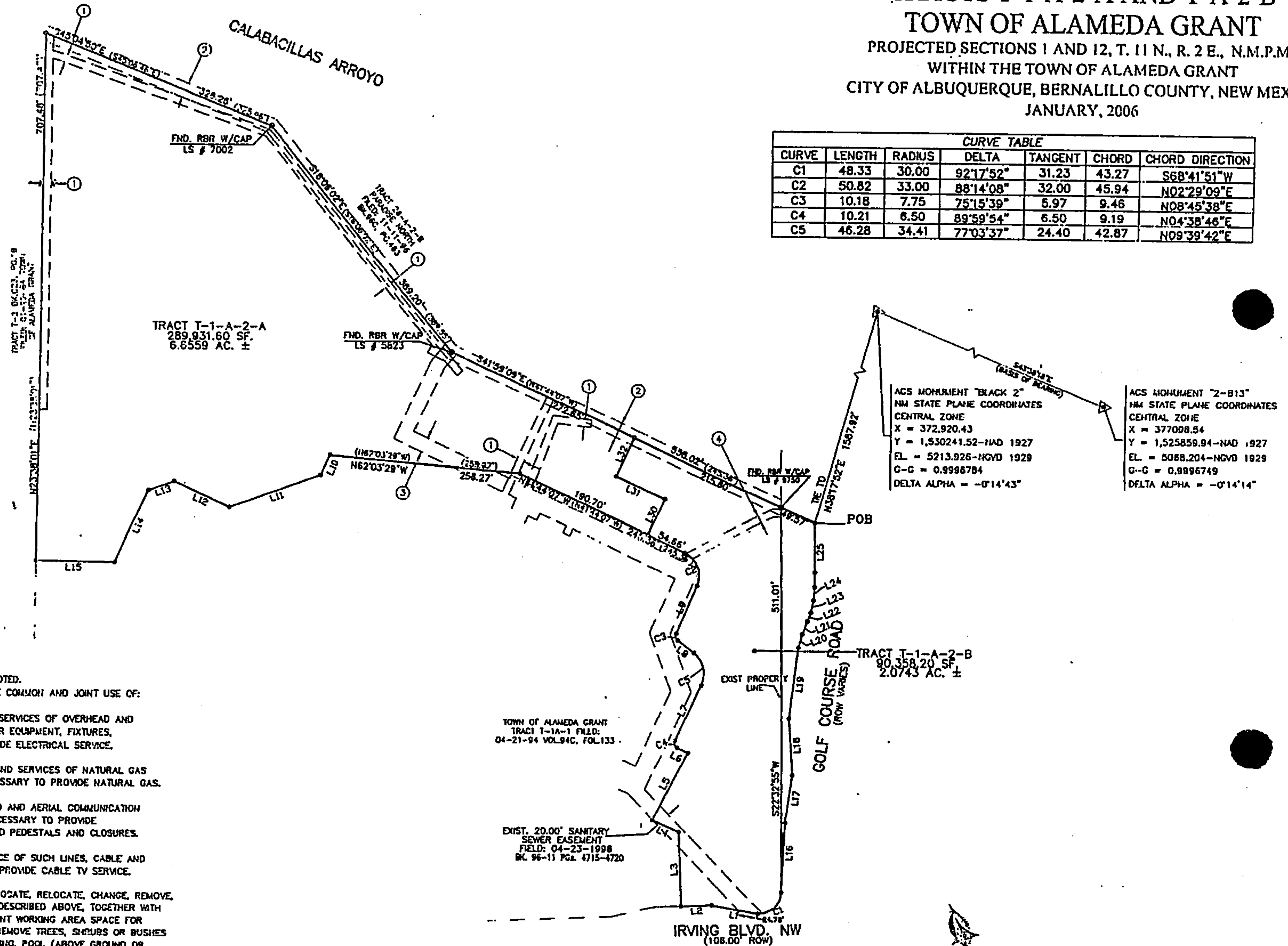
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

ADVANCED
ENGINEERING
and CONSULTING, LLC
4116 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570

**PLAT OF
TRACTS T-1-A-2-A AND T-A-2-B
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006**

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.28	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

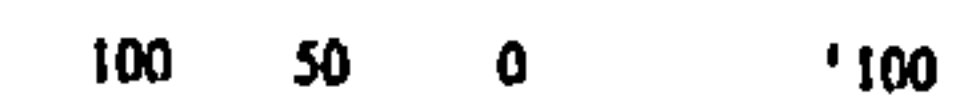
IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

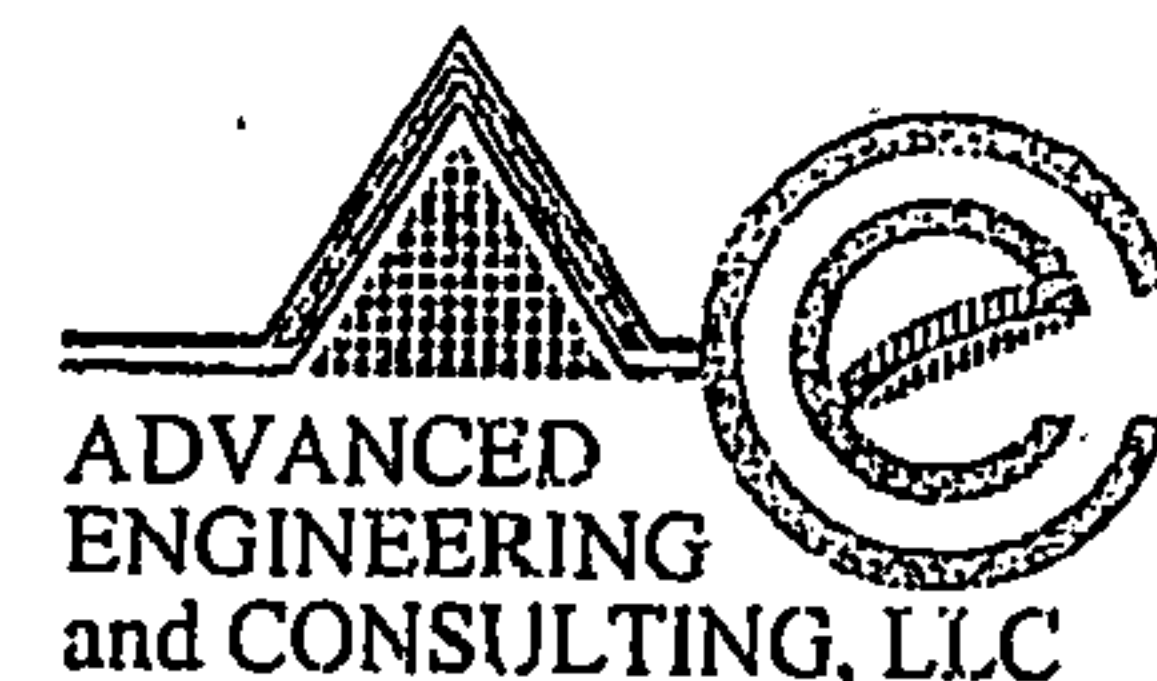
EXISTING EASEMENTS:

1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG. 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 08-15-1984 BK. 95-12 PG. DOC. # 81-45082
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1998 BK. 96-11 PG. 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1998 VOL. 96C, FOL. 487

GRAPHIC SCALE



SCALE: 1"=100'

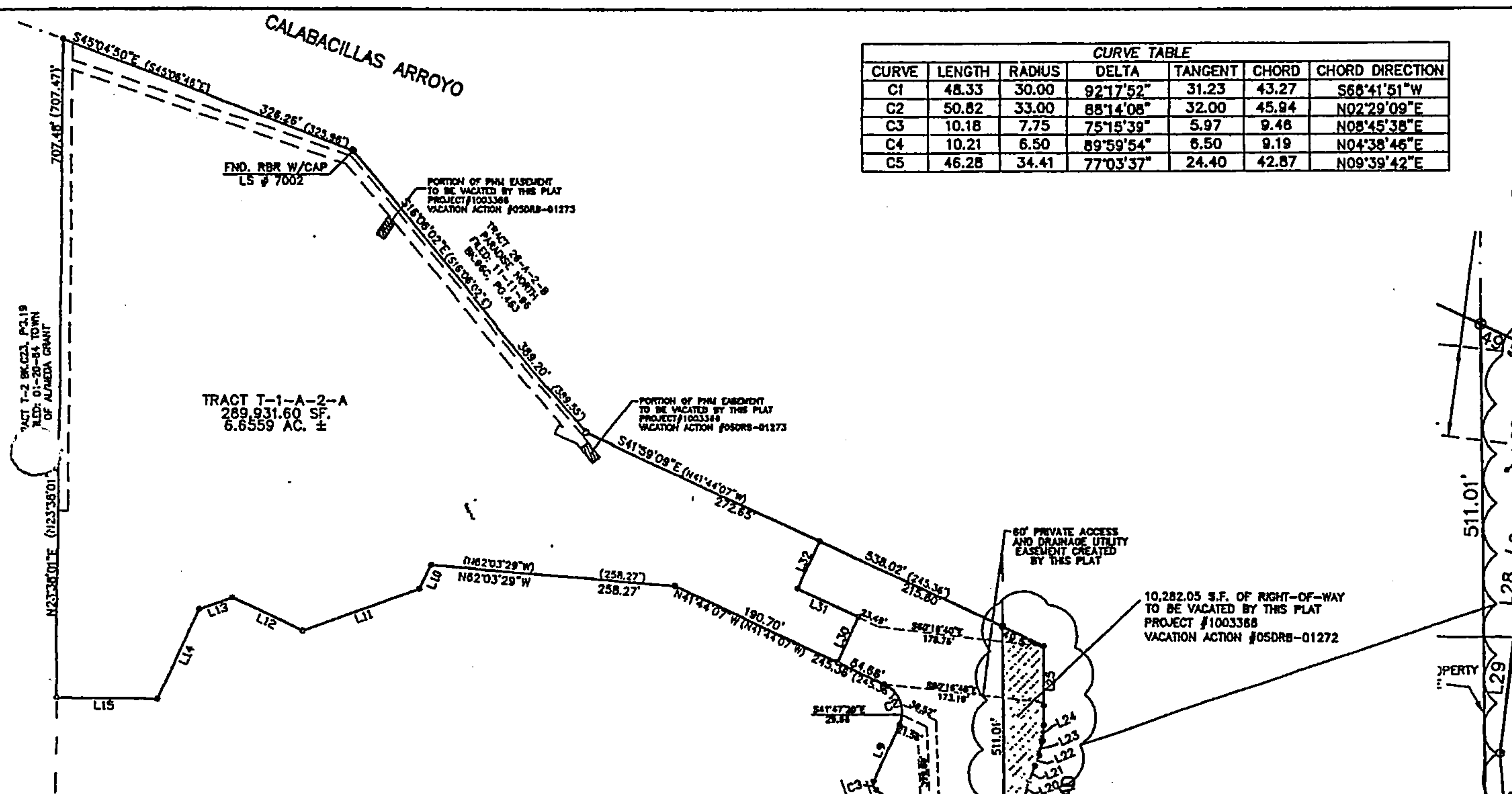


**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 849-5370

**PLAT OF
TRACTS T-1-A-2-A AND T-A-2-B
TOWN OF ALAMEDA GRANT**
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.84	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.48	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'48"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



10,282.05 S.F. OF RIGHT-OF-WAY
TO BE VACATED BY THIS PLAT
PROJECT #1003366
VACATION ACTION #05DRB-01272

THIS PORTION OF VACATED
R.O.W. TO BE KEPT AS
PUBLIC ROADWAY EASEMENT

10,282.05 S.F. OF RIGHT-OF-WAY
TO BE VACATED BY THIS PLAT
PROJECT #1003366
VACATION ACTION #05DRB-01272

TRACT T-1-A-2-B
90,358.20 SF
2.0743 AC. ±

20' SANITARY SEWER EASEMENT
GRANTED BY THIS PLAT TO
NEW MEXICO UTILITIES INC.

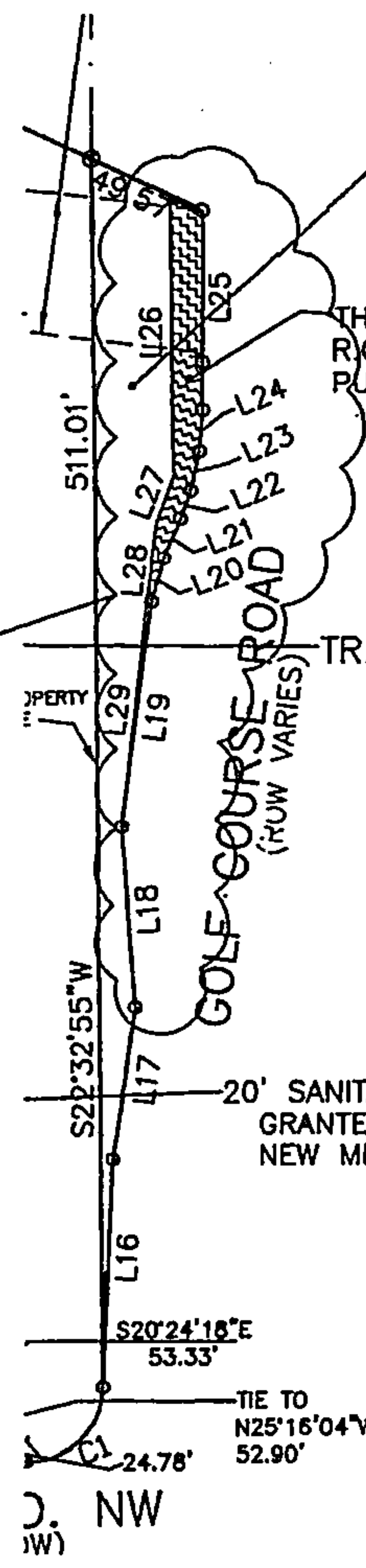
20' SANITARY SEWER EASEMENT
GRANTED BY THIS PLAT TO
NEW MEXICO UTILITIES INC.

TOWN OF ALAMEDA GRANT
TRACT T-1A-1 FILED:
04-21-84 VOL.94C, FOL.133

EXIST. 20.00' SANITARY
SEWER EASEMENT
FILED: 04-23-1998
BK. 98-11 PGs. 4715-4720

THIS PORTION OF SANITARY
SEWER EASEMENT TO BE
VACATED THIS PLAT
PROJECT #1003366
VACATION ACTION #
05DRB-01273

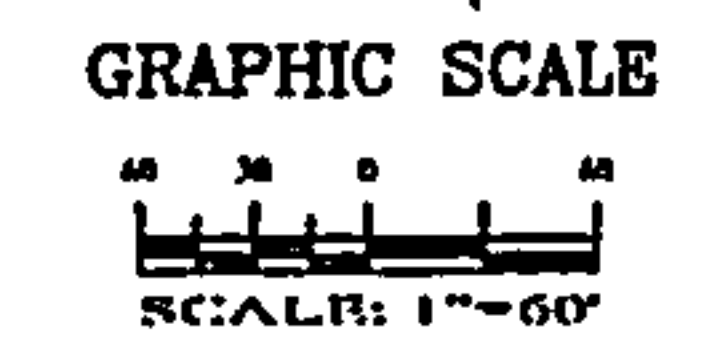
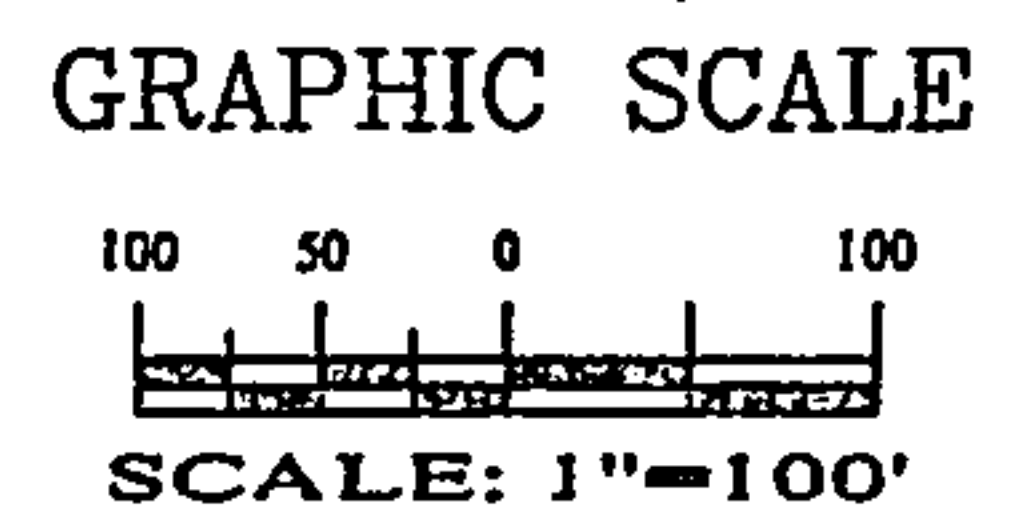
IRVING BLVD, NW
(108.00' ROW)



LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.28	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.48	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.48	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N86°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	78.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

EXISTING EASEMENTS:

- EXIST. 10.00' P.M. & U.S. WEST EASEMENT FILED: 09-22-1995 BK. 85-12 PGs. 3347-3350
- EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 08-15-1984 BK. 95-12 PGs. DOC. # 84-45082
- EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1998 BK. 98-11 PGs. 4715-4720
- EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1998 VOL. 96C, FOL. 487



**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)894-5570

RIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
 Date Site Plan Approved: 8/18/04
 Date Preliminary Plat Approved: 8/18/04
 Date Preliminary Plat Expires: 8/18/07
 DRB Project No: 1003366
 DRB Application No: 04-01242

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

**Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of plat acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC IMPROVEMENTS PAVING									
<u>B-1</u>	<u>74808T</u>	<u>100</u>	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on	/	/	/
PUBLIC IMPROVEMENTS WATERLINE									
<u>B-1/B2</u>		<u>8" 1940</u>	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF	/	/	/
SANITARY SEWER									
<u>B-2</u>		<u>8" 400</u>	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF	/	/	/
<u>B-1</u>		<u>8" 710</u>	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF	/	/	/

ORIGINAL

SIA	COA DRC
Sequence #	Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private	City	City Cnst
Inspector	Inspector	Engineer

NOTES

- 1 Water Infrastructure to include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wall for SIA/Financial Release~~
- 5
- 6
- 7
- 8

AGENT/OWNER

Shahram (Shawn) Biazar
for NAME (print)
 Advanced Engineering and Consulting, LLC

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/18/04
 DRB CHAIR - date

Christina Santoral 8/18/04
 PARKS & GENERAL SERVICES - date

[Signature] 8-18-04
 TRANSPORTATION DEVELOPMENT - date

Roger Lee 8/18/04
 UTILITY DEVELOPMENT - date

Bradley D. Bingham 8/18/04
 CITY ENGINEER - date

AMAFCA - date

[Signature] 8-18-04
 NEW MEXICO UTILITY - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

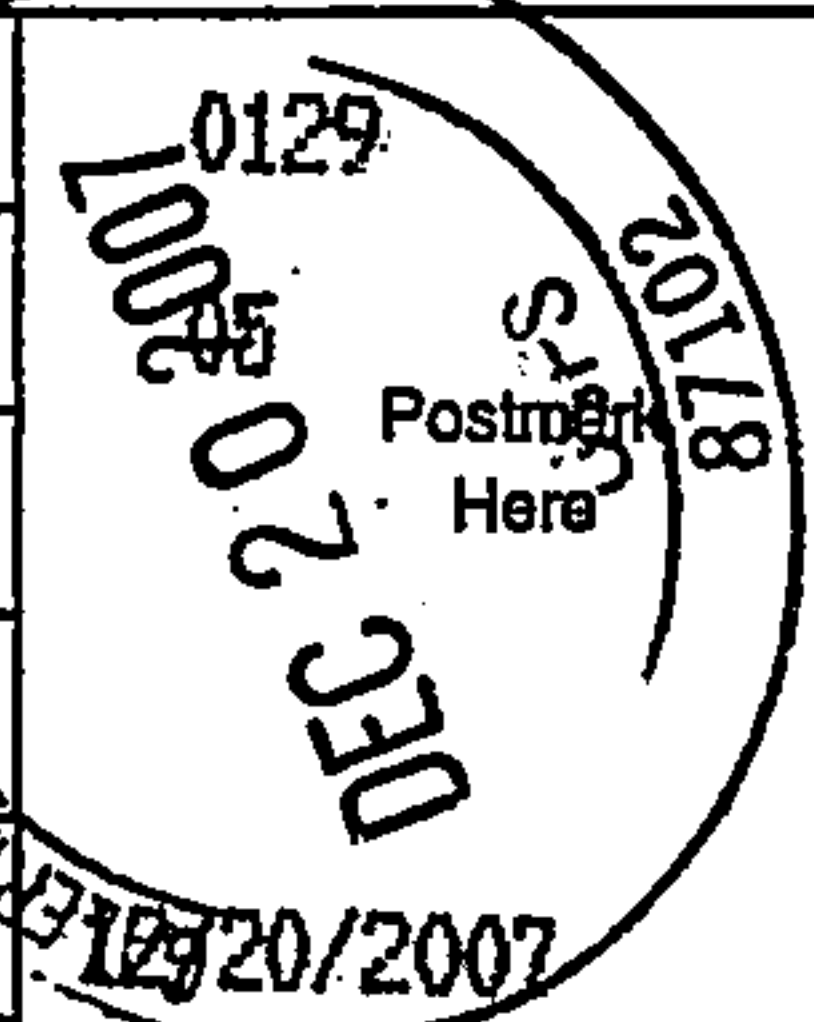
7002 9002 054E 2000 2261 1922 1202

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87114 **OFFICIAL USE**

Postage	\$	\$0.41
Certified Fee		\$2.15
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To The Paloma DO Sol NA (GPS)
 Street, Apt. No., or PO Box No. Alex Nelson
 City, State, ZIP+4 4902 San Timoteo

PS Form 3800, August 2006 See Reverse for Instructions

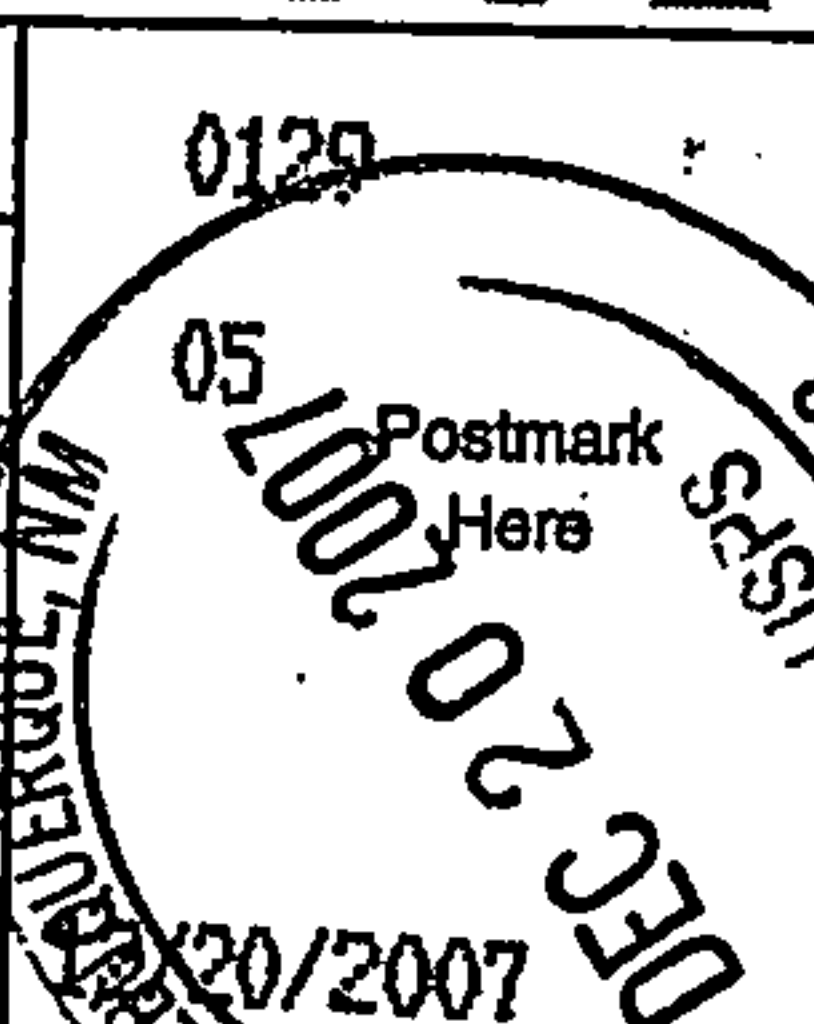
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Tom Anderson
 Street, Apt. No., or PO Box No. 10013 PLUNK DR. NW
 City, State, ZIP+4 Albu NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

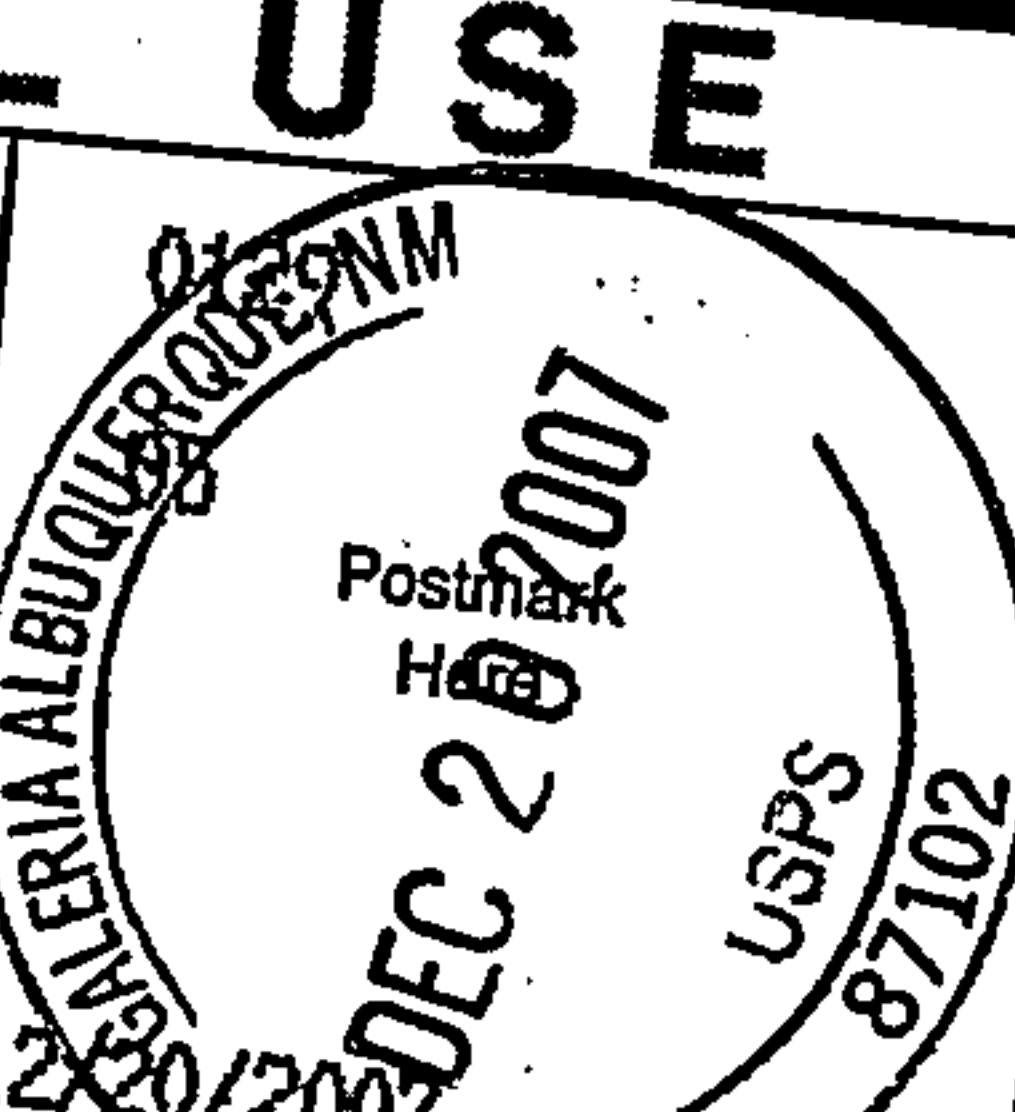
7002 9002 054E 2000 2261 1922 1300

U.S. Postal Service™
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Total Postage & Fees	\$	\$5.21



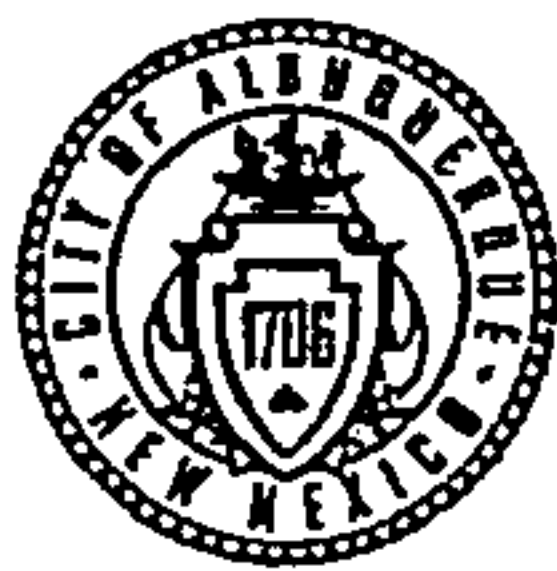
Sent To TONY BRAUNSchubiger
 Street, Apt. No., or PO Box No. 4800 SAN TIMOTEO NW
 City, State, ZIP+4 Alb NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

Bill#: 1000400174081
Clerk: 05

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

HELP US SERVE YOU BETTER



200359
DRB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

4. Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (*No new submittal*) (B-12)

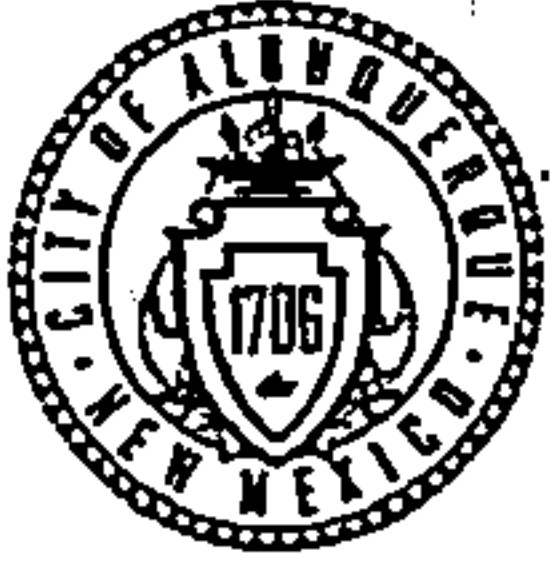
At the August 18, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS OF FINAL PLAT:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.
4. The plat will show the public roadway easement is 10-feet from the curb.



OFFICIAL NOTICE OF DECISION
PAGE 2

04DRB-01242 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT, (to be known as RABADI COMPLEX,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Juanita Vigil, EPC Case Planner] (B-12)

The site plan for building permit was approved with final sign off delegated to City Engineer for SIA and Planning for changes to the site plan. An infrastructure list dated 8/18/04 was approved.

If you wish to appeal this decision, you must do so by September 2, 2004 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.)


Sheran Matson, AICP, DRB Chair

Cc:Sharif (Felix) Rabadi, 120 Wyoming Blvd SE, 87123
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Project Number:

RIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
Date Site Plan Approved: 8/18/04
Date Preliminary Plat Approved: 8/18/04
Date Preliminary Plat Expires: 8/18/04
DRB Project No: 1003366
DRB Application No: 04-01242

Rabadi Complex

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #
B-1	74808T
B-1/B2	
B-2	
B-1	

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS PAVING				
B-1 100	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on
PUBLIC IMPROVEMENTS WATERLINE				
B1/B2 8" 1940	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF
SANITARY SEWER				
B2 8" 400	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF
B-1 8" 710	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

Split 80 part on B1
part on B2



ORIGINAL

SIA	COA DRC
Sequence #	Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private	City	City Cnst
Inspector	Inspector	Engineer
<u> / </u>	<u> / </u>	<u> / </u>

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basn and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage and wall for SIA/Financial Release
- 5 _____
- 6 _____
- 7 _____
- 8 _____

AGENT/OWNER

Shahram (Shawn) Blazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/18/04
DRB CHAIR - date

Christina Sandoval 8/18/04
PARKS & GENERAL SERVICES - date

[Signature] 8-18-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Rogert Shea 8/18/04
UTILITY DEVELOPMENT - date

[Signature] 8-18-04
NEW MEXICO UTILITY - date

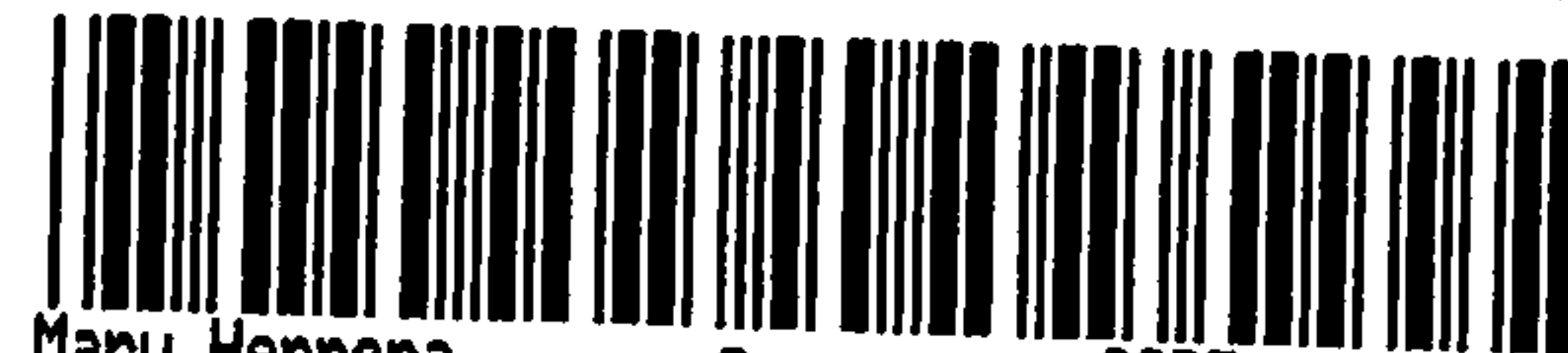
Bradley D. Bingham 8/18/04
CITY ENGINEER - date

- date

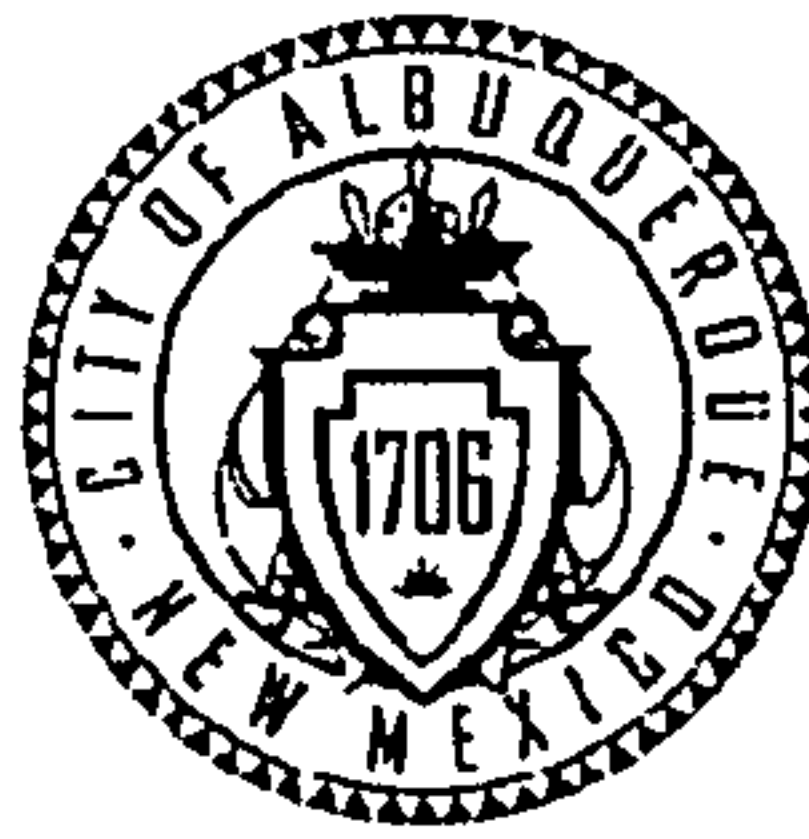
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NAME OF PLAT AND/OR SITE PLAN: Rabadi Complex



2004159779
6173277
Page: 8 of 9
11/16/2004 02:46P
Bk-A86 Pg-9334



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: December 20, 2007

TO CONTACT NAME: Sharif A. Rabadi
COMPANY/AGENCY: The Star Trust DTD
ADDRESS/ZIP: 11201 San Antonio Dr. NE 87122
PHONE/FAX #: 440.6443 / 256.1514

Thank you for your inquiry of December 20, 2007 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract T-1A-2 Town of Alameda Grant Golf Course Rd. NW Located on Golf Course Rd NW between Irving Blvd NM and Calabacillas Arroyo zone map page(s) B-12.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Paradise Hills Civic Assoc. (PHC)
Neighborhood or Homeowner Association
Contacts: Tom Anderson
10013 Plunkett Dr. NW 87114
897.2593(h) 304.0106(c)

The Paloma Del Sol NA. (PDS)
Neighborhood or Homeowner Association
Contacts: Tony Braunschweiger
4800 San Timoteo NW 87114
890.3780 (h)
Alex Nelson
4902 San Timoteo NW 87114
890.6191 (h) 792.1791 (w)

See reverse side for additional Neighborhood and/or Homeowner Associations 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,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 12-20-07 Time Entered: 11:21 AM ONC Rep. Initials: OC



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project

CONTACT NAME: SHARIF A RABAD

COMPANY NAME: THE STAR TRUST DTD

ADDRESS/ZIP: 11201 SAN ANTONIO DR NE 87120

PHONE: 440-6443 FAX: 256-1514

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

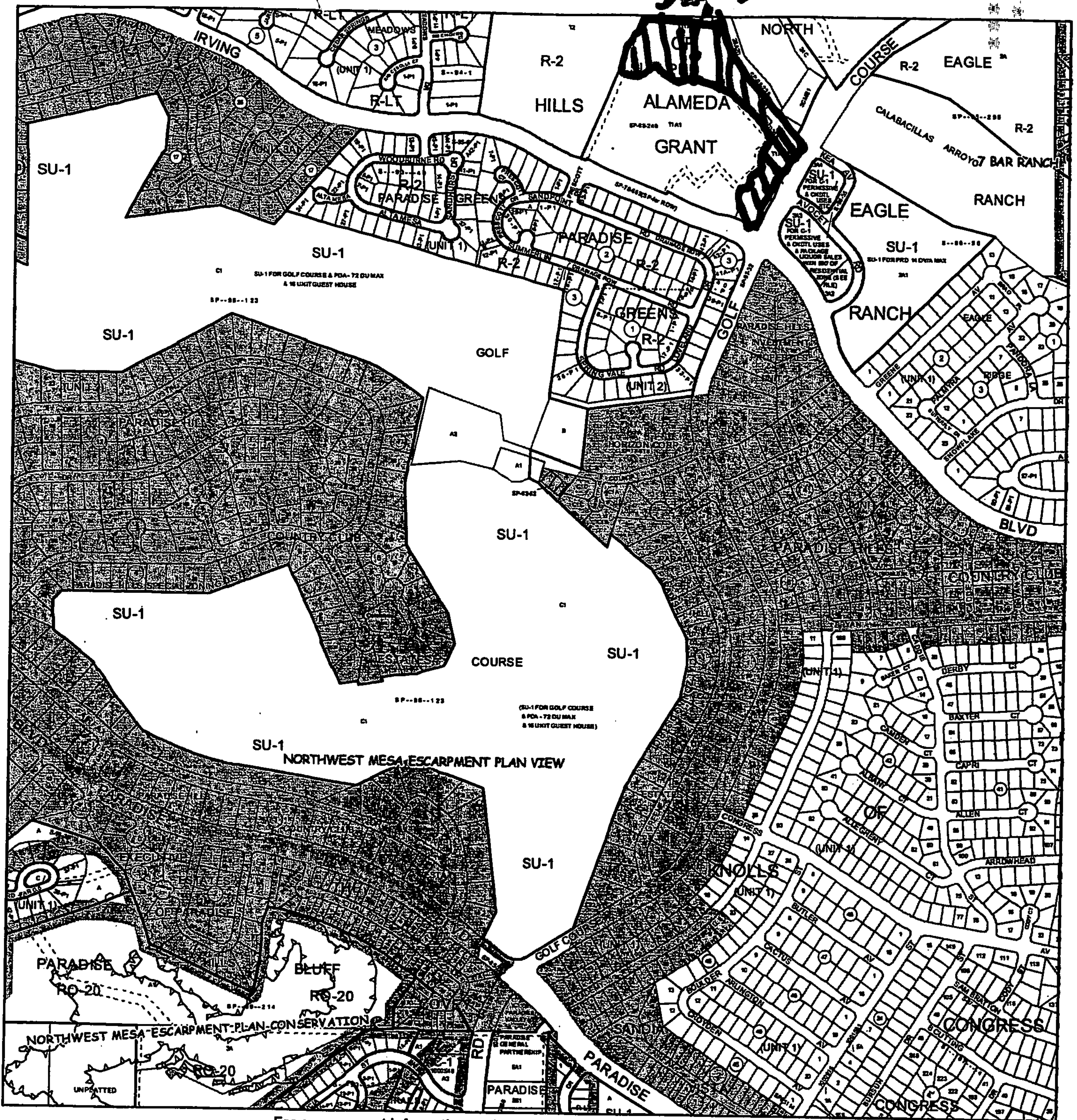
TRACT T-1A-2 TOWN of Alameda GRANT
COLF COURSE Rd. NW.

LOCATED ON COLF COURSE Rd. NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

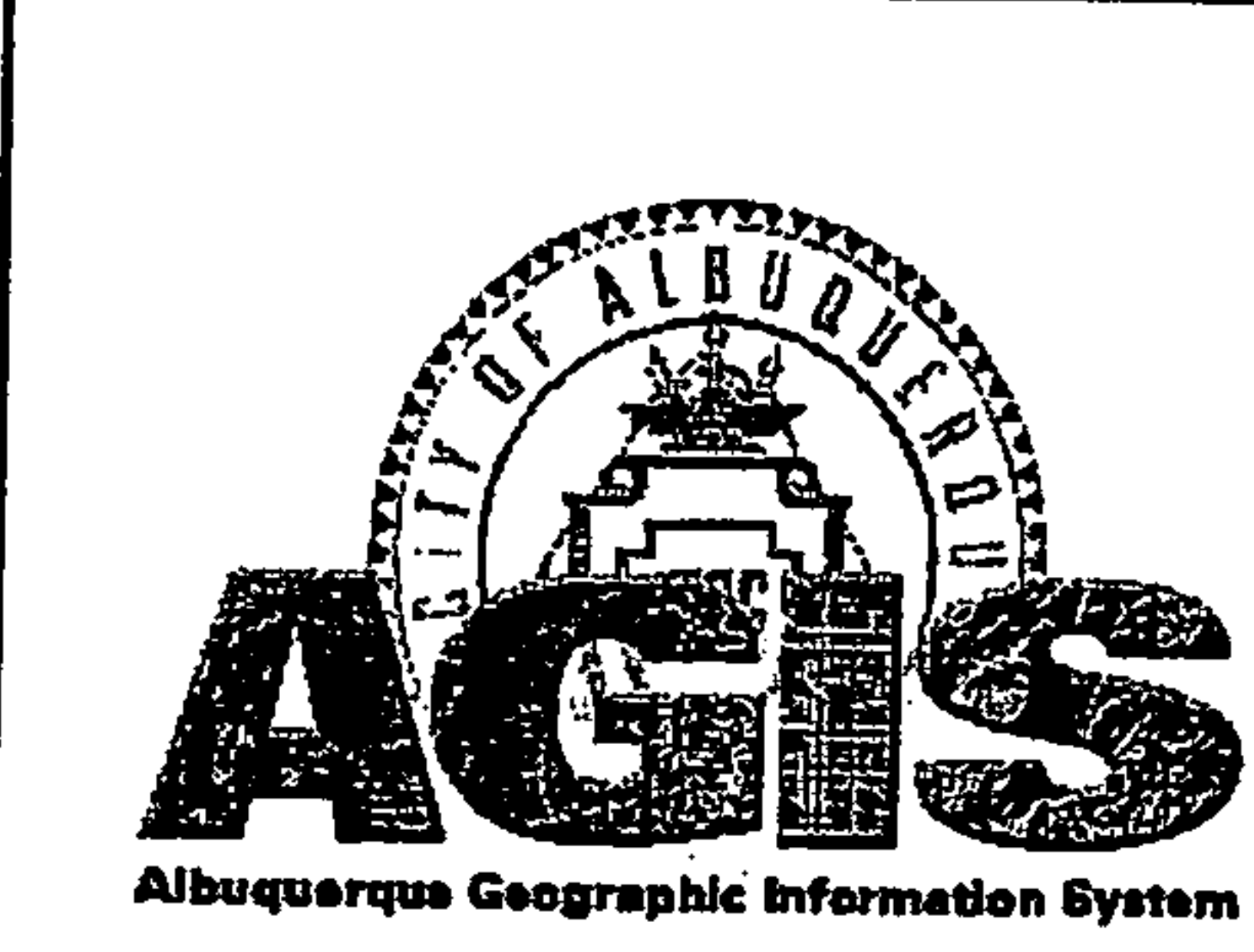
BETWEEN IRVING Blvd. NM and CALABACILLAS AND AERÓYO
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

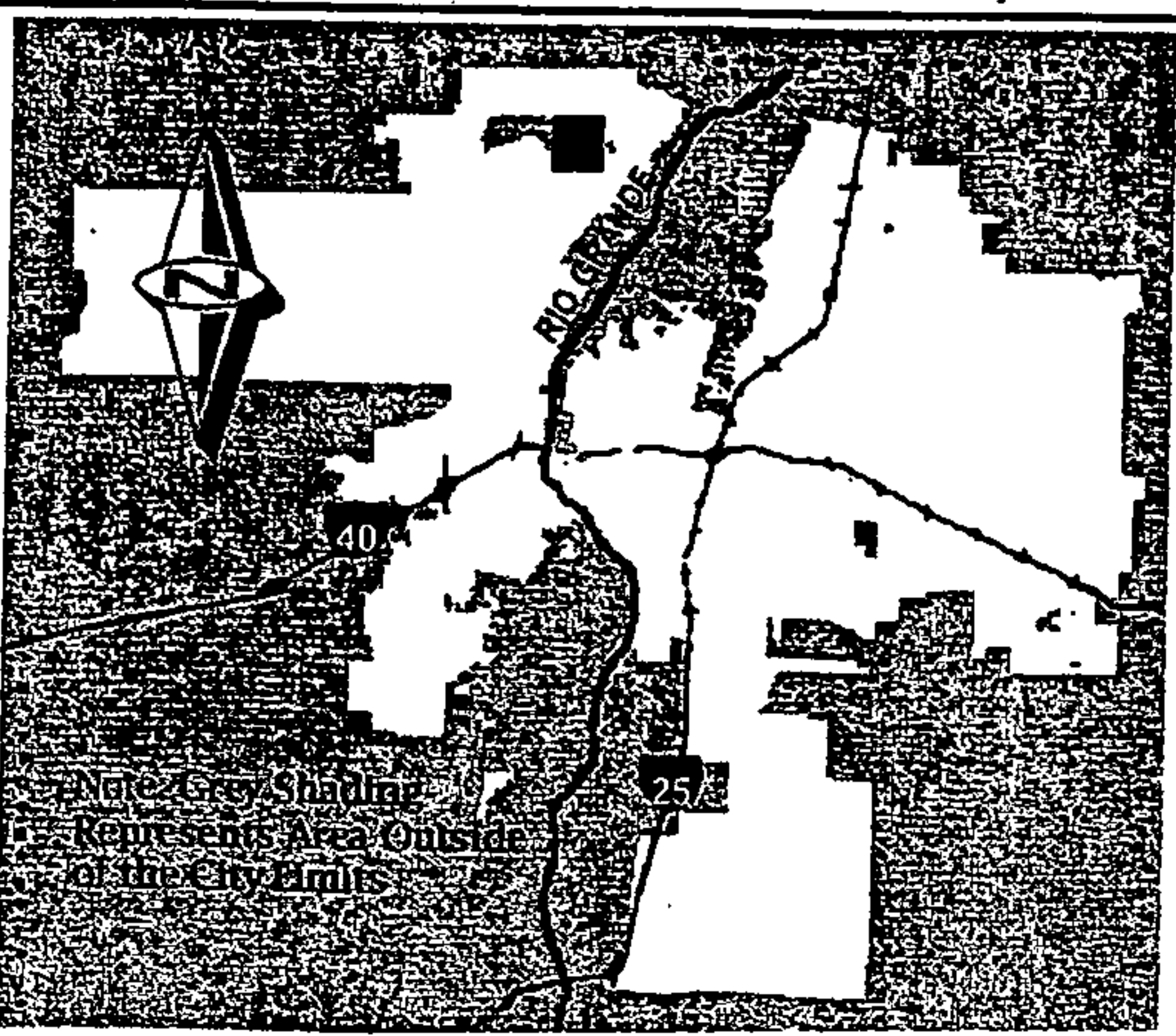
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (B-12).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



For more current information and more details visit <http://www.cabq.gov/gis>



Map amended through: 5/1/2006



Zone Atlas Page:
B-12-Z *Paradise Hills Civic*

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

The Palomares Det. Sol.

0 750 1,500 Feet

CITY OF ALBUQUERQUE



November 12, 2007

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Sharif Rabadi, Trustee
THE STAR TRUST, DTD.
11201 San Antonio Dr. NE
Albuquerque, NM 87122-1049

RE: NOTICE OF FAILURE TO COMPLETE IMPROVEMENTS, DEFAULT AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY - SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B-2

PROJECT: RABADI COMPLEX PHASE II
PROJECT NO: 748081

Dear Mr. Rabadi:

I have been informed that THE STAR TRUST, DTD (the "Subdivider") failed to meet the November 12, 2007 "Construction Deadline" and failed to obtain timely extension from the Development Review Board ("D.R.B.") before the Construction Deadline. The construction has not been completed or the Subdivider has not requested and received an extension from the D.R.B. and submitted an extension agreement and related financial guaranty to the Design/Construction Division. The Construction Deadline has passed and the requirements were not met.

P.O. Box 1293

Albuquerque

New Mexico 87103

THIS LETTER PROVIDES THE REQUIRED NOTICE TO SUBDIVIDER AND THE SURETY NAMED BELOW THAT THE SUBDIVIDER'S AGREEMENT WITH THE CITY IS IN DEFAULT, AND THE CITY HOLDS THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE. THIRTY DAYS AFTER MAILING THIS LETTER THE CITY WILL BE CALLING ON THE FINANCIAL GUARANTY PROVIDED BY THE SURETY, AND THE CITY WILL DEMAND THAT THE SURETY PAY THE CITY 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

www.cabq.gov

If you have any questions regarding this matter, please contact the Project Administrator Marilyn Maldonado at 924-3997, Design Review Section, Development and Building Services.

Very truly yours,

A handwritten signature in black ink, appearing to read "K. Curran".

Kevin J. Curran
Assistant City Attorney

THIS LETTER IS SENT TO CONFORM TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

Cc: Bank of Oklahoma, 201 Third Street NW, 14th Floor, PO box 26148, Albuquerque, NM 87125-6148
KJC/pcl #4A

CITY OF ALBUQUERQUE



November 12, 2007

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Sharif Rabadi, Trustee
THE STAR TRUST, DTD.
11201 San Antonio Dr. NE
Albuquerque, NM 87122-1049

RE: NOTICE OF FAILURE TO COMPLETE IMPROVEMENTS, DEFAULT AND CITY'S
INTENTION TO CALL FINANCIAL GUARANTY - SUBDIVISION IMPROVEMENTS
AGREEMENT, PROCEDURE (B-1)

PROJECT: RABADI COMPLEX PHASE II
PROJECT NO: 748081

Dear Mr. Rabadi:

I have been informed that **THE STAR TRUST, DTD** (the "Subdivider") failed to meet the November 12, 2007 "Construction Deadline" and failed to obtain timely extension from the Development Review Board ("D.R.B.") before the Construction Deadline. The construction has not been completed or the Subdivider has not requested and received an extension from the D.R.B. and submitted an extension agreement and related financial guaranty to the Design/Construction Division. The Construction Deadline has passed and the requirements were not met.

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Cc: Bank of Oklahoma, 201 Third Street NW, 14th Floor, PO box 26148,
Albuquerque, NM 87125-6148
KJC/pcl #4A

RIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
Date Site Plan Approved: 2/15/04
Date Preliminary Plat Approved: 2/15/04
Date Preliminary Plat Expires: 2/15/07
DRB Project No: 1003366
DRB Application No: 04-0124

Rabadi Complex

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

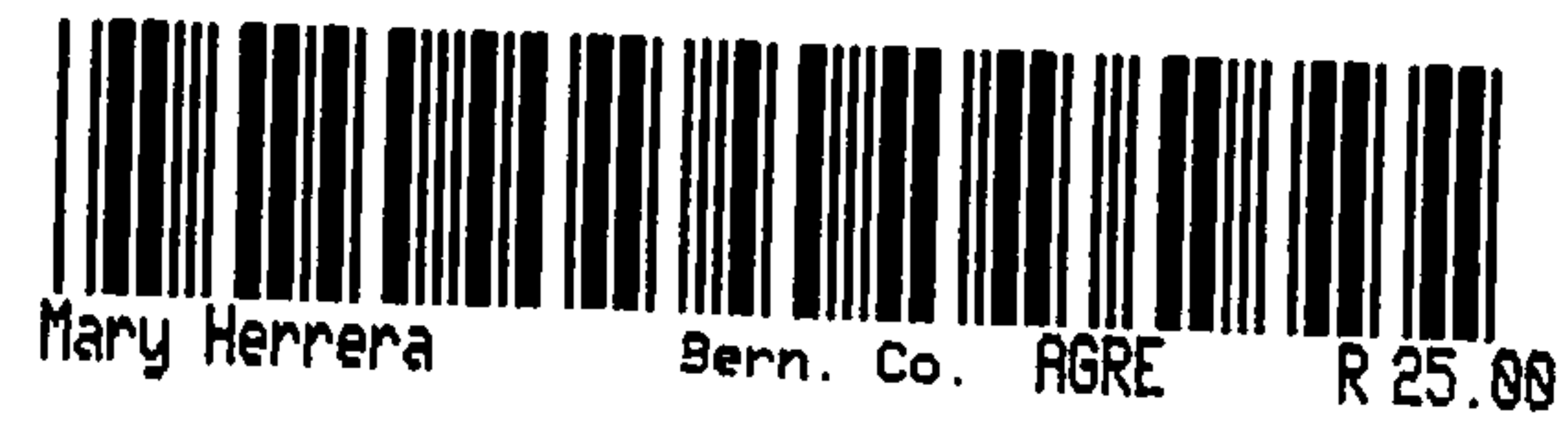
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #
B-1	748081
B-1	
B-1/B2	
B-1	
B-1	

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS				
PAVING				
B-1 100	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on
PUBLIC IMPROVEMENTS				
WATERLINE				
B1/B2 1940	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF
SANITARY SEWER				
B2 8" 400	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF
B-1 8" 710	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

Split 80 part on B1 part on B2



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage and wall for SIA/Financial Release
- 5
- 6
- 7
- 8

AGENT/OWNER

Shahram (Shawn) Blazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/18/04
 DRB CHAIR - date

Christina Sandoval 8/18/04
 PARKS & GENERAL SERVICES - date

[Signature] 8-18-04
 TRANSPORTATION DEVELOPMENT - date

Robert Shea 8/18/04
 UTILITY DEVELOPMENT - date

Bradley D. Bingham 8/18/04
 CITY ENGINEER - date

AMAFCA - date
[Signature] 8-18-04
 NEW MEXICO UTILITY - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NAME OF PLAT AND/OR SITE PLAN: Rabadi Complex



2004159779
 6173277
 Page: 8 of 9
 11/16/2004 02:46P
 Bk-A86 Pg-9334

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

S Z

V

P

L A

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: Felix Rabadi PHONE: (505) 266-2224
 ADDRESS: 120 Wyoming Blvd., SE FAX: (505) 256-1514
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Felix Rabadi
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: 2 year Subdivision Improvement Agreement (SIA) Extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tracts T-1-A-2-A and T-A-2-B Block: _____ Unit: _____
 Subdiv. / Addn. Town of Alameda Grant **TBK RABADI COMPLEX**
 Current Zoning: SU-1 for PRD Proposed zoning: The Same
 Zone Atlas page(s): B-12-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 8.7302 Acres Density if applicable: dwellings per gross acre: n/a dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits. Within 1000FT of a landfill? No
 UPC No. 101206533743610511 MRGCD Map No. _____
 LOCATION PROPERTY BY STREETS: On or Near: Golf Course Rd. NW
 Between: Irving Blvd., NW and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003366 04EPC-00498, SPBP 04DRB-00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20

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

SIGNATURE Shawn Baizar DATE 8-11-2006
 (Print) Shawn Baizar, Managing Member Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

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

06DRB - 01160

Action

SIA

S.F.

5(2)

Fees

\$ 50.00

\$ 751.00

\$ 20.00

\$ _____

\$ _____

Total

\$ 145.00

Hearing date 09-06-06

KE SIS 8/11/06

Planner signature / date

Project # 1003366

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
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. OB
- 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
- Fee (see schedule)

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.

Shahram (Shawn) Biazar
Applicant name (print)
[Signature]
Applicant signature / date



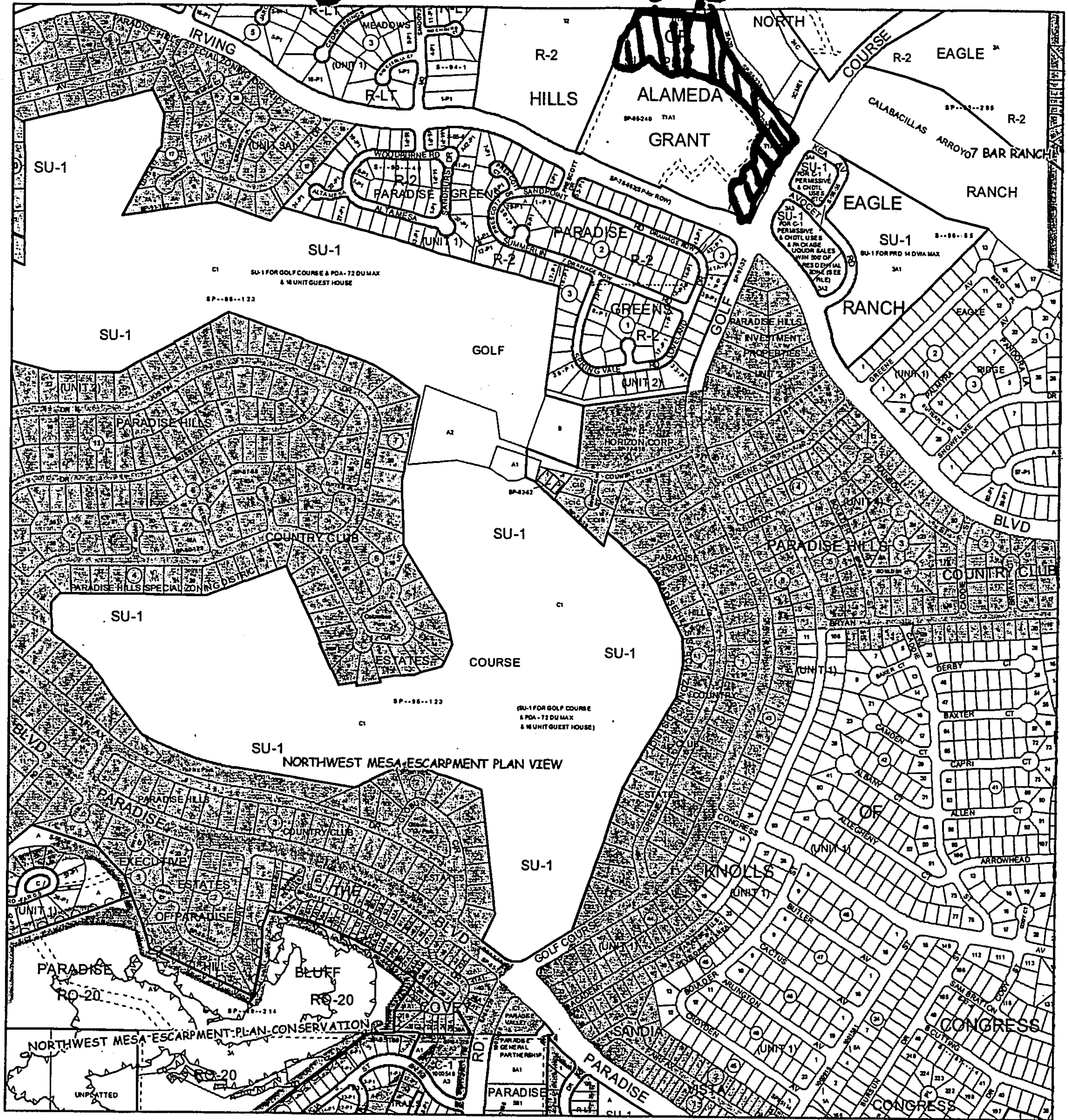
Form revised 11/04 and JUNE 05

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

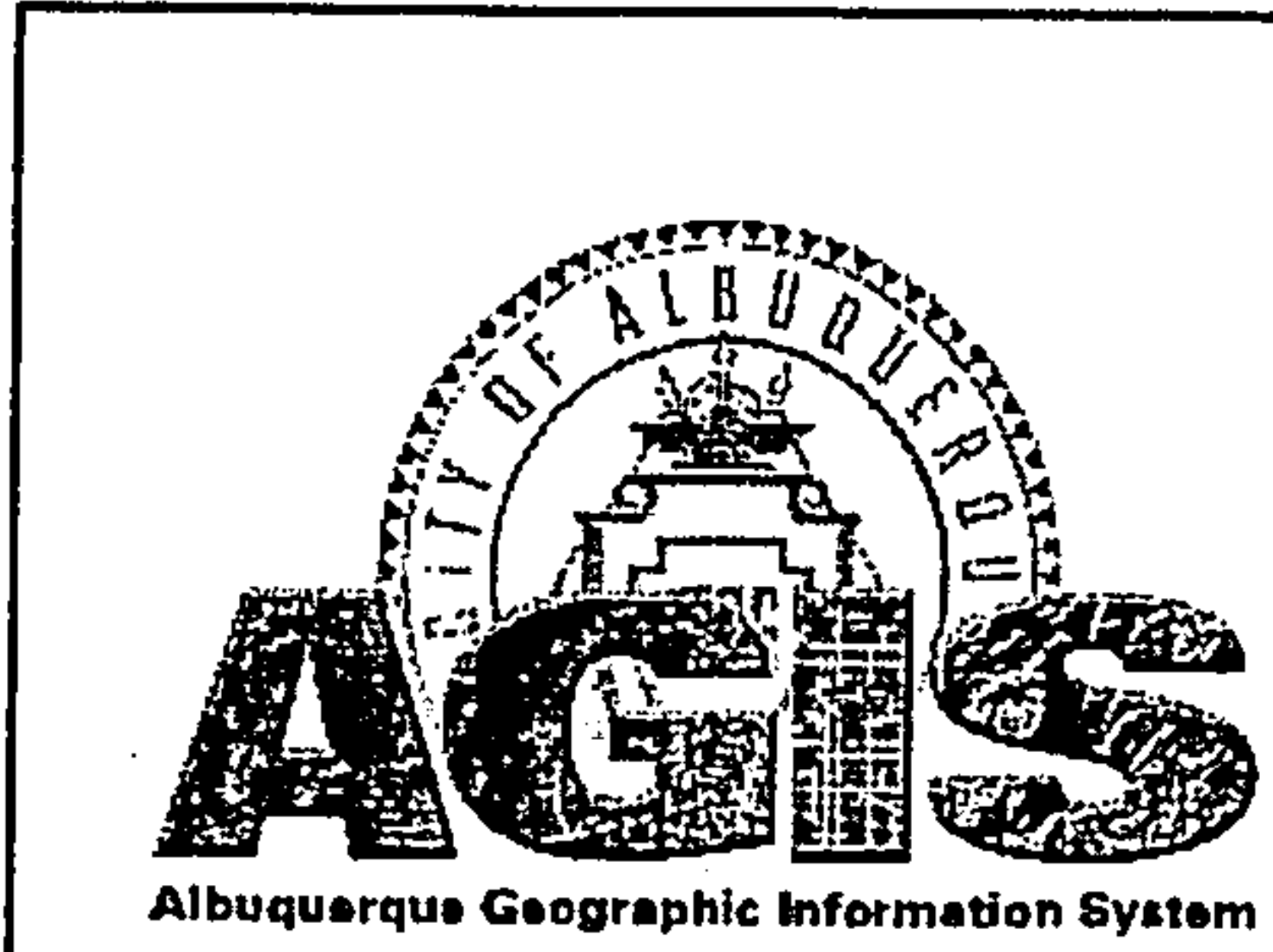
Application case numbers
06DRB-01160

K. S. S. 8/11/04
Planner signature / date
Project # 1003366

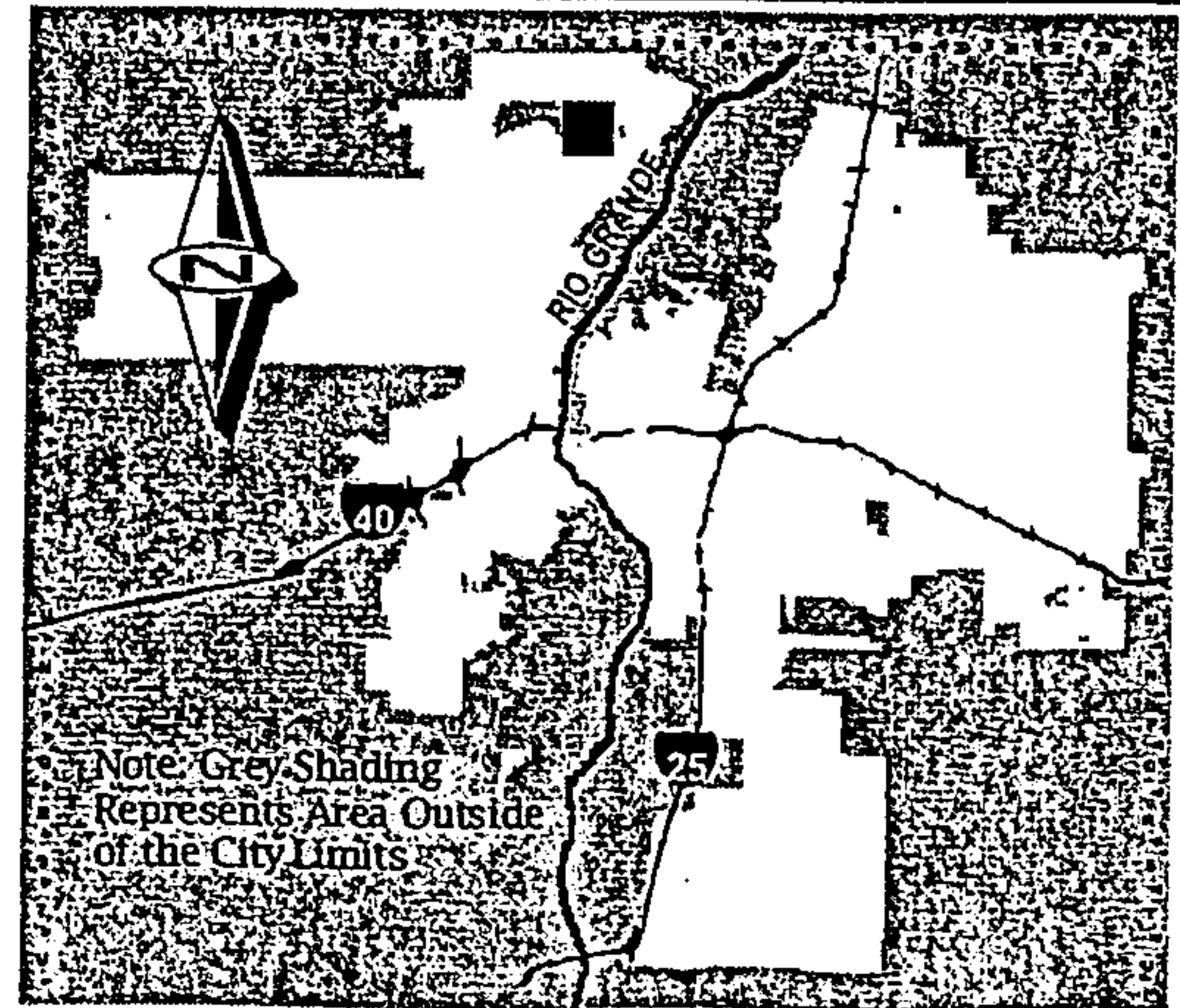
STREET



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/1/2006

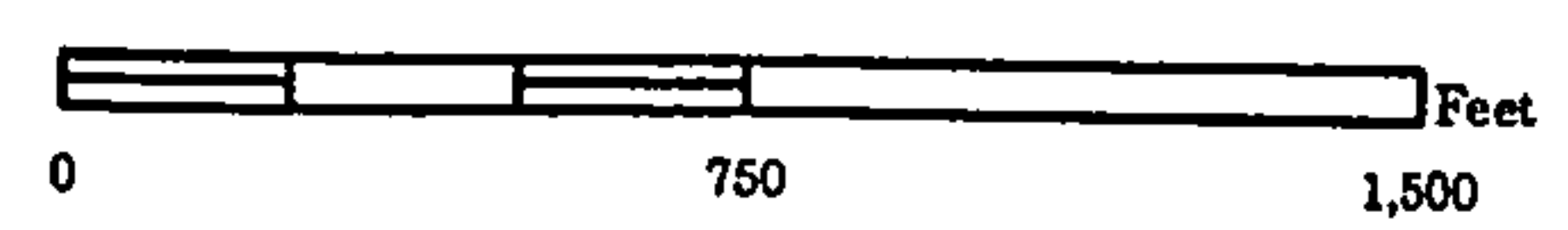


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



RIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 8/18/04
Date Site Plan Approved: 2/11/04
Date Preliminary Plat Approved: 8/11/04
Date Preliminary Plat Expires: 8/11/07
DRB Project No: 1003366
DRB Application No: 04-0124

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

**Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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SIA Sequence #	COA DRC Project #
D-1	748081
B-1/B2	
B-2	
B-N	

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS PAVING				
100	Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on
PUBLIC IMPROVEMENTS WATERLINE				
8" 1940	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF
SANITARY SEWER				
8" 400	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF
8" 710	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage and wall for SIA/Financial Release
- 5
- 6
- 7
- 8

AGENT/OWNER

Shahram (Shawn) Biazar
for NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

Sally Salazar
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/18/04
 DRB CHAIR - date

Christina Sandoval 8/18/04
 PARKS & GENERAL SERVICES - date

[Signature] 8-18-04
 TRANSPORTATION DEVELOPMENT - date

Roger [Signature] 8/18/04
 UTILITY DEVELOPMENT - date

Bradley D. Bingham 8/18/04
 CITY ENGINEER - date

AMAFCA - date
[Signature] 8-18-04
 NEW MEXICO UTILITY - date

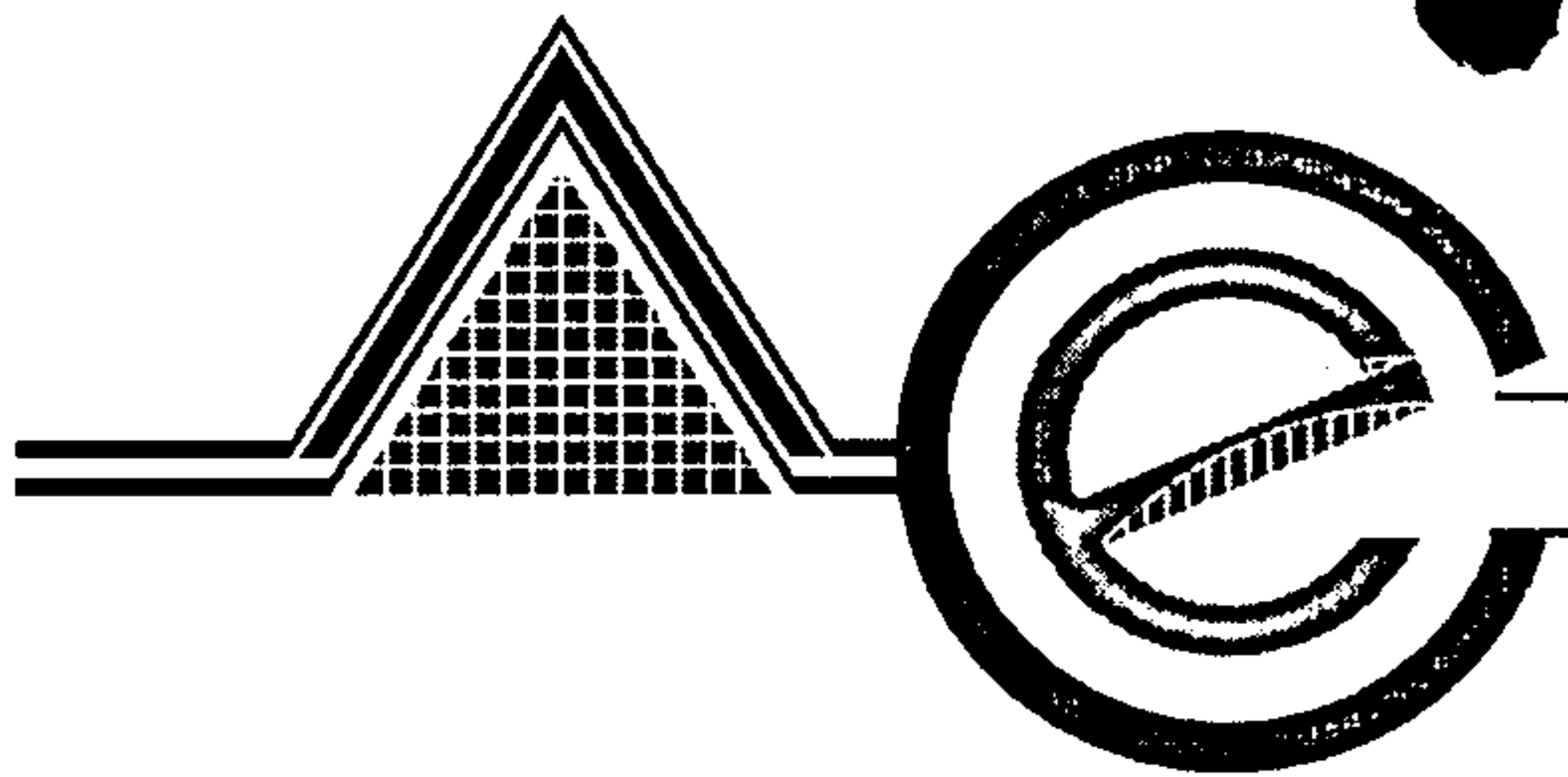
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NAME OF PLAT AND/OR SITE PLAN: Rabadi Complex



ADVANCED ENGINEERING and CONSULTING, LLC

August 10, 2006

*Consulting
Design
Development
Management
Inspection
Surveying*

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

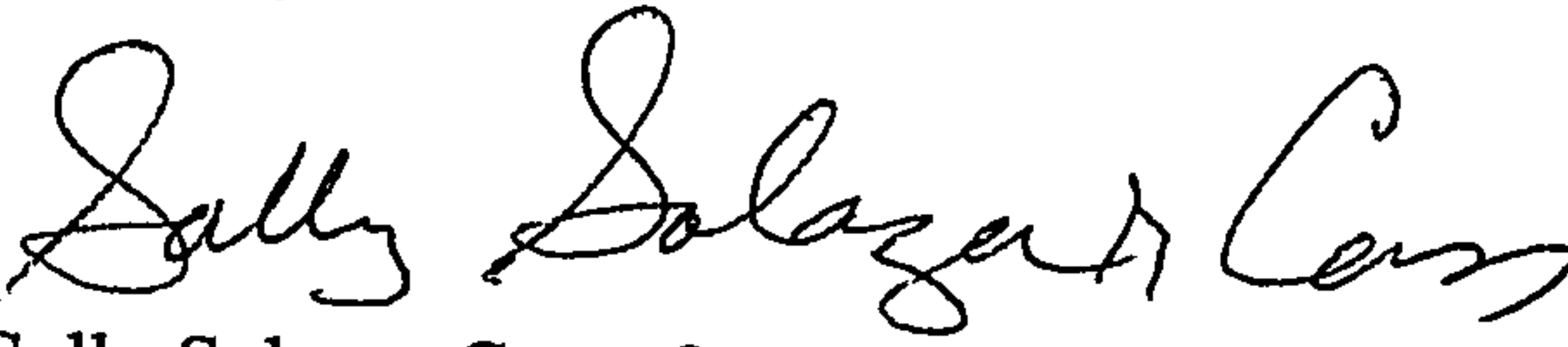
Re: Two Year SIA Extension Request for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing 8.5 acres

Dear Ms. Matson:

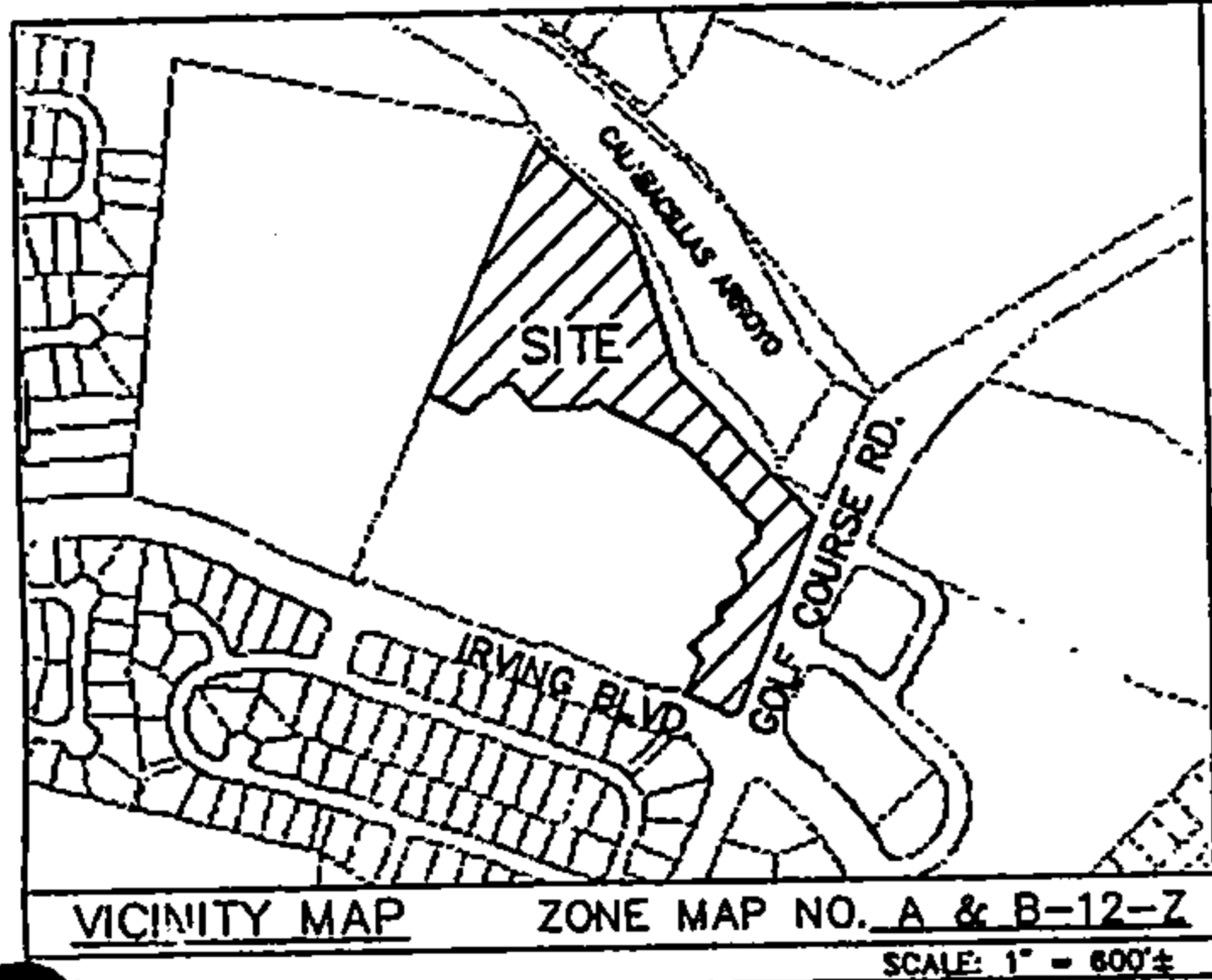
Advanced Engineering and Consulting, LLC, on behalf of Felix Rabadi, is requesting a two year extension for the Subdivision Improvement Agreement on the above referenced site. The site is located on Golf Course Rd., NW, between Irving Blvd., NW and Calabacillas Arroyo. This extension is needed to complete the construction of the project.

If you require additional information, please contact our office at your convenience.

Sincerely,


Sally Salazar Cass, Operations Manager

Enclosures
JN: 200359



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 1 AND 12, T. 11 N. R. 2 E. N.M.P.M., WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT T-1-A-2, TOWN OF ALAMEDA GRANT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 18, 1998 IN VOLUME 96C, FOLIO 467, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF GOLF COURSE ROAD SW. WHENCE A TIE TO MONUMENT ACS BLACK-2 BEARS N.38°17'52"E A DISTANCE 1587.92' FEET TO AN ANGLE POINT; THENCE, S.23°03'55"W, 84.15 FEET TO AN ANGLE POINT; THENCE, S.27°59'12"W, 16.83 FEET TO AN ANGLE POINT; THENCE, S.35°26'25"W, 16.68 FEET TO AN ANGLE POINT; THENCE, S.43°07'33"W, 12.27 FEET TO AN ANGLE POINT; THENCE, S.44°24'12"W, 17.68 FEET TO AN ANGLE POINT; THENCE, S.38°18'36"W, 18.83 FEET TO AN ANGLE POINT; THENCE, S.30°25'13"W, 93.57 FEET TO AN ANGLE POINT; THENCE, S.18°49'17"W, 76.03 FEET TO AN ANGLE POINT; THENCE, S.31°20'05"W, 64.97 FEET TO AN ANGLE POINT; THENCE, S.25°31'23"W, 93.88 FEET TO AN ANGLE POINT; THENCE, 48.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 30.00' AND A CHORD WHICH BEARS S.68°41'51"W, 43.27') TO A POINT; THENCE, N.56°10'22"W, 61.61 FEET TO A POINT; THENCE, N.69°19'44"W, 40.63 FEET TO AN ANGLE POINT; THENCE, N.20°40'15"E, 100.72 FEET TO AN ANGLE POINT; THENCE, N.42°24'15"W, 38.53 FEET TO AN ANGLE POINT; THENCE, N.49°38'48"E, 102.26 FEET TO AN ANGLE POINT; THENCE, N.40°21'11"W, 16.08 FEET TO A POINT; THENCE, 10.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 6.50' AND A CHORD WHICH BEARS S.04°38'46"W, 9.19') TO A POINT; THENCE, N.48°11'31"E, 81.20 FEET TO A POINT; THENCE, 46.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 34.41' AND A CHORD WHICH BEARS N.09°39'42"E, 42.87') TO A POINT; THENCE, N.28°52'11"W, 27.23 FEET TO A POINT; THENCE, 10.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 7.75' AND A CHORD WHICH BEARS S.08°45'38"W, 9.46') TO A POINT; THENCE, N.46°36'13"E, 67.44 FEET TO A POINT; THENCE, 50.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 33.00' AND A CHORD WHICH BEARS N.02°29'09"E, 45.94') TO A POINT; THENCE, N.41°44'07"W, 245.36 FEET TO AN ANGLE POINT; THENCE, N.62°03'29"W, 258.27 FEET TO AN ANGLE POINT; THENCE, S.48°01'59"W, 28.40 FEET TO AN ANGLE POINT; THENCE, N.86°58'00"W, 130.46 FEET TO AN ANGLE POINT; THENCE, N.41°58'00"W, 81.88 FEET TO AN ANGLE POINT; THENCE, N.86°58'00"W, 36.46 FEET TO AN ANGLE POINT; THENCE, S.48°02'00"W, 105.68 FEET TO AN ANGLE POINT; THENCE, N.66°21'59"W, 105.02 FEET TO AN ANGLE POINT; THENCE, N.23°38'01"E, 707.48 FEET TO AN ANGLE POINT; THENCE, S.45°04'50"E, 326.26 FEET TO AN ANGLE POINT; THENCE, S.16°06'02"E, 389.20 FEET TO AN ANGLE POINT; THENCE, S.41°59'09"E, 538.02 FEET TO AN ANGLE POINT AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 8.7302 AC. (380,289.80 SF.), MORE OR LESS.

PLAT OF
TRACTS T-1-A-2-A AND T-1-A-2-B
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2006
PRELIMINARY PLAT
APPROVED BY DRB
PROJECT NO. 1003366
APPLICATION NO. _____
UTILITY APPROVALS: ON 2-8-06
20 foot access return and PAMARA exist

PNM ELECTRIC SERVICES _____ DATE _____
PNM GAS SERVICES _____ DATE _____
QWEST TELECOMMUNICATIONS _____ DATE _____
COMCAST _____ DATE _____
NEW MEXICO UTILITIES _____ DATE _____

APPROVALS:
[Signature] 1-10-06
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
UTILITIES DEVELOPMENT _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
PROPERTY MANAGEMENT _____ DATE _____

SURVEYORS CERTIFICATE:
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
[Signature] 1/10/06
LEONARD MARTINEZ P.S. # 9801 DATE

ADVANCED ENGINEERING and CONSULTING, LLC
416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT INTO TWO TRACTS, VACATE PUBLIC UTILITY, SANITARY SEWER EASEMENT, VACATE A PORTION OF PUBLIC RIGHT-OF-WAY, AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2006031190.
- BASIS OF BEARINGS IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS BLACK-2 AND 2-B13 CENTRAL ZONE, NAD, 1927 CONTROL STATIONS BLACK-2 AND 2-B13
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
- SITE DATA: ZONING IS SU-1 FOR PRD.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- TOTAL AREA OF PROPERTY.....8.7302 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....1
- NUMBER OF TRACTS/LOTS CREATED.....2
- BOTH PROPERTY OWNER'S ARE RESPONSIBLE FOR SHARED REVISED ACCESS.
60' PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT IS FOR THE BENEFIT OF TRACTS T-1-A-2-A AND T-1-A-2-B BOTH PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 1/10/06

OWNER(S) PRINT NAME: CHARIE PAKADI

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January

20 06 BY Felix Pakadi

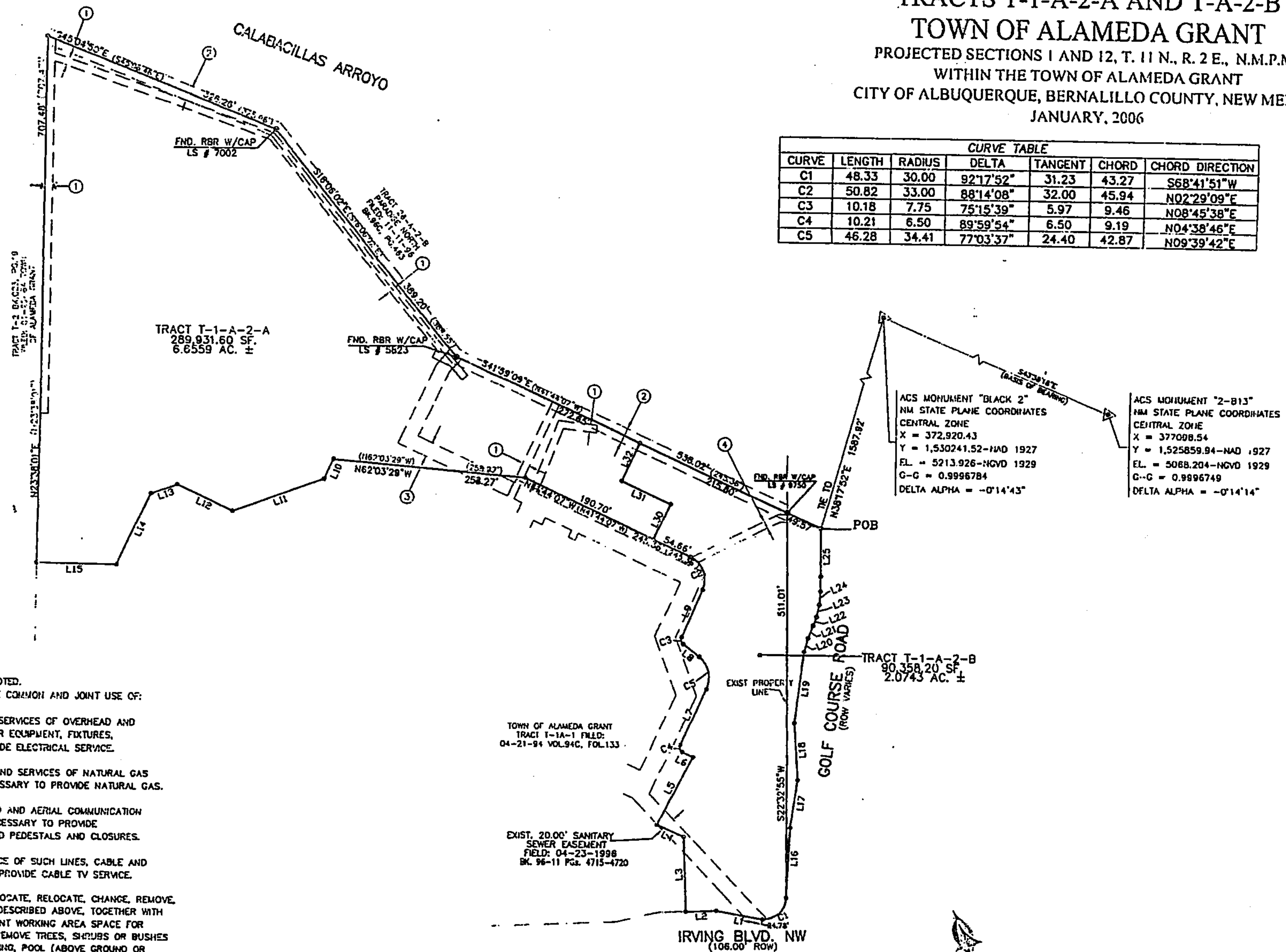
MY COMMISSION EXPIRES: _____
[Signature]

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
 TRACTS T-1-A-2-A AND T-1-A-2-B
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
 WITHIN THE TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2006

LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.28	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
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L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



ACS MONUMENT "BLACK 2"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 372,920.43
 Y = 1,530,241.52 - NAD 1927
 EL = 5213.926 - NGVD 1929
 G-G = 0.9996784
 DELTA ALPHA = -0°14'43"

ACS MONUMENT "2-B13"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 377,008.54
 Y = 1,525,859.94 - NAD 1927
 EL = 5068.204 - NGVD 1929
 G-G = 0.9996749
 DELTA ALPHA = -0°14'14"

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

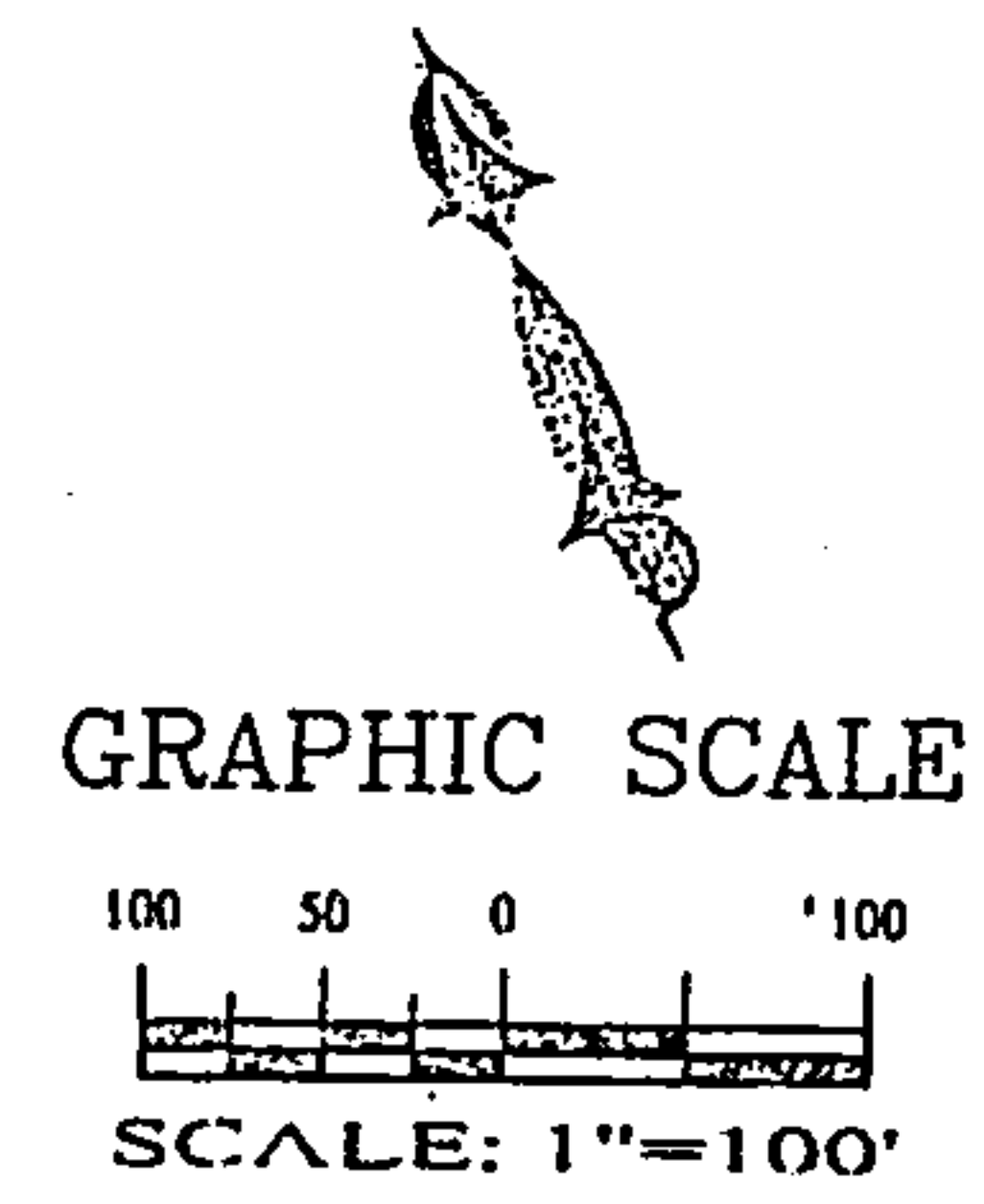
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

EXISTING EASEMENTS:

1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG. 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 05-15-1984 BK. 95-12 PG. 3 DOC. # 84-45082
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1998 BK. 96-11 PG. 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1996 VOL. 96C, FOL. 487



ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHFIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505) 949-5570

**PLAT OF
TRACTS T-1-A-2-A AND T-A-2-B
TOWN OF ALAMEDA GRANT**
PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

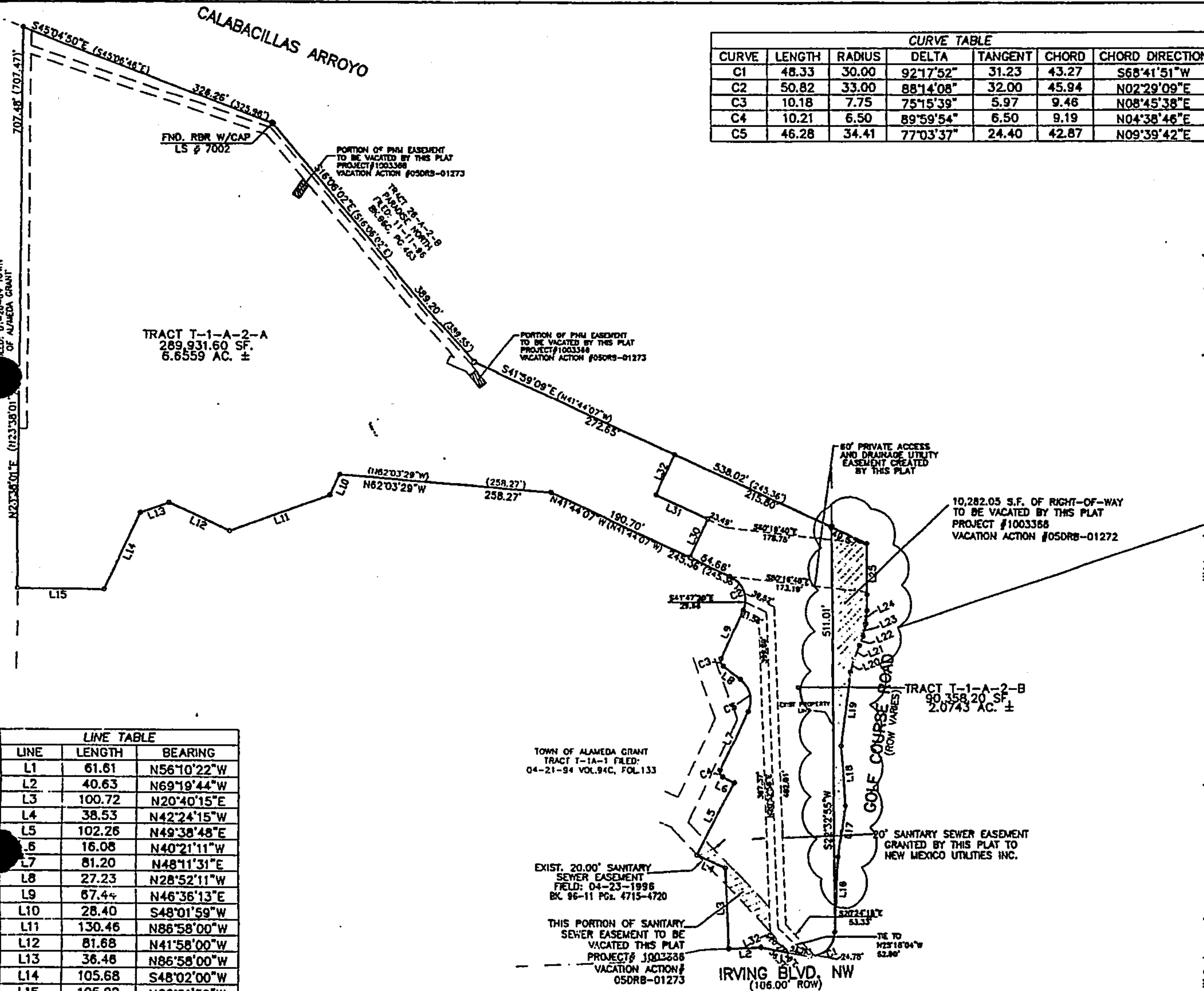
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
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C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E

10,282.05 S.F. OF RIGHT-OF-WAY
TO BE VACATED BY THIS PLAT
PROJECT #1003366
VACATION ACTION #05DRB-01272

THIS PORTION OF VACATED
R.O.W. TO BE KEPT AS
PUBLIC ROADWAY EASEMENT

TRACT T-1-A-2-B
90,358.20 SF.
2.0743 AC. ±

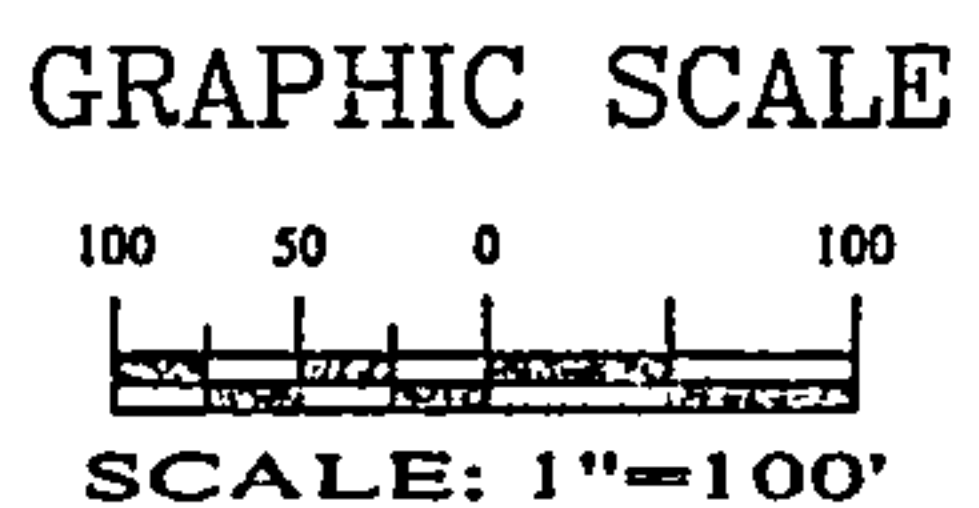
20' SANITARY SEWER EASEMENT
GRANTED BY THIS PLAT TO
NEW MEXICO UTILITIES INC.



LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
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L7	81.20	N48°11'31"E
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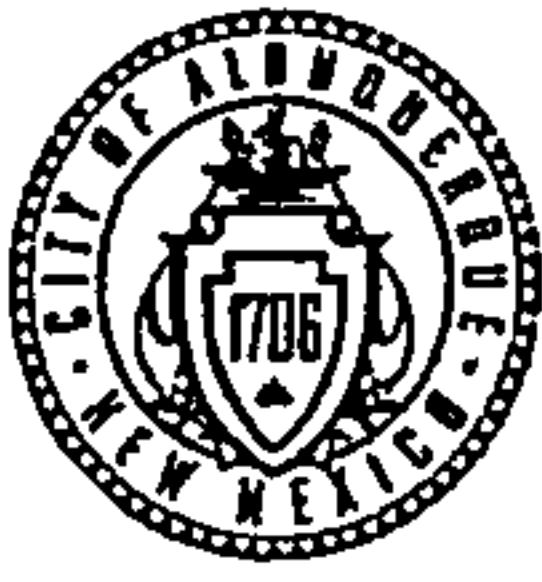
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- EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG. DOC. # 84-45092
- EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1996 BK. 98-11 PG. 4715-4720
- EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1996 VOL. 98C, FOL. 467



**ADVANCED
ENGINEERING
and CONSULTING, LLC**

416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 999-5578



200359
DRB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

4. Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (*No new submittal*) (B-12)

At the August 18, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS OF FINAL PLAT:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.
4. The plat will show the public roadway easement is 10-feet from the curb.



OFFICIAL NOTICE OF DECISION
PAGE 2

04DRB-01242 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT, (to be known as RABADI COMPLEX,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [**Juanita Vigil, EPC Case Planner**] (B-12)

The site plan for building permit was approved with final sign off delegated to City Engineer for SIA and Planning for changes to the site plan. An infrastructure list dated 8/18/04 was approved.

If you wish to appeal this decision, you must do so by September 2, 2004 in the manner described below.

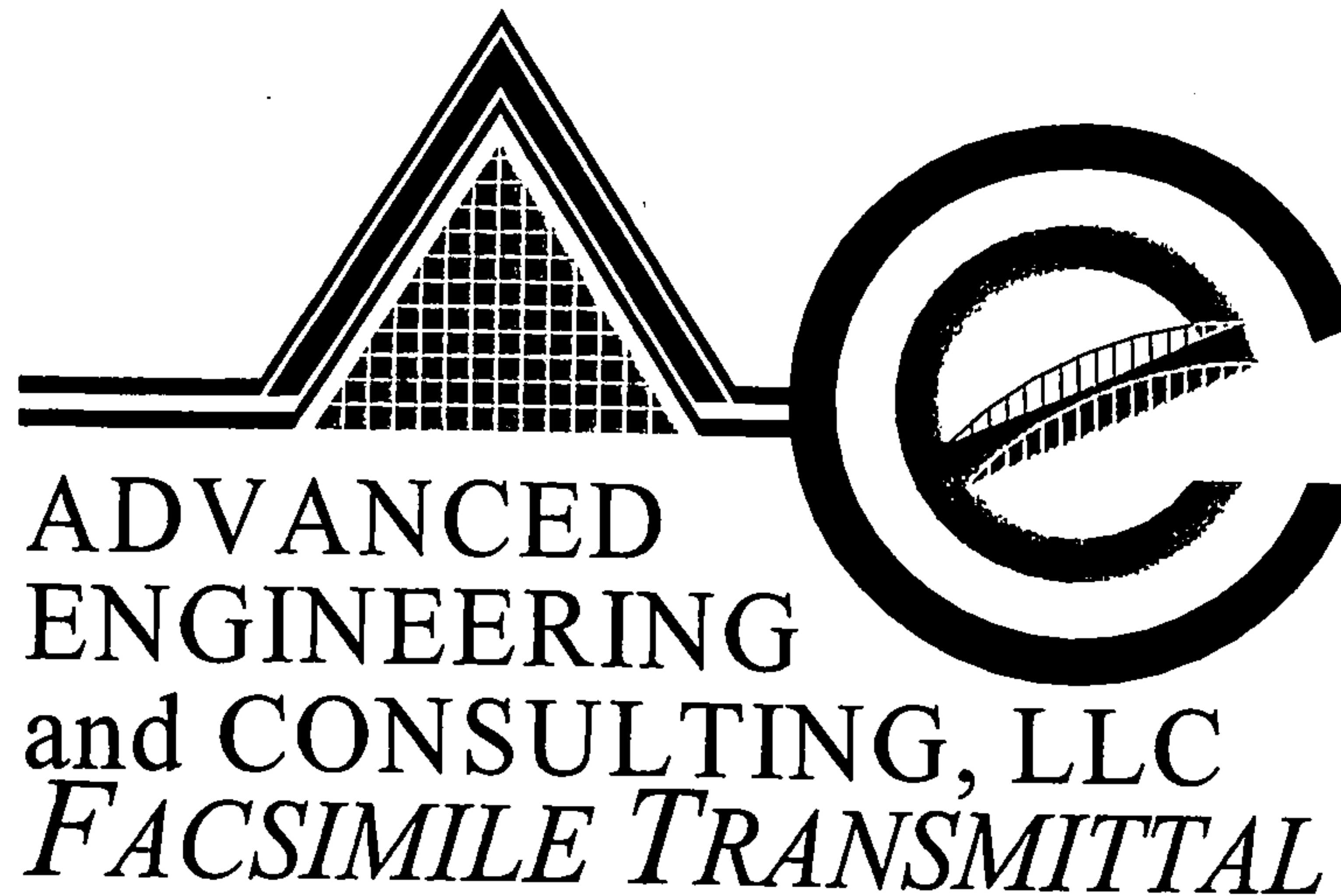
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question 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.)


Sheran Matson, AICP, DRB Chair

Cc:Sharif (Felix) Rabadi, 120 Wyoming Blvd SE, 87123
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
From:	SALLY SALAZAR, OPERATIONS MANAGER	# OF PAGE(S) 2
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200501
Date:	August 9, 2006	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, Town of Alameda Grant

LEGAL DESCRIPTION

LOCATED ON: Golf Course Rd., NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving Blvd., NW AND Calabacillas Arroyo

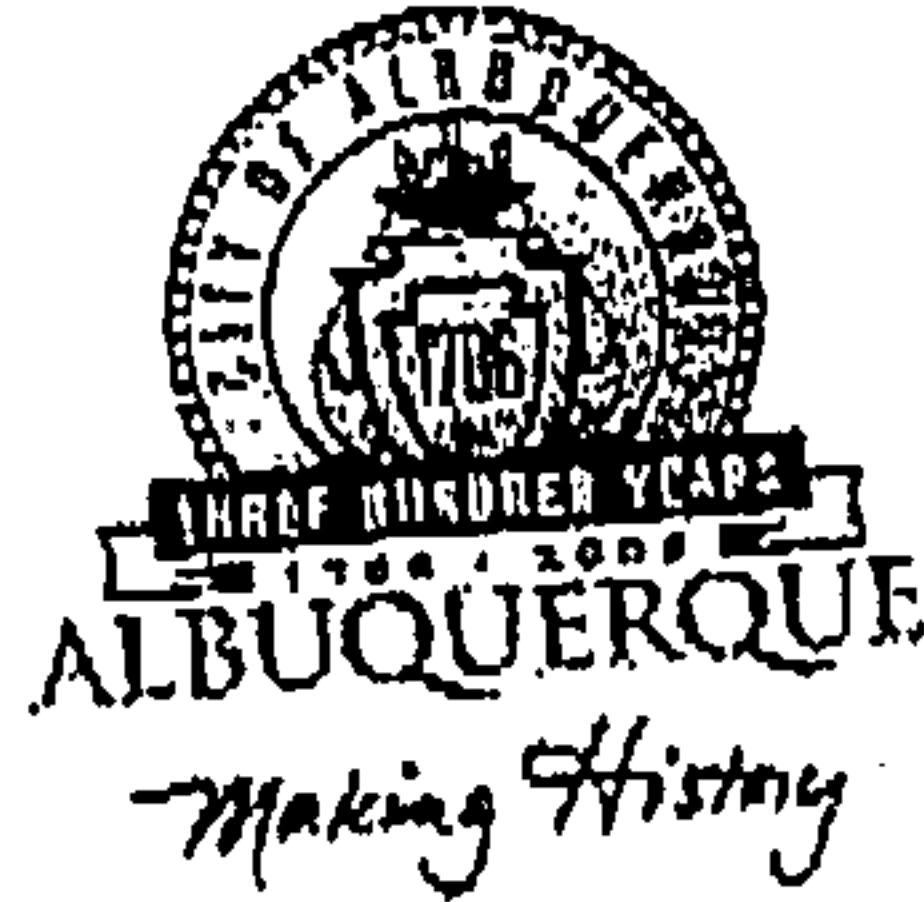
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).

ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 9, 2006

Sally Salazar
Advanced Engineering and Consulting, LLC
4416 Anaheim Avenue NE/87113
Phone: 899-5570/Fax: 897-4996

Dear Sally:

Thank you for your inquiry of August 9, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT T-1A-2, TOWN OF ALAMEDA GRANT, LOCATED ON GOLF COURSE ROAD NW BETWEEN IRVING BOULEVARD NW AND CALABACILLAS ARROYO - Zone Map: B-12.**

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

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Larry Weaver, 6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h)

COTTONWOOD HEIGHTS N.A. (CTW) "R"

* Kevin Winner, 4259 Riding Circle Rd. NW/87114 891-8808 (h) 450-8072 (c)
Kevin E. Hoeschen, 4309 Canada Pl. NW/87114 899-6157 (h) 362-1837 (c)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

planningrnaform(10/08/05)

!!! Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet **-OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

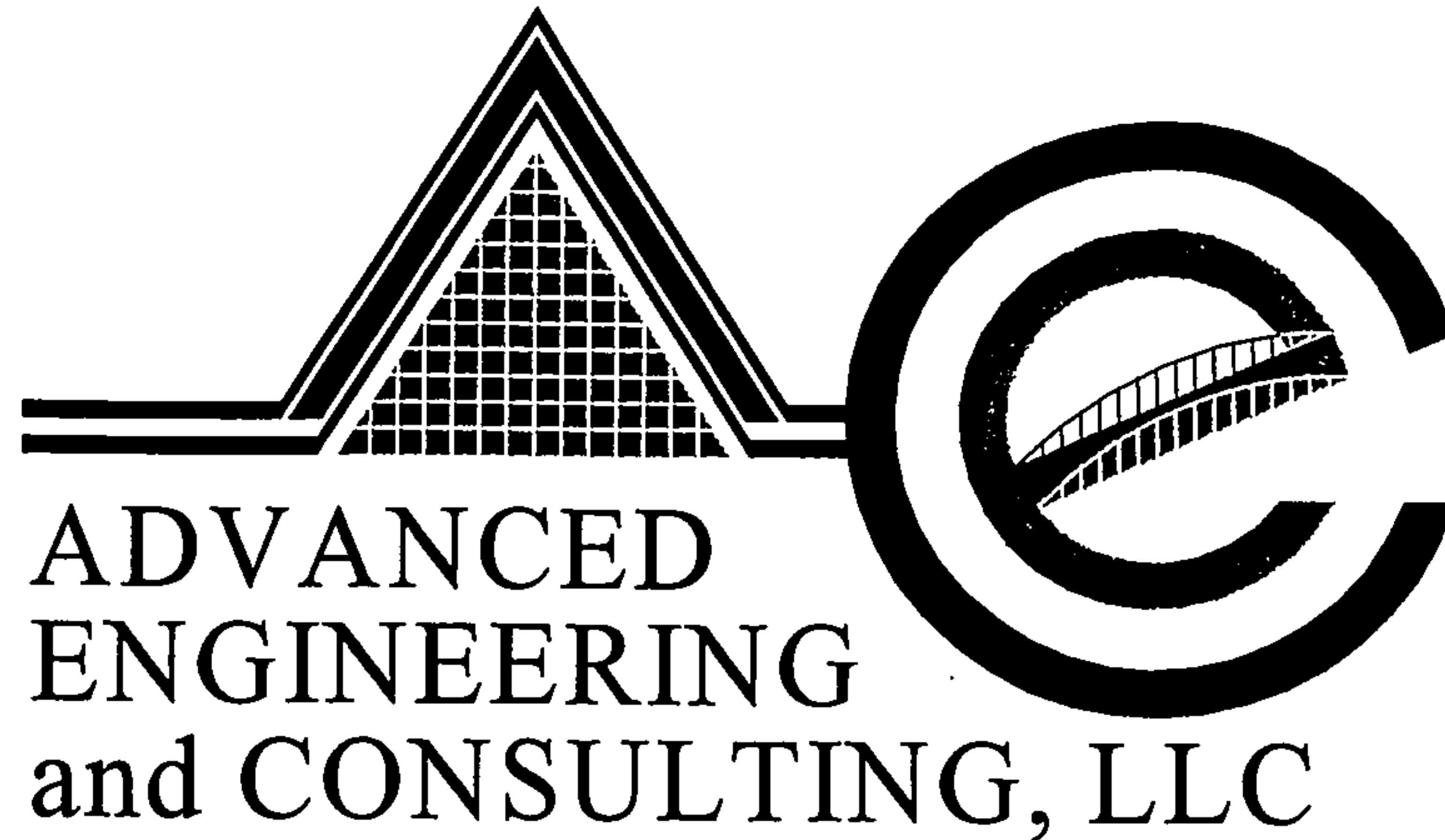
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **08/09/06** Time Entered: **10:50 a.m.** ONC Rep. Initials: **SW**



To: Larry Weaver, Tom Anderson, Kevin Winner, and Kevin Hoeschen
From: Shawn Biazar
Subject: Tracts T-1-A-2-A and T-A-2-B Town of Alameda Grant, is requesting a Subdivision Improvement Agreement (SIA) Extension to DRB.
Date: August 10, 2006

Dear Sirs:

Please find a copy of the submittals for the Subdivision Improvement Agreement (SIA) Extension for Tracts T-1-A-2-A and T-A-2-B Town of Alameda Grant Subdivision, DRB Project # 1003366. This site is located on Golf Course Rd., NW between Irving Blvd., NW and Calabacillas Arroyo.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.

359



***** WELCOME TO *****
ALAMEDA STATION
Albuquerque, NM 87114-9998
08/11/06 10:03AM

Store USPS Trans 21
Wkstn sys5002 Cashier K7J8C0
Cashier's Name Archuleta, M
Stock Unit Id WINMPA
PO Phone Number 1-800ASKUSPS
USPS # 3401500114

1. First Class 5.36
Destination: 87114
Weight: 3.30 oz.
Postage Type: PVI
Total Cost: 5.36
Base Rate: 1.11

SERVICES
Certified Mail 2.40
70032260000583258379
Rtn Recpt (Green Card) 1.85
2. First Class 5.36

Destination: 87114
Weight: 3.30 oz.
Postage Type: PVI
Total Cost: 5.36
Base Rate: 1.11

SERVICES
Certified Mail 2.40
70032260000583258393
Rtn Recpt (Green Card) 1.85
3. First Class 5.36

Destination: 87114
Weight: 3.30 oz.
Postage Type: PVI
Total Cost: 5.36
Base Rate: 1.11

SERVICES
Certified Mail 2.40
70032260000583258386
Rtn Recpt (Green Card) 1.85
4. First Class 5.36

Destination: 87114
Weight: 3.40 oz.
Postage Type: PVI
Total Cost: 5.36
Base Rate: 1.11

SERVICES
Certified Mail 2.40
70032260000583258409
Rtn Recpt (Green Card) 1.85

Subtotal 21.44
Total 21.44

7003 2260 0005 8325 8379

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CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE
ALBUQUERQUE, NM 87114

Postage	\$ 1.11	UNIT ALAMEDA STA. ALBUQUERQUE, NM 87114 Postmark AUG 11 2006 K7J8C0 08/11 USPS
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.36	

Sent To Larry Weaver
Street, Apt. No.;
or PO Box No. 10001 Unitas Ct NW
City, State, ZIP+4
Albuquerque NM 87114

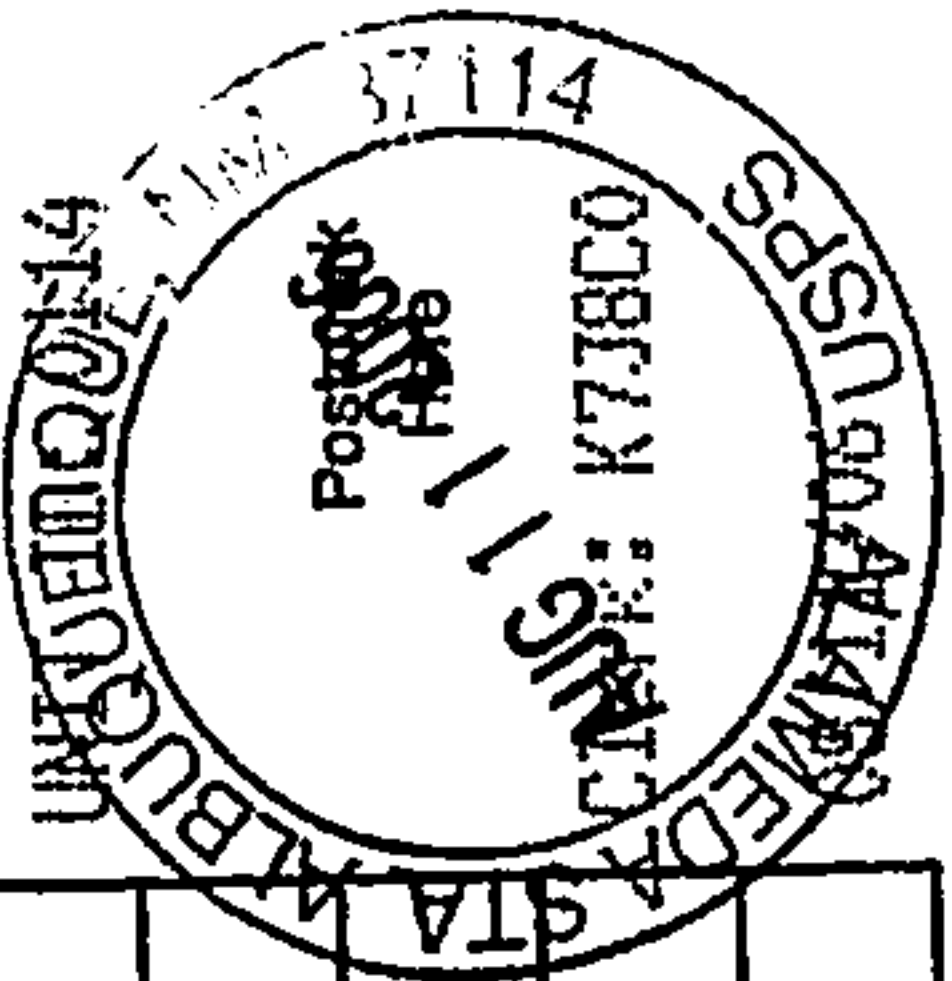
PS Form 3800, June 2002 See Reverse for Instructions

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OFFICIAL USE

Postage	\$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.36



Sent To Kevin Hoedchen
 Street, Apt. No. 4309 Canada Pl NW
 or PO Box No. Albq. NM 87114
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

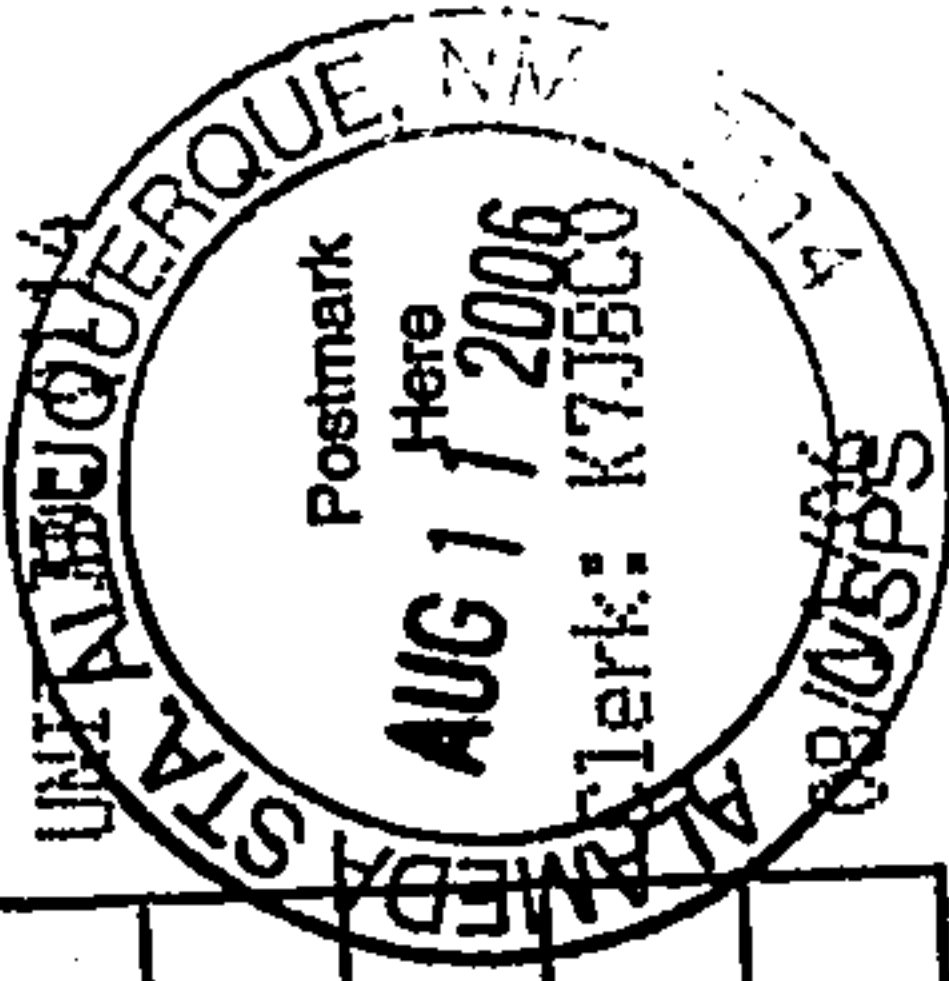
2003 2260 0005 8325 8409

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OFFICIAL USE

Postage	\$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.36



Sent To Kevin Winger
 Street, Apt. No. 4259 Riding Circle Rd NW
 or PO Box No. Albq. NM 87114
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

2003 2260 0005 8325 8409

**U.S. Postal Service™
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OFFICIAL USE

Postage	\$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.36



Sent To Tom Anderson
 Street, Apt. No. 10013 Plunkett Dr NW
 or PO Box No. Albq. NM 87114
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

2003 2260 0005 8325 8409

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 8-22-06 To 9-6-06

5. REMOVAL

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

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

Sally Salazar Carr _____ (Date)
(Applicant or Agent)

I issued 1 signs for this application, 8/11/06 _____ (Date)
(Staff Member) Ken Sims

DRB PROJECT NUMBER: 1003366

Thank You
\$20.00

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

RECEIPT# 00064998 WS# 006 TRANSH# 0024
PAID RECEIPT

APPLICANT NAME FELIX RABADI

AGENT ADVANCED ENGINEERING & Consultants

ADDRESS _____

PROJECT & APP # 1003366 / 06DRB-01160

PROJECT NAME TOWN OF ARRISCO GRANT

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 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

\$ 145.00 TOTAL AMOUNT DUE

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

8/11/2006 12:07PM LOC: ANNX
RECEIPT# 00064999 WS# 006 TRANSH# 0024
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt \$145.00
J24 Misc \$50.00

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

8/11/2006 12:07PM LOC: ANNX
RECEIPT# 00065000 WS# 006 TRANSH# 0024
Account 441018 Fund 0110
Activity 4971000 TRSVRS
Trans Amt \$145.00
J24 Misc

VI \$145.00
CHANGE \$0.00

Thank You

Thank You

Counterreceipt.doc 6/21/06

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

#11

PAID RECEIPT

APPLICANT NAME ADVANCED ENGINEERING & CONSULTING

AGENT SHARIF RABDI

ADDRESS _____

PROJECT & APP # 1003366

PROJECT NAME TOWN OF ALAMEDA GRANT

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERRAL

\$ _____ 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

\$ 50.00 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

2/8/2006 10:08AM LOC: ANNX
RECEIPT# 00052302 WSH 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$50.00
J24 Misc

VI \$50.00
CHANGE \$50.00
\$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME _____

AGENT

ADVANCED ENGINEERING & CONSULT'G

ADDRESS _____

PROJECT & APP #

1003366

PROJECT NAME

TOWN OF ALAMEDA GRANT

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERRAL

\$ _____ 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

\$ 50.00 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

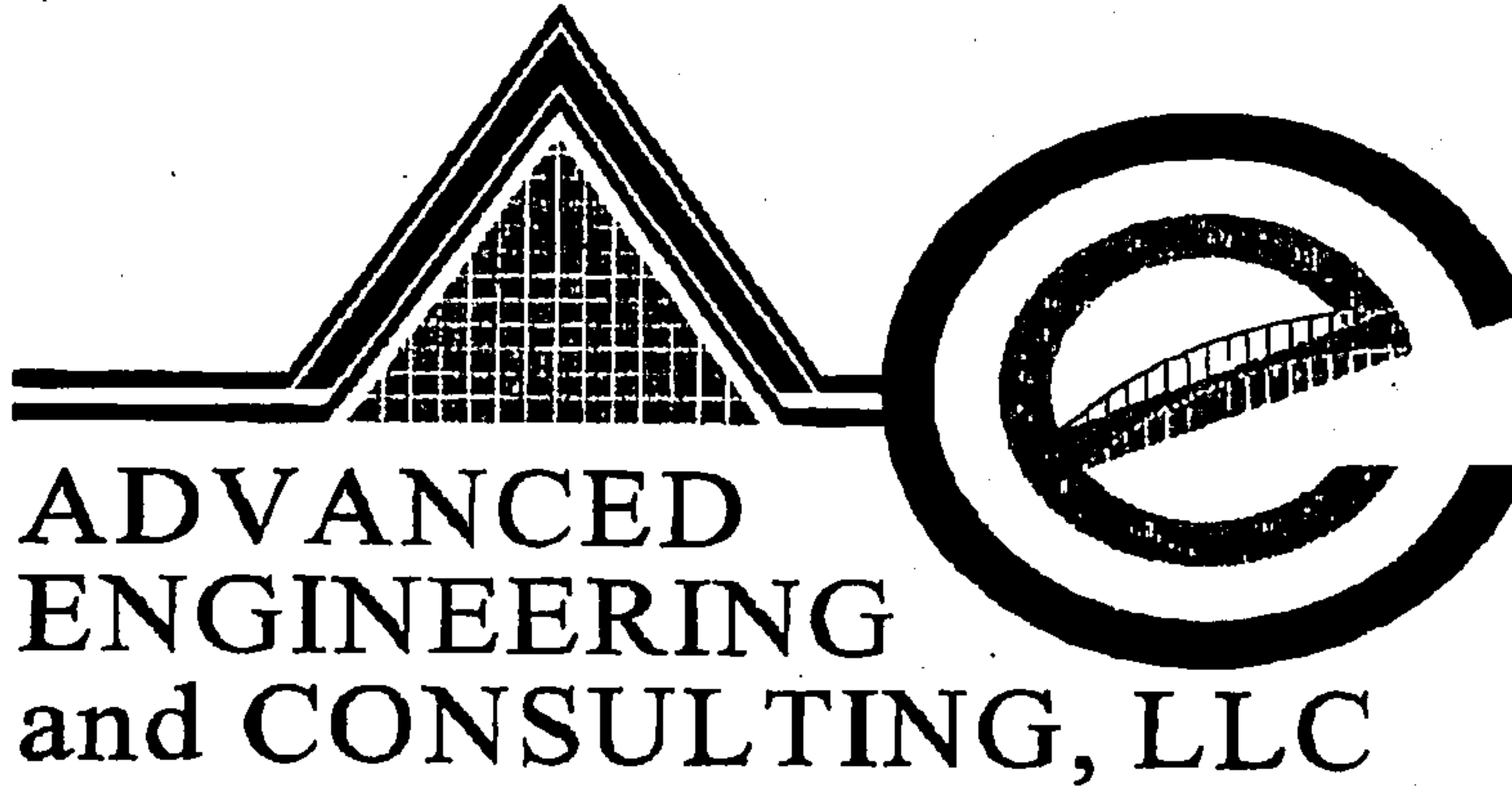
2/8/2006 10:15AM LOC: ANNX
RECEIPT# 00052303 WS# 008 TRANSH 0011
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$50.00
J24 Misc
VI \$50.00
CHANGE \$50.00
\$0.00

0336

2/07/06 - B. Dousta told me to
allow approval of plat even
though in WSSP boundaries

4416 Anaheim Ave., NE Albuquerque NM 87113 Phone (505) 899-5570 Fax (505) 897-4996 Email AECLLC@aol.com

#12



FACSIMILE TRANSMITTAL

To:	Claire - Planning One Stop Shop	(505) 924-3946 FAX: (505) 924-3864
From:	Sally Salazar Cass, Operations Manager	PAGE(S): (1)
Subject	06DRB-00056 P & F, CMF	JN: 501
Date:	January 24, 2006	City Project: #1003366

We are requesting a two week deferral for this DRB case. Please contact me if additional information is required. Thank you.

\$100⁰⁰ due before 2/8/06 (2 deferrals)

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action
 Minor Subdivision action *F.P.*
 Vacation **V**
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form **Z**

ZONING & PLANNING

Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Sharif (Felix) Rabadi

ADDRESS: 120 Wyoming Blvd., SE FAX: (505) 256-1514

CITY: Albuquerque STATE: NM ZIP: 87123

Proprietary interest in site: Owner List all owners: Sharif (Felix) Rabadi

AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570

ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996

CITY: Albuquerque STATE: NM ZIP: 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Preliminary/Final Plat for Building Permit

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. Tract T-1A-2 Block: _____ Unit: _____

Subdiv. / Addn. Town of Alameda Grant

Current Zoning: SU-1 for PRD proposed zoning: The Same

Zone Atlas page(s): A/B-12-Z No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): ±8.7302 Acres Density if applicable: dwellings per gross acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? No

UPC No. 101206533743610511 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW

Between: Irving NW and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Project #1003366, 04EPC-00498 SPBP, 04DRB-00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89

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

SIGNATURE *Shawn Biazar* DATE 01/10/06

(Print) Shawn Biazar _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB</u>	<u>P&F</u>	<u>3(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>1/18/06</u>			Total <u>\$ 305.00</u>

Sandy Handley 01/10/06
Planner signature / date

Project # 1003366

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- 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
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera; if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

*DO NOT
W/SITE
PLAN*

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

SHAHRAM BIAZAR

Applicant name (print)

Shahram Biazar

Applicant signature / date

1-10-06

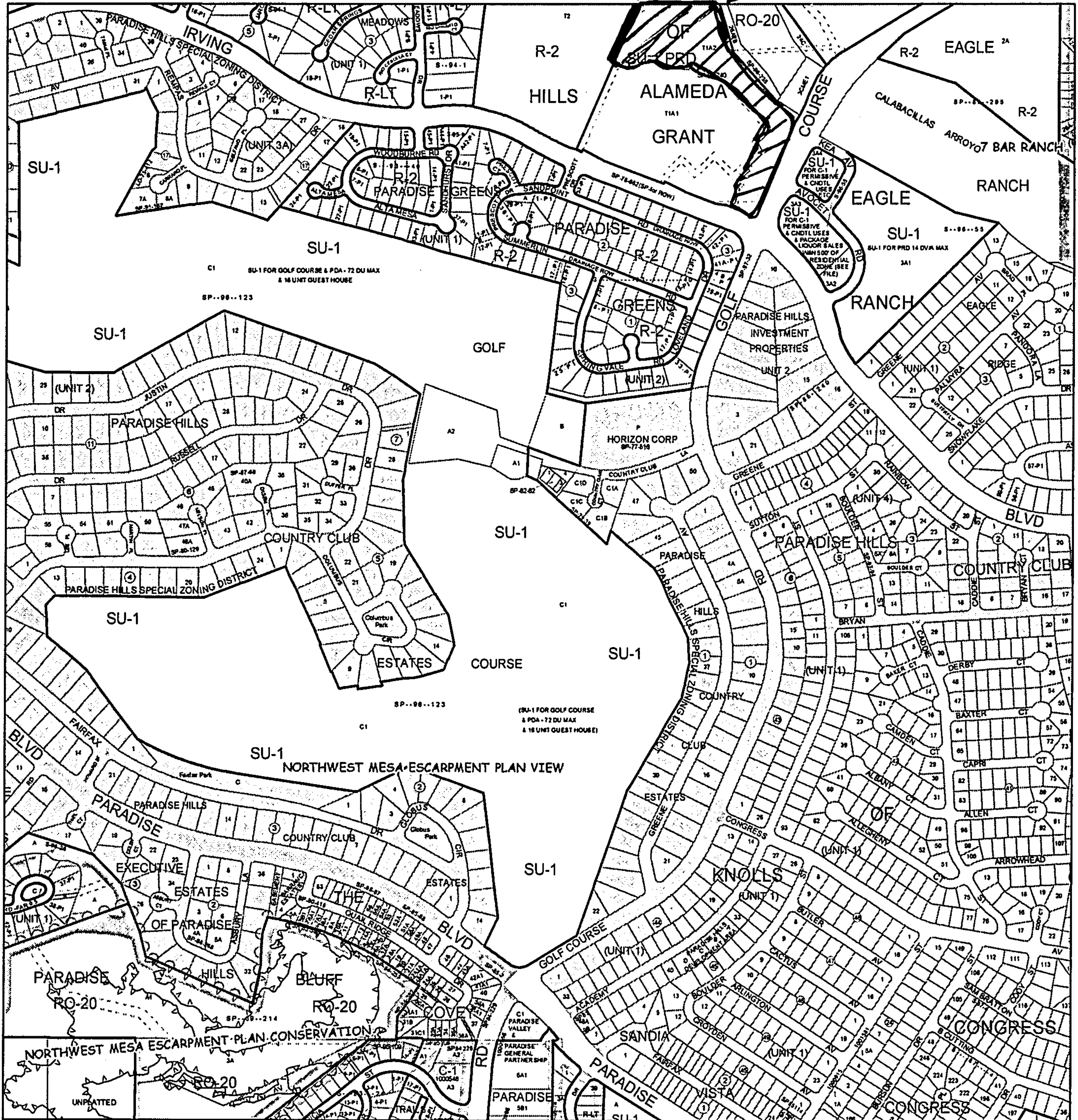


Form revised 8/04 & 1/05

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

Application case numbers
06DRB - -00056

Sandy Dowler 01/10/06
Planner signature / date
Project # 1003366



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

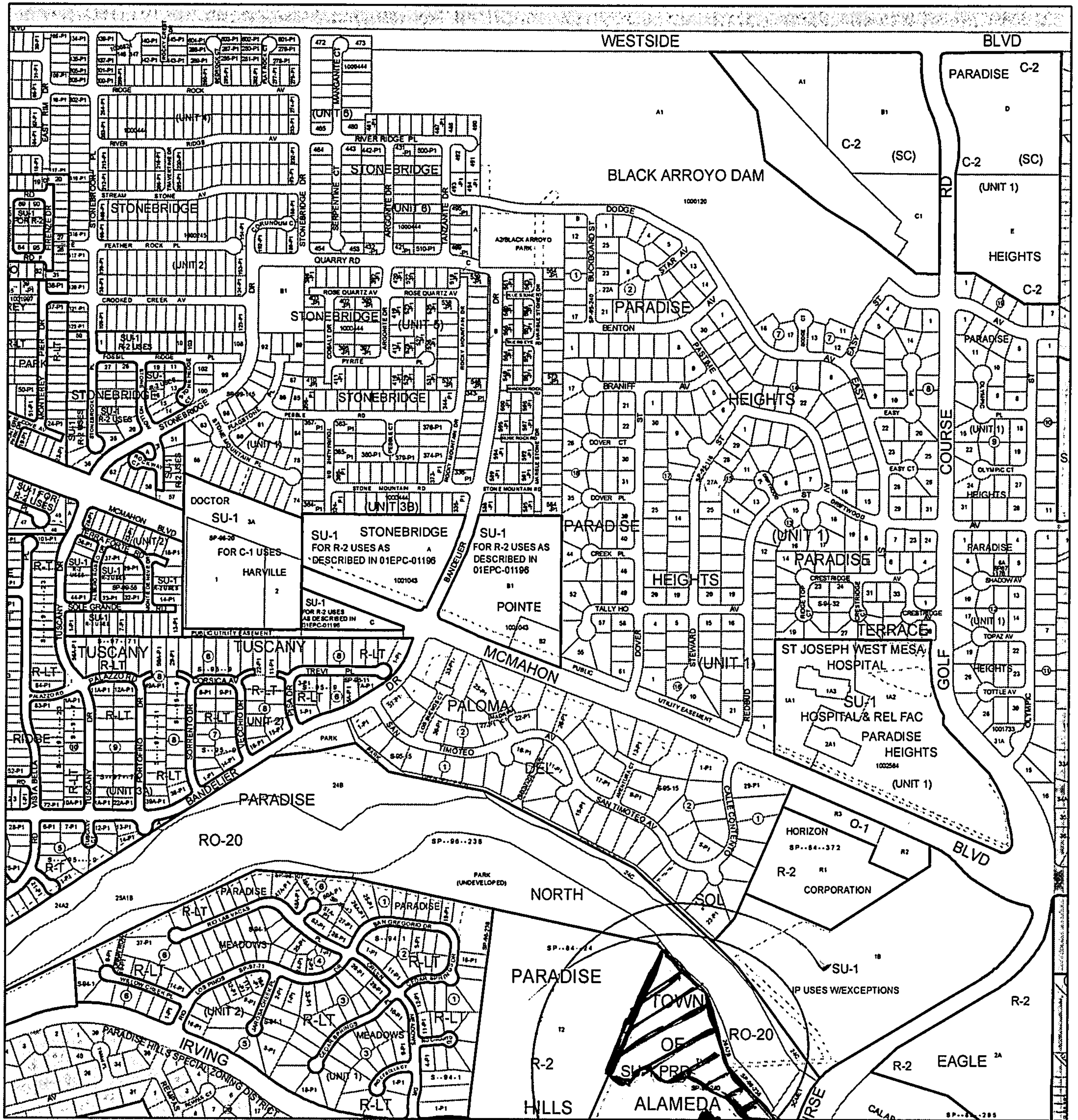
Zone Atlas Page:
B-12-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Map amended through: 11/2/2005



For more current information and more details visit: <http://www.abq.gov/gis>

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

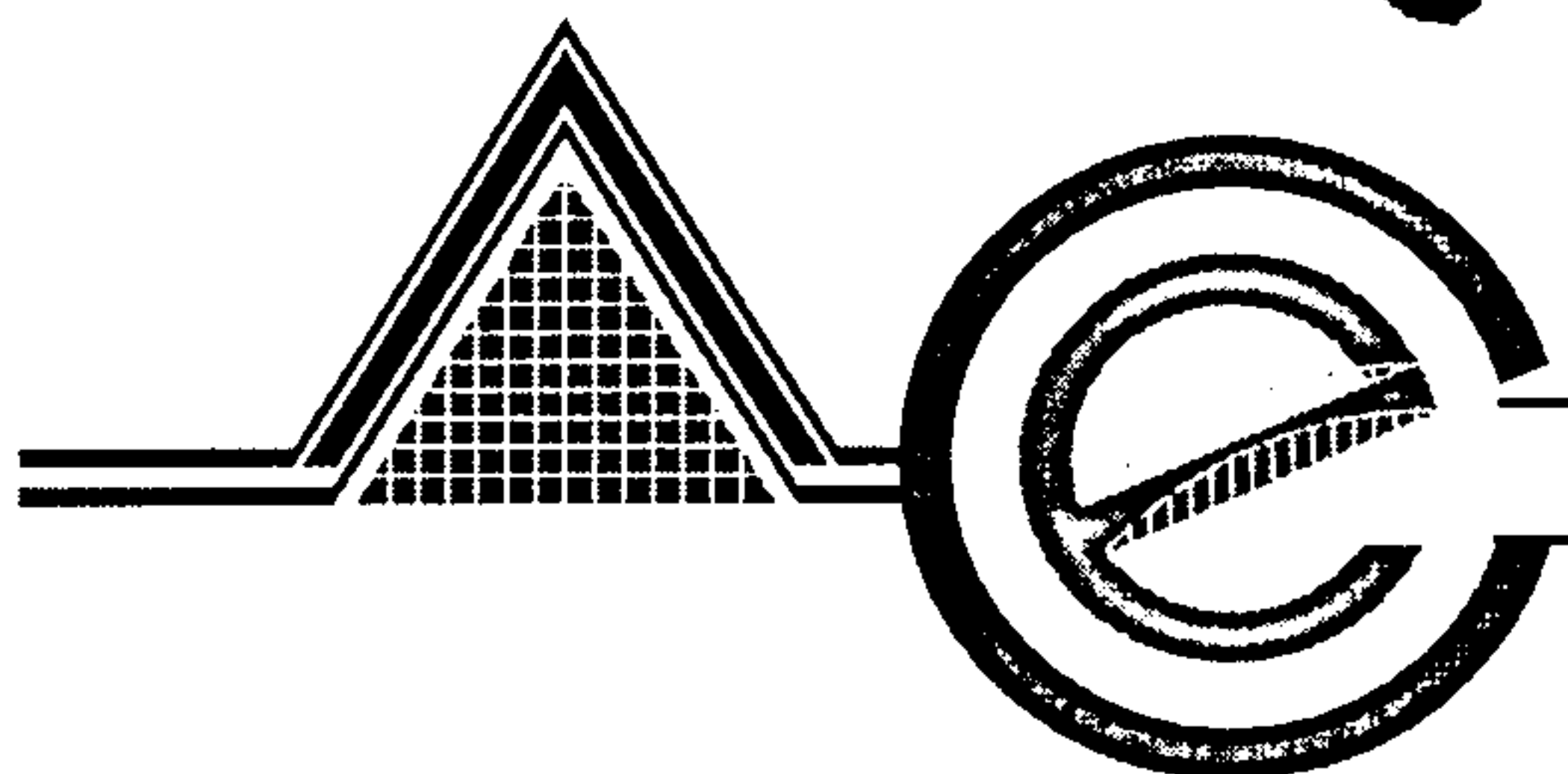
SITE

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

Map amended through: 11/2/2005



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

January 10, 2006

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Preliminary/Final Plat Request Project # 1003366, Tract T-1A-2, Town of Alameda
Grant, Zone Atlas Page A/B-12-Z, Containing ±8.7302 Acres

Dear Ms. Matson:

Advanced Engineering and Consulting, on behalf of Felix Rabadi, is requesting a Preliminary/Final Plat for the above referenced site. We are proposing to replat one lot into two lots. We are showing the vacated public ROW, the vacated public utility easement and the vacated public sanitary sewer easements. These were previously approved by DRB. Enclosed please find six copies of the Preliminary/Final Plat for your review.

If you require additional information, please contact our office at your convenience.

Sincerely,

Sally Salazar Cass, Operations Manager

Enclosures

JN: 200501

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

PAID RECEIPT

APPLICANT NAME SHARIF RABADI
AGENT ADVANCED ENG. & CONSULTING LLC
ADDRESS 4116 ANAHEIM AVENUE
PROJECT & APP # 1003366/06 DRB 00056
PROJECT NAME TR. TIAZA & TIAZB, TOWN OF ALAMEDA GRANT

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 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

\$ 305.00 TOTAL AMOUNT DUE

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

DUPLICATE

City Of Albuquerque
Treasury Division

DUPLICATE

City Of Albuquerque
Treasury Division

1/10/2006 12:11PM 6/21/04 LOC: ANNX-
RECEIPT# 00056212 WSH# 007 TRANS# 0020
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$305.00
J24 Misc

1/10/2006 12:11PM LOC: ANNX
RECEIPT# 00056212 WSH# 007 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$305.00
J24 Misc

VI
CHANGE

\$285.00

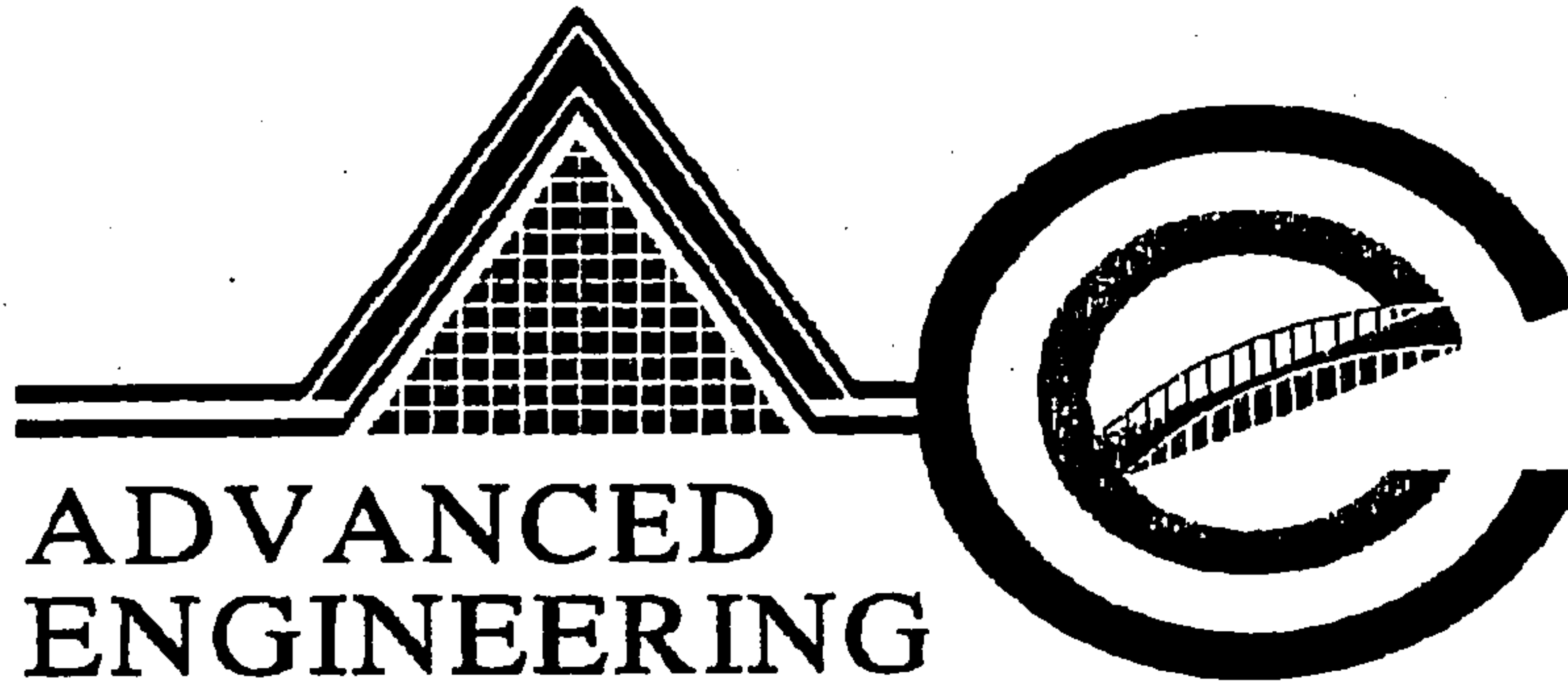
\$305.00

\$0.00

\$20.00

Thank You

4416 Anaheim Ave., NE Albuquerque, NM 87113 Phone (505) 899-5570 Fax (505) 4996 Email AECLLC@aol.com



ADVANCED
ENGINEERING
and CONSULTING, LLC

FACSIMILE TRANSMITTAL

924-3864

To:	Claire Genova	FAX: 505-924-3339
From:	Sally Salazar, Office Manager	TOTAL PAGE(S): (4)
Subject	Neighborhood Association Packages	IN: 200359
Date:	8-16.	City Project # 1003360

DRB-2

4416 Anaheim Ave., NE

Albuquerque, NM 87113

Phone (505) 899-5570

Fax (505) 897-4996



MEMO:

To: Mr. Tom Andrson, Paradise Hills Civic Assoc.
From: Shawn Biazar
Subject: Request for Vacation of Right of Way (portion of Gulf Course Rd., NW), Vacation of Public Sanitary Sewer Easement and Vacation of Public Utility Easement, Tract T-1-A-2, Town of Alameda Grant

JN: 200359

Date: August 15, 2005

Dear Sirs:

Please find a copy of the request for Vacation of Right of Way (portion of Gulf Course Rd., NW), Vacation of Public Sanitary Sewer Easement and Vacation of Public Utility Easement to the City of Albuquerque Planning Department. Attached are copies of the submittal package for the above reference site.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.

4416 Anaheim Ave., NE

Albuquerque, NM 87113

Phone (505) 899-5570

Fax (505) 897-4996



DRB -2

MEMO:

To: Mr. Bernie Kippling, The Paloma Del Sol N.A.
From: Shawn Biazar
Subject: Request for Vacation of Right of Way (portion of Gulf Course Rd., NW), Vacation of Public Sanitary Sewer Easement and Vacation of Public Utility Easement, Tract T-1-A-2, Town of Alameda Grant

JN: 200359

Date: August 15, 2005

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If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.

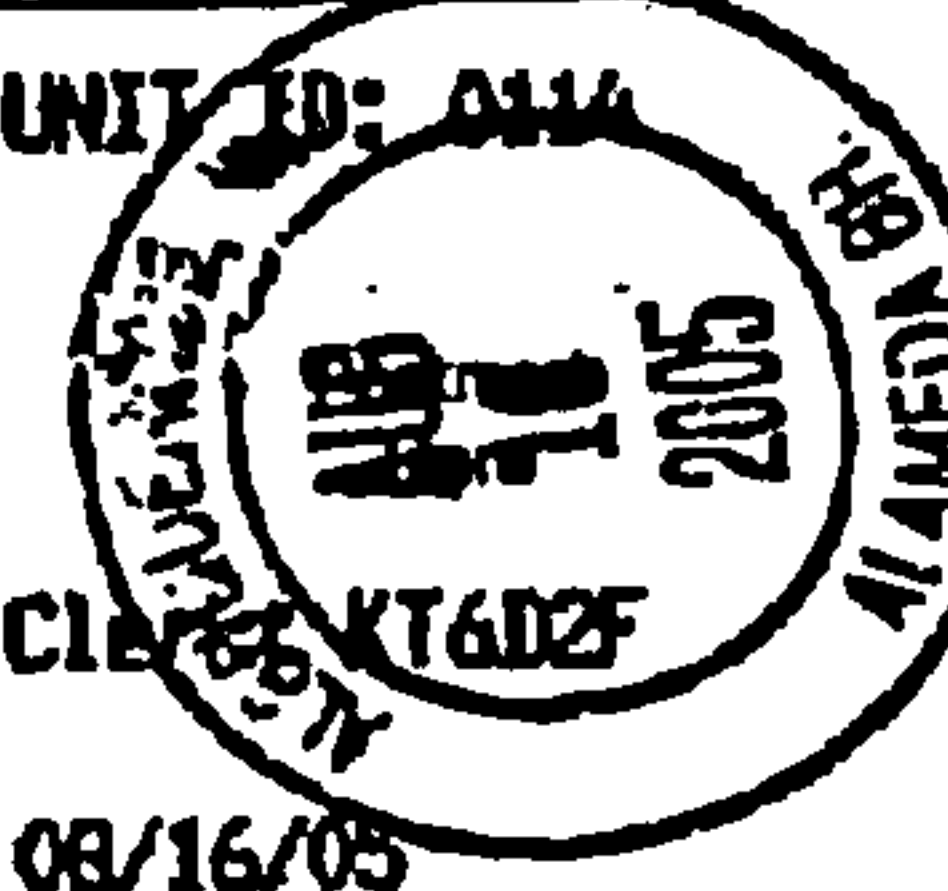
DRB-2

7003 1010 0002 8675 7469

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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.06	UNIT ID: 0114  08/16/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.11	

Sent To: **Tom Anderson**
 Street, Apt. No., or PO Box No.: **10013 Plunkett Dr NW**
 City, State, ZIP+4: **Albu NM 87114**

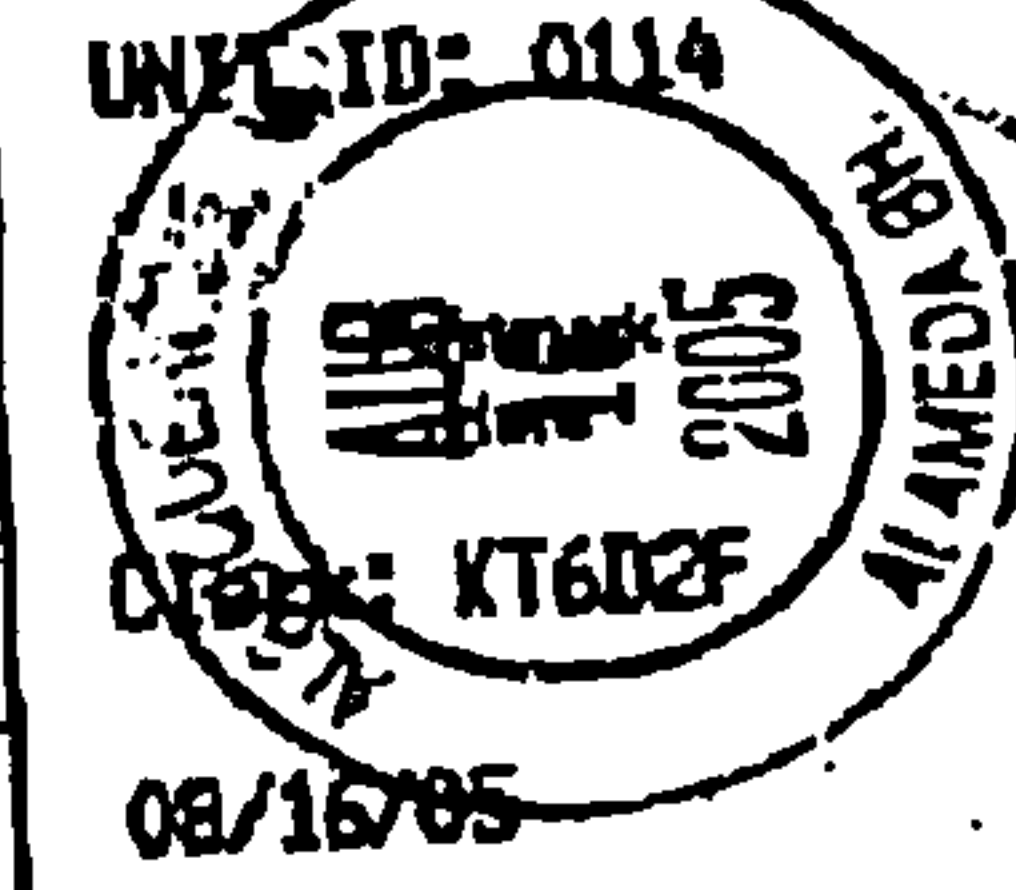
PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0005 8325 8010

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OFFICIAL USE

Postage	\$ 1.06	UNIT ID: 0114  08/16/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.11	

Sent To: **Bernie Klipping**
 Street, Apt. No., or PO Box No.: **4809 San Timoteo NW**
 City, State, ZIP+4: **Albu NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

X Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Sharif (Felix) Rabadi

ADDRESS: 120 Wyoming Blvd., SE FAX (505) 256-1514

CITY: Albuquerque STATE NM ZIP 87123

Proprietary interest in site: Owner List all owners: Sharif (Felix) Rabadi

AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570

ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Vacation of portion of R.O.W., Vacation of Portion of 20' Public Sanitary Sewer Easement & Vacation of portion of US West and PNM Easement (PUE)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

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

Lot or Tract No. Tract T-1-A-2 Block: _____ Unit: _____

Subdiv. / Addn. Town of Alameda Grant

Current Zoning: SU-1 for PRD Proposed zoning: The Same

Zone Atlas page(s): B-12-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 8.5 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? X Yes. No___, but site is within 5 miles of the city limits. Within 1000FT of a landfill? No

UPC No. 101206533743610511 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW

Between: Irving NW and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Project #1003366, 04EPC-00498 SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-0059-VPE, 04DRB-00912-VRW

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

SIGNATURE [Signature] DATE 08-03-05

(Print) Shahram (Shawn) Biazar Applicant ___ Agent X

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01272</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 01273</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
Hearing date <u>8/31/05</u>		Total <u>\$ 440.00</u>		
<u>Ki Sis 8/5/05</u>		Project # <u>1003366</u>		
Planner signature / date				

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

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

Shahram (Shawn) Biazar
Applicant name (print)

[Signature] 8-4-05
Applicant signature / date



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

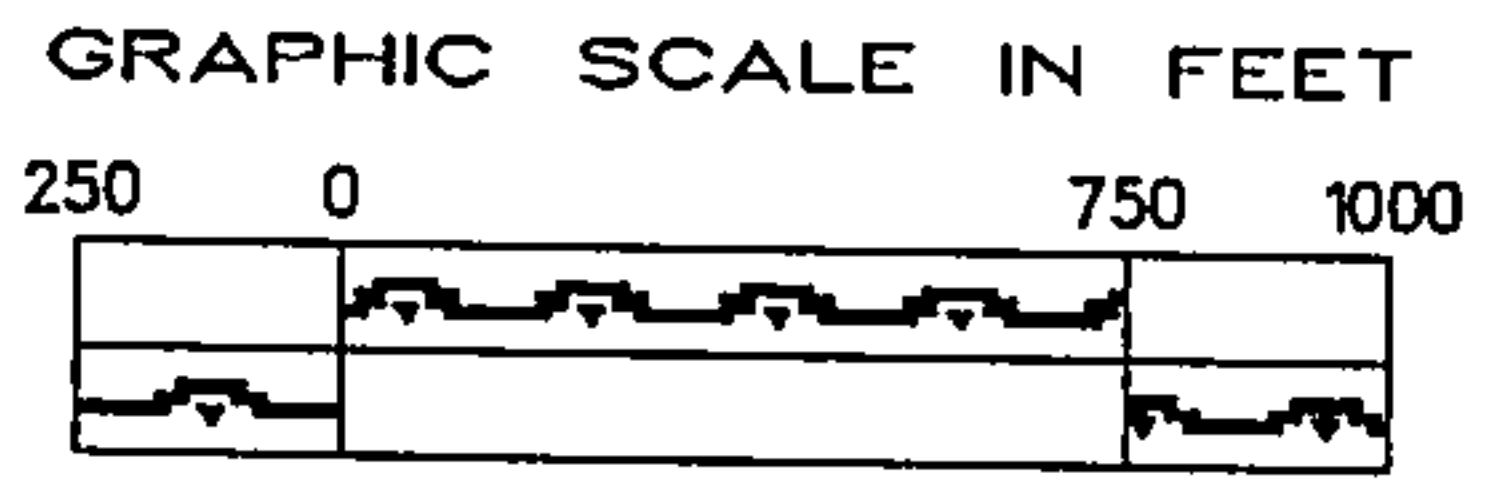
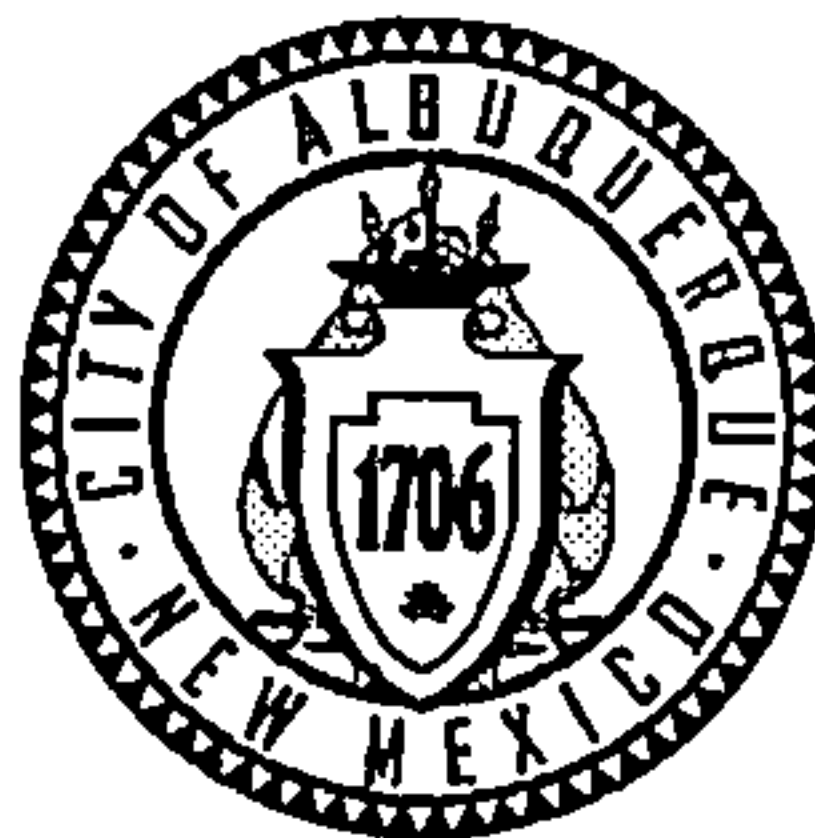
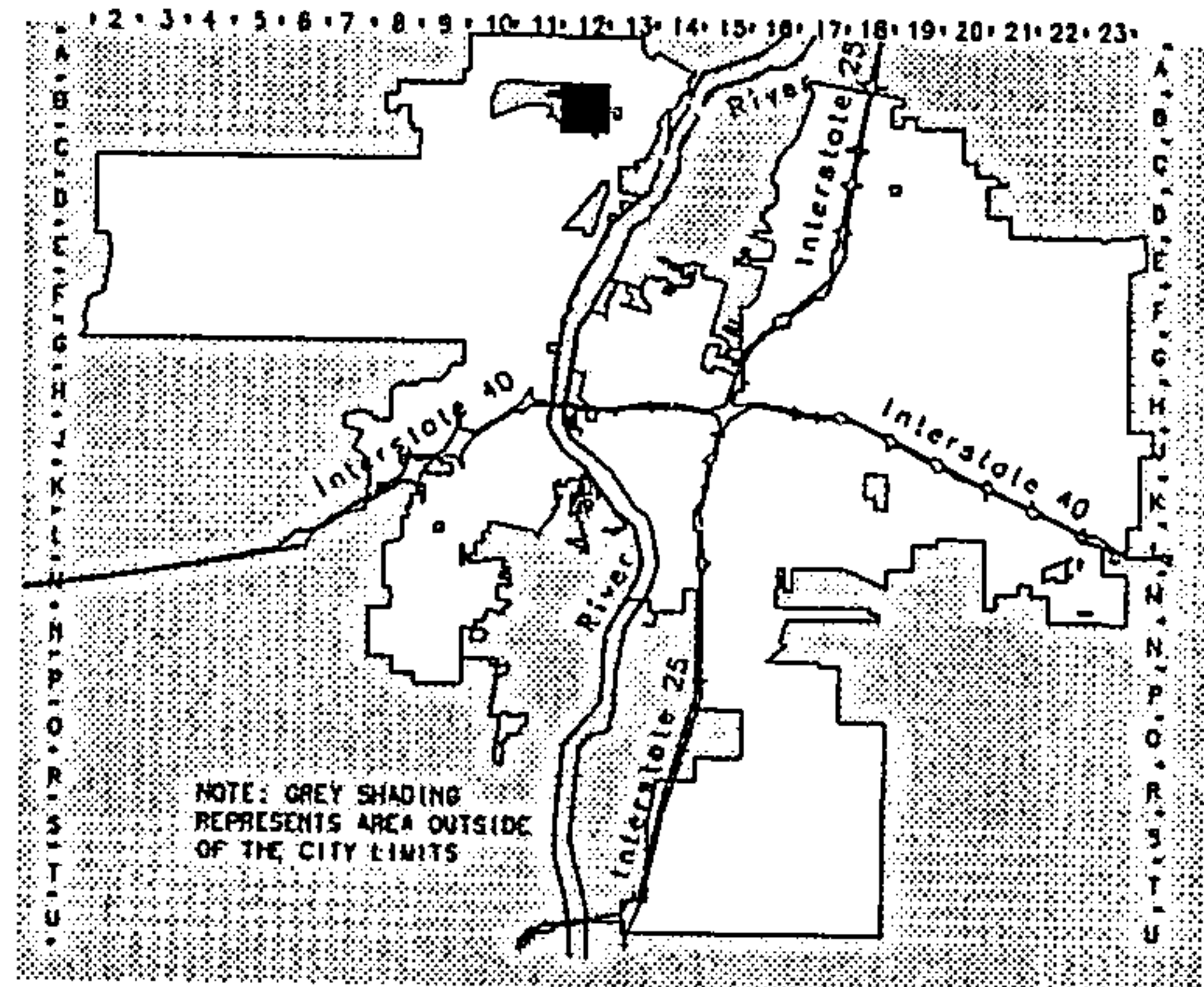
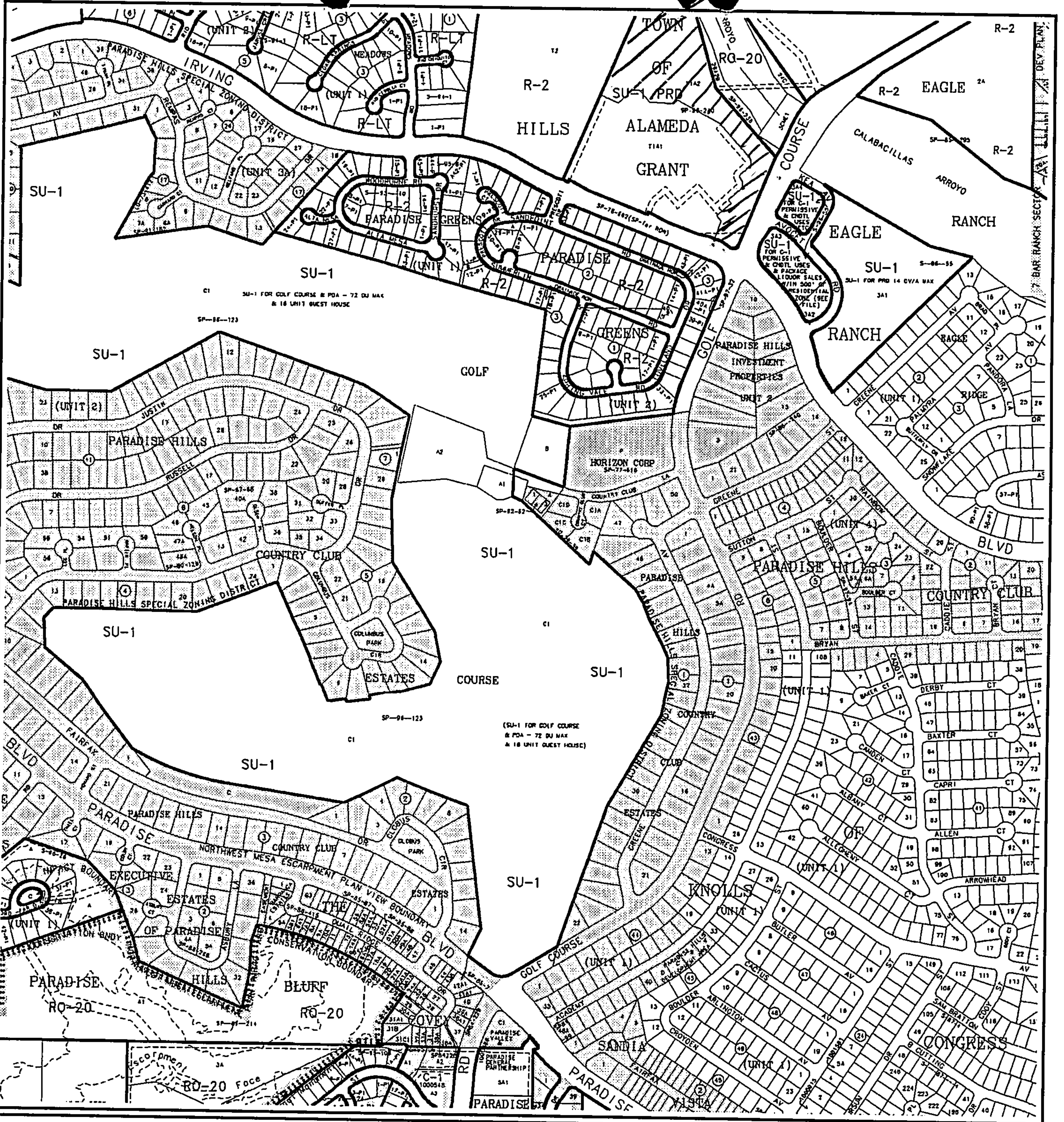
Application case numbers	
-	0272
-	0273
-	-

Form revised September 2001

[Signature] 8/5/05
Planner signature / date

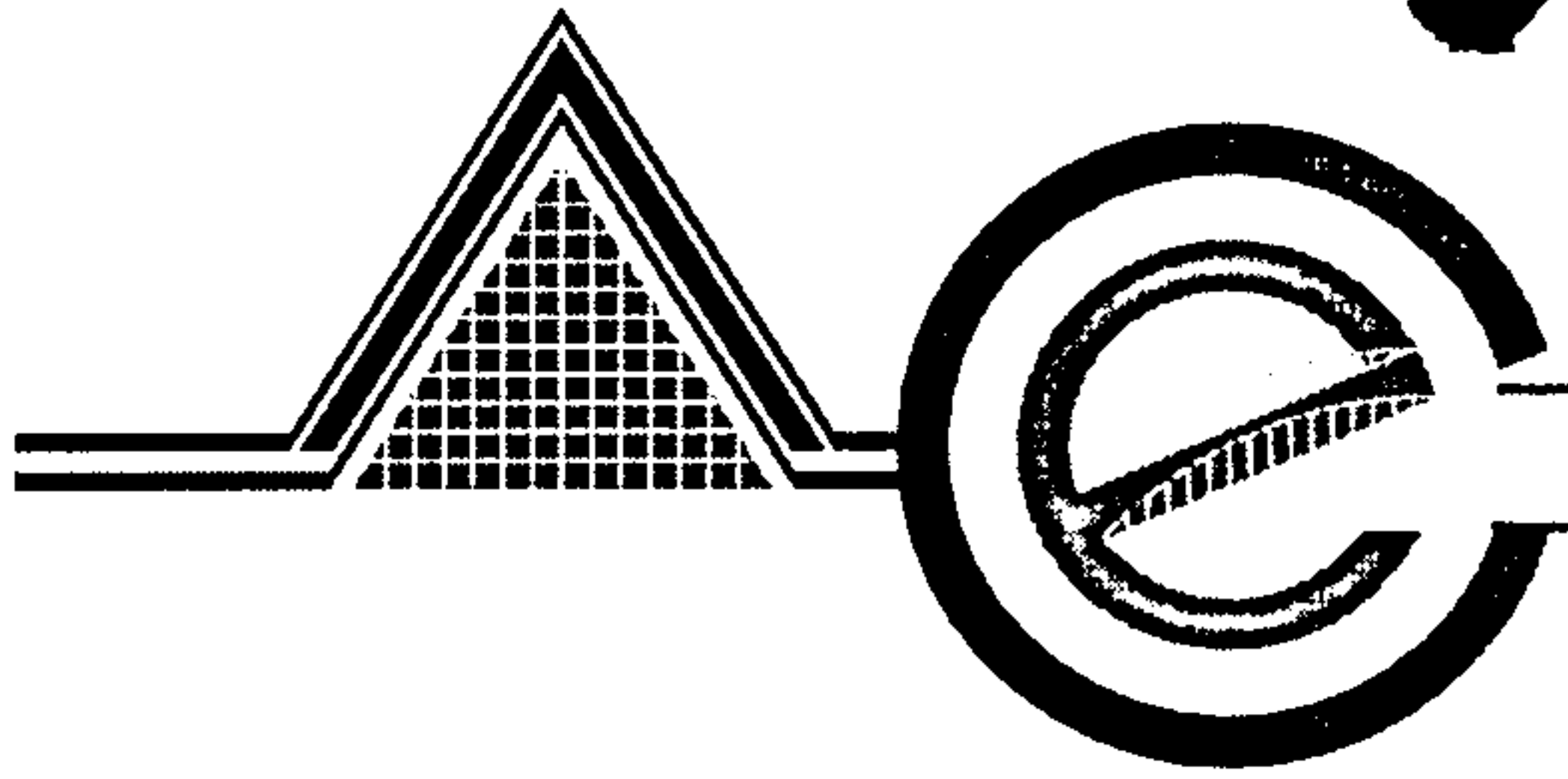
Project # 1003366

SITE



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
B-12-Z
 Map Amended through April 02, 2004



ADVANCED ENGINEERING and CONSULTING, LLC

August 4, 2005

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Vacation of Public Right of Way (R.O.W.) on Golf Course Road, NW, Vacation of 20' Public Sanitary Sewer Easement, and Vacation of portion of US West and PNM Easement (Public Utility Easement), Project # 1003366, Case # 04EPC-00498, 04DRB-00596, Tract T-1-A-2, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing ±8.5 Acres

Dear Ms. Matson:

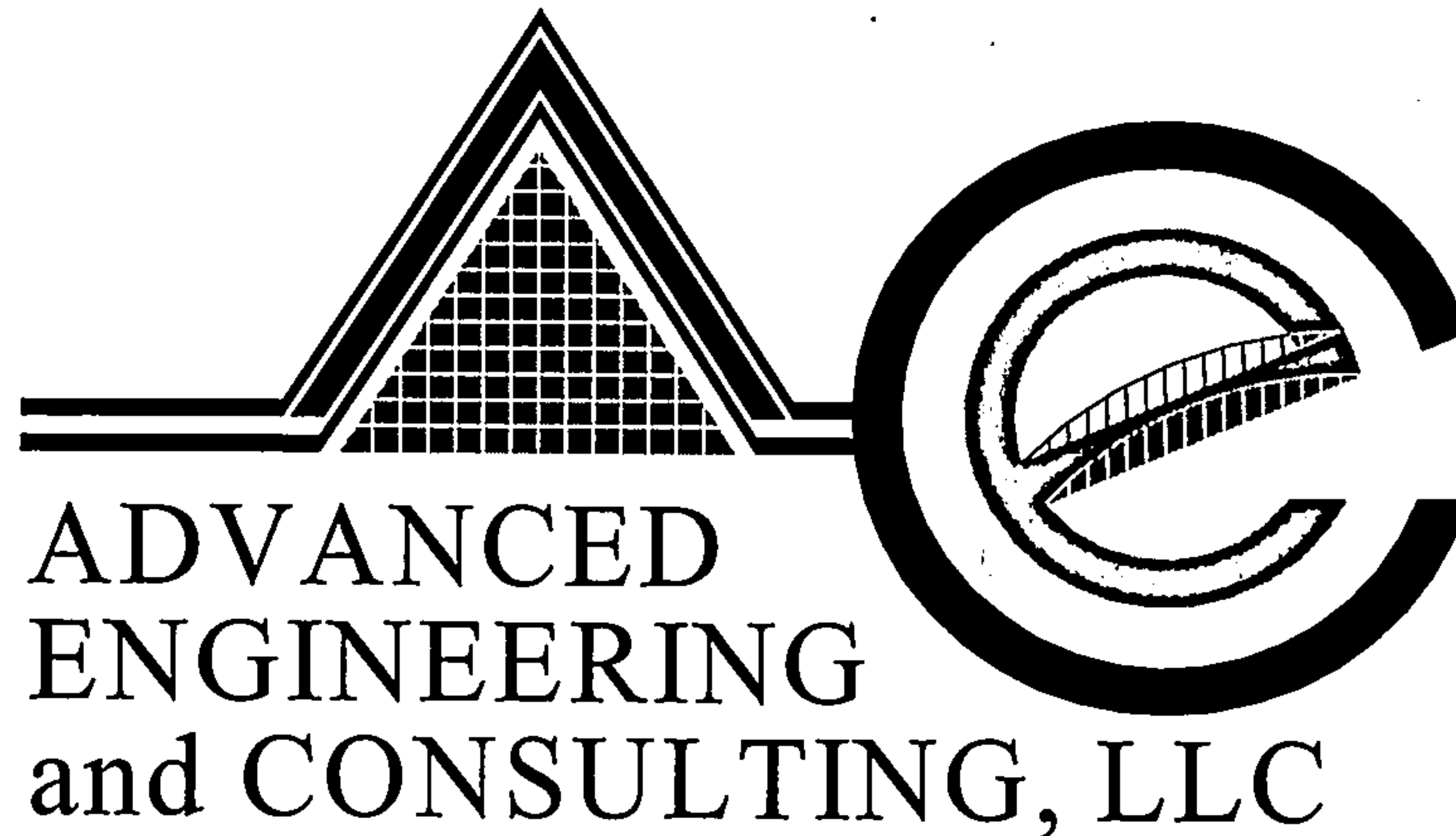
Advanced Engineering and Consulting, on behalf of Felix Rabadi, is requesting Vacation of a portion of Public Right of Way (R.O.W.) on Golf Course Road, NW, Vacation of 20' Public Sanitary Sewer Easement, and Vacation of portion of US West and PNM Easement (Public Utility Easement), see attached exhibits.

The R.O.W exhibit shows the location of the newly constructed sidewalk on Golf Course Road. We believe that the remaining area from the back of the sidewalk to the existing property line serves no useful purpose for the City of Albuquerque. Therefore, the property owner would like a portion of the R.O.W. vacated. The sanitary sewer exhibit shows the portion of the easement to be vacated. The easement was created in April 23, 1996 between Arroyo Villas Limited Partnership and New Mexico Utilities, Inc. We are proposing to reroute the sanitary sewer line. These two vacations were previously approved, however Mr. Bob Gay required the developer to construct the sanitary sewer line before signing the plat and the line is not constructed yet. The one year time limit has expired, therefore, we are renewing our request. In addition, we are requesting vacation of a portion of the US West and PNM easement, please see attached exhibit for reference. A few of the proposed buildings are on the top of the referenced easement, and we believe that this vacation will not have an adverse impact on the existing utility lines on the site.

Please find attached 24 copies of the documents for the above requested vacations. If there are any questions regarding this request, please do not hesitate to contact me.

Sincerely,

Sally Salazar, Office Manager



MEMO:

To: Mr. Larry Weaver, Paradise Hills civic Assoc.
Mr. Jim Mc Kim, The Paloma Del Sol N. A.

From: Shawn Biazar

Subject: Request for Vacation of Right of Way (portion of Gulf Course Rd., NW), Vacation of Public Sanitary Sewer Easement and Vacation of Public Utility Easement, Tract T-1-A-2, Town of Alameda Grant

JN: 200359

Date: August 4, 2005

Dear Sirs:

Please find a copy of the request for Vacation of Right of Way (portion of Gulf Course Rd., NW), Vacation of Public Sanitary Sewer Easement and Vacation of Public Utility Easement to the City of Albuquerque Planning Department. Attached are copies of the submittal package for the above reference site.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.

"Attachment A"

Sally Salazar, Advanced Engineering and Consulting, LLC
4416 Anaheim Ave. NE/87113 899-5570 / fax – 897-4996
Zone Map: B-12
Date: July 28, 2005

THE PALOMA DEL SOL N.A. (PDS) "R"

*Jim McKim
4812 San Timoteo Ave. NW/87114 293-5991 (h)

Bernie Klipping
4809 San Timoteo NW/87114 792-0842 (h)

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Larry Weaver
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson
= 10013 Plunkett Dr. NW/87114 897-2593 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,

you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

Sally – FYI – Cottonwood Heights N.A. (R) is North of your project and Paradise
Greens H.O.A. is South of the project – it's up to you if you want to do a courtesy
notification to them.

COTTONWOOD HEIGHTS N.A. (CTW) "R"

* Kevin Winner
4259 Riding Circle Rd. NW/87114 891-8808 (h) 241-4942 (w)
John Larson
4204 Packaway Rd. NW/87114 890-4018 (h)

PARADISE GREENS HOA (PGH)

Rosa Hernandez
4808 Sandpoint Rd. NW/87114-4526 899-0056 (h)
David Hernandez
4808 Sandpoint Rd. NW/87114-4526 899-0056 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

7003 2260 0005 8325 7976

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.80	

Sent To: Jim McKim
 Street, Apt. No., or PO Box No. 4812 San Timoteo Ave.
 City, State, ZIP+4 Albuquerque NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0005 8325 7983

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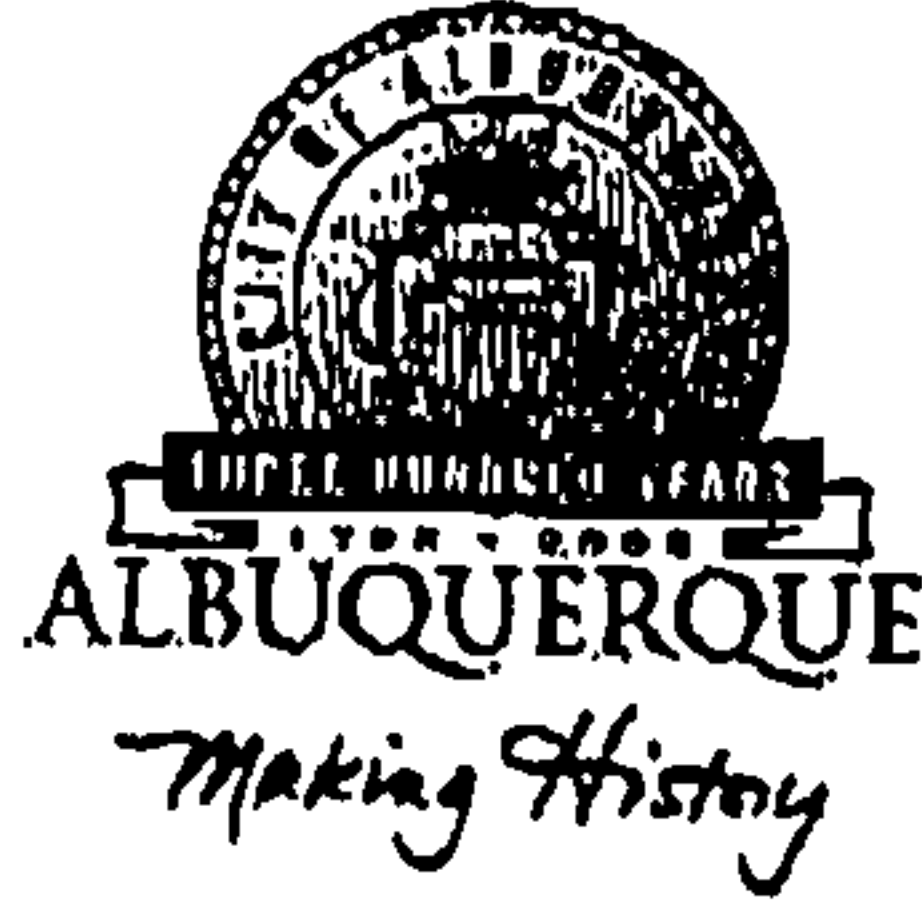
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.75	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.80	

Sent To: Larry Weaver
 Street, Apt. No., or PO Box No. 6000 Unidas Ct
 City, State, ZIP+4 Albuquerque NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



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.

July 28, 2005

Sally Salazar
 Advanced Engineering and Consulting, LLC
 4416 Anaheim Ave. NE / 87113
 Phone: 899-5570 / Fax: 897-4996

Dear Sally:

Thank you for your inquiry of July 28, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT T-1A-2, SU-1 FOR PRD, BETWEEN IRVING NW AND CALABACILLAS ARROYO** zone map B-12.

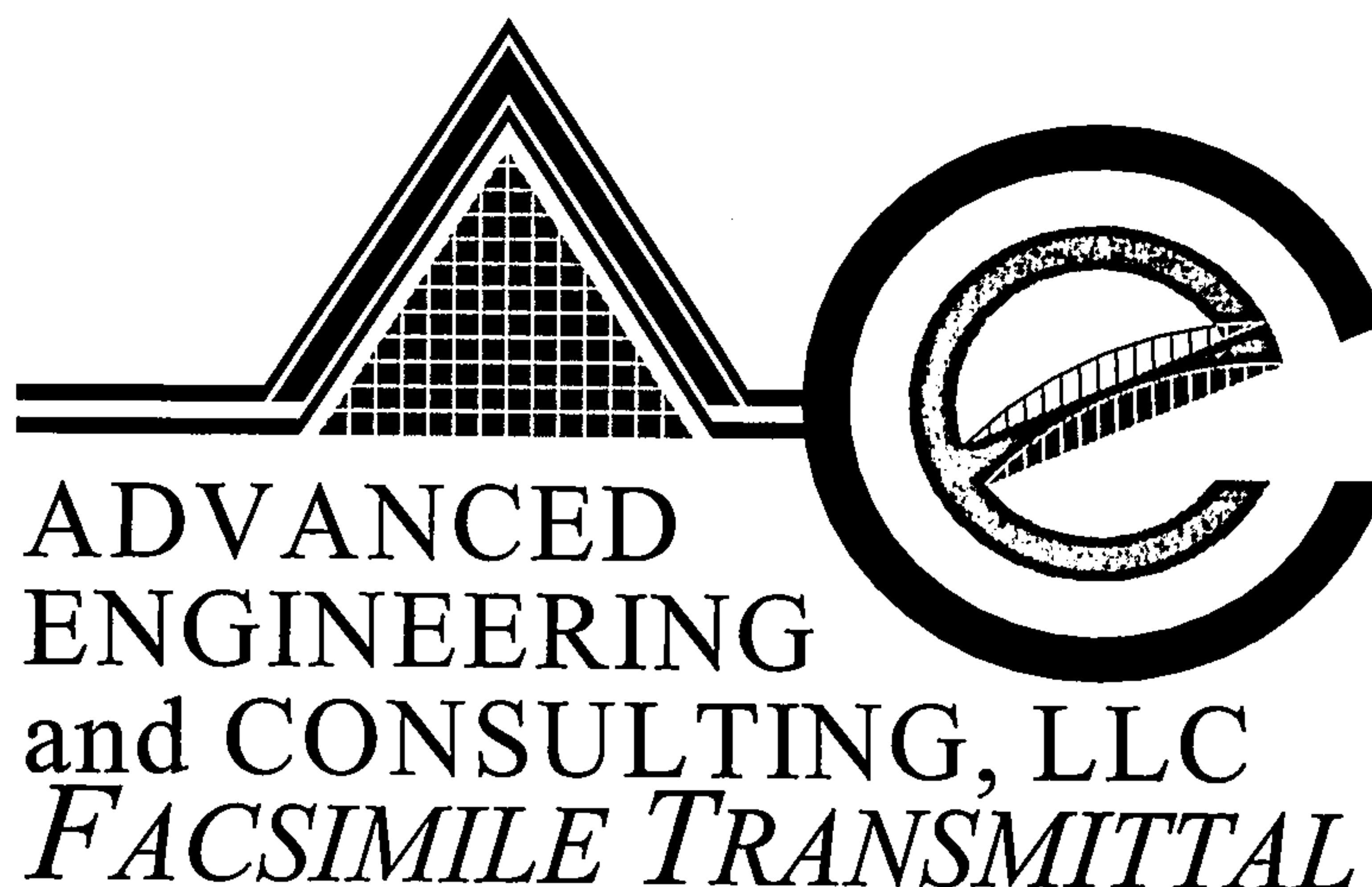
Our records indicate that the Recognized Neighborhood Association (s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 NEIGHBORHOOD COORDINATION
 Planning Department



To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
From:	SALLY SALAZAR, OFFICE MANAGER	# OF PAGE(S) 2
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200359
Date:	July 28, 2005	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, SU-1 for PRD, Zone Atlas Page B-12-Z

LEGAL DESCRIPTION

LOCATED ON: N/A

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving NW AND Calabacillas Arroyo

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).

ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 8/16/05 To 8/31/05

5. REMOVAL

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

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

[Signature] 8/5/05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8/5/05, [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 3366

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

PAID RECEIPT

APPLICANT NAME SHARIF RAHADI
 AGENT Advanced Engineering
 ADDRESS 4416 Anaheim Ave, NE
1003 364 / 01272; 01273
 PROJECT & APP #
 PROJECT NAME Town of Alameda Grant

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

8/5/2005 12:14PM LOC: ANNX
 RECEIPT# 00047326 WSH# 007 TRANSH# 0039
 Account 441032 Fund 0110 TRSLJS
 Activity 3424000
 Trans Amt \$440.00
 J24 Misc

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
 \$ 345 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.⁰⁰ 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
 \$ 8440.⁰⁰ TOTAL AMOUNT DUE

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

8/5/2005 12:14PM LOC: ANNX
 RECEIPT# 00047326 WSH# 007 TRANSH# 0039
 Account 441006 Fund 0110 TRSLJS
 Activity 4983000
 Trans Amt \$440.00
 J24 Misc

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

8/5/2005 12:14PM LOC: ANNX
 RECEIPT# 00047328 WSH# 007 TRANSH# 0039
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$440.00
 J24 Misc

VI \$75.00 \$440.00
 CHANGE \$0.00

\$345.00
Thank You

\$20.00
Thank You

Thank You

EXHIBIT "A"

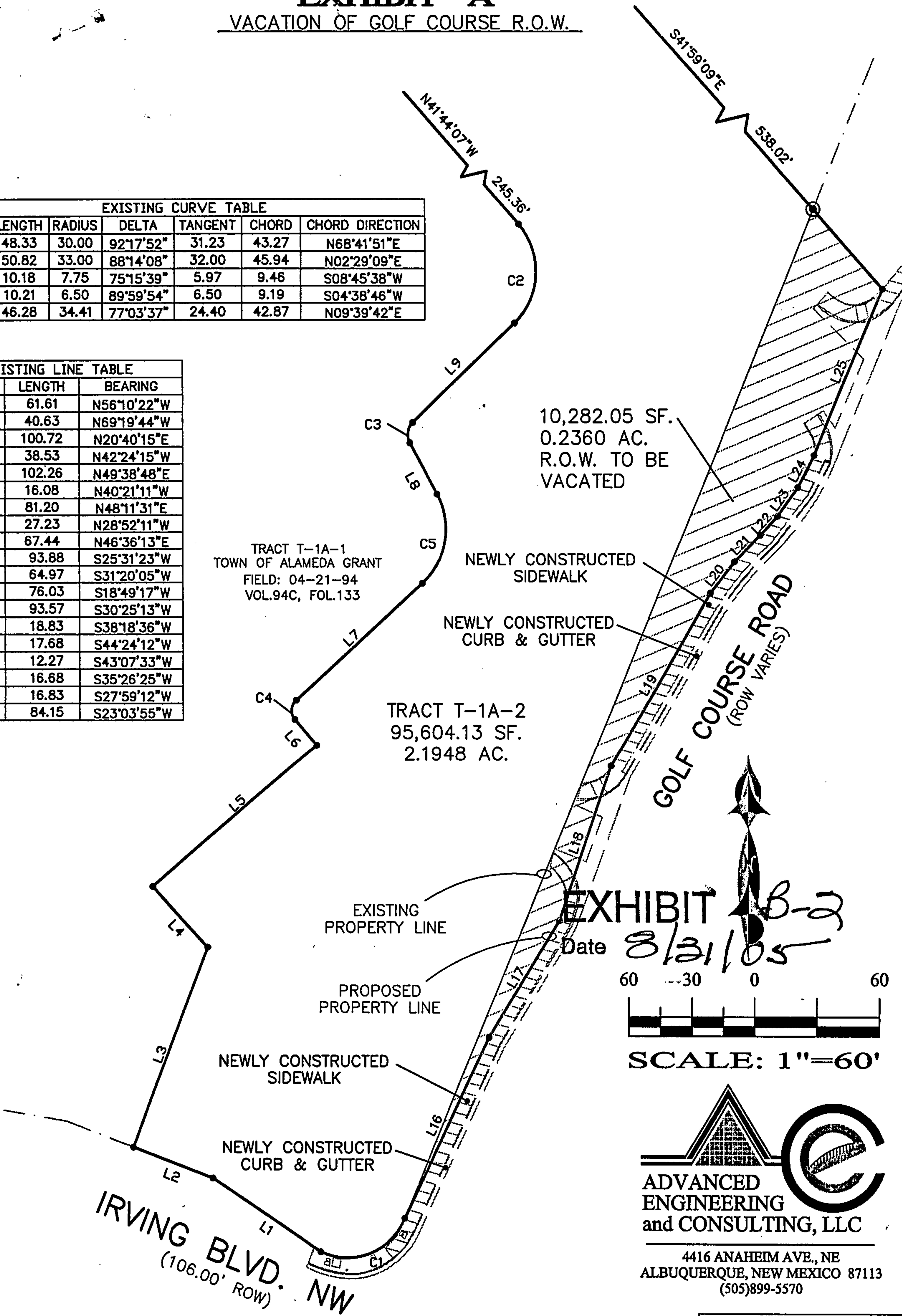
VACATION OF GOLF COURSE R.O.W.

EXISTING CURVE TABLE

LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
48.33	30.00	92°17'52"	31.23	43.27	N68°41'51"E
50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
10.18	7.75	75°15'39"	5.97	9.46	S08°45'38"W
10.21	6.50	89°59'54"	6.50	9.19	S04°38'46"W
46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E

EXISTING LINE TABLE

LENGTH	BEARING
61.61	N56°10'22"W
40.63	N69°19'44"W
100.72	N20°40'15"E
38.53	N42°24'15"W
102.26	N49°38'48"E
16.08	N40°21'11"W
81.20	N48°11'31"E
27.23	N28°52'11"W
67.44	N46°36'13"E
93.88	S25°31'23"W
64.97	S31°20'05"W
76.03	S18°49'17"W
93.57	S30°25'13"W
18.83	S38°18'36"W
17.68	S44°24'12"W
12.27	S43°07'33"W
16.68	S35°26'25"W
16.83	S27°59'12"W
84.15	S23°03'55"W



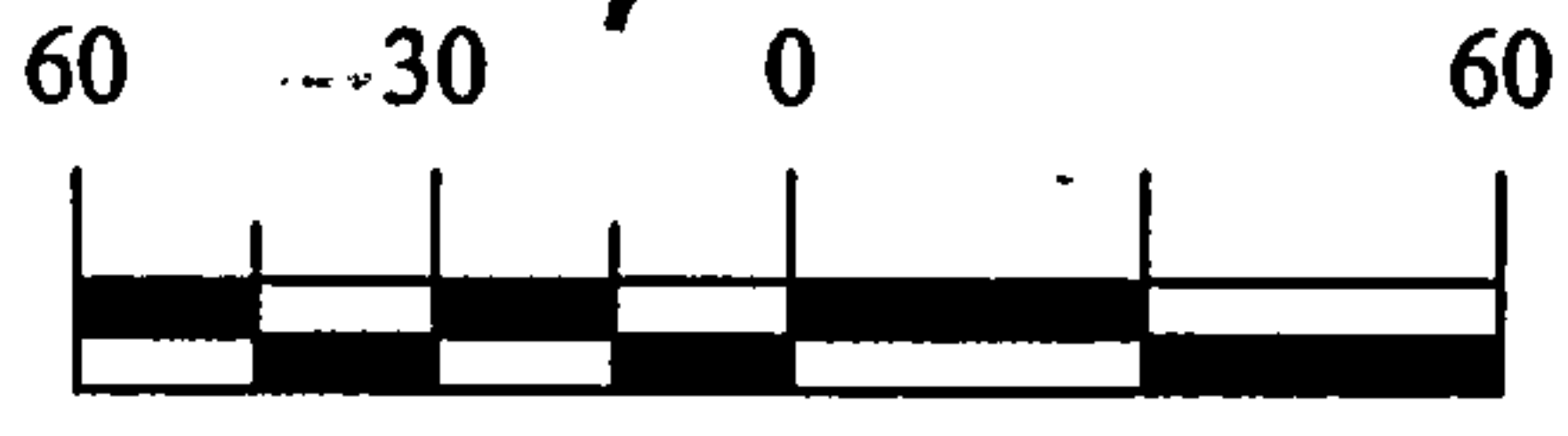
TRACT T-1A-1
TOWN OF ALAMEDA GRANT
FIELD: 04-21-94
VOL.94C, FOL.133

TRACT T-1A-2
95,604.13 SF.
2.1948 AC.

10,282.05 SF.
0.2360 AC.
R.O.W. TO BE
VACATED

EXHIBIT B-2

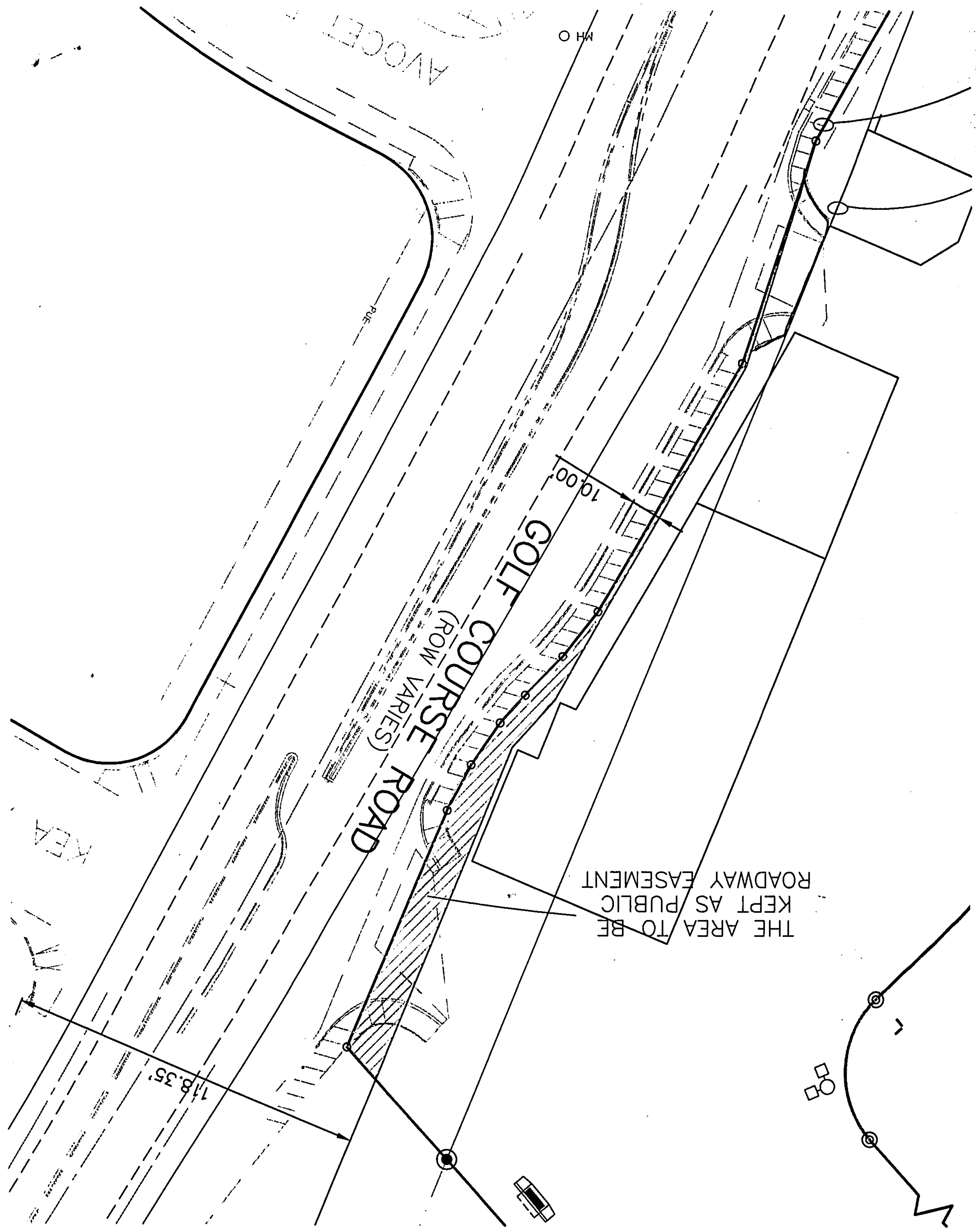
Date 8/31/05



SCALE: 1"=60'

**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570



AVOCET

MHO

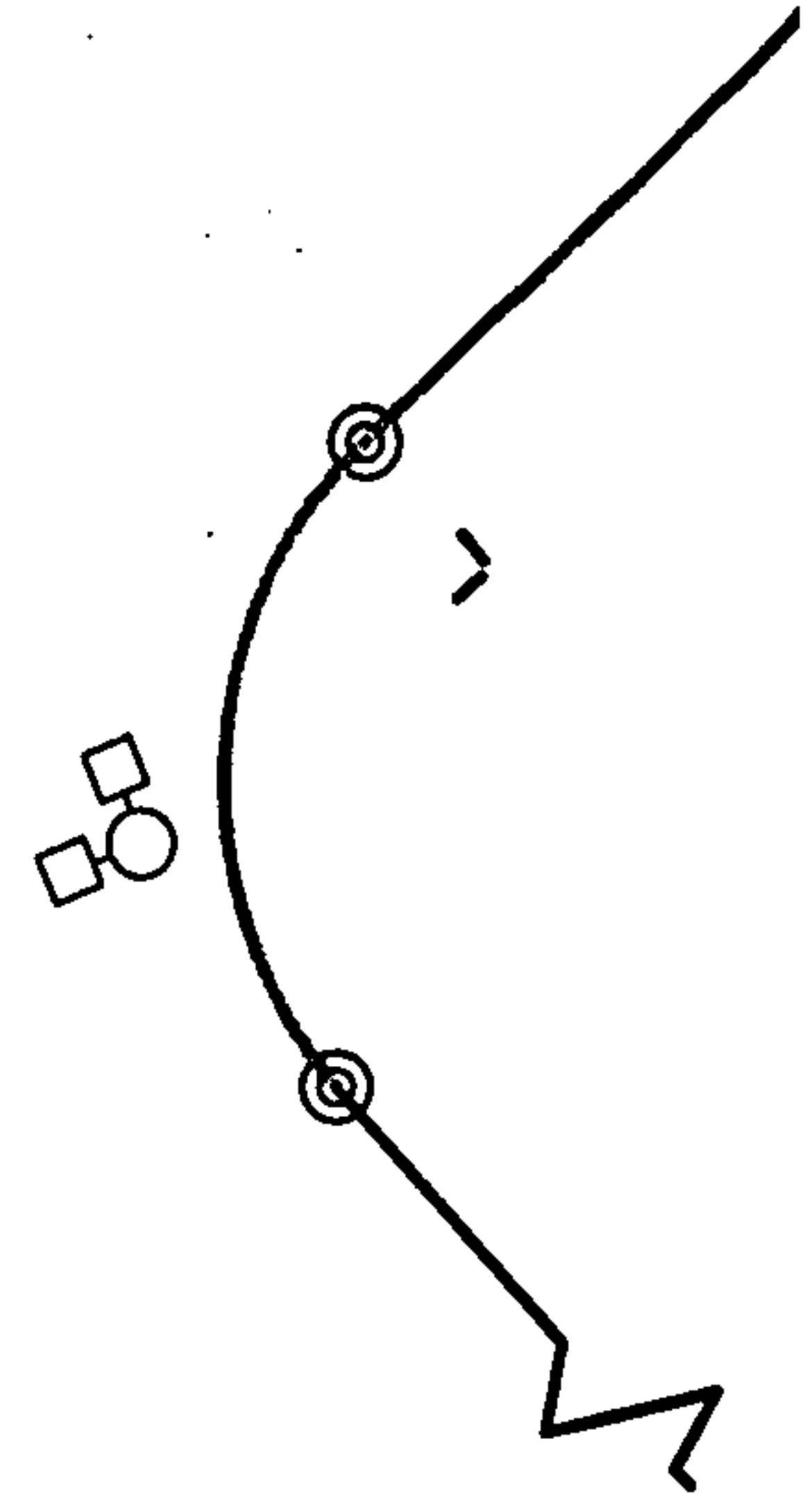
PUE

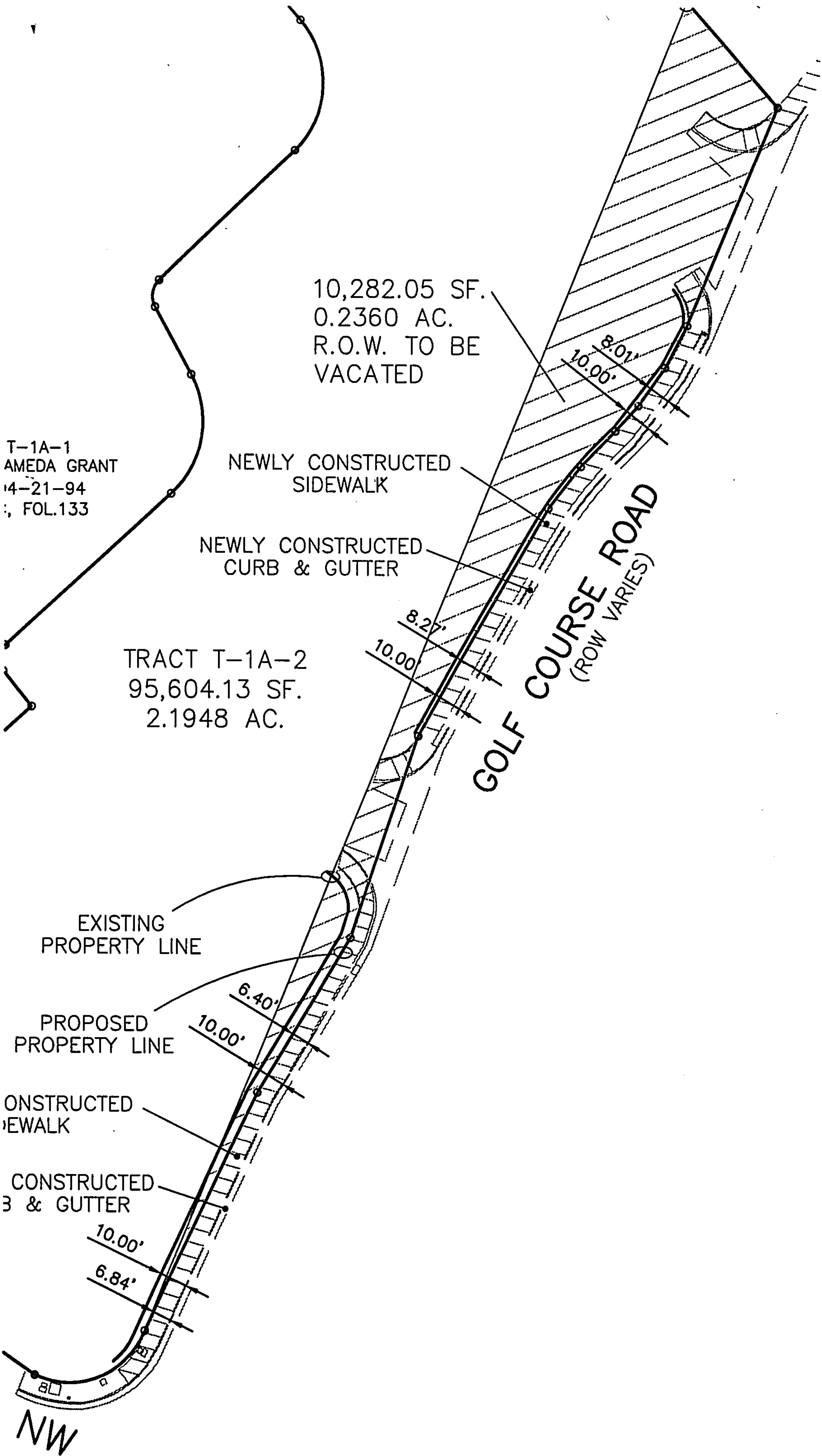
GOLF COURSE ROAD
(ROW VARIES)

10.00

118.35

THE AREA TO BE
KEPT AS PUBLIC
ROADWAY EASEMENT





10,282.05 SF.
0.2360 AC.
R.O.W. TO BE
VACATED

T-1A-1
AMEDA GRANT
14-21-94
; FOL.133

NEWLY CONSTRUCTED
SIDEWALK

NEWLY CONSTRUCTED
CURB & GUTTER

TRACT T-1A-2
95,604.13 SF.
2.1948 AC.

GOLF COURSE ROAD
(ROW VARIES)

EXISTING
PROPERTY LINE

PROPOSED
PROPERTY LINE

ONSTRUCTED
IEWALK

CONSTRUCTED
3 & GUTTER

NW

8.01'
10.00'

8.27'
10.00'

6.40'
10.00'

10.00'
6.84'

ARROYO VILLAS LIMITED PARTNERSHIP, a New Mexico limited partnership

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and U S WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns,
WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

See addendum attached hereto for additional provisions of this Easement.

See legal description and exhibit attached hereto as pages 3 and 4.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.
Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.
The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.
WITNESS hand and seal this 24th day of April, 1995

ARROYO VILLAS LIMITED PARTNERSHIP
By: NHPAHP Affordable Housing Corporation, general partner (SEAL)
Gary L. Moyer (SEAL) BY: Gary L. Moyer (SEAL) Gary L. Moyer, Vice President

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

by _____
My commission expires: _____
(Seal)

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF FLORIDA
COUNTY OF PAIM BEACH
The foregoing instrument was acknowledged before me this 24th day of April, 1995

by Gary L. Moyer, Vice President
(Name of Officer) (Title of Officer)
of NHPAHP Affordable Housing Corporation
(Corporation Acknowledgment)
a Florida corporation, on behalf of said corporation.
(State of Incorporation)

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED IN INSTRUMENT RECORD
1995 MAY 22 PM 2:33
95-26-3347-
JUDY M. BOOLIVANT
C.O. CLERK & REC'D

NOTARY PUBLIC SEAL
KAREN L. TUCKER
COMMISSION NUMBER
CG2 8836
MY COMMISSION EXPIRES
JULY 4, 1998

Karen L. Tucker
Notary Public
General partner Arroyo Villas Limited Partnership,
New Mexico limited partnership

FOR REFERENCE NUMBER

1. All equipment upon, under, and across this easement will be selected, installed, owned, maintained, and operated by the Grantees, or their licensees, in accordance with the applicable National Electric Safety Code or such other codes, laws, rules, or regulations applicable at the time of such installation; and

2. These easement rights are available to Grantees, their heirs, successors or assigns beginning only at such time as equipment installations are made upon, under, or across the easement and only until such time as said installations are permanently abandoned and removed, at which time the title and interest of Grantees, their heirs, successors and assigns shall vest in the owner of the underlying fee interest in the land encumbered by this easement.

LEGAL DESCRIPTION

3349

An easement situate within the Town of Alameda Grant in projected Sections 1 and 12, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico lying within Tract T-1A, Town of Alameda Grant as the same is shown and designated on the plat entitled "PLAT FOR TRACT T-1A, TOWN OF ALAMEDA GRANT WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 1 AND 12, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 1994 in Volume 94C, Folio 133 being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using plat bearings and ground distances as follows:

An easement Ten (10') feet in width, being Five (5') feet on each side of the following described centerline:

BEGINNING at a point on the Northerly line of said Tract T-1A whence (1) the Northwest corner of said Tract T-1A (a 1/2" rebar and cap stamped "L.S. 4100" found in place) bears S 45° 06' 46" W, 5.35 feet distant and (2) the N.G.S. Control Monument "BLACK 2" bears N 81° 41' 13" E, 1697.89 feet distant; Running thence as an easement,

S 23° 38' 01" W , 24.56 feet to Junction Point # 1; Thence,
S 47° 18' 32" E , 311.09 feet to a point; Thence,
S 16° 05' 53" E , 77.16 feet to Junction Point # 2; Thence,
S 16° 05' 53" E , 310.10 feet to Junction Point # 3; Thence,
S 41° 59' 08" E , 495.52 feet to the terminus of said centerline and a point on the Westerly right of way line of Golf Course Road.

Also easements Ten (10') feet in width, being Five (5') feet on each side of the following described centerlines:

Beginning at the aforesaid Junction Point # 1; Thence,
S 23° 38' 01" W , 480.68 feet to the terminus of said centerline

Beginning at the aforesaid Junction Point # 2; Thence,
S 57° 30' 00" W , 27.00 feet to the terminus of said centerline.

Beginning at the aforesaid Junction Point # 3; Thence,
N 41° 59' 08" W , 27.00 feet to the terminus of said centerline.

Beginning at the aforesaid Junction Point # 3; Thence,
S 16° 05' 53" W , 27.00 feet to the terminus of said centerline.

TOWN OF ALAMEDA GRANT

1700 - Jan. 26, 1884 C22-10

N 23°38'01" E

Junction Point # 1

1206.17'

The Sun Point of Beginning
to N.C.S. Monument of ACB 3-
N81° 41' 13" E. 1887.89'

TRACT T-1A
TOWN OF ALAMEDA GRANT

1700 - April 21, 1884 84C-133

Point of BEGINNING

Junction Point # 2

10' Overhead Utility Easement

389.55'

TRACT 26A-2
PARADISE NORTH

1700 - August 6, 1880 80C-182

LINE TABLE

LINE	DIRECTION	DISTANCE
1	S 41°39'08" E	108.45'
2	S 16°05'53" E	318.16'
3	S 45°06'46" E	325.96'
4	N 23°38'01" E	1206.17'
5	N 81° 41' 13" E	1887.89'

Junction Point # 3

ARROYO

CALABACILLAS

GOLF COURSE ROAD



Scale 1" = 100'



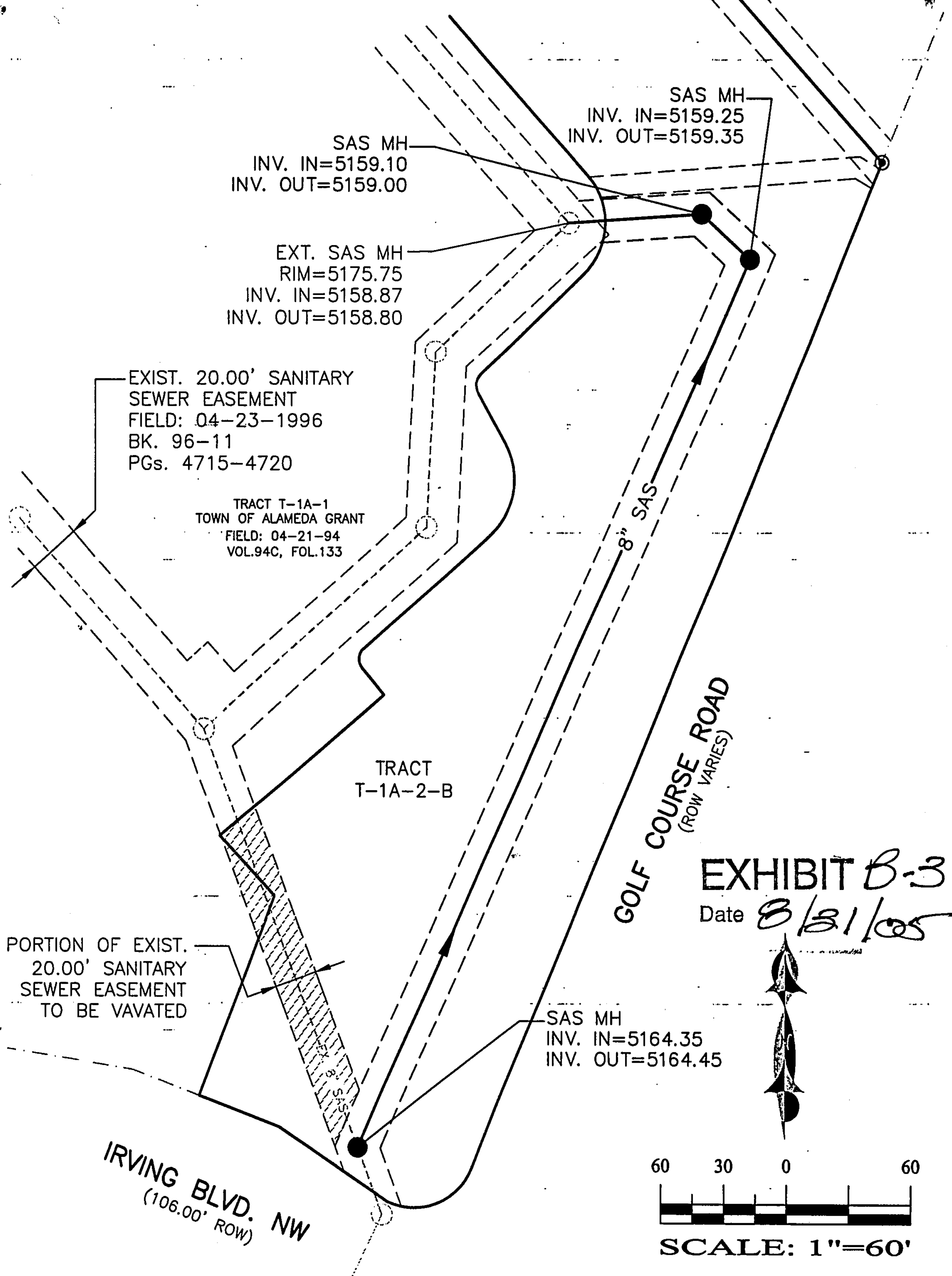
SURV TEK, INC.

Consulting Surveyors
6843 Paradise Blvd NW Albuquerque New Mexico 87114

Phone: 606-897-3388
Fax: 505-497-7177

EXHIBIT "A"

PORTION OF SANITARY SEWER LINE EASEMENT VACATION



SAS MH
INV. IN=5159.10
INV. OUT=5159.00

SAS MH
INV. IN=5159.25
INV. OUT=5159.35

EXT. SAS MH
RIM=5175.75
INV. IN=5158.87
INV. OUT=5158.80

EXIST. 20.00' SANITARY
SEWER EASEMENT
FIELD: 04-23-1996
BK. 96-11
PGs. 4715-4720

TRACT T-1A-1
TOWN OF ALAMEDA GRANT
FIELD: 04-21-94
VOL.94C, FOL.133

TRACT
T-1A-2-B

PORTION OF EXIST.
20.00' SANITARY
SEWER EASEMENT
TO BE VAVATED

IRVING BLVD. NW
(106.00' ROW)

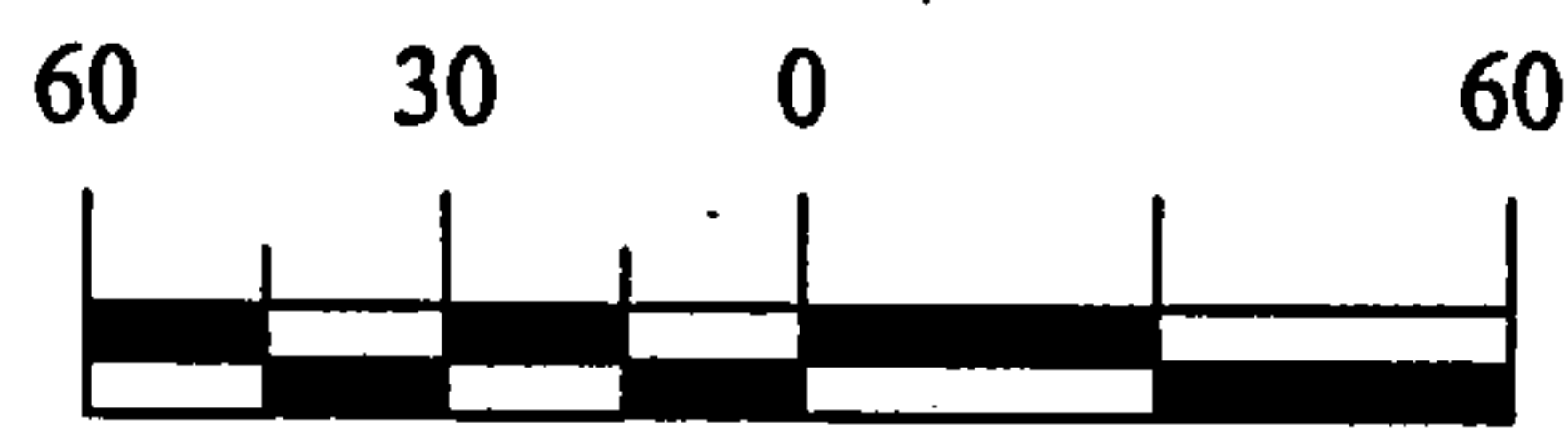
GOLF COURSE ROAD
(ROW VARIES)

8" SAS

SAS MH
INV. IN=5164.35
INV. OUT=5164.45

EXHIBIT B-3

Date 8/31/05



SCALE: 1"=60'

200359

4715

96044996

96 APR 23 AM 9:46
02-11 4715-
0217 4720
[Signature]

EASEMENT

ARROYO VILLAS LIMITED PARTNERSHIP,
This grant of Easement, between a New Mexico limited partnership
("Grantor"), whose address is 4701 Irving Boulevard NW
Albuquerque, New Mexico 87114, and NEW MEXICO UTILITIES, INC., a
New Mexico Corporation, ("NMUI"), whose address is 4700 Irving
Blvd., N.W., Suite 201, Albuquerque, New Mexico 87114, is made in
Albuquerque, Bernalillo County, New Mexico and is entered into as
of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property
located at 4701 Irving Boulevard NW, City/ in Bernalillo County, New
Mexico (the "Property"). of Albuquerque,

2. Grant of Easement. The Grantor grants to NMUI a
permanent easement ("Easement") in, over, upon and across the
Property for a Sewerline. The Easement is
more particularly described in the attached Exhibit(s) "A"
Pages 1-3.

The grant of Easement includes the right of NMUI to enter upon
the Easement at any time for inspection, installation,
maintenance, repair or modification and the right to remove
trees, bushes, undergrowth and any other obstacles if NMUI
determines they interfere with the appropriate use of the
Easement. This grant includes the right of access to the
easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it
has been paid in valuable consideration and that the grant of
this Easement is not a gift or donation.

3. Warranty. Grantor covenants and warrants that it is the
owner in fee simple of the Property and that it has a good lawful
right to convey the Property or any part thereof, that the
Property is free from all encumbrances except encumbrances of
record and taxes due and owing the Treasurer of Bernalillo
County, and that the Grantor will forever warrant and defend the
title to the Property against all claims from all persons or
entities.

4. Binding on Grantor's Property. The grant and other
provisions of this Easement constitute running with the land for
the benefit of NMUI and its successors and assigns until
terminated.

5. Form Not Changed. Grantor agrees that changes to this
form are not binding upon NMUI unless initialed by the Grantor
and approved and signed by an officer of NMUI in writing on this
form.

6. Abandonment. The Easement provided for herein is available to NMUI, its heirs, successors or assigns beginning only at such time as the sewer line installation is made upon, under or across the Easement and only until such time as said sewer line is permanently abandoned and removed, at which time the title and interest of NMUI, its heirs, successors and assigns shall vest in the owner of the underlining fee interest in the land encumbered by this Easement.

7. Grantor's Right to Use and Occupy. Grantor, its successors and assigns, shall have the right to use and occupy the surface of the Easement for any purpose consistent with the rights and privileges herein granted and which will not endanger or interfere with construction, maintenance and operation or reconstruction of NMUI's sewer line.

LEGAL DESCRIPTION

An easement situate within the Town of Alameda Grant in projected Sections 1 and 12, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico lying within Tract T-1A, Town of Alameda Grant as the same is shown and designated on the plat entitled "PLAT FOR TRACT T-1A, TOWN OF ALAMEDA GRANT WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 1 AND 12, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 1994 in Volume 94C, Folio 133 being more particularly described by survey performed by Russ P. Mugg, New Mexico Professional Surveyor Number 9750 using plat bearings and ground distances as follows:

An easement Twenty (20') feet in width, being Ten (10') feet on each side of the following described centerline:

BEGINNING at a point on the Northeasterly line of said Tract T-1A whence (1) the Northwest corner of said Tract T-1A (a 1/2" rebar and cap stamped "L.S. 4100" found in place) bears N 29° 17' 17" W, 692.88 feet distant and (2) the N.G.S. Control Monument "BLACK 2" bears N 57° 49' 40" E, 1588.86 feet distant; Running thence as an easement,

S 70° 05' 24" W , 25.39 feet to a point; Thence,
 S 47° 25' 10" W , 103.94 feet to a point; Thence,
 S 41° 09' 54" E , 187.49 feet to Junction Point # 1; Thence,
 S 41° 48' 20" E , 230.81 feet to a point; Thence,
 S 45° 23' 42" W , 86.41 feet to a point; Thence,
 S 05° 14' 50" W , 82.37 feet to a point; Thence,
 S 47° 30' 13" W , 141.17 feet to Junction Point # 2; Thence,
 N 42° 16' 29" W , 133.97 feet to a point; Thence,
 S 48° 36' 38" W , 140.51 feet to a point; Thence,
 N 42° 20' 37" W , 269.18 feet to a point; Thence,
 S 48° 35' 46" W , 144.40 feet to a point; Thence,
 N 42° 43' 29" W , 99.61 feet to a point; Thence,
 N 86° 40' 35" W , 40.77 feet to a point; Thence,
 N 41° 18' 25" W , 90.83 feet to the terminus of said centerline.

1719

Also easements Twenty (20') feet in width, being Ten (10') feet on each side of the following described centerlines:

BEGINNING at the aforesaid Junction Point # 1; Running thence as an easement,

S 47° 55' 32" W , 191.88 feet to a point; Thence,
N 42° 26' 55" W , 207.83 feet to a point; Thence,
S 48° 30' 40" W , 138.02 feet to a point; Thence,
N 42° 13' 08" W , 137.79 feet to the terminus of said centerline.

BEGINNING at the aforesaid Junction Point # 2; Running thence as an easement,

S 20° 22' 39" E , 230.60 feet to a point on the Northerly right of way line of Irving Boulevard N.W. and the terminus of said centerline.

SANITARY SEWER EASEMENTS
ARROYO VILLAS APARTMENTS

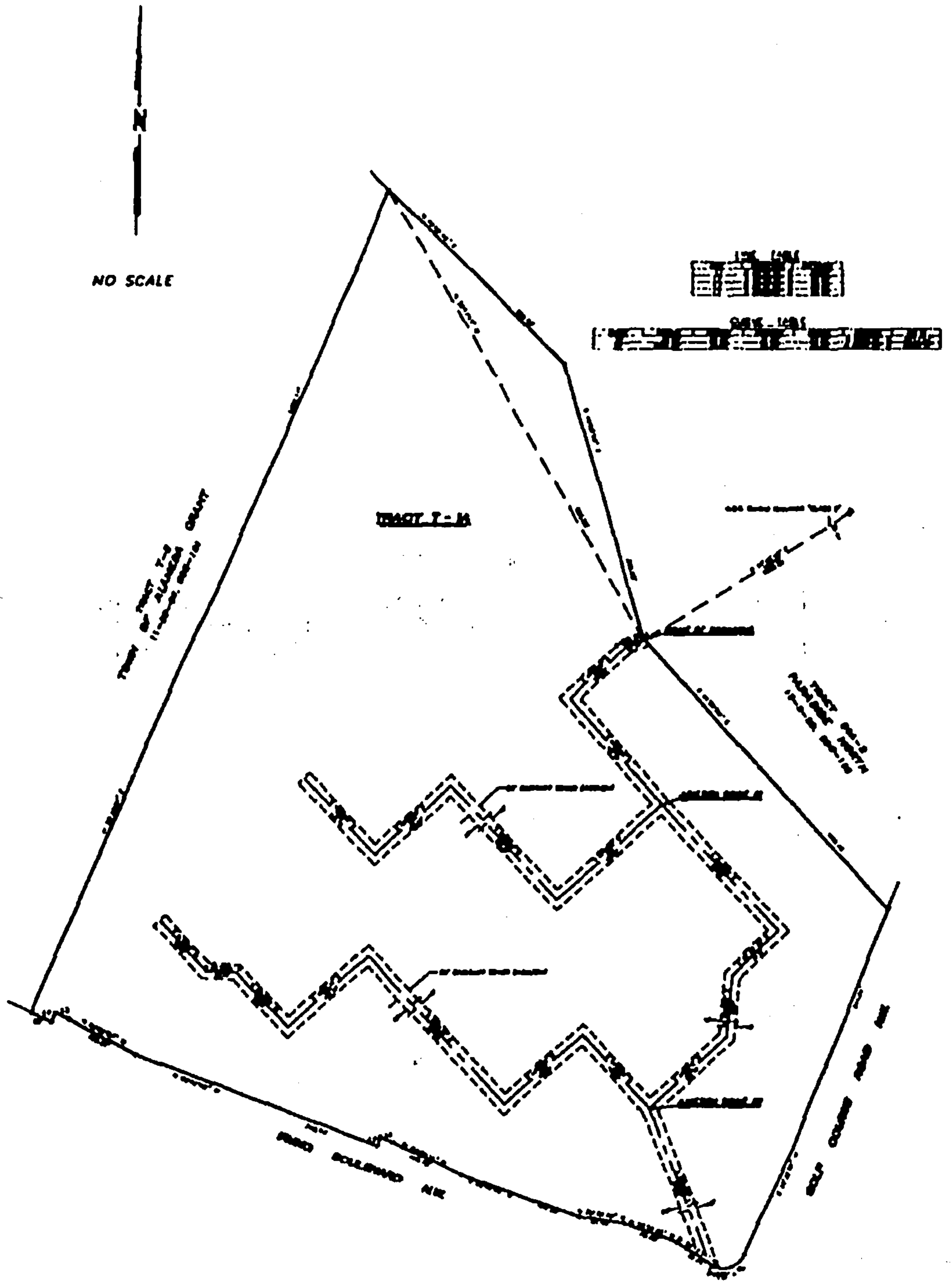
TRACT T-1A
TOWN OF ALAMEDA GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1999

720

NO SCALE



ORIGINAL

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

Rabadi Complex
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tr. A, Rima Addition and Tract T-1A-2, Town of Alameda Grant
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC IMPROVEMENTS									
PAVING									
<input type="text"/>	<input type="text"/>		Relocation of Bus Bay	Irving Blvd., NW	Irving/Golf Course	90 LF West on	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
PUBLIC IMPROVEMENTS									
WATERLINE									
<input type="text"/>	<input type="text"/>	8"	Waterline PVC C-900	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL	Southwest PL Tie into Exist. WL +/- 1925 LF	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southeast PL By Irving/Golf Course	Northeast PL +/- 400 LF	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer line SDR-35	Waterline/Sewer Ease By Irving/Golf Course	Southwest PL	Exist SAS MH Calabacillas Arroyo +/- 800 LF			
<input type="text"/>	<input type="text"/>								
<input type="text"/>	<input type="text"/>								

SIA Sequence # [] []	COA DRC Project # [] []	Size	Type of Improvement	Location	From	To	Private Inspector /	City Inspector /	City Cnst Engineer /
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NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage and wall for SIA/Financial Release
- 5
- 6
- 7
- 8

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

Shahram (Shawn) Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date


NEW MEXICO UTILITY - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

X ...for Building Permit

___ IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Sharif (Felix) Rabadi

ADDRESS: 120 Wyoming Blvd., SE FAX (505) 256-1514

CITY: Albuquerque STATE NM ZIP 87123

Proprietary interest in site: Owner List all owners: Sharif (Felix) Rabadi

AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570

ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Final Sign-Off for the Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

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

Lot or Tract No. Tract T-1A-2 Block: _____ Unit: _____

Subdiv. / Adn. Town of Alameda Grant

Current Zoning: SU-1 for PRD proposed zoning: The Same

Zone Atlas page(s): B-12-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): ±8.5 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? X Yes. No ___, but site is within 5 miles of the city limits. Within 1000FT of a landfill? No

UPC No. 101206533743610511 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW

Between: Irving NW and Calabacillas Arroyo

CASE HISTORY: Juanita Vigil, EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Project #1003366, 04EPC-00498 SPBP, 04DRB-00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89

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

SIGNATURE [Signature] DATE 08/09/04

(Print) Shahab Biazar Applicant Agent X

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01242</u>	<u>SBP(EPC)</u>		\$ <u>-0-</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input 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>8.18.04</u>			Total \$ <u>20.00.</u>

[Signature] 9/10/04
Planner signature / date

Project # 100 3366

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
- Any original and/or related file numbers are listed on the cover application

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

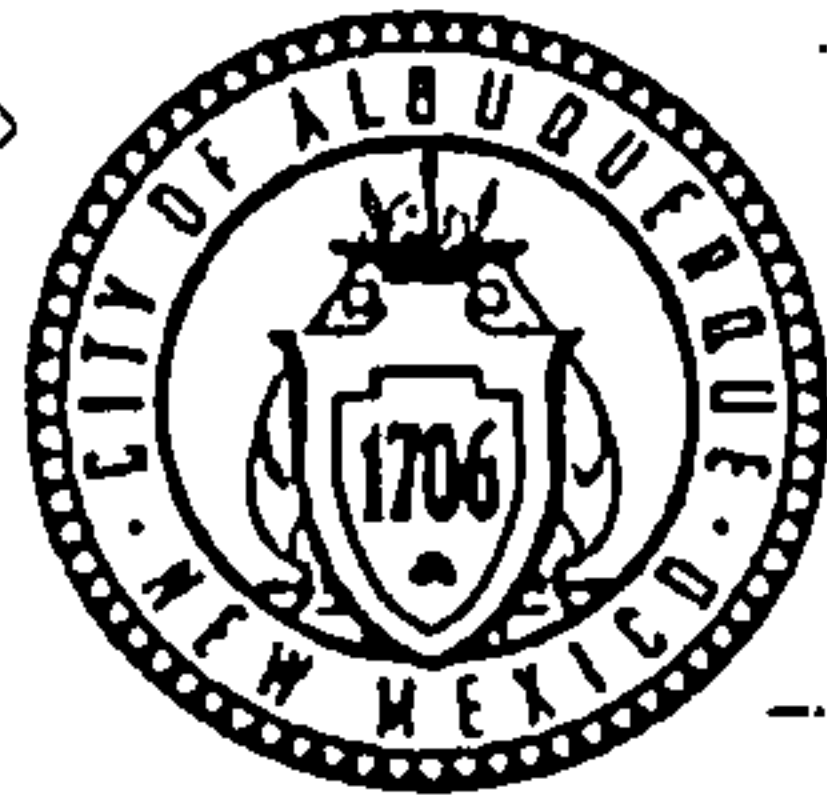
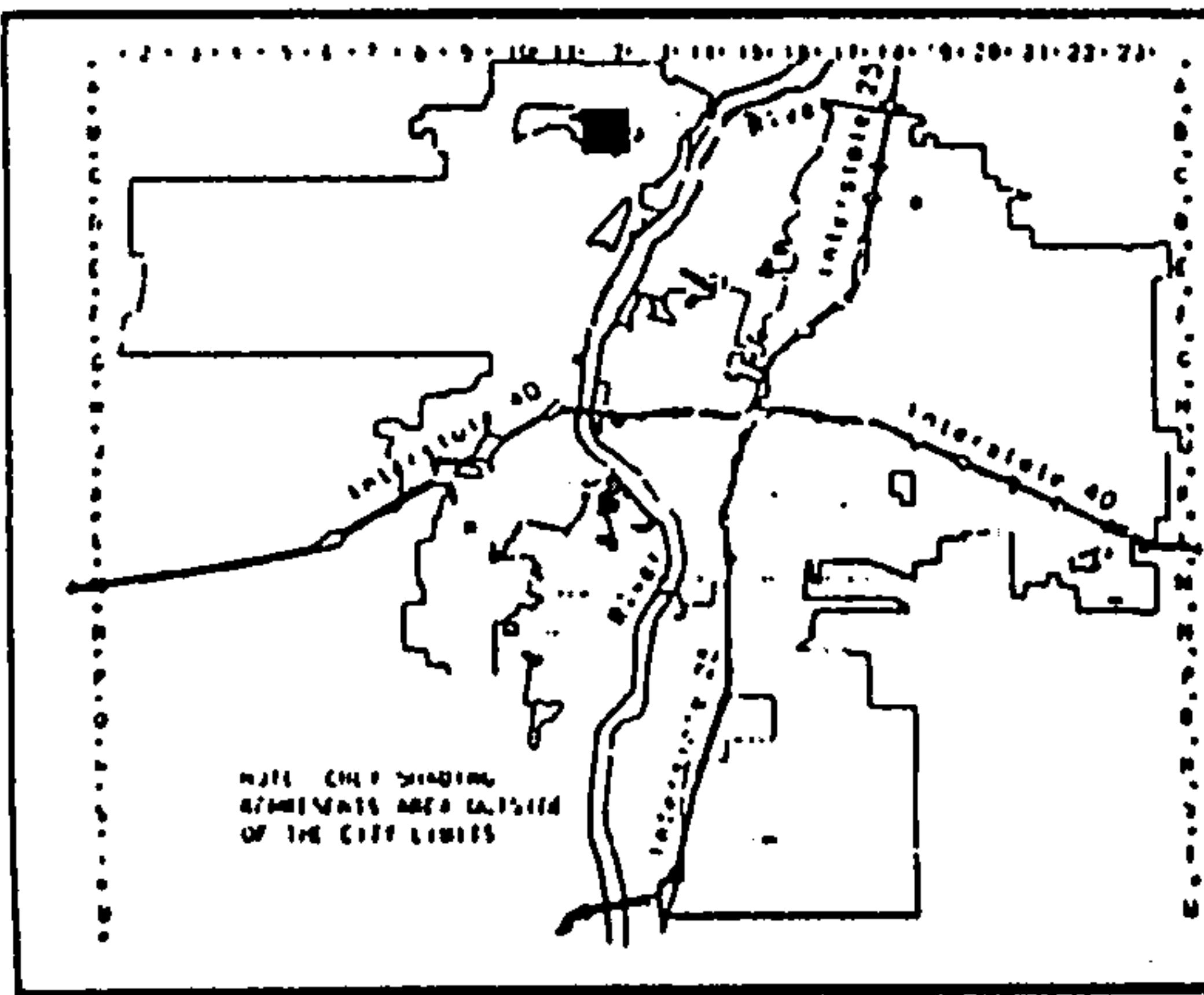
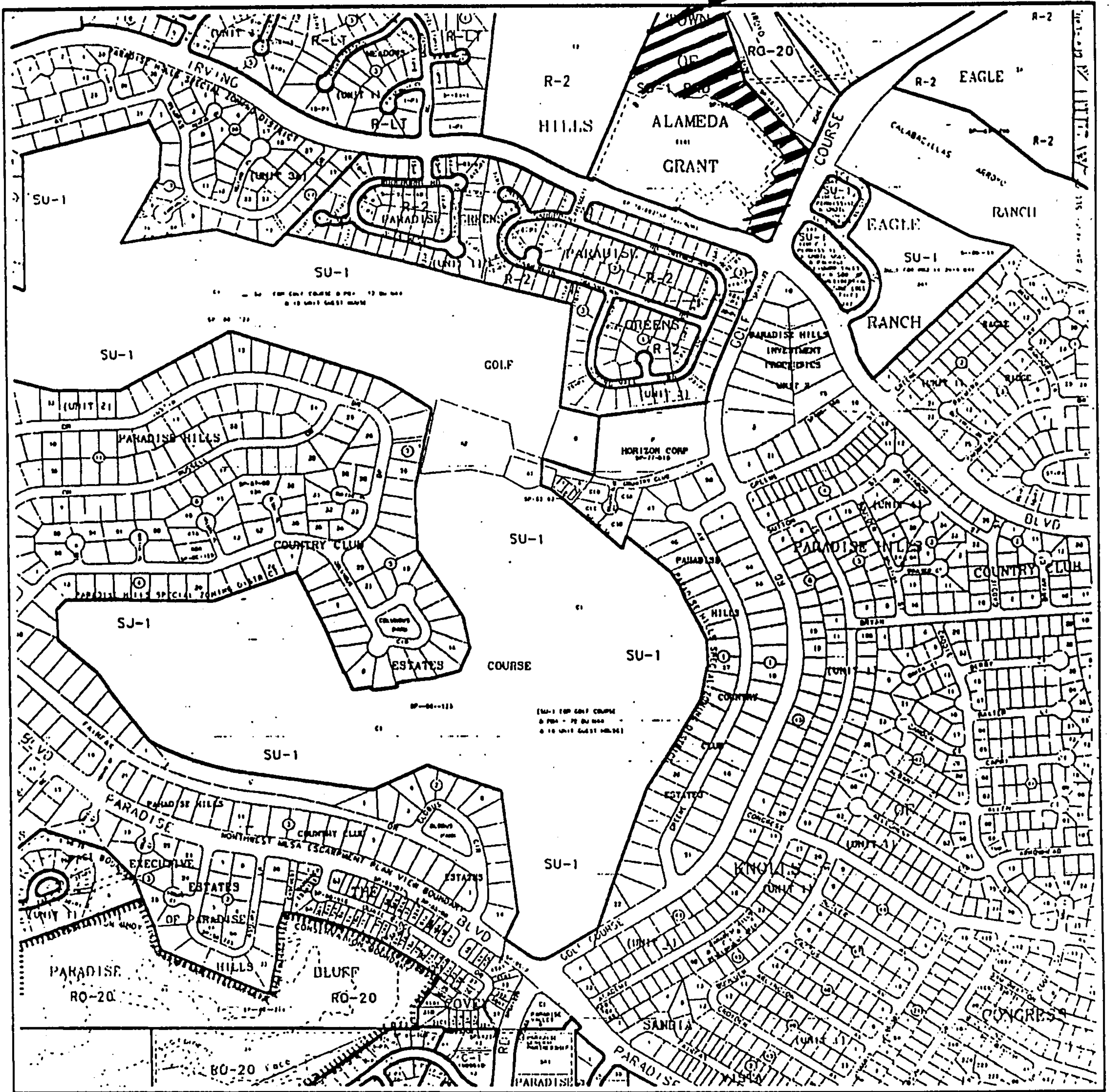
SHAMIR BAZAR
Applicant name (print)
[Signature]
Applicant signature / date
8-10-04



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
01242
 - - - - -
 - - - - -
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Form revised September 2001
[Signature] 8/10/04
 Planner signature / date
Project # 1003366

SITE



GRAPHIC SCALE IN FEET



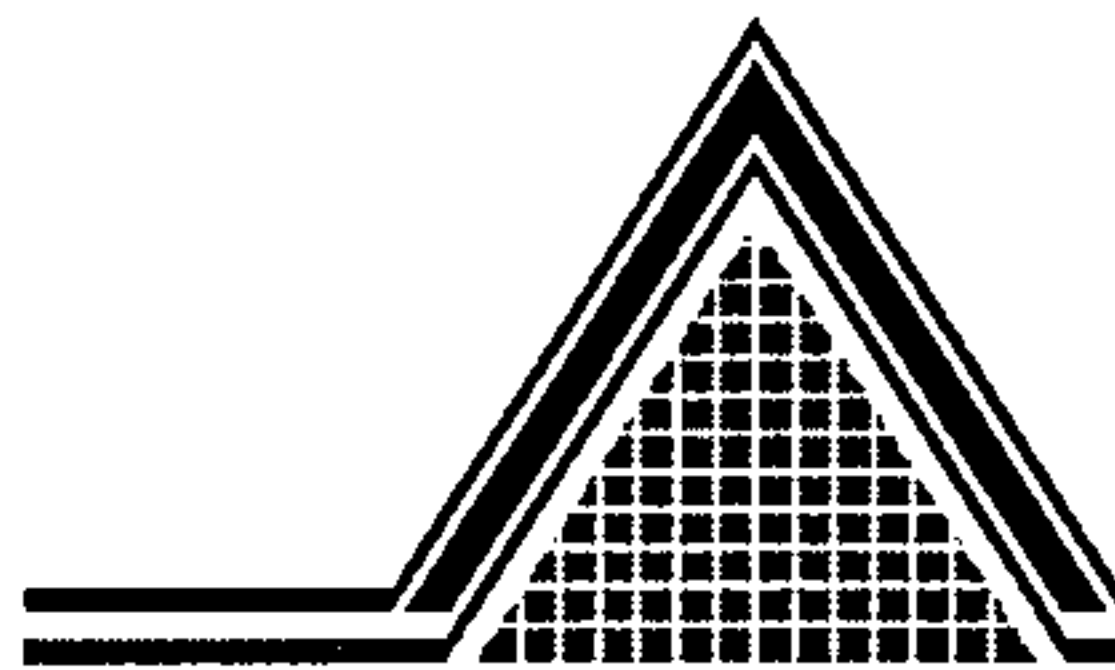
Zone Atlas Page

B-12-Z

Map Amended through April 02, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004



August 9, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

**Re: Final Sign-Off on Site Development Plan for Building Permit, Project # 1003366,
Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z,
Containing ± 8.5 Acres**

Dear Ms. Matson:

Advanced Engineering and Consulting is requesting a Final Sign-Off for the Site Development Plan for Building Permit on the above referenced project.

Site Development Plan for Building Permit

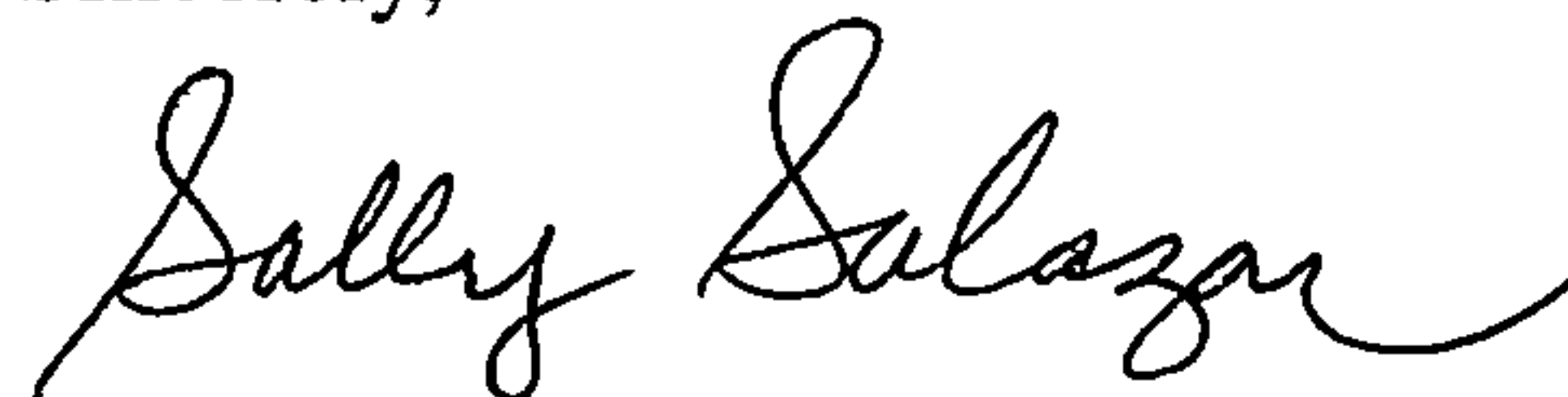
1. A letter has been written to accompany this submittal.
2. The application for vacation of right-of-way along Golf Course Road site has been submitted to DRB. See attached application # 04DRB-00912 VRW for review and the hearing date is scheduled for August 18, 2004.
3. Open Space
 - A. The Open Space will be coordinated with representatives from the Office of the City Engineer, Transportation Planning, and Park and Recreation Department regarding location and configuration of vehicular and pedestrian access easements / entrances.
 - B. The submittal provides two ten-foot wide pedestrian connections from the subject site to the Calabacillas Arroyo. See Apartment Site Plan (sheet 3 or 7) for reference.
4. Parking
All comments for a. through h. have been addressed. See attached Site Plans for reference.
5. Landscape
Landscaping Plan has been modified to address comments for a. through d. See attached Landscaping Plans for reference.

6. Modifications for freestanding light fixtures have been addressed. See Site Plan modifications (sheet 3 of 7) for reference.
7. Site Plan complies with conditions and recommendations by the City Engineer, Municipal Development Department, Public Works Department and NM Dept. of Transportation:
 - A. All EPC and DRB requirements have been completed and provided for.
 - B. A new Traffic Impact Study (TIA) is not required, however, one will be provided should the proposal change.
 - C. The developer is responsible and will meet all the requirements in its entirety for Irving Blvd., for permanent improvements to the proposed site development plan for building permit. The developer may modify the requirements for Golf Course Road for permanent improvements to the proposed site development plan for building permit. See attached Infrastructure list for reference.
 - D. Cross access agreement between tracts will not be required.
8. Architectural, Signs
Comments a. through h. have been addressed. See attached revised Site Plans and Architectural, Signs Plans.
9. Letter from the original adjoining property owner agreeing to amending the original site development plan is attached for reference.

I believe that this letter of explanation, the attached site development plans and the infrastructure list provide sufficient information for a final signature on the site development plan for building permit.

If additional information is required concerning this request, please contact me at your earliest convenience.

Sincerely,



Sally Salazar, Office Manager

Enclosure

cc: Sharif (Felix) Rabadi

JN: 200359

SS

200359
DRB



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003366**
04EPC-00498 EPC Site Development Plan-
Amendment to Building Permit

Sharif A. Rabadi
4415 Sherre Dr. NE
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Tracts T1A2 & T1A1, **Town of Alameda Grant**, zoned SU-1/PRD, located on GOLF COURSE NW, between IRVING BLVD. NW and CALABACILLAS ARROYO, containing approximately 20 acres. (B-12) Juanita Vigil, Staff Planner

On July 15, 2004 the Environmental Planning Commission voted to approve Project 1003366/ 04EPC 00498, an Amendment to a Site Development Plan for Building Permit, for Tract T1A2 and Tract T1A1, Town of Alameda Grant, located on the northwest corner of Golf Course and Irving Blvd, zone SU-1 PRD and containing approximately 20 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for building permit to construct a 32-unit apartment complex and a neighborhood shopping center. The site is located on the northwest corner of Golf Course and Irving Blvd, zone SU-1 PRD and contains approximately 8.49 acres on Tract T1A2, Town of Alameda Grant.
2. This case was deferred at the June 17, 2004 EPC hearing because of advertisement issues. This site is part of a site development plan that was originally approved by the EPC in 1993 (Z-93-131) with the abutting tract, Tract T1A1, Town of Alameda Grant containing approximately 11 acres.
3. The original site development plan approval (Z-93-131) showed a vehicular access point along the western edge of the property between Tract T1A1 and Tract T1A2. This access point would have provided a connection to Irving Blvd from the subject site. However, the substantial grade differential between Tract T1A1 and T1A2 does not allow for a suitable vehicular access point.

OFFICIAL NOTICE OF DECISION
 JULY 15, 2004
 PROJECT #1003366
 PAGE 2 OF 6

4. The applicant is proposing non-residential uses that include a convenience store with gas station, a "dollar store" and a dry cleaner. The site plan also demonstrates that the site will contain off-street parking, pedestrian walkways, landscaping including landscape buffers, building mounted and freestanding signs.
5. A recent change to the *Comprehensive City Zoning Code* has occurred in which the Planned Residential Development (PRD) use was specifically defined in the SU-1 zone category. The SU-1 PRD zone category now allows those uses that are listed as permissive in the C-1 zone if the amount of commercial activity does not exceed 25% of the gross floor area of the site. The applicant's submittal does not exceed the limit on non-residential uses for this proposed project.
6. The applicant will be requesting approval for the vacation of right-of-way along Golf Course Road. The proposed location of a non-residential building is contingent on the approval of the vacation of right-of-way.
7. The applicant is proposing both residential and non-residential uses since the site is zoned SU-1 for PRD and will allow for a full range of urban land uses (Policy 5a, Established Urban of the *Comprehensive Plan*).
8. Residential development exists west of the subject site; therefore, buffers around the site are an important component of this design. Additionally, Policy 5e of the *Comprehensive Plan* calls for employment and service uses to be located to compliment residential areas and also states that the development shall be sited to minimize any adverse effects of noise, lighting, pollution and traffic on residential developments.
9. The site zone category does allow for non-residential uses, which will allow commercial development to occur where commercially zoned property exists, (Policy 5j, Established Urban, *Comprehensive Plan*).
10. The proposed development will include less intense retail uses that are appropriate for a Neighborhood Center and that respect the existing neighborhood values as required in Policy 5d, Established Urban, *Comprehensive Plan*.
11. The site is adjacent to the Calabacillas Arroyo, which is designated as a Major Open Space Link according to the *Facility Plan for Arroyos*. Major Open Space Links are to form continuous east/west linkages between peripheral Major Public Open Spaces, such as the West Mesa Escarpment.
12. The site does not contain direct pedestrian connections to the Major Open Space Link along the Calabacillas Arroyo. Intermittent pedestrian entrances between the subject site and the Calabacillas Arroyo will encourage pedestrian and bicycle connections and is a design that is appropriate to the plan area (Policy 5l, Established Urban of the *Comprehensive Plan*).

appeal to the City Council by submitting written application to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified

AMENDED OFFICIAL NOTICE OF DECISION

JULY 15, 2004

PROJECT #1003366

PAGE 3 OF 6

13. The development of pedestrian connections to the adjoining Major Open Space Link, the proposed submittal will remain in compliance with Policy B1j, Open Space Network of the *Comprehensive Plan* that encourages the design of neighborhood open areas to tie into other open areas, such as trail corridors, where appropriate, to create an Open Space Network.
14. The subject site is within the Paradise Community as identified in the *West Side Strategic Plan* and is within the community's Neighborhood Center. The layout of the non-residential use buildings is consistent with Policy 1.3 of the *West Side Strategic Plan*, which encourages commercial buildings to be clusters and to have connections to adjacent development.
15. The applicant is reducing the amount of residential dwelling units on the subject site than previously proposed. The current submittal furthers Policy 2.5, of the *West Side Strategic Plan* because the local public schools in this part of the City are typically at or near capacity.
16. The proposed submittal is also consistent with the Design Guidelines specified under Policy 4.6 of the *West Side Strategic Plan*. Most of the design guidelines found under Policy 4.6 of the *West Side Strategic Plan* pertain to sites along Coors Blvd and do not affect this site.
17. The proposed submittal meets the elements of a site development for building permit as defined in the *Comprehensive City Zoning Code*.
18. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant must obtain approval for the vacation of right-of-way along Golf Course Road to accommodate the location of some of the commercial buildings or must return to the EPC for approval of the revised site development plan.
3. Open Space
 - a. The applicant shall coordinate with representatives from the Office of the City Engineer, Transportation Planning, and Park and Recreation Department to determine the exact location and configuration of the dedicated vehicular and pedestrian access easements/entrances for Paradise Meadows Park.

AMENDED OFFICIAL NOTICE OF DECISION
JULY 15, 2004
PROJECT #1003366
PAGE 4 OF 6

- b. The submittal shall provide a minimum of two ten-foot wide pedestrian connections that connect the subject site to the Calabacillas Arroyo.

4. Parking

- a. The applicant shall delete the reference of a 5% reduction for shared parking and modify the off-street parking calculations accordingly.
- b. The site shall contain a screen wall along Golf Course Blvd and all walls/fences shall comply with the newly adopted Wall Height and Design Regulations.
- c. Handicap accessibility for Building B and the apartment complex office building shall be demonstrated on the submittal.
- d. The handicap signs shall be lowered to an overall height of no more than six feet. Any and all van accessible handicap spaces shall be clearly identified on the submittal.
- e. The typical width of off-street parking spaces dedicated for automobiles/light trucks and handicap shall be identified on the submittal.
- f. The submittal shall demonstrate the location of parking barriers and such barriers shall be located two feet from pedestrian walkways and landscaped areas.
- g. The area dedicated for non-residential uses shall contain two or more bicycle racks to allow for a convenient use of the racks.
- h. The applicant shall provide a pedestrian connection to the adjoining apartment complex in close proximity to the non-residential uses.

5. Landscape

- a. Dense landscaping shall be installed along the north property line landscape buffer where the buffer abuts parking areas.
- b. The landscape plan shall specify Ash *and* Honey Locust as deciduous trees to ensure diversity and better survivability of the trees if one species succumbs to a disease.
- c. A ten-foot wide landscape buffer along Golf Course Road shall be provided.
- d. The submittal shall contain the number of deciduous trees required for a multi-family residential development as specified in Section 141-6-13-10 (G)(4)(a) of the Comprehensive City Zoning Code.

6. The applicant shall ensure that the freestanding light fixtures are evenly distributed throughout the site. The light fixtures underneath the canopy shall be flush with the ceiling of the canopy.

7. The applicant must comply with the following conditions, as recommended by the City Engineer, Municipal Development Department, Public Works Department and the New Mexico Department of Transportation:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. Based on the trip generation comparison provided by the Developers Engineer, a new Traffic Impact Study (TIS) is not required for this proposal. However, should the proposal change, a new TIS determination is required.

AMENDED OFFICIAL NOTICE OF DECISION

JULY 15, 2004

PROJECT #1003366

PAGE 5 OF 6

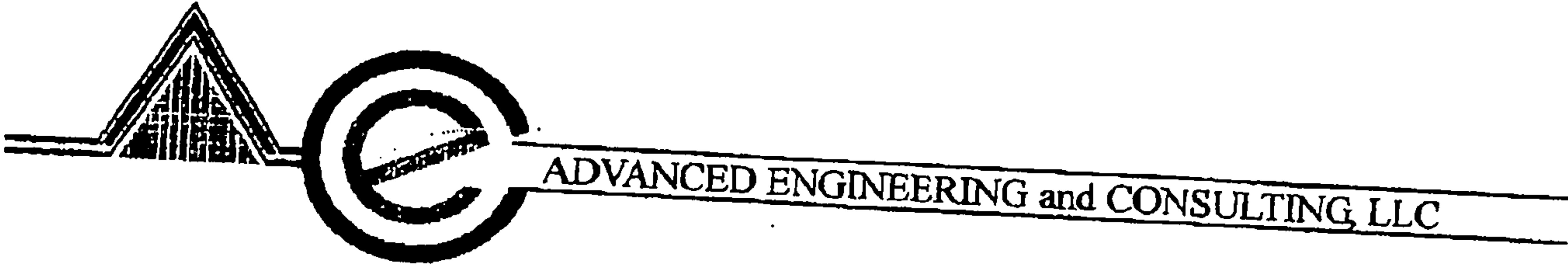
- c. The following condition, in its entirety, is applicable to Irving Blvd. However, the following condition may be modified per the Golf Course Rd. Widening Project as applicable: The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- d. Provide cross access agreement between tracts, if applicable.

8. Architectural, Signs

- a. Outdoor seating shall be provided on the site for Building A & C as specified in Section 14-16-3-18 of the Comprehensive City Zoning Code. Illustrations of such seating must be provided on the submittal.
- b. The submittal shall specify the exact location of all mechanical equipment and the type of screening that will be used.
- c. The proposed canopy shall be finished with acrylic stucco and with similar colors as Building A. The submittal shall contain illustrations of the canopy in scale that is consistent with the remainder of the building elevations.
- d. The submittal shall contain illustrations of the apartment complex office building in scale that is consistent with the remainder of the building elevations.
- e. The type of fencing proposed on the site shall be identified on the submittal and shall be consistent with the General Height and Design Regulations for walls and fences.
- f. Building setback requirements for non-residential uses shall be as regulated in the O-1 zone of the *Comprehensive City Zoning Code*; this information shall be specified on the submittal.
- g. The submittal shall contain information regarding the size and square footage for each building mounted sign.
- h. The proposed freestanding sign for the gas station shall be illustrated in the submittal and the size, type, number and height shall be consistent with the freestanding signs regulated in the C-1 zone of the *Comprehensive City Zoning Code*.

9. Prior to DRB approval the applicant shall provide a letter from the original adjoining property owner agreeing to amending the original site development plan.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 30, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.



August 10, 2004

Consulting
Design
Development
Management
Inspection
Surveying

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Letter of Authorization for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing ± 8.5 Acres**

Dear Ms. Matson:

I Shariff (Felix) Rabadi give Advanced Engineering and Consulting, LLC authorization to act on my behalf as my agent regarding all aspects for the above mentioned project.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Shariff (Felix) Rabadi

JN: 200359
ss/SB

Landry & Ludewig, L.L.P.
Attorneys at Law
1007 Marquette NW
Albuquerque, New Mexico 87102
Tel (505) 243-6100 Fax (505) 243-8255

August 4, 2004

City of Albuquerque
 Planning Department
 600 2nd Street, NW
 Albuquerque, NM 87102

Re: Requested Site Development Plan Amendment
 Rabadi Complex (Arroyo Villas)
 Tract T-1A-2, Town of Alameda Grant
 Project # 1003366
 Review # 00498

Dear Planning Department:

This firm represents A.V. II Limited Partnership, a New Mexico limited partnership which is the owner of Tract T-1A-1, and the former owner of Tract T-1A-2, in the Town of Alameda Grant, having conveyed Tract T-1A-2 to Star Trust, Inc. (Felix Rabadi) in 2003. It is our understanding that Mr. Rabadi is requesting a site development plan amendment, amending what was Phase II only of our client's original site development plan approved for Tract T-1A-2. We have reviewed and approved the following proposed amendment and construction documents for Project # 1003366: Amended Overall Site Plan dated 5/10/04; Commercial Site Plan (Phase I) dated 5/10/04; Apartment Site Plan (Phase I) dated 3/31/04; Landscape Plan dated 5/7/04; Grading & Drainage Plan (Phase I) dated 3/31/04; Grading & Drainage Plan (Phase II) dated 3/31/04; Master Utility Plan dated 5/10/04; Elevation Plans dated 4/15/04, subject only the site plans being amended to show fencing being added to the top of the retaining walls in a manner acceptable to A.V. II.

Any changes made to the above referenced proposed amendment and/or construction documents will need to be reviewed and approved by Bill Stolberg or Bob Palmer at A.V. II., as well as by the undersigned attorney. Further, we request that the undersigned attorney be kept apprised as to the status of the application, of any changes to the application and/or construction documents, and that she be sent notice of any public meetings concerning this matter. All documents requiring review may also be sent to her. Thank you.

Sincerely,
 Landry & Ludewig, LLP

By: Margaret Ludewig
 Margaret Ludewig

cc: A.V. II Limited Partnership

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

PAID RECEIPT

APPLICANT NAME

Felix Labade

AGENT

Advanced Engineering

ADDRESS

PROJECT & APP #

1003366 - 04-01242

PROJECT NAME

Ision of Alameda Grant

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

8/10/2004 12:18PM LOC: ANNX
RECEIPT# 00027249 MS# 008 TRANSH 0016
Account 441032 Fund 0110
Activity 3424000 TRSDHM
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 7/14/04 & Indefinitely deferred on 7/21/04] (B-12)

[NO NEW SUBMITTAL]

AMAFCA	No comment.
COG	No adverse comments.
Transit	No new comments.
Zoning Enforcement	No comments received.
Neighborhood Coordination	NO NEW SUBMITTAL
APS	No comments received.
Police Department	NO NEW SUBMITTAL
Fire Department	
PNM Electric & Gas	Previously approved.
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

Defer to Transportation

Transportation Development

No objection to vacation action. Platting action will ensure that the bridge across the Calabacillas will not be hindered for future widening. The entrances and 10' from face of curb will need to remain public right-of-way or public roadway easement. The provided sketch will need to be updated with more information upon platting.

Parks & Recreation

NO NEW SUBMITTAL

Utilities Development

See comments of 7/14/04.

Planning Department

NO NEW SUBMITTAL

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

cc:Sharif (Felix) Rabadi, 120 Wyoming Blvd NE, 87123

Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113



**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 18, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000633

04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

Project # 1003080

04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4**, zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

Project # 1003568

04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 7/14/04 & Indefinitely deferred on 7/21/04] (B-12)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002196

04DRB-00873 Major-Preliminary Plat Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [*Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04*] (K-11)

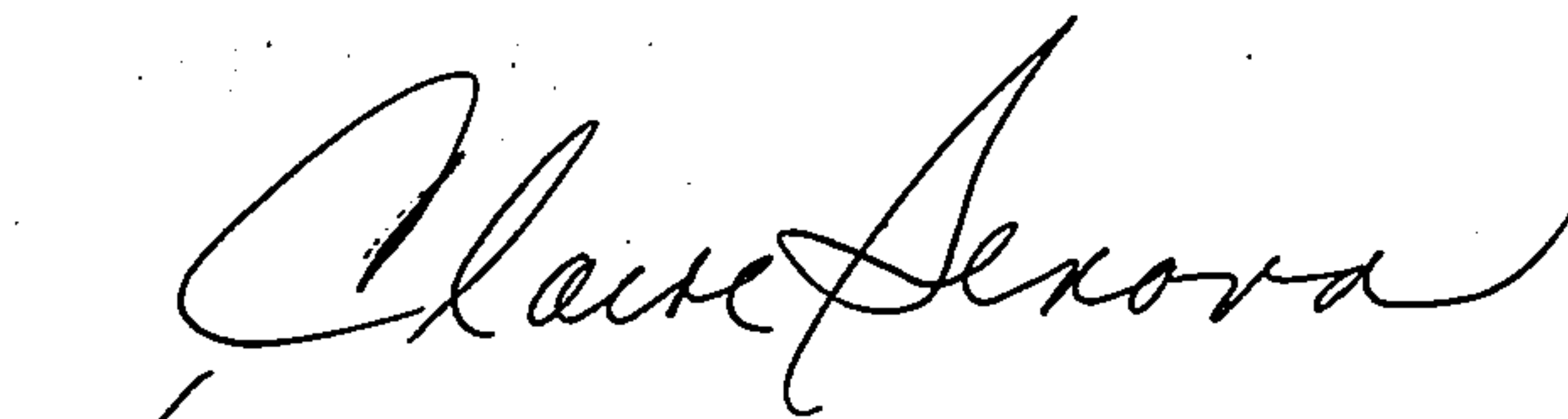
[NO NEW SUBMITTAL]

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04*] (K-11)

[NO NEW SUBMITTAL]

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..


for
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 2, 2004.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 21, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 9:50 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001182**
04DRB-00982 Major-Two Year
SIA
CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1000419**
04DRB-00997 Major-Vacation
of Public Easements
04DRB-00998 Minor-Vacation
of Private Easements
- BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s). [REF:04EPC00684,00685,03EPC00838,03DRB00590,04DRB01419, 04DRB00207] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003133**
03DRB-02076 Minor-
Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation
of Private Easements
- CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions. **THE PLAT APPROVAL AS WELL AS THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS VOIDED.**
4. **Project # 1003187**
04DRB-00910 Major-Preliminary
Plat Approval
- ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] [Deferred from 7/14/04] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: VACATION OF 20-FOOT ROADWAY EASEMENT ON LOT 1, APPLY FOR A SIDEWALK VARIANCE AND FEE SIMPLE LANGUAGE SHALL BE PLACED ON THE PLAT.**

5. **Project # 1002176**
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK
- 04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [*Deferred from 7/14/04 & 7/21/04*] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**
- BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [**Debbie Stover, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**
6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval
- J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] [*Deferred from 7/14/04*] (K-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

7. **Project # 1002196**
04DRB-00873 Major-Preliminary
Plat Approval
04DRB-00877 Minor-Sidewalk
Waiver
04DRB-00875 Minor-Temp Defer
SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.

- 04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.

8. **Project # 1003366**
04DRB-00912 Major-Vacation of
Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, TOWN OF ALAMEDA GRANT, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 7/14/04] (B-12) NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.

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.

9. **Project # 1003548**
04DRB-01090 Minor-SiteDev
Plan BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] [*Deferred from 7/21/04*] (H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/28/04.**
10. **Project # 1000635**
04DRB-01092 Minor-SiteDev
Plan Subd/EPC
04DRB-01093 Minor-SiteDev
Plan BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] [**Debbie Stover, EPC Case Planner**] [*Indef deferred 7/21/04*] (E-12) **INDEFINITELY DEFERRED ON A NO SHOW.**
11. **Project # 1003550**
04DRB-01094 Minor-SiteDev
Plan BldPermit
- DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [*Indef deferred 7/21/04*] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

12. **Project # 1002584**
04DRB-01068 Minor-SiteDev
Plan BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (A-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

13. **Project # 1002337**
04DRB-01089 Minor-
Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HUNT-SPECTRUM DEVELOPMENT SITE, WINROCK ADDITION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and I-40 NE containing approximately 12 acre(s). [REF: 02DRB-01708] (J-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CURRENT ZONING AND AGIS DXF FILE.**

14. **Project # 1003549**
04DRB-01091 Minor-
Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION**, zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1003260**
04DRB-00213 Minor-
Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [Was Indefinitely Deferred on 2/25/04] (H-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003112**
04DRB-01005 Major-Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF COLLATZ INC, RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04 & 7/21/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

17. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat
or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] (C-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1003543**
04DRB-01083 Minor-Sketch Plat
or Plan

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66 and Easterly portion of playground, Lot(s) 14, **UNIVERSITY HEIGHTS, FIRST UNIT, VICTORY ADDITION**, zoned R-3 residential zone, located on PRINCETON AVE SE, between MC EARL SE and PRINCETON AVE SE containing approximately 1 acre(s). **(K-16) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003551**
04DRB-01095 Minor-Sketch
Plat or Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing **approximately 5 acre(s)**. **(B-19) INDEFINITELY DEFERRED ON A NO SHOW.**

20. Approval of the Development Review Board Minutes for June 30, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 30, 2004 WERE APPROVED.**

ADJOURNED: 9:50 A.M.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 14, 2004

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection.
Zoning Enforcement	No comments received.
Neighborhood Coordination	
Letters sent to Paradise Hills (R), Cottonwood Heights (R) and Close Horizon Hills Neighborhood Assns.	
APS	No comments received.
Police Department	No comments.
Fire Department	No adverse comments.
PNM Electric & Gas	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

Defer to Transportation Development. Must provide private storm drain easement for tract T-1A-1.

Transportation Development

Golf Course Road per the LRRS addendum should be 106' of right-of-way. The standard 10' from face of curb to property line needs to be maintained. At the Calabacillas Arroyo, the right-of-way needs to be shown. The bridge has not been modified and right-of-way will need to be retained. The entrances should keep the pedestrian path within the right-of-way. Provide a an exhibit showing the above so that the vacation action can be further evaluated.

Parks & Recreation

Defer to Transportation.

Utilities Development

Defer to Transportation.

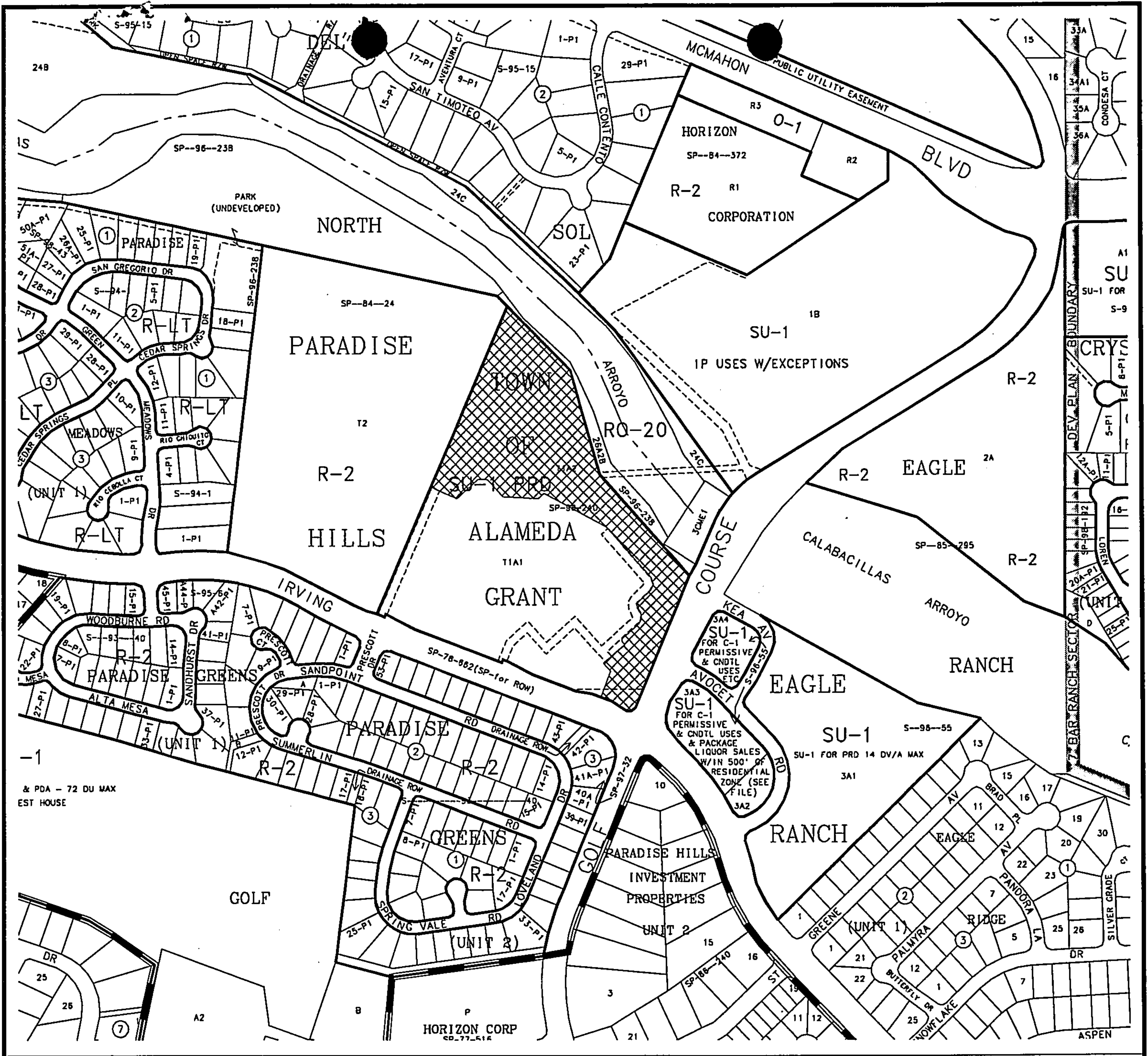
Planning Department

✓ The vacation exhibit needs to be color highlighted & clearly marked to show exactly what is proposed for vacation. Agent was notified on June 28, 2004. Defer to Transportation for comments.

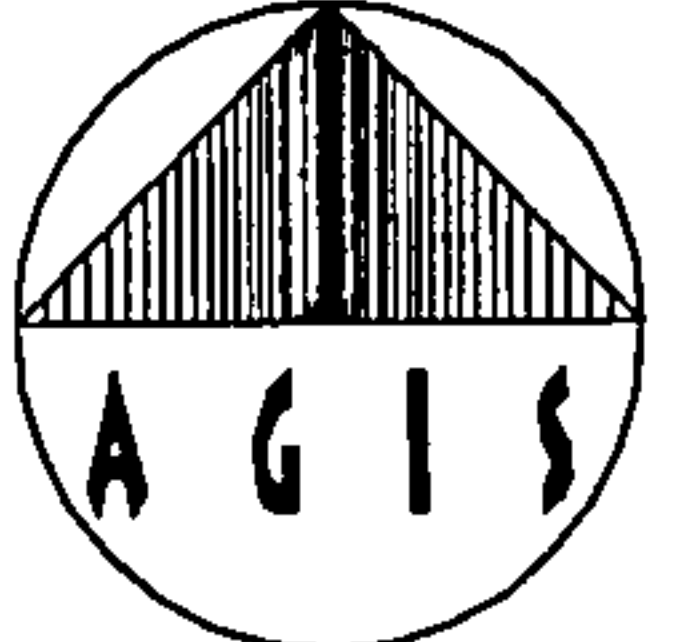
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Sharif (Felix) Rabadi, 120 Wyoming Blvd NE, 87123

Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113



ZONING MAP



Scale 1"= 526'

PROJECT NO.
1003366

HEARING DATE
7-14-04

MAP NO.
B-12

ADDITIONAL CASE NUMBER(S)
04DRB-00912

Note: Shaded area indicates County Not to Scale

Handwritten notes:
Date
Department
No. 8 show

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003366 AGENDA#: 8 DATE: 7.21.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

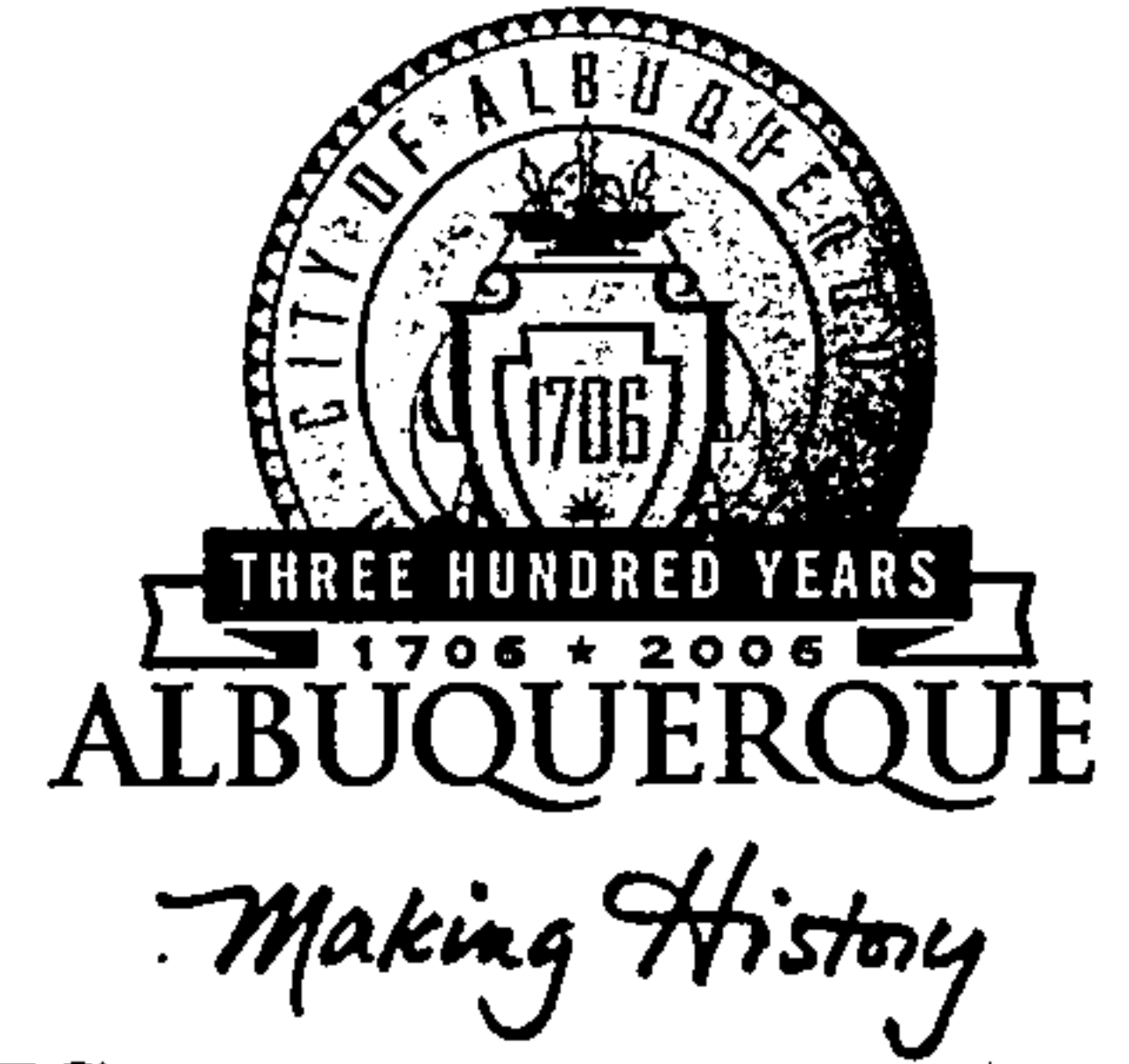
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 8

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:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED *indef* 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: July 21, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 14, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 2:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000614**
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000399**
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002176**
04DRB-00960 Major-PreliminaryPlat Appr
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

04DRB-01071 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan
Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [Debbie Stover, EPC Case Planner] [Deferred from 7/14/04] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat
Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-
CONTRACTORS, LLC request(s) the above action(s) for
all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF
NEW MEXICO, (to be known as **MARNA LYNN
SUBDIVISION** zoned R-1, located on MARNA LYNN AVE
NW, between PARADISE BLVD NW and PASEO DEL
NORTE NW containing approximately 2 acre(s). [REF:
04DRB-00037] [Deferred from 7/14/04] (C-12)
DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

5. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS
OF HORIZON CORPORATION**, zoned SU-1 FOR C-1,
located on UNSER BLVD NW, between PARADISE BLVD
NW and LYONS BLVD NW containing approximately 30
acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred
from 7/14/04] (B-11) **DEFERRED AT THE AGENT'S
REQUEST TO 7/28/04.**

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON
CORPORATION REPLAT OF TRACT H**, zoned SU-1,
located on PARADISE BLVD NW, between LYON BLVD
NW and UNIVERSE BLVD NW containing approximately
30 acre(s). [REF: 03EPC-00918, 03EPC-00919,
04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC
Case Planner**] [Deferred from 7/14/04] (B-11) **DEFERRED
AT THE AGENT'S REQUEST TO 7/28/04.**

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

7. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

8. **Project # 1003503**
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.

10. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

11. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT THE DEDICATION ALONG COORS BLVD BE REVISITED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C 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.

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan
Subd/EPC
04DRB-01009 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**), zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] [**Russell Brito, EPC Case Planner for Simon Shima**] (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003126**
04DRB-01020 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SCOTT HAUQUITZ request(s) the above action(s) for all or a portion of Tract(s) 45-B, M.R.G.C.D. MAP 29, zoned SU-1 for IP, located on EDITH BLVD NE, between OSUNA RD NE and SIN NOMBRE CT NE containing approximately 7 acre(s). [REF: Z-99-7, AX-99-1, 03EPC-02055, 03EPC-02057] [Debbie Stover, EPC Case Planner] (E-15) THE INFRASTRUCTURE LIST DATED 7/14/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT.

14. **Project # 1000390**
04DRB-01011 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AMERICAN SOUTHWEST DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) H1 ,H2, H3, AND H-4, VENTANA SQUARE @ VENTANA RANCH, zoned SU-1 FOR RESTRICTED C-2 USES, located on PARADISE BLVD NW, between PARADISE BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 5 acre(s). [REF: Z-00128-00409, Z-00128-00410] [Debbie Stover, EPC Case Planner] (B-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE REMOVAL OF CROSSWALK ON PARADISE, CROSS ACCESS AGREEMENT AMONG LOTS AND SIDEWALK EASEMENTS AND TO PLANNING FOR DEBBIE STOVER'S INITIALS.

15. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

16. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

17. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF: 03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND MINOR COMMENTS AND PLANNING FOR DEBBIE STOVER'S INITIALS.**

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

18. **Project # 1000908**
04DRB-01064 Minor-Extension of
Preliminary Plat

WILSON & COMPANY agent(s) for LONGFORD @ SUNRISE RANCH SOUTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 439, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 94th ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB-00721, 02DRB-00722, 02DRB-00723, 02DRB-00724] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO 7/17/05.**

A LUNCH BREAK WAS TAKEN FROM NOON TO 1 P.M.

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat
Approval

DOUG SMITH agent(s) for THEODORE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 218, **TOWN OF ATRISCO GRANT AIRPORT UNIT**, zoned C-2 and R-2, located on HANOVER RD NW, between 64th ST NW and 68th ST NW containing approximately 5 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval

ABQ ENGINEERING INC, agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **PARK & DRAINAGE MANAGEMENT AREA, EL RANCHO ATRISCO SUBDIVISION, PHASE 2**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268, 03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

21. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, HYDER-MAISEL SUBDIVISION, and Tract(s) A, LANDS OF ROBERT L. JOHNSON and NMSHTD AIRSPACE PARCEL B-13-5, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, ALBRIGHT-MOORE ADDITION, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

23. **Project # 1002960**
04DRB-01006 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A, WESTLAND NORTH, **SUNDORO SOUTH SUBDIVISION, UNIT 1**, zoned SU-2, RLT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 33 acre(s). [REF: 03DRB-01964, 03DRB-01447, 03DRB-01449, 03DRB-01450, 03DRB-01451, 03DRB-01452, 03DRB-01453] [Listed under Project #1002935 in error] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR TRACTS K, J AND L AND PARK DEDICATION AGREEMENT AND TO CITY ENGINEER FOR AMAFCA SIGNATURE AND REAL PROPERTY SIGNATURE.**

04DRB-01007 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J, **SUNDORO SOUTH SUBDIVISION, UNIT 3**, zoned SU-2, RLT, located on ENDEE RD NW, between 98th ST NW and 94th ST NW containing approximately 5 acre(s). [REF: 03DRB-01447, 03DRB-01449, 03DRB-01450, 01451, 01452, 03DRB-01453, 03DRB-01964] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND CITY ENGINEER FOR AMAFCA SIGNATURE.**

24. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

25. **Project # 1003487**
04DRB-01070 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC request(s) the above action(s) for all or a portion of Lot(s) 8-15, **BELMONT ADDITION** and Lot(s) 10, **HARWOOD ADDITION**, zoned C-2/P community commercial zone, located on 4th ST NW, between SAN CLEMENTE AVE. NW and FREEMAN AVE. NW containing approximately 1 acre(s). [REF: 04DRB-00901] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). (*Deferred from 6/30/04*) (K-18) **WITHDRAWN AT THE AGENT'S REQUEST.**

27. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] (*Deferred from 6/30/04 & 7/14/04*) (H-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

28. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) 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). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

29. **Project # 1002328**
04DRB-01062 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 3, ROW 1, **TOWN OF ATRISCO GRANT, UNIT B**, zoned SU-2, IP, located on CENTRAL AVE SW, between 106TH ST SW and 110TH ST SW containing approximately 5 acre(s). [REF: 02EPC-01679 & 01680, 03ZHE-00650] (L-8) **COMMENTS WERE RECEIVED BY THE AGENT.**

30. **Project # 1002017**
04DRB-01073 Minor-Sketch Plat or Plan

DAVID MONTROYA request(s) the above action(s) for all or a portion of Tract(s) A AND 5B, **M.T. INVESTMENTS, LANDS OF THE SISTERS OF ST. DOMINIC**, zoned IP - EP, located on ALAMEDA NE, between 2ND ST NE and HORIZON NE containing approximately 10 acre(s). (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1003520**
04DRB-00999 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, **BENJAMIN PLACE**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1003522**
04DRB-01002 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) B-2 & 89 LANDS OF JANE BATTEN, M.R.G.C.D. MAP 34, LANDS OF EMILIO GUTIERREZ, **INDIAN FARMS**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARMS LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: ZA-1768] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Project # 1003537**
04DRB-01067 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104, 105 & 106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 03DRB-01160, 04DRB-00354] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. Approval of the Development Review Board Minutes for June 23, 2004. **THE DRB MINUTES FOR JUNE 23, 2004 WERE APPROVED.**

Other Matters: Project # 1002632 – Amended Plat – Sundance Estates. **NO ACTION TAKEN.**

ADJOURNED: 2:25 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003366 AGENDA#: 7 DATE: 7.14.04

1. Name: Shawn Boyer Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

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: 1003366

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

7-21-04

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: July 14, 2004



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

PAGE 2

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226

04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503

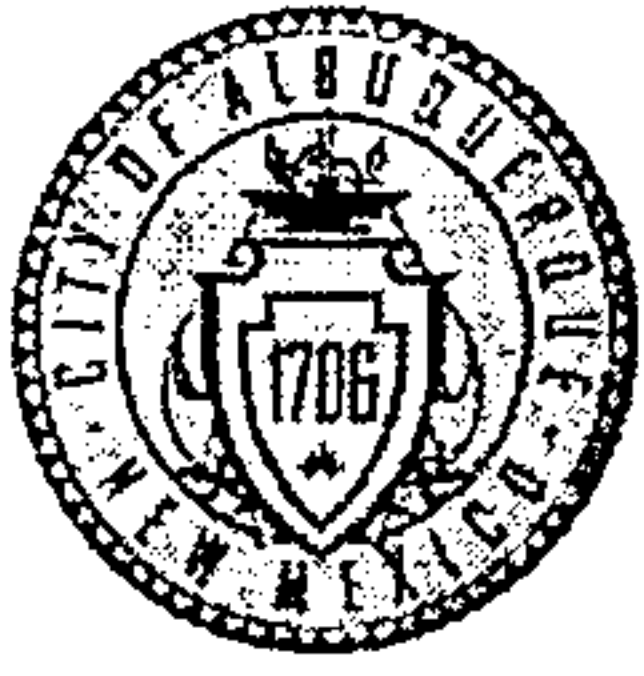
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.



**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, July 14, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000614

04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399

04DRB-00957 Major-Vacation of Public Easements

04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176

04DRB-00960 Major-Preliminary Plat Approval

04DRB-00962 Major-Vacation of Public Easements

04DRB-00969 Minor-Vacation of Private Easements

04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187

04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: AUGUST 18, 2004
Zone Atlas Page: B-12-Z
Notification Radius: 100 Ft.

Project# 1003366
App# 04DRB-00912

Cross Reference and Location:

Applicant: SHARIF (FELIX) RABADI
Address: 120 WYOMING BLVD NE
ALBUQUERQUE NM 87123

Agent: ADVANCED ENGINEERING & CONSULTING, LLC
Address: 4416 ANAHEIM AVE NE
ALBUQUERQUE NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: JULY 30, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-12	1012065	387-436	105-11	✓
		323-380	10	✓
		323-424	12	✓ mp
A-12	1012065	271-007	325-61	✓
		231-093	303-05	✓ mp
		215-117	25	✓ cont
		328-070	401-62	✓ mp
		420-043	60	✓
		309-074	489-21	✓ mp
		341-062	07	✓
		330-023	08	✓
		320-079	09	✓
B-12	1012065	470-475	108-30	✓
		401-471	115-01	✓
		451-430	108-29	✓
		395-440	114-01	✓
		385-383	112-12	✓
		370-395	13	✓ mp
		370-383	14	✓ mp



<mainframe@coa1mp3.
cabq.gov>

To:
cc:
Subject:

06/22/2004 02:00 PM

1 R E C O R D S W I T H L A B E L S PAGE
1
01012065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101206533743610511 LEGAL: TR T 1A2 OF TRS T-1A-1 & T-1A-2 TOWN OF ALAMEDA
GRA LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: STAR TRUST INCORPORATED
OWNER ADDR: 04415 SHERRE DR NE
ALBUQUERQUE NM 87111
0101206532338610510 LEGAL: TR T 1A1 OF TRS T-1A-1 & T-1A-2 TOWN OF ALAMEDA
GRA LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: ARROYO VILLAS LTD PTNS
OWNER ADDR: 09200 KEYSTONE CROSSING
INDIANAPOLISIN 46240
0101206532342410512 LEGAL: TR 2 6A2B PLAT OF PARADISE NORTH TRS 26A-2A,
26A-2B LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE RESERVE LIMITED CO
OWNER ADDR: 07620 JEFFERSON ST NE
ALBUQUERQUE NM 87109
0101206627100732561 LEGAL: TR T -2 S UB'D OF TRS T-1 & T-2 TOWN OF ALAMEDA
GRAN LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: ARROYO DEL SOL LTD CO
OWNER ADDR: 00050 KINLEY NE
ALBUQUERQUE NM 87102
0101206623109330305 LEGAL: PUBL IC P ARK PLAT OF PARADISE NORTH TRS 26A-2A,
26A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101206621511730325 LEGAL: TRAC T 25 A1B VACATION AMENDED PLAT & REPL OF
PARADI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101206632807040162 LEGAL: TRAC T 24 C VACATION & REPLAT OF PARADISE NORTH
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE RESERVE LIMITED CO
OWNER ADDR: 07620 JEFFERSON NE
ALBUQUERQUE NM 87109
0101206642604340160 LEGAL: TRAC T 1B VACATION & REPLAT OF PARADISE NORTH
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GOLF COURSE & MCMAHON LLC
OWNER ADDR: 08800 N G AINEY CENTER DR
SCOTTSDALE AZ 85258
0101206630207440921 LEGAL: OPEN SPA CE VACATION & REPL PALOMA DEL SOL SUBD

COM LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM
0101206634106240907
SUBD LAND USE:

87103
LEGAL: LT 2 3-P1 BLK 1 VACATION & REPL PALOMA DEL SOL

PROPERTY ADDR: 00000 SAN TIMOTEO
OWNER NAME: LENHART JAMES E & TRISHA A
OWNER ADDR: 06124 WOODHOLLOW PL NW

ALBUQUERQUE NM
0101206633007340908
SUBD LAND USE:

87120
LEGAL: LT 2 2-P1 BLK 1 VACATION & REPL PALOMA DEL SOL

PROPERTY ADDR: 00000 SAN TIMOTEO
OWNER NAME: TORREZ JOSEPH VINCENT
OWNER ADDR: 04806 SAN TIMOTEO AV NW

ALBUQUERQUE NM

87114

1 R E C O R D S W I T H L A B E L S
2

PAGE

0101206632007940909
SUBD LAND USE:

LEGAL: LT 2 1-P1 BLK 1 VACATION & REPL PALOMA DEL SOL

PROPERTY ADDR: 00000 SAN TIMOTEO
OWNER NAME: STROSNIDER COMPANY (THE)
OWNER ADDR: 06121 INDIAN SCHOOL RD NE

ALBUQUERQUE NM
0101206547047510830
NOW LAND USE:

87110
LEGAL: TRAC T "A A1" REPLAT OF TR 2, 3 & AA EAGLE RANCH

PROPERTY ADDR: 00000 N/A
OWNER NAME: SANDIA PROPERTIES LTD CO
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM
0101206540147111501
EAG LAND USE:

87122
LEGAL: TR 3 A4 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 N/A
OWNER NAME: GILBERT RAYMOND H III & BARBAR
OWNER ADDR: 10035 LOS CANSADOS RD NW

ALBUQUERQUE NM
0101206545143010829
EAG LAND USE:

87114
LEGAL: TR 3 A1 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 N/A
OWNER NAME: N M BAPTIST FOUNDATION INC
OWNER ADDR: 00000 *Bx 10506*

ALBUQUERQUE NM
0101206539544011401
EAG LAND USE:

87191
LEGAL: TR 3 A3 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 IRVING
OWNER NAME: AMERICAN STORES PROPERTIES INC
OWNER ADDR: 00000 *800 W 5th Bx 20*

BOISE ID
0101206538538310212
NO 2 LAND USE:

83726
LEGAL: 011 PARA DISE HILLS INVESTMENT PROPERTIES UNIT

PROPERTY ADDR: 00000 IRVING
OWNER NAME: AMIGO PROP LLC
OWNER ADDR: 00000 *Bx 93025*

ALBUQUERQUE NM
0101206537639510213
NO 2 LAND USE:

87199
LEGAL: 010 PARA DISE HILLS INVESTMENT PROPERTIES UNIT

PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: AMIGO PETROLEUM CO
OWNER ADDR: 00000 *Bx 93025*

ALBUQUERQUE NM

87119

0101206537038310214 LEGAL: 009 PARA DISE HILLS INVESTMENT PROPERTIES UNIT 2
LAND USE:

PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: AMIGO PETROLEUM CO
OWNER ADDR: 00000

ALBUQUERQUE NM 87119
0101206535041612214 LEGAL: LT 4 0A-P 1 BLK 3 PLAT FOR PARADISE GREENS-UNIT 2
BL LAND USE:

PROPERTY ADDR: 00000 LOVELAND
OWNER NAME: IPIOTIS CHRISTOPHER E & AMELIA
OWNER ADDR: 10204 LOVELAND DR NW

ALBUQUERQUE NM 87114
0101206535342412213 LEGAL: LT 4 1A-P 1 BLK 3 PLAT FOR PARADISE GREENS-UNIT 2
BL LAND USE:

PROPERTY ADDR: 00000 LOVELAND
OWNER NAME: TEMPLIN ROBERT M & JULIE E
OWNER ADDR: 10208 LOVELAND DR NW

ALBUQUERQUE NM 87114
0101206535243412212 LEGAL: LT 4 2-P1 BLK 3 VACATION & REPLAT FOR PARADISE
GREE LAND USE:

PROPERTY ADDR: 00000 LOVELAND
OWNER NAME: SCOGIN ROBERT CLEGG & KAREN L
OWNER ADDR: 10212 LOVELAND RD NW

ALBUQUERQUE NM 87114
1 R E C O R D S W I T H L A B E L S PAGE
3

0101206534643912257 LEGAL: PUBL IC P EDESTRAIN ACCESS & DRAINAGE R/W & NMUI
SAN LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM 87103
0101206534044112211 LEGAL: LT 4 3-P1 BLK 3 VACATION & REPLAT FOR PARADISE
GREE LAND USE:

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: OTERO LORENZO F & LILLIAN J
OWNER ADDR: 04701 SANDPOINT RD NW

ALBUQUERQUE NM 87114
0101206533344312210 LEGAL: LT 4 4-P1 BLK 3 VACATION & REPLAT FOR PARADISE
GREE LAND USE:

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: BEAULAC DEIRDRE S & MARC A
OWNER ADDR: 03059 PARKVIEW DR

GILBERT AZ 85297
0101206532644612209 LEGAL: LT 4 5-P1 BLK 3 VACATION & REPLAT FOR PARADISE
GREE LAND USE:

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: DAMERON PATRICK S & KATHLEEN T
OWNER ADDR: 04709 SANDPOINT RD NW

ALBUQUERQUE NM 87114
0101206533542112318 LEGAL: LT 1 4-P1 BLK 2 VACATION & REPLAT FOR PARADISE
GREE LAND USE:

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: DELGADO BALDEMAR M II
OWNER ADDR: 04700 SANDPOINT RD NW

ALBUQUERQUE NM 87114
0101206532942412319 LEGAL: LT 1 3-P1 BLK 2 VACATION & REPLAT FOR PARADISE
GREE LAND USE:

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: VALLECORSA MARIUS V &
OWNER ADDR: 04704 SANDPOINT RD NW

ALBUQUERQUE NM
0101206532342612320
GREE LAND USE:

87114
LEGAL: LT 1 2-P1 BLK 2 VACATION & REPLAT FOR PARADISE

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: GRISCOTT GARY L & PRISCILLA H
OWNER ADDR: 04708 SANDPOINT RD NW

ALBUQUERQUE NM

87114

QUIT



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: April 14, 2004

TO CONTACT NAME: Shawn Biasal
COMPANY/AGENCY: Advanced Engineering & Consulting
ADDRESS/ZIP: 4416 Anaheim Ave NW 87113
PHONE/FAX #: 899-5570 / 897-4996

Thank you for your inquiry of 4-16-04 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Dist T-1A-2, sub-1 for PRD

zone map page(s) B-12

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

Paradise Hills Cme
Neighborhood Association
Contact: Larry Weaver
6001 Unidas Ct NW / 87114
898-8640 (w) 846-1511 (w)
Jon Anderson
10013 Plunkett St NW
897-2593 (w) 87114

Neighborhood Association
Contact:

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 921-3913.

Sincerely,
Lalana G. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Project# 1003366

SHARIF (FELIX) RABADI
120 WYOMING BLVD NE
ALBUQUERQUE NM 87123

TOM ANDESON
Paradise Hills Civics Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

101206532342410512

PARADISE RESERVE LIMITED CO
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109

101206634106240907

LENHART JAMES E & TRISHA A
6124 WOODHOLLOW PL NW
ALBUQUERQUE NM 87120

101206547047510830

SANDIA PROPERTIES LTD CO
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

101206539544011401

AMERICAN STORES PROPERTIES IN
PO BOX 20
BOISE ID 83726

101206535041612214

IPIOTIS CHRISTOPHER E & AMELI
10204 LOVELAND DR NW
ALBUQUERQUE NM 87114

101206534044112211

OTERO LORENZO F & LILLIAN J
4701 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206533542112318

DELGADO BALDEMAR M II
4700 SANDPOINT RD NW
ALBUQUERQUE NM 87114

Advanced Engineering & Consulting, LLC
4416 Anaheim Ave NE
Albuquerque NM 87113

101206533743610511

STAR TRUST INCORPORATED
4415 SHERRE DR NE
ALBUQUERQUE NM 87111

101206627100732561

ARROYO DEL SOL LTD CO
50 KINLEY NE
ALBUQUERQUE NM 87102

101206633007340908

TORREZ JOSEPH VINCENT
4806 SAN TIMOTEO AV NW
ALBUQUERQUE NM 87114

101206540147111501

GILBERT RAYMOND H III & BARBA
10035 LOS CANSADOS RD NW
ALBUQUERQUE NM 87114

101206538538310212

AMIGO PROP LLC
PO BOX 93025
ALBUQUERQUE NM 87199

101206535342412213

TEMPLIN ROBERT M & JULIE E
10208 LOVELAND DR NW
ALBUQUERQUE NM 87114

101206533344312210

BEAULAC DEIRDRE S & MARC A
3059 PARKVIEW DR
GILBERT AZ 85297

101206532942412319

VALLECORSIA MARIUS V &
4704 SANDPOINT RD NW
ALBUQUERQUE NM 87114

LARRY WEAVER
Paradise Hills Civics Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

101206532338610510

ARROYO VILLAS LTD PTNS
9200 KEYSTONE CROSSING
INDIANAPOLIS IN 46240

101206642604340160

GOLF COURSE & MCMAHON LLC
8800 N G AINEY CENTER DR
SCOTTSDALE AZ 85258

101206632007940909

STROSNIDER COMPANY (THE)
6121 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101206545143010829

N M BAPTIST FOUNDATION INC
PO BOX 16566
ALBUQUERQUE NM 87191

101206537639510213

AMIGO PETROLEUM CO
PO BOX 93025
ALBUQUERQUE NM 87119

101206535243412212

SCOGIN ROBERT CLEGG & KAREN L
10212 LOVELAND RD NW
ALBUQUERQUE NM 87114

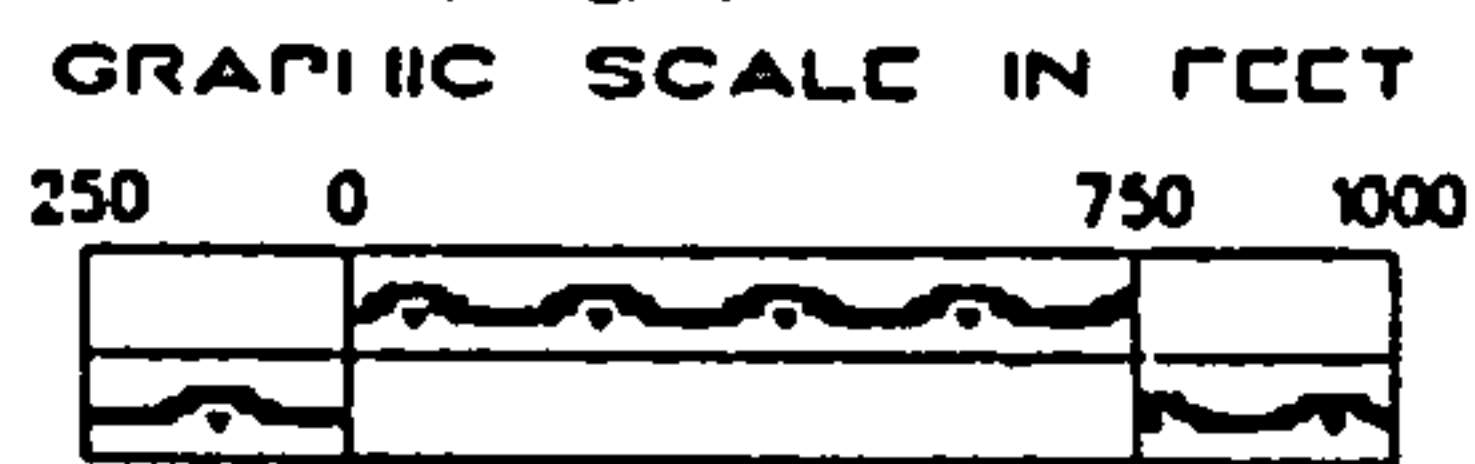
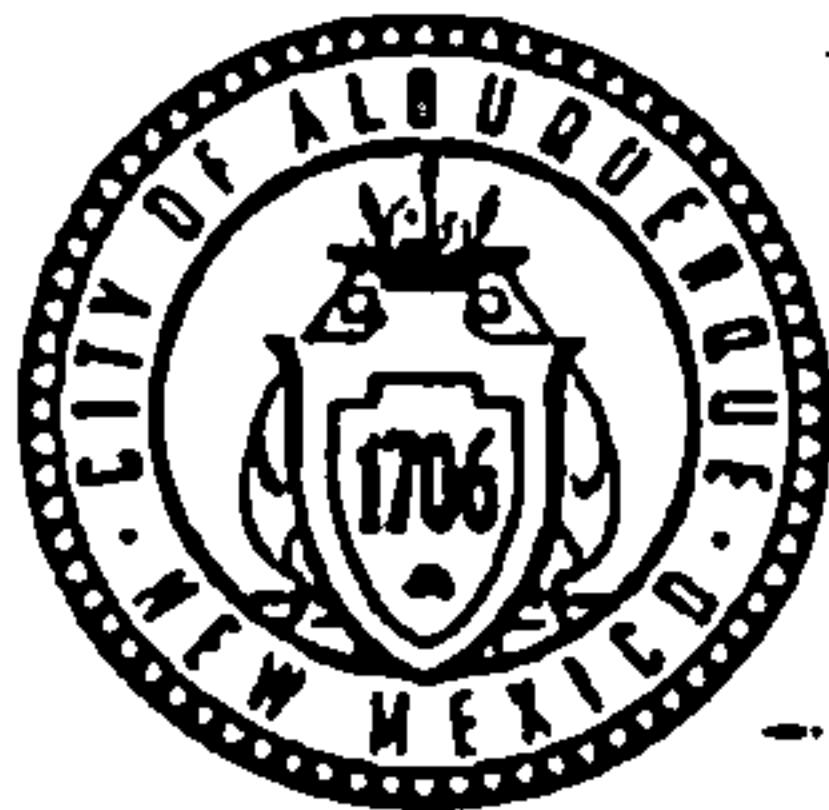
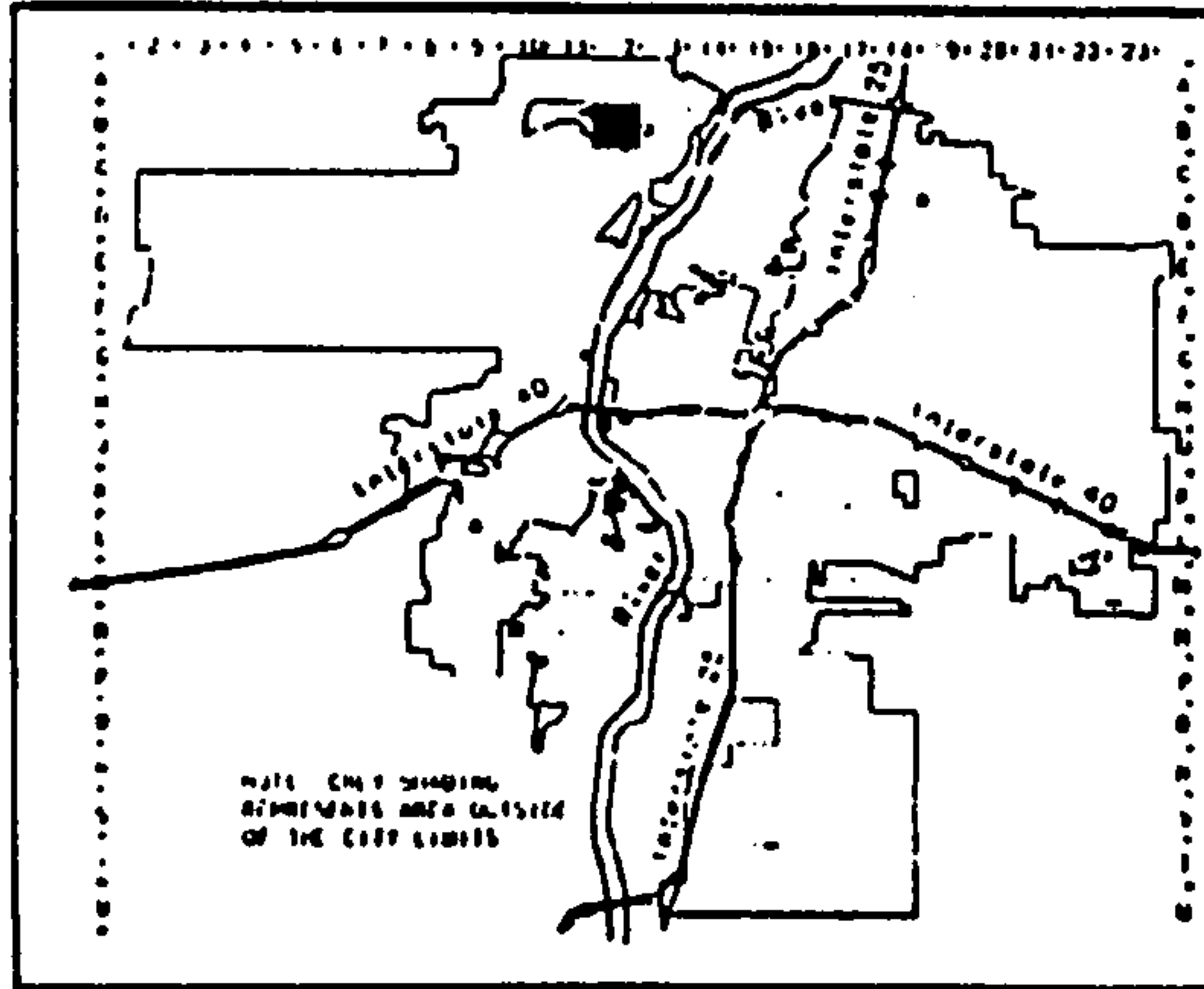
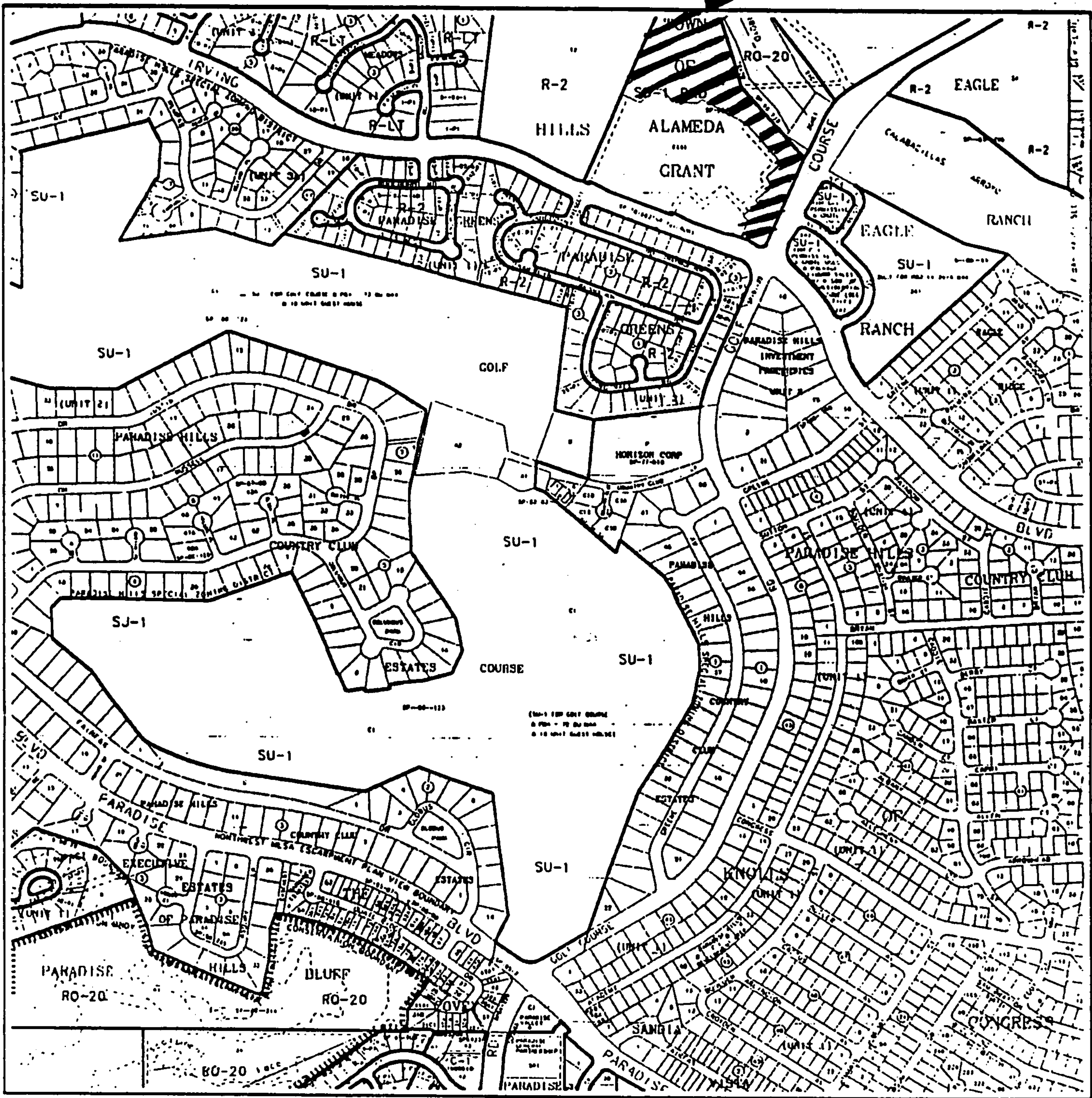
101206532644612209

DAMERON PATRICK S & KATHLEEN
4709 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206532342612320

GRISCOTT GARY L & PRISCILLA H
4708 SANDPOINT RD NW
ALBUQUERQUE NM 87114

STATE



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

B-12-Z

Map Amended through April 02, 2004

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JULY 14, 2004
Zone Atlas Page: B-12-Z
Notification Radius: 100 Ft.

Project# 1003366
App# 04DRB-00912

Cross Reference and Location:

Applicant: SHARIF (FELIX) RABADI
Address: 120 WYOMING BLVD NE
ALBUQUERQUE NM 87123

Agent: ADVANCED ENGINEERING & CONSULTING, LLC
Address: 4416 ANAHEIM AVE NE
ALBUQUERQUE NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: JUNE 25, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page / Of

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-12	1012065	337-4310	105-11	✓
		323-380	10	✓
		323-424	12	✓ on
A-12	1012064	271-007	325-61	✓
		231-023	303-05	✓ COA
		215-117	25	✓ COA
		328-070	401-62	✓ on
		420-043	60	✓
		302-074	467-21	✓ COA
		341-002	07	✓
		330-023	08	✓
		320-079	09	✓
B-12	1012065	470-475	108-30	✓
		401-471	115-01	✓
		451-430	108-29	✓
		395-440	114-01	✓
		385-383	112-12	✓
		370-395	13	✓ on
		370-383	14	✓ on
				1012065 350-416 102 14 ✓
				353-424 13 ✓
				352-434 12 ✓
				344-439 57 ✓
				340-441 11 ✓
				333-443 10 ✓
				320-446 09 ✓
				325-421 123 18 ✓
				327-424 19 ✓
				323-424 20 ✓



<mainframe@coa1mp3.cabq.gov>

To:
CC:
Subject:

06/22/2004 02:00 PM

1 R E C O R D S W I T H L A B E L S PAGE
1
01012065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101206533743610511 LEGAL: TR T 1A2 OF TRS T-1A-1 & T-1A-2 TOWN OF ALAMEDA
GRA LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: STAR TRUST INCORPORATED
OWNER ADDR: 04415 SHERRE DR NE
ALBUQUERQUE NM 87111
0101206532338610510 LEGAL: TR T 1A1 OF TRS T-1A-1 & T-1A-2 TOWN OF ALAMEDA
GRA LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: ARROYO VILLAS LTD PTNS
OWNER ADDR: 09200 KEYSTONE CROSSING
INDIANAPOLISIN 46240
0101206532342410512 LEGAL: TR 2 6A2B PLAT OF PARADISE NORTH TRS 26A-2A,
26A-2B LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE RESERVE LIMITED CO
OWNER ADDR: 07620 JEFFERSON ST NE
ALBUQUERQUE NM 87109
0101206627100732561 LEGAL: TR T -2 S UB'D OF TRS T-1 & T-2 TOWN OF ALAMEDA
GRAN LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: ARROYO DEL SOL LTD CO
OWNER ADDR: 00050 KINLEY NE
ALBUQUERQUE NM 87102
0101206623109330305 LEGAL: PUBL IC P ARK PLAT OF PARADISE NORTH TRS 26A-2A,
26A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101206621511730325 LEGAL: TRAC T 25 A1B VACATION AMENDED PLAT & REPL OF
PARADI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101206632807040162 LEGAL: TRAC T 24 C VACATION & REPLAT OF PARADISE NORTH
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE RESERVE LIMITED CO
OWNER ADDR: 07620 JEFFERSON NE
ALBUQUERQUE NM 87109
0101206642604340160 LEGAL: TRAC T 1B VACATION & REPLAT OF PARADISE NORTH
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GOLF COURSE & MCMAHON LLC
OWNER ADDR: 08800 N G AINEY CENTER DR
SCOTTSDALE AZ 85258
0101206630207440921 LEGAL: OPEN SPA CE VACATION & REPL PALOMA DEL SOL SUBD

COM LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM
0101206634106240907
SUBD LAND USE:

87103
LEGAL: LT 2 3-P1 BLK 1 VACATION & REPL PALOMA DEL SOL

PROPERTY ADDR: 00000 SAN TIMOTEO
OWNER NAME: LENHART JAMES E & TRISHA A
OWNER ADDR: 06124 WOODHOLLOW PL NW

ALBUQUERQUE NM
0101206633007340908
SUBD LAND USE:

87120
LEGAL: LT 2 2-P1 BLK 1 VACATION & REPL PALOMA DEL SOL

PROPERTY ADDR: 00000 SAN TIMOTEO
OWNER NAME: TORREZ JOSEPH VINCENT
OWNER ADDR: 04806 SAN TIMOTEO AV NW

ALBUQUERQUE NM

87114

1 R E C O R D S W I T H L A B E L S

PAGE

2
0101206632007940909
SUBD LAND USE:

LEGAL: LT 2 1-P1 BLK 1 VACATION & REPL PALOMA DEL SOL

PROPERTY ADDR: 00000 SAN TIMOTEO
OWNER NAME: STROSNIDER COMPANY (THE)
OWNER ADDR: 06121 INDIAN SCHOOL RD NE

ALBUQUERQUE NM
0101206547047510830
NOW LAND USE:

87110
LEGAL: TRAC T "A A1" REPLAT OF TR 2, 3 & AA EAGLE RANCH

PROPERTY ADDR: 00000 N/A
OWNER NAME: SANDIA PROPERTIES LTD CO
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM
0101206540147111501
EAG LAND USE:

87122
LEGAL: TR 3 A4 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 N/A
OWNER NAME: GILBERT RAYMOND H III & BARBAR
OWNER ADDR: 10035 LOS CANSADOS RD NW

ALBUQUERQUE NM
0101206545143010829
EAG LAND USE:

87114
LEGAL: TR 3 A1 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 N/A
OWNER NAME: N M BAPTIST FOUNDATION INC
OWNER ADDR: 00000 *Bx 16516*

ALBUQUERQUE NM
0101206539544011401
EAG LAND USE:

87191
LEGAL: TR 3 A3 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 IRVING
OWNER NAME: AMERICAN STORES PROPERTIES INC
OWNER ADDR: 00000 *Bx 93025*

BOISE ID
0101206538538310212
NO 2 LAND USE:

83726
LEGAL: 011 PARA DISE HILLS INVESTMENT PROPERTIES UNIT

PROPERTY ADDR: 00000 IRVING
OWNER NAME: AMIGO PROP LLC
OWNER ADDR: 00000 *Bx 93025*

ALBUQUERQUE NM
0101206537639510213
NO 2 LAND USE:

87199
LEGAL: 010 PARA DISE HILLS INVESTMENT PROPERTIES UNIT

PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: AMIGO PETROLEUM CO
OWNER ADDR: 00000 *Bx 93025*

ALBUQUERQUE NM

87119

0101206537038310214 LEGAL: 009 PARA DISE HILLS INVESTMENT PROPERTIES UNIT 2
 LAND USE: PROPERTY ADDR: 00000 GOLF COURSE
 OWNER NAME: AMIGO PETROLEUM CO
 OWNER ADDR: 00000
 ALBUQUERQUE NM 87119
 0101206535041612214 LEGAL: LT 4 0A-P 1 BLK 3 PLAT FOR PARADISE GREENS-UNIT 2
 BL LAND USE: PROPERTY ADDR: 00000 LOVELAND
 OWNER NAME: IPIOTIS CHRISTOPHER E & AMELIA
 OWNER ADDR: 10204 LOVELAND DR NW
 ALBUQUERQUE NM 87114
 0101206535342412213 LEGAL: LT 4 1A-P 1 BLK 3 PLAT FOR PARADISE GREENS-UNIT 2
 BL LAND USE: PROPERTY ADDR: 00000 LOVELAND
 OWNER NAME: TEMPLIN ROBERT M & JULIE E
 OWNER ADDR: 10208 LOVELAND DR NW
 ALBUQUERQUE NM 87114
 0101206535243412212 LEGAL: LT 4 2-P1 BLK 3 VACATION & REPLAT FOR PARADISE
 GREE LAND USE: PROPERTY ADDR: 00000 LOVELAND
 OWNER NAME: SCOGIN ROBERT CLEGG & KAREN L
 OWNER ADDR: 10212 LOVELAND RD NW
 ALBUQUERQUE NM 87114
 1 R E C O R D S W I T H L A B E L S PAGE
 3
 0101206534643912257 LEGAL: PUBL IC P EDESTRAIN ACCESS & DRAINAGE R/W & NMUI
 SAN LAND USE: PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000
 ALBUQUERQUE NM 87103
 0101206534044112211 LEGAL: LT 4 3-P1 BLK 3 VACATION & REPLAT FOR PARADISE
 GREE LAND USE: PROPERTY ADDR: 00000 SANDPOINT
 OWNER NAME: OTERO LORENZO F & LILLIAN J
 OWNER ADDR: 04701 SANDPOINT RD NW
 ALBUQUERQUE NM 87114
 0101206533344312210 LEGAL: LT 4 4-P1 BLK 3 VACATION & REPLAT FOR PARADISE
 GREE LAND USE: PROPERTY ADDR: 00000 SANDPOINT
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 OWNER ADDR: 03059 PARKVIEW DR
 GILBERT AZ 85297
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 GREE LAND USE: PROPERTY ADDR: 00000 SANDPOINT
 OWNER NAME: DAMERON PATRICK S & KATHLEEN T
 OWNER ADDR: 04709 SANDPOINT RD NW
 ALBUQUERQUE NM 87114
 0101206533542112318 LEGAL: LT 1 4-P1 BLK 2 VACATION & REPLAT FOR PARADISE
 GREE LAND USE: PROPERTY ADDR: 00000 SANDPOINT
 OWNER NAME: DELGADO BALDEMAR M II
 OWNER ADDR: 04700 SANDPOINT RD NW
 ALBUQUERQUE NM 87114
 0101206532942412319 LEGAL: LT 1 3-P1 BLK 2 VACATION & REPLAT FOR PARADISE
 GREE LAND USE: PROPERTY ADDR: 00000 SANDPOINT
 OWNER NAME: VALLECORSA MARIUS V &
 OWNER ADDR: 04704 SANDPOINT RD NW

ALBUQUERQUE NM
0101206532342612320
GREE LAND USE:

87114
LEGAL: LT 1 2-P1 BLK 2 VACATION & REPLAT FOR PARADISE

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: GRISCOTT GARY L & PRISCILLA H
OWNER ADDR: 04708 SANDPOINT RD NW

ALBUQUERQUE NM

87114

QUIT



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: April 14, 2004

TO CONTACT NAME: Shawn Biasal
COMPANY/AGENCY: Advanced Engineering & Consulting
ADDRESS/ZIP: 4416 Anaheim Ave. NE 87113
PHONE/FAX #: 899-5570 / 897-4996

Thank you for your inquiry of 4-16-04 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at East T-1A-2, SU-1 for PRD zone map page(s) B-12

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

Paradise Hills Cme
Neighborhood Association
Contact: Larry Weaver
6001 Unitas Ct. NW / 87114
898-8640 (w) 846-1511 (w)
Tom Anderson
10013 Plunkett St NW
897-2593 (w) 87114

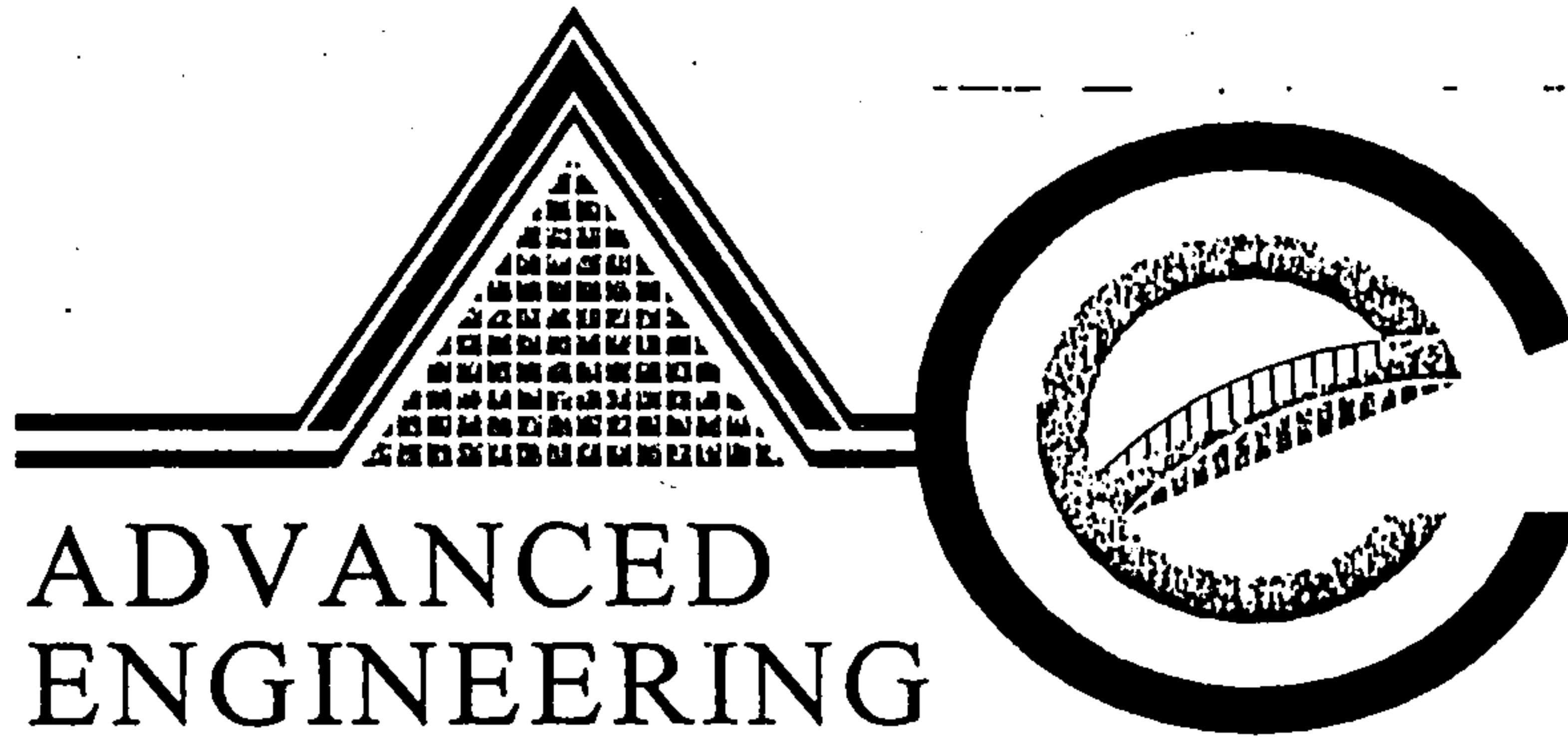
Neighborhood Association
Contact:

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 921-3913.

Sincerely,
Lalana J. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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



ADVANCED
ENGINEERING
and CONSULTING, LLC
FACSIMILE TRANSMITTAL

To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
		TOTAL OF (2) PAGE(S)
From:	SHAWN BLAZAR	
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200359
Date:	April 15, 2004	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, SU-1 for PRD, Zone Atlas Page B-12-Z

LEGAL DESCRIPTION

LOCATED ON: Golf Course Road
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving NW AND Calabacillas Arroyo
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).
ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

NEIGHBORHOOD-NOTIF WPD

Project# 1003366

SHARIF (FELIX) RABADI
120 WYOMING BLVD NE
ALBUQUERQUE NM 87123

TOM ANDESON
Paradise Hills Civics Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

101206532342410512

PARADISE RESERVE LIMITED CO
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109

101206634106240907

LENHART JAMES E & TRISHA A
6124 WOODHOLLOW PL NW
ALBUQUERQUE NM 87120

101206547047510830

SANDIA PROPERTIES LTD CO
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

101206539544011401

AMERICAN STORES PROPERTIES IN
PO BOX 20
BOISE ID 83726

101206535041612214

IPIOTIS CHRISTOPHER E & AMELI
10204 LOVELAND DR NW
ALBUQUERQUE NM 87114

101206534044112211

OTERO LORENZO F & LILLIAN J
4701 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206533542112318

DELGADO BALDEMAR M II
4700 SANDPOINT RD NW
ALBUQUERQUE NM 87114

Advanced Engineering & Consulting, LLC
4416 Anaheim Ave NE
Albuquerque NM 87113

101206533743610511

STAR TRUST INCORPORATED
4415 SHERRE DR NE
ALBUQUERQUE NM 87111

101206627100732561

ARROYO DEL SOL LTD CO
50 KINLEY NE
ALBUQUERQUE NM 87102

101206633007340908

TORREZ JOSEPH VINCENT
4806 SAN TIMOTEO AV NW
ALBUQUERQUE NM 87114

101206540147111501

GILBERT RAYMOND H III & BARBA
10035 LOS CANSADOS RD NW
ALBUQUERQUE NM 87114

101206538538310212

AMIGO PROP LLC
PO BOX 93025
ALBUQUERQUE NM 87199

101206535342412213

TEMPLIN ROBERT M & JULIE E
10208 LOVELAND DR NW
ALBUQUERQUE NM 87114

101206533344312210

BEAULAC DEIRDRE S & MARC A
3059 PARKVIEW DR
GILBERT AZ 85297

101206532942412319

VALLECORSIA MARIUS V &
4704 SANDPOINT RD NW
ALBUQUERQUE NM 87114

LARRY WEAVER
Paradise Hills Civics Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

101206532338610510

ARROYO VILLAS LTD PTNS
9200 KEYSTONE CROSSING
INDIANAPOLIS IN 46240

101206642604340160

GOLF COURSE & MCMAHON LLC
8800 N G AINEY CENTER DR
SCOTTSDALE AZ 85258

101206632007940909

STROSNIDER COMPANY (THE)
6121 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101206545143010829

N M BAPTIST FOUNDATION INC
PO BOX 16566
ALBUQUERQUE NM 87191

101206537639510213

AMIGO PETROLEUM CO
PO BOX 93025
ALBUQUERQUE NM 87119

101206535243412212

SCOGIN ROBERT CLEGG & KAREN L
10212 LOVELAND RD NW
ALBUQUERQUE NM 87114

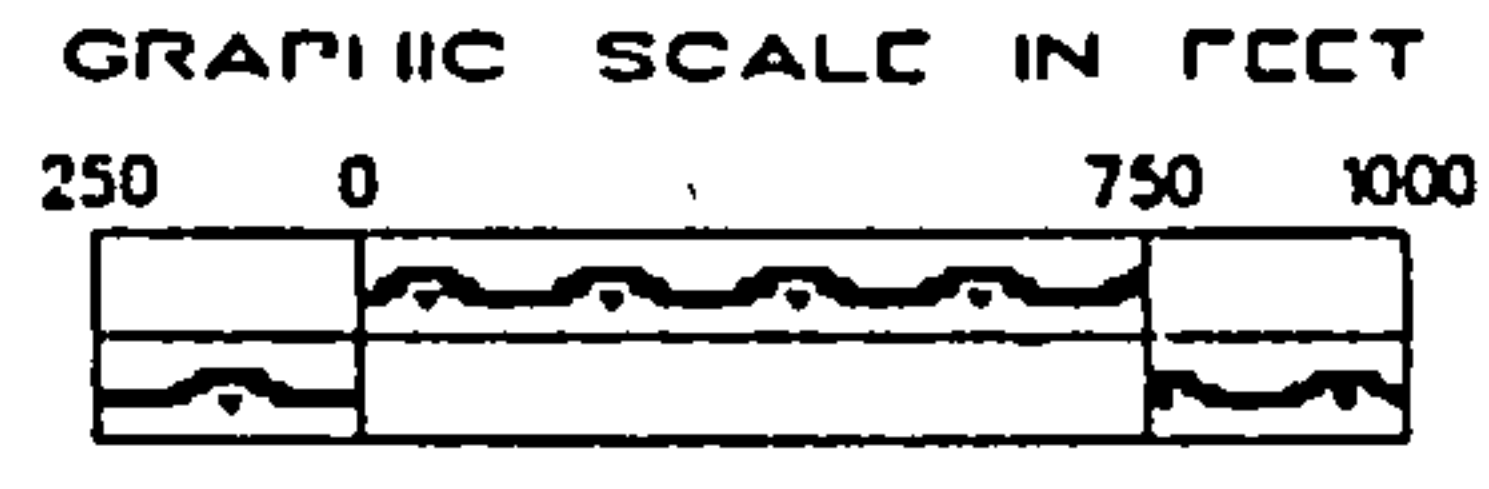
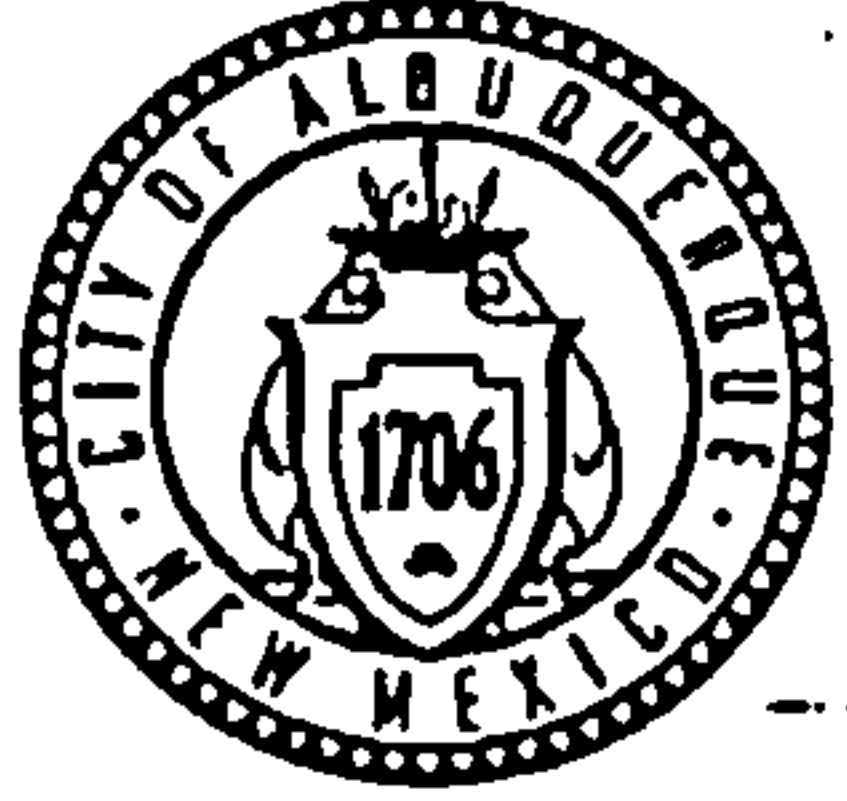
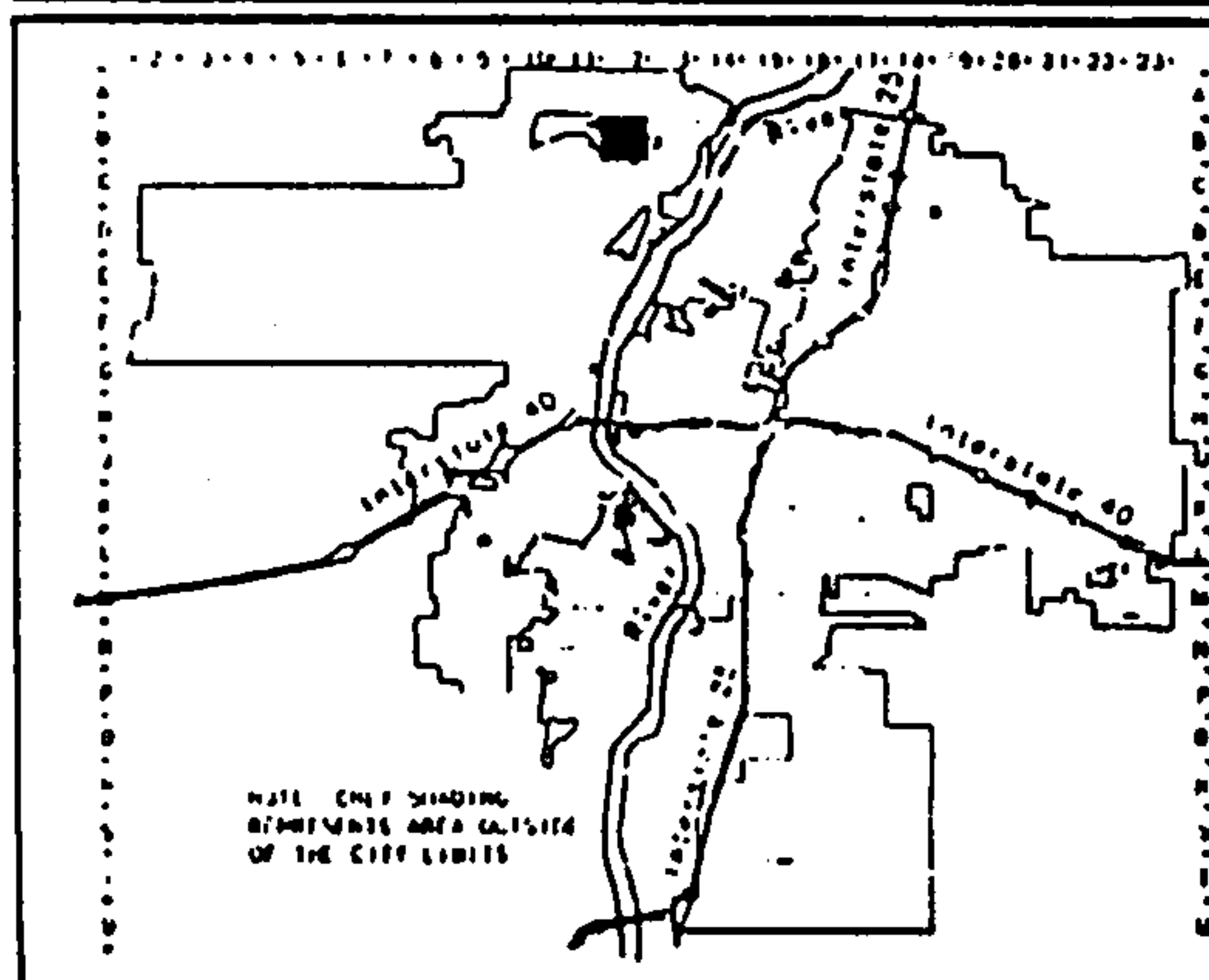
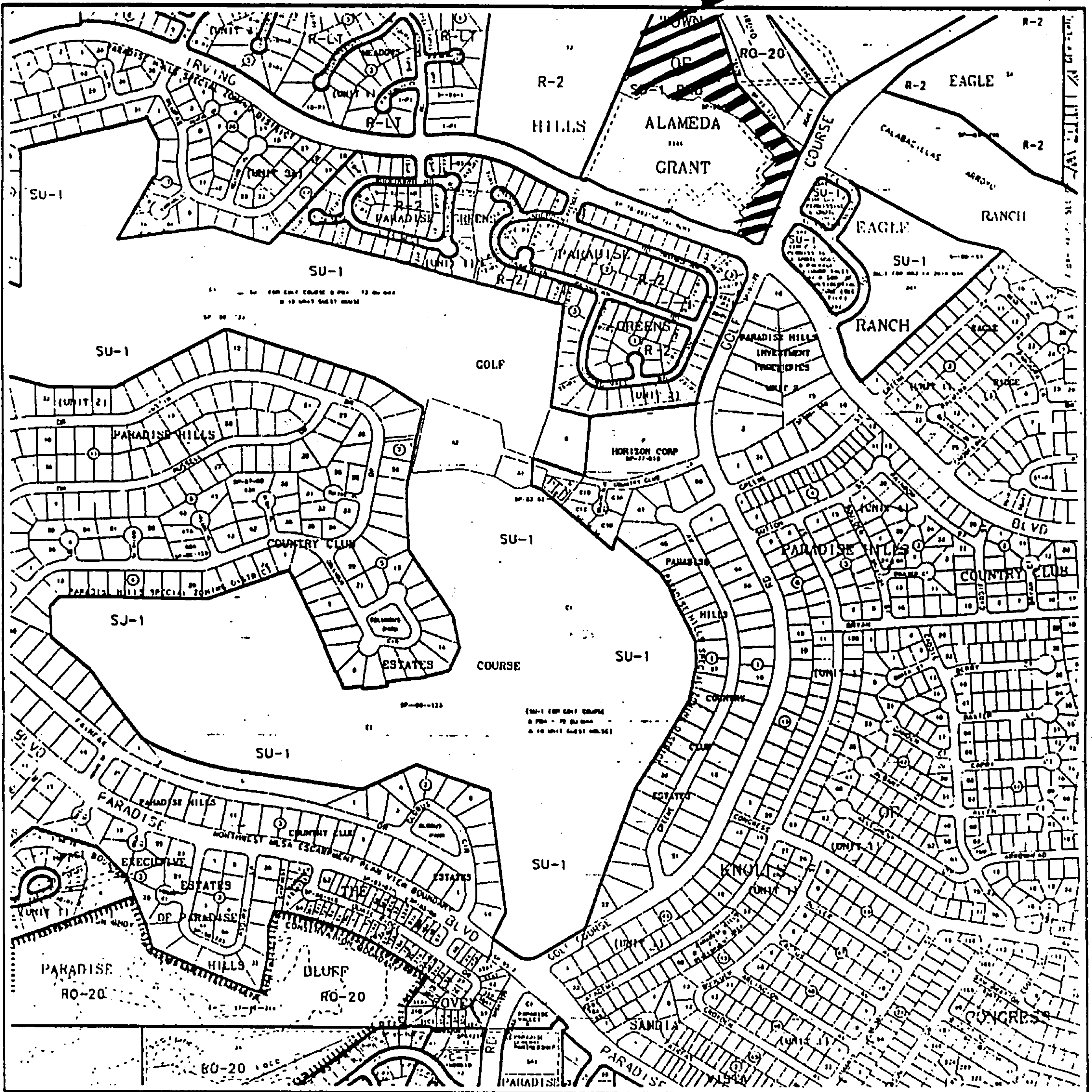
101206532644612209

DAMERON PATRICK S & KATHLEEN
4709 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206532342612320

GRISCOTT GARY L & PRISCILLA H
4708 SANDPOINT RD NW
ALBUQUERQUE NM 87114

STAGE



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
B-12-Z
 Map Amended through April 02, 2004

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

PAID RECEIPT

APPLICANT NAME

Shawn

AGENT

Advanced Engineering, Inc.

ADDRESS

PROJECT & APP #

1003366

PROJECT NAME

Town of Alameda Grant

\$ _____ 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 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

\$ 75.00 TOTAL AMOUNT DUE

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

NO DUPLICATIONS
City of Albuquerque
Treasury Division

12/14/2004 10:35 AM 1001 AMN
RECEIVED 00024902 VSP 008 TRANSB 0018
Account 441018 Fund 0110
Activity 4971000 TRAILER
Trans Am 675.00
EA Fee 375.00
V 175.00
TOTAL 10.00



**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 18, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000633

04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

Project # 1003080

04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4**, zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

Project # 1003568

04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 7/14/04 & Indefinitely deferred on 7/21/04] (B-12)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002196

04DRB-00873 Major-Preliminary Plat Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04] (K-11)


[NO NEW SUBMITTAL]

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04] (K-11)

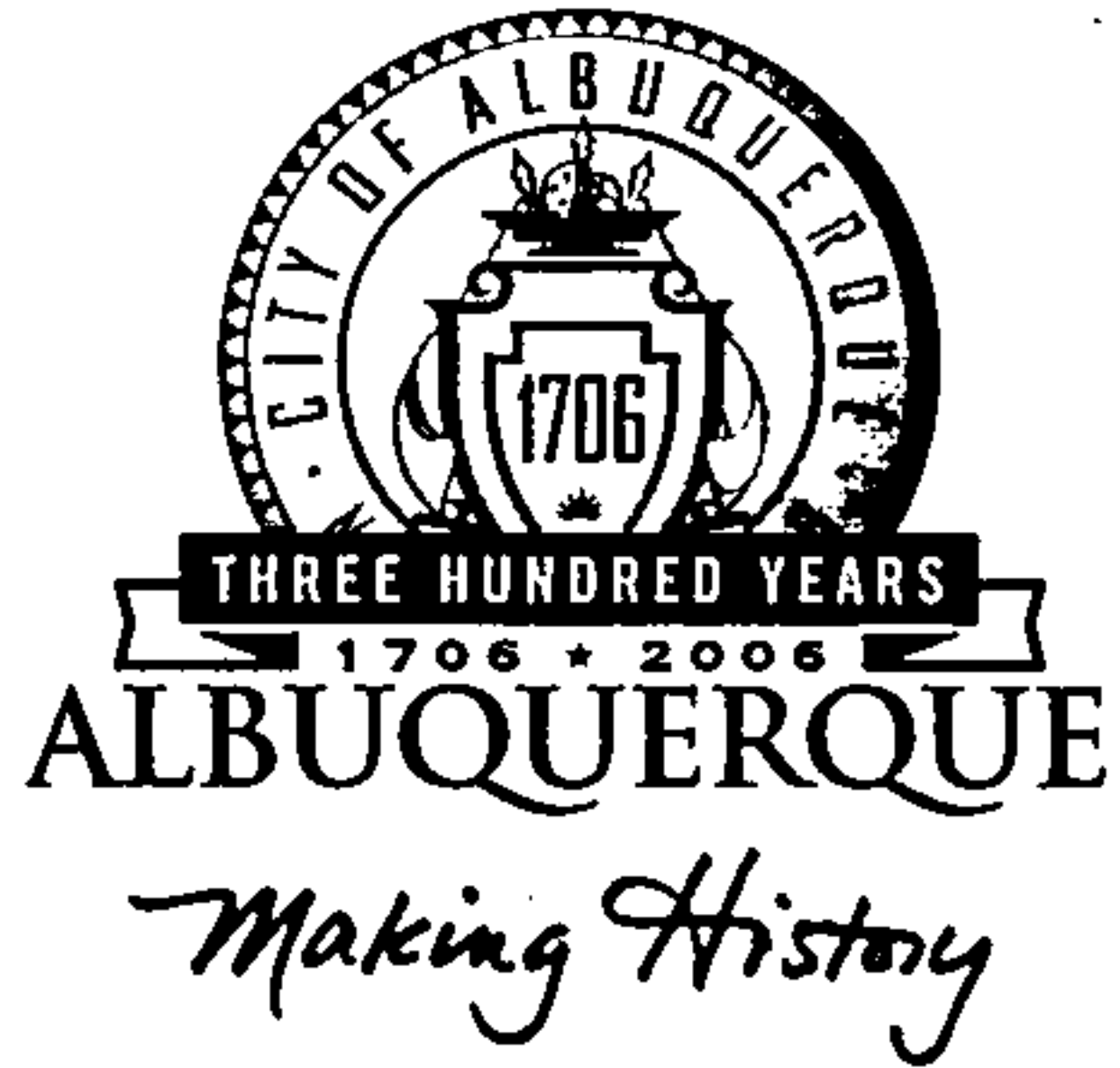
[NO NEW SUBMITTAL]

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..


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 2, 2004.

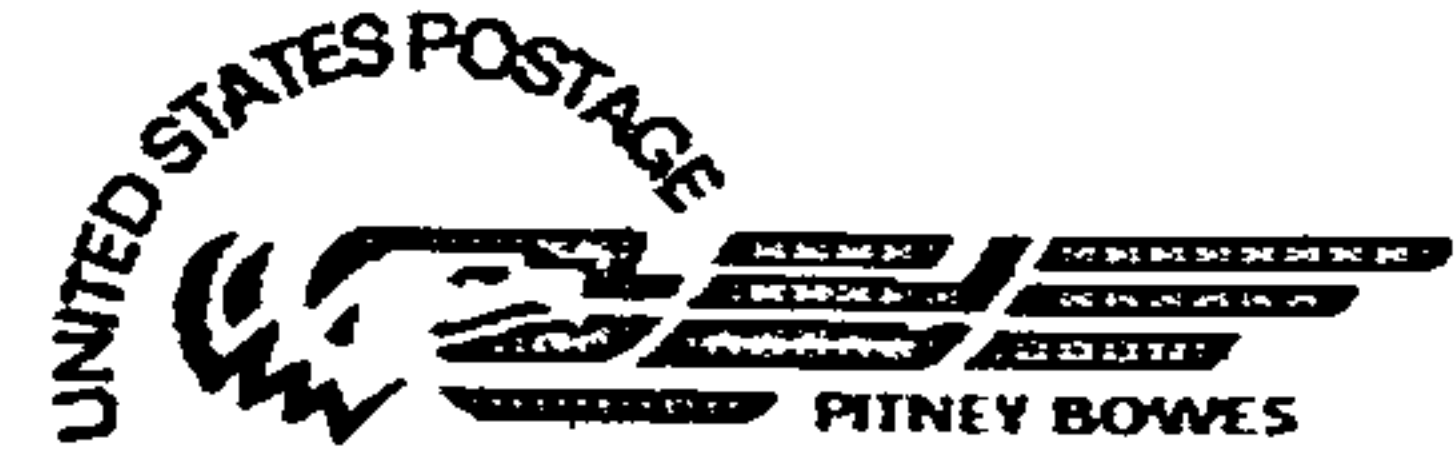
CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103



← RETURN TO SENDER

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

0004329277
MAILED FROM ZIP CODE 87103
\$00.37⁰

JUL 28 2004

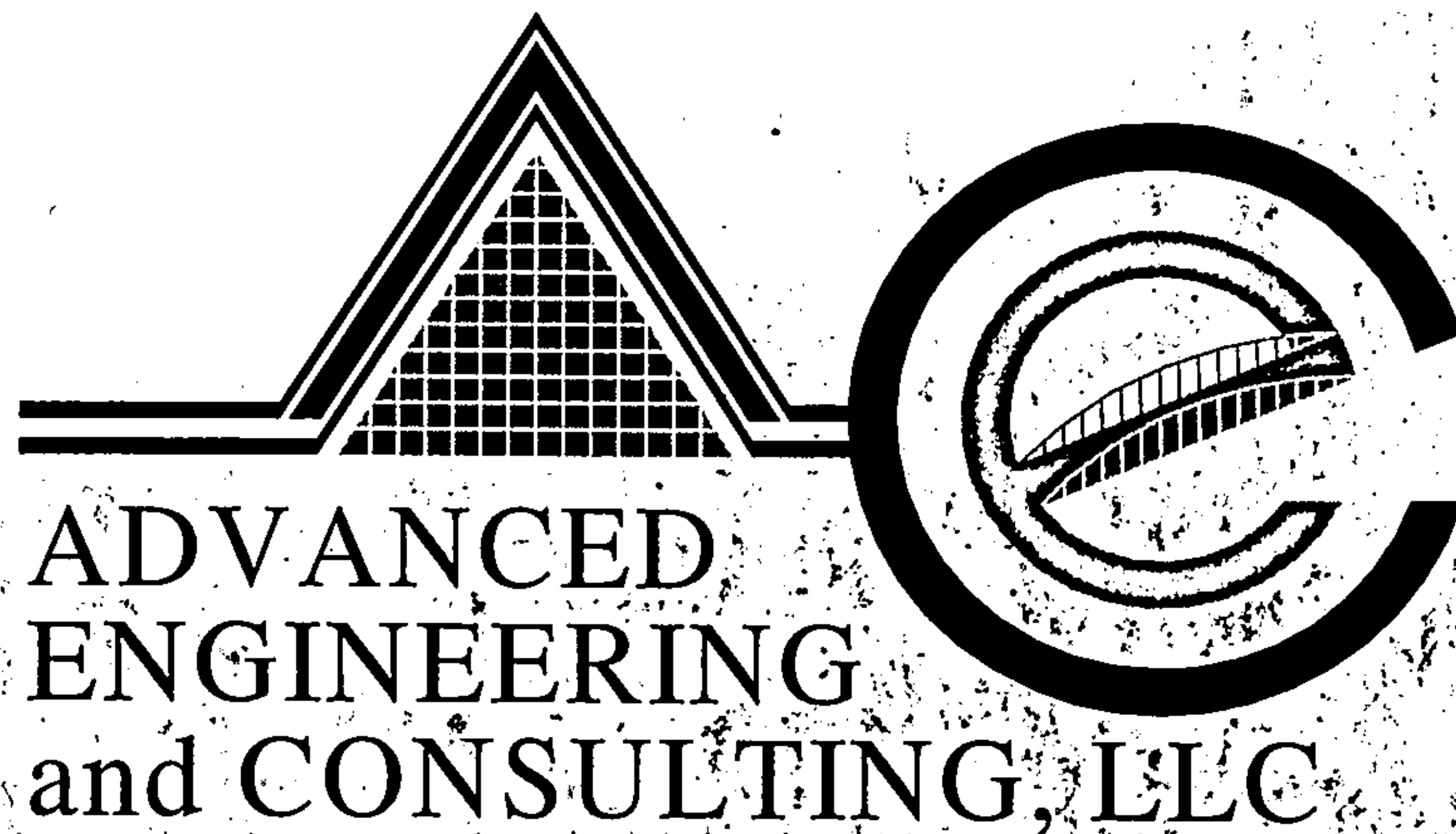
PHOENIX, AZ (OCR FBI 08/01 10:18)

101200042004340100

GOLF COURSE & MCMAHON LLC
8800 N G AINEY CENTER DR
SCOTTSDALE AZ 85258

101006600007010000

ALBUQUERQUE NM



MEMO:

To: Mr. Larry Weaver
Mr. Tom Anderson / Neighborhood Association

From: Shawn Biazar

Subject: Vacation of Public Right of Way (Portion of Golf Course Road, NW)
JN: 200359

Date: July 22, 2004

Dear Sirs:

Please be advised that the new DRB Hearing is scheduled for August 18, 2004. A copy of the request for Vacation of Public Right of Way on Golf Course Road, NW to the City of Albuquerque Planning Department is attached.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.

7003 1010 0002 8675 7544

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For delivery information visit our website at www.usps.com

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ALBUQUERQUE, NM 87114

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To
 Street, Apt. No., or PO Box No. Larry Weaver
 6001 Unitas Ct. NW
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0002 8675 7551

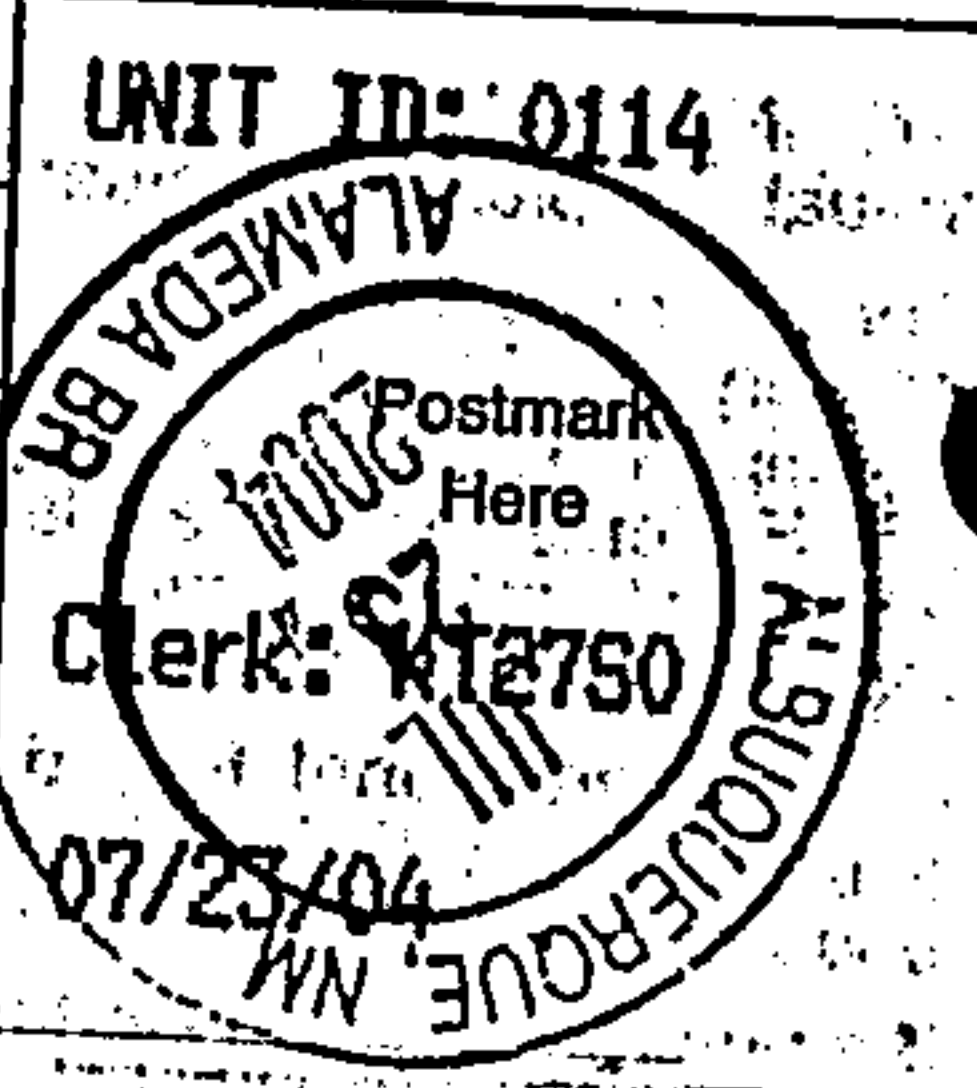
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

ALBUQUERQUE, NM 87114

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To
 Street, Apt. No., or PO Box No. Tom Anderson
 10013 Plunkett Dr. NW
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME

Felipe Pabadi

AGENT

Advanced Engineering

ADDRESS

PROJECT & APP #

1003366-04.00596,04-00912

PROJECT NAME

Law of Attraction Grant

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 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

\$ 75.00 TOTAL AMOUNT DUE

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

DUPLICATE

City Of Albuquerque
Treasury Division

7/23/2004 11:02AM LOC: ANNX
RECEIPT# 00029068 WSH 007 TRANS# 0022
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$75.00
J24 Misc \$75.00
VI \$75.00
CHANGE \$0.00

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1686	
CONNECTION TEL		98974996
SUBADDRESS		
CONNECTION ID		
ST. TIME	06/28 14:26	
USAGE T	00'54	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Sally Salazar FAX# 897-4996

PAGES (INCLUDING COVER SHEET) 2
1003366 6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Planning's comments only.

Call to ask questions.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Sally Salazar FAX # 897-4996

PAGES (INCLUDING COVER SHEET) 2

1003366

6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Planning's comments only.
Call to ask questions.

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

The vacation exhibit does not show the same information as the bulk plat. Please submit a revised vacation exhibit using a reduced plat clearly showing the proposed vacation(s).

Project # 1003226

04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

The highlighted vacation exhibit is missing from the submittal. The agent was called on June 26, 2004 & asked to bring in a highlighted copy or mark ours.

If this development is going to have a fence or wall abutting any street, a perimeter wall design submittal approval is required before the plat is approved.

The City Surveyor's signature is required on the plat submitted to DRB at the time of application. Please get his signature & resubmit a new plat to Planning for the file before the July 14th hearing.

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

✓ The vacation exhibit needs to be color highlighted & clearly marked to show exactly what is proposed for vacation. Agent was notified on June 28, 2004.

Defer to Transportation for comments.

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

X Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Sharif (Felix) Rabadi PHONE: (505) 888-3305

ADDRESS: 120 Wyoming Blvd., SE FAX (505) 256-1514

CITY: Albuquerque STATE NM ZIP 87123

Proprietary interest in site: Owner List all owners: Sharif (Felix) Rabadi

AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570

ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Vacation of Public Right of Way (a portion of Golf Course Road, NW)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

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

Lot or Tract No. Tract T-1A-2 Block: _____ Unit: _____

Subdiv. / Addn. Town of Alameda Grant

Current Zoning: SU-1 for PRD Proposed zoning: The Same

Zone Atlas page(s): B-12-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 8.5 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? X Yes. No___, but site is within 5 miles of the city limits. Within 1000FT of a landfill? No

UPC No. 101206533743610511 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW

Between: Irving NW and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project #1003366, 04EPC-00498 SPBP, 04DRB-00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89

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

SIGNATURE Shahram (Shawn) Biazar DATE 06-10-04

(Print) _____ Applicant X Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING

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

Application case numbers

04DRB - 00912

Action

VRW

S.F.

Fees

\$ 300.00

\$ 20.00

\$ 75.00

\$ _____

\$ _____

Total

\$ 320.00

395.00

Hearing date July 14, 2004

6-10-04

Project # 1003366

Shahram (Shawn) Biazar

Planner signature / date

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Shahram (Shawn) Biazar
Applicant name (print)
[Signature] 6-10-04
Applicant signature / date



Form revised September 2001

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

Application case numbers
04DRB - 00912

Leslie Duran 6-10-04
Planner signature / date

Project # 1003366

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

PAID RECEIPT

APPLICANT NAME Shawn
AGENT Advanced Engineering, Inc.
ADDRESS _____
PROJECT & APP # 1003366
PROJECT NAME Town of Alameda Grant

\$ _____ 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 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

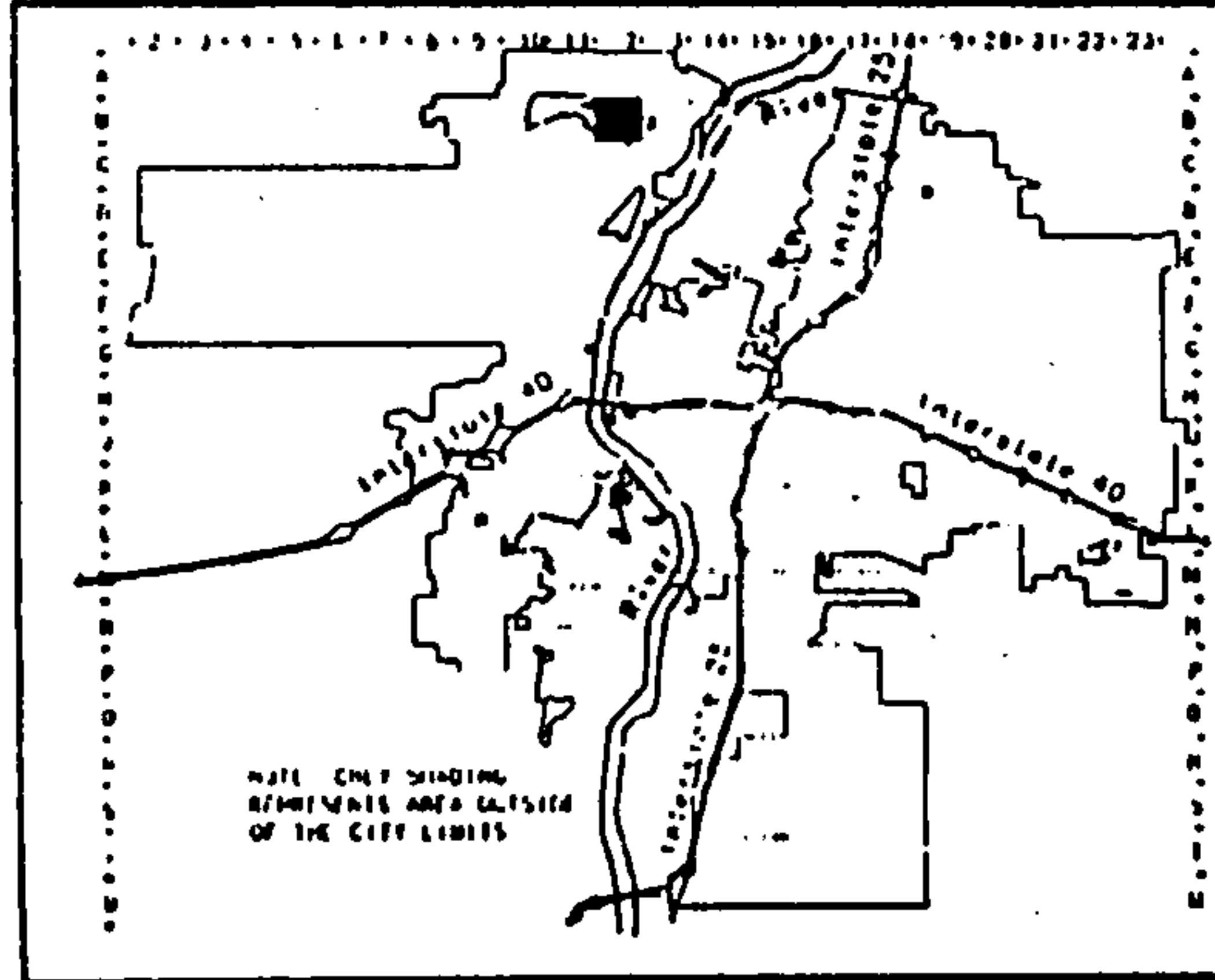
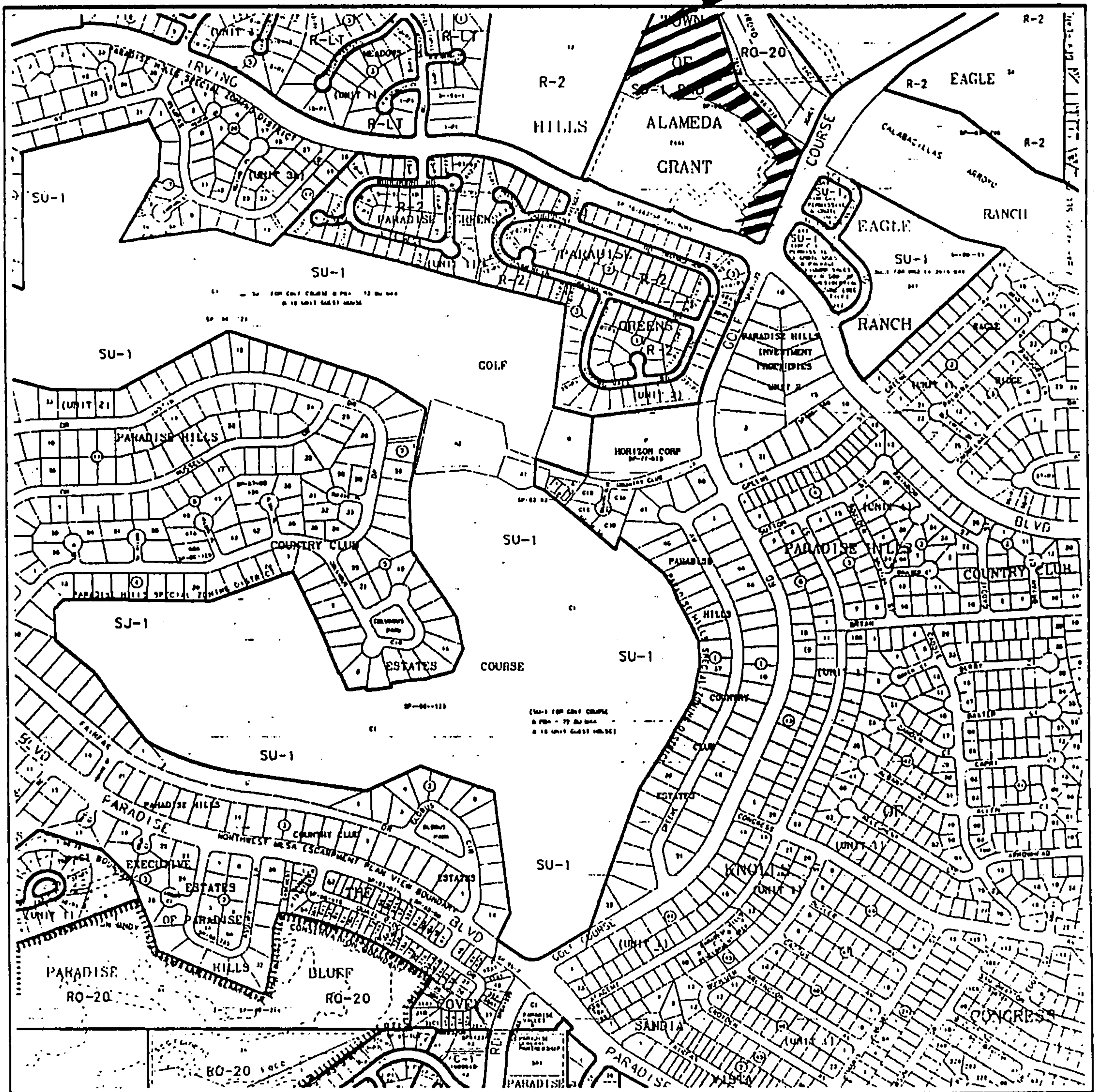
\$ 75.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

06/14/2004 3:36PM LOC: ANNX
RECEIPT# 00024902 WS# 008 TRANS# 0058
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$75.00
J24 Misc \$75.00
VI \$75.00
CHANGE \$0.00

SITE

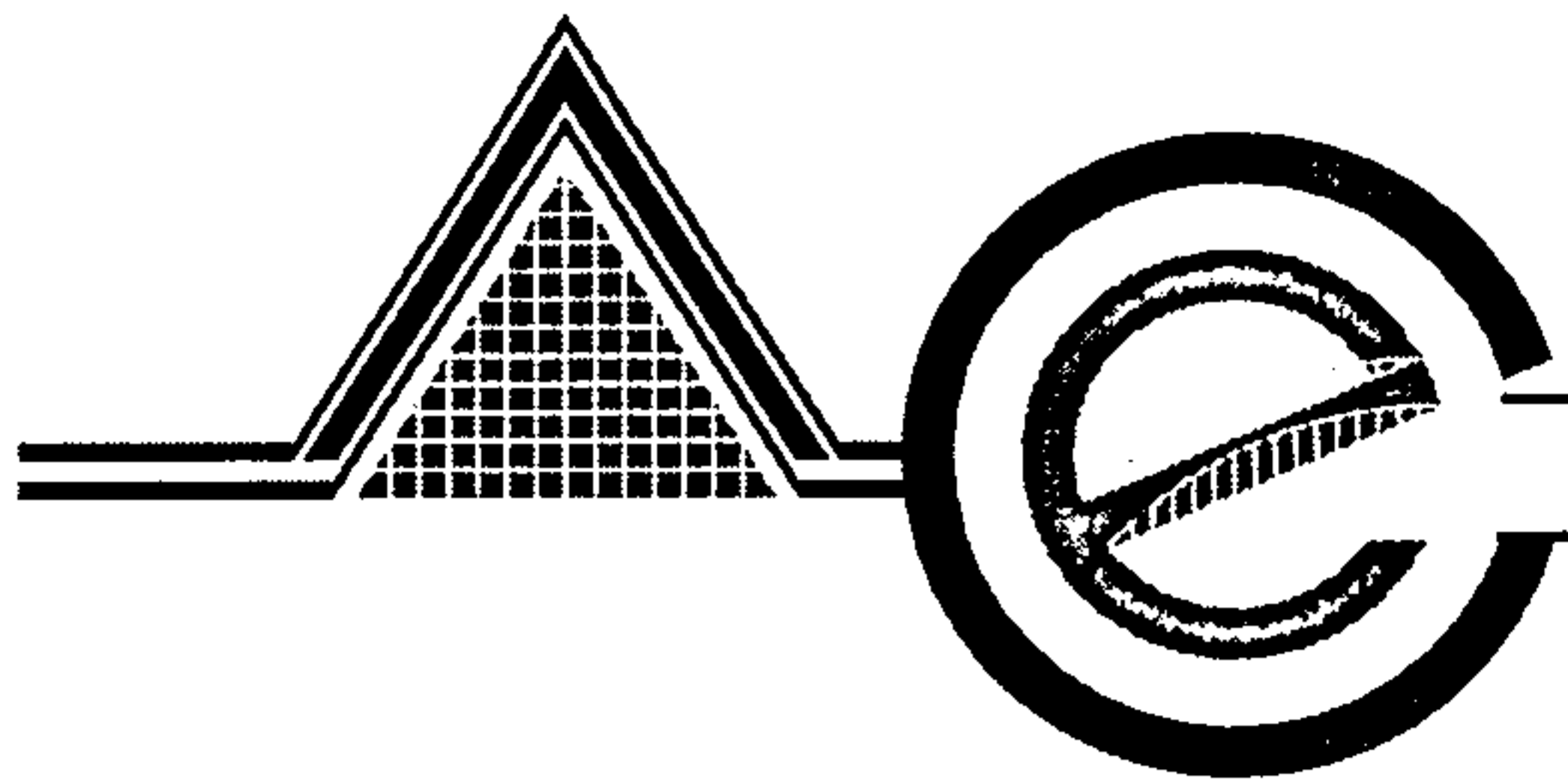


A G I S
Albuquerque Geographic Information Systems
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page

B-12-Z

Map Amended through April 02, 2004



ADVANCED ENGINEERING and CONSULTING, LLC

June 10, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Vacation of Public Right of Way (R.O.W.) on Golf Course Road, NW
Project # 1003366, Case # 04EPC-00498, 04DRB-00596, Town of Alameda Grant
Zone Atlas Page B-12-Z, Containing ±8.5 Acres**

Dear Ms. Matson:

Advanced Engineering and Consulting, on behalf of Felix Rabadi, is requesting a vacation of a portion of a Public Right of Way (R.O.W.) on Golf Course Road, NW located along Tract T-1A-2, Town of Alameda Grant. The exhibit shows the location of the newly constructed sidewalk on Golf Course Road. We believe that the remaining area from the back of the sidewalk to the existing property line serves no useful purpose for the City of Albuquerque. Therefore, the property owner would like a portion of the R.O.W. vacated. Mr. Rabadi has met with Mr. Richard Dourte, P.E., City Engineer, who is in agreement with this request.

Please find attached 24 copies of the complete document that created the R.O.W. and the Exhibit, which shows the R.O.W. portion to be vacated. If there are any questions regarding this request, please do not hesitate to contact me.

Sincerely,

Sally Salazar, Office Manager

Enclosure

cc: Felix Rabadi

JN: 200359
SS

7003 1010 0002 8675 7520

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114
OFFICIAL USE

Postage	\$ 1.06	UNIT ID: 0114
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here Clerk: KPZGMV JUN 10 10 00 AM '04 ALBUQUERQUE, NM ALAMEDA BLDG
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.11	

Sent To *Larry Weaver*
 Street, Apt. No.;
 or PO Box No. *6001 Unitas NW*
 City, State, ZIP+4 *Alb., NM 87114*

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0002 8675 7513

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

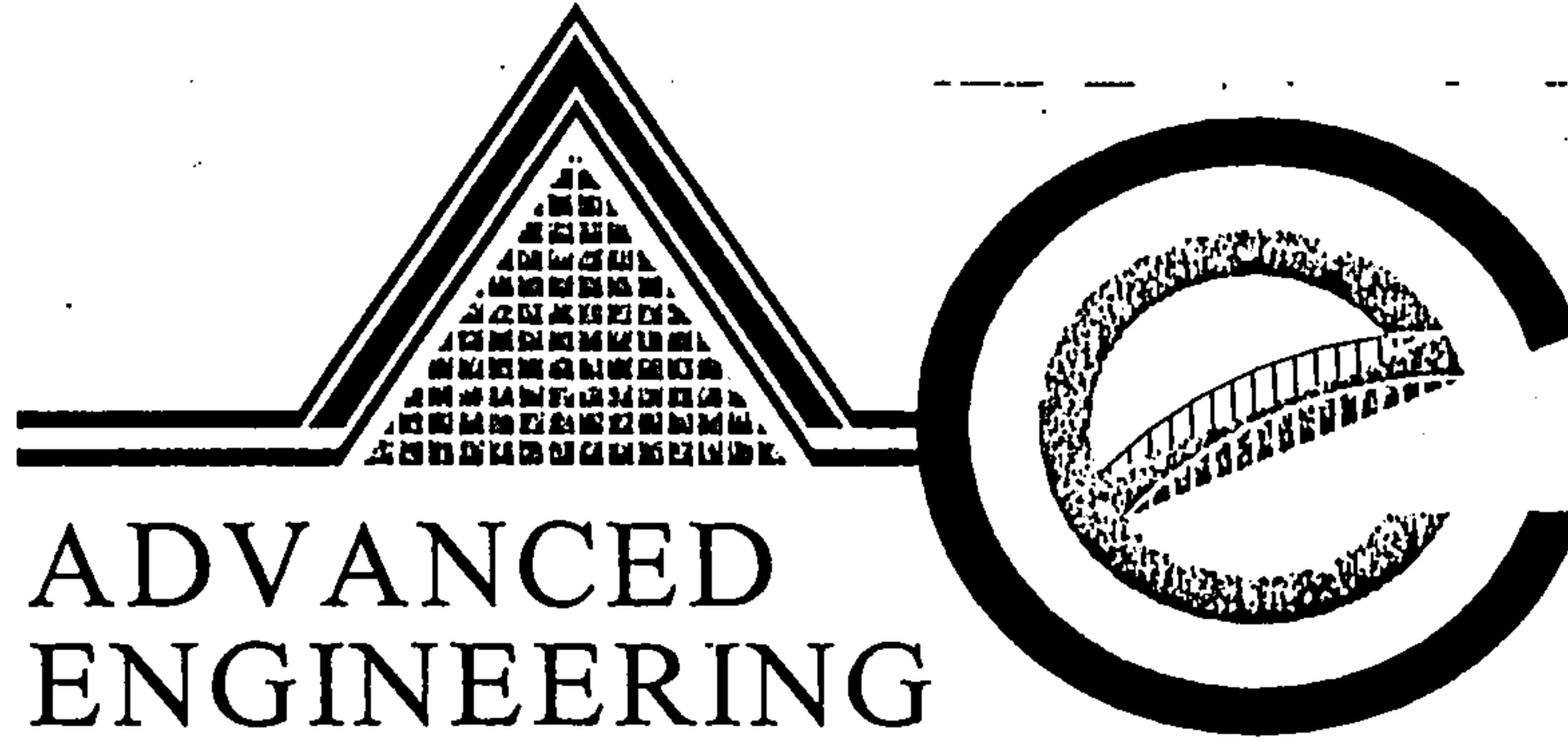
For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87114
OFFICIAL USE

Postage	\$ 1.06	UNIT ID: 0114
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here Clerk: KPZGMV JUN 10 10 00 AM '04 ALBUQUERQUE, NM ALAMEDA BLDG
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.11	

Sent To *Tom Anderson*
 Street, Apt. No.;
 or PO Box No. *10013 Plunkett NW*
 City, State, ZIP+4 *Alb NM 87114*

PS Form 3800, June 2002 See Reverse for Instructions



**ADVANCED
ENGINEERING
and CONSULTING, LLC**
FACSIMILE TRANSMITTAL

To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
		TOTAL OF (2) PAGE(S)
From:	SHAWN BIAZAR	
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200359
Date:	April 15, 2004	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, SU-1 for PRD, Zone Atlas Page B-12-Z

LEGAL DESCRIPTION

LOCATED ON:

Golf Course Road

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

Calabacillas Arroyo

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).

ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

NEIGHBORHOOD-NOTIF WPD



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: April 16, 2004

TO CONTACT NAME: Shawn Brasal
COMPANY/AGENCY: Advanced Engineering & Consulting
ADDRESS/ZIP: 4416 Anaheim Ave NW 87113
PHONE/FAX #: 899-5570 / 897-4996

Thank you for your inquiry of 4-16-04 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at District T-1A-2, sub-1 for PRD

zone map page(s) B-12

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

Paradise Hills Civic Neighborhood Association
Contacts: Larry Weaver
6001 Unitas Ct NW / 87114
898-8640 (w) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (w) 87114

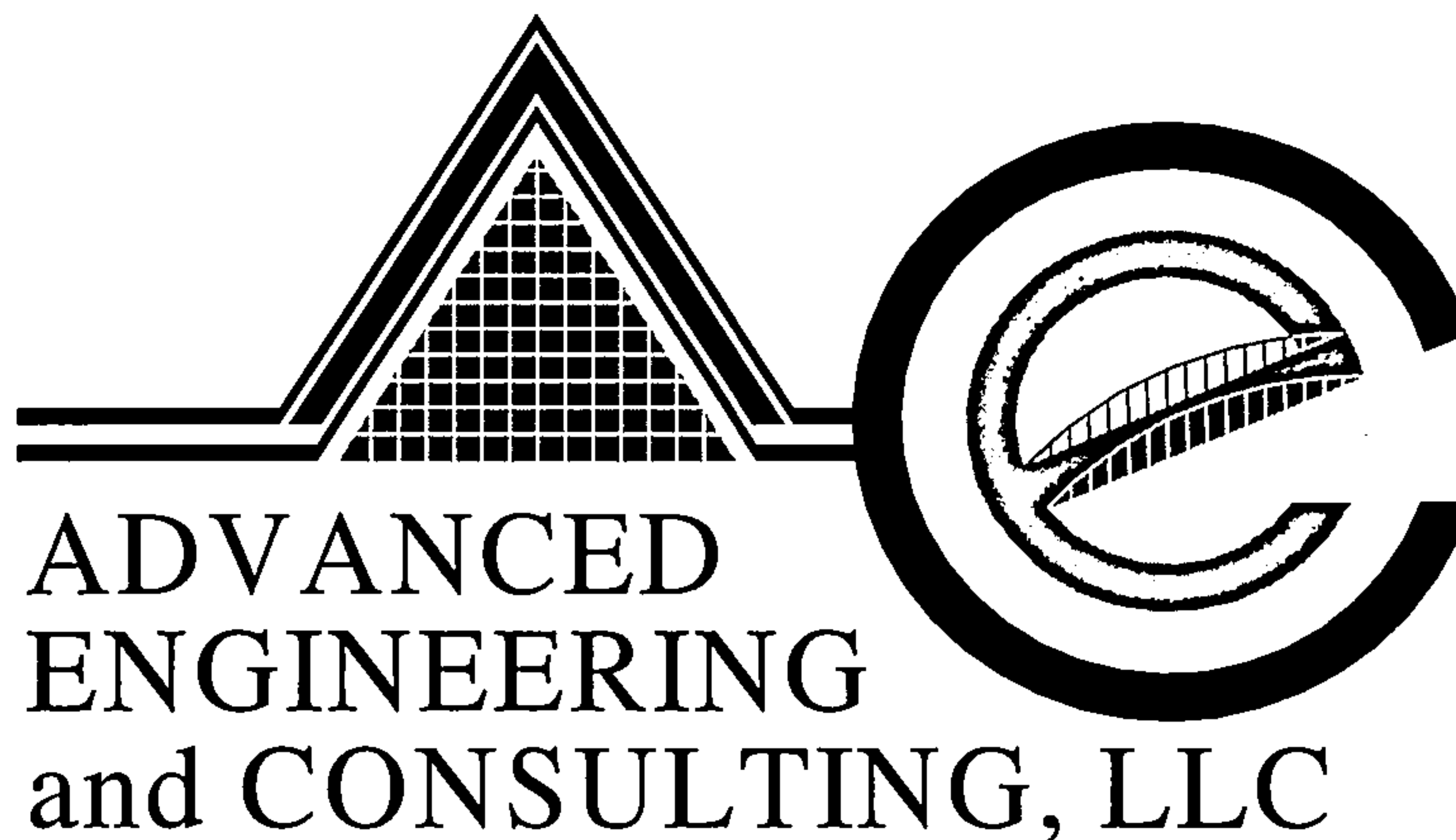
Neighborhood Association
Contacts:

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,
Lalana Carmina
OFFICE OF NEIGHBORHOOD COORDINATION

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



MEMO:

To: ✓ Mr. Larry Weaver
Mr. Tom Anderson / Neighborhood Association

From: Shawn Biazar

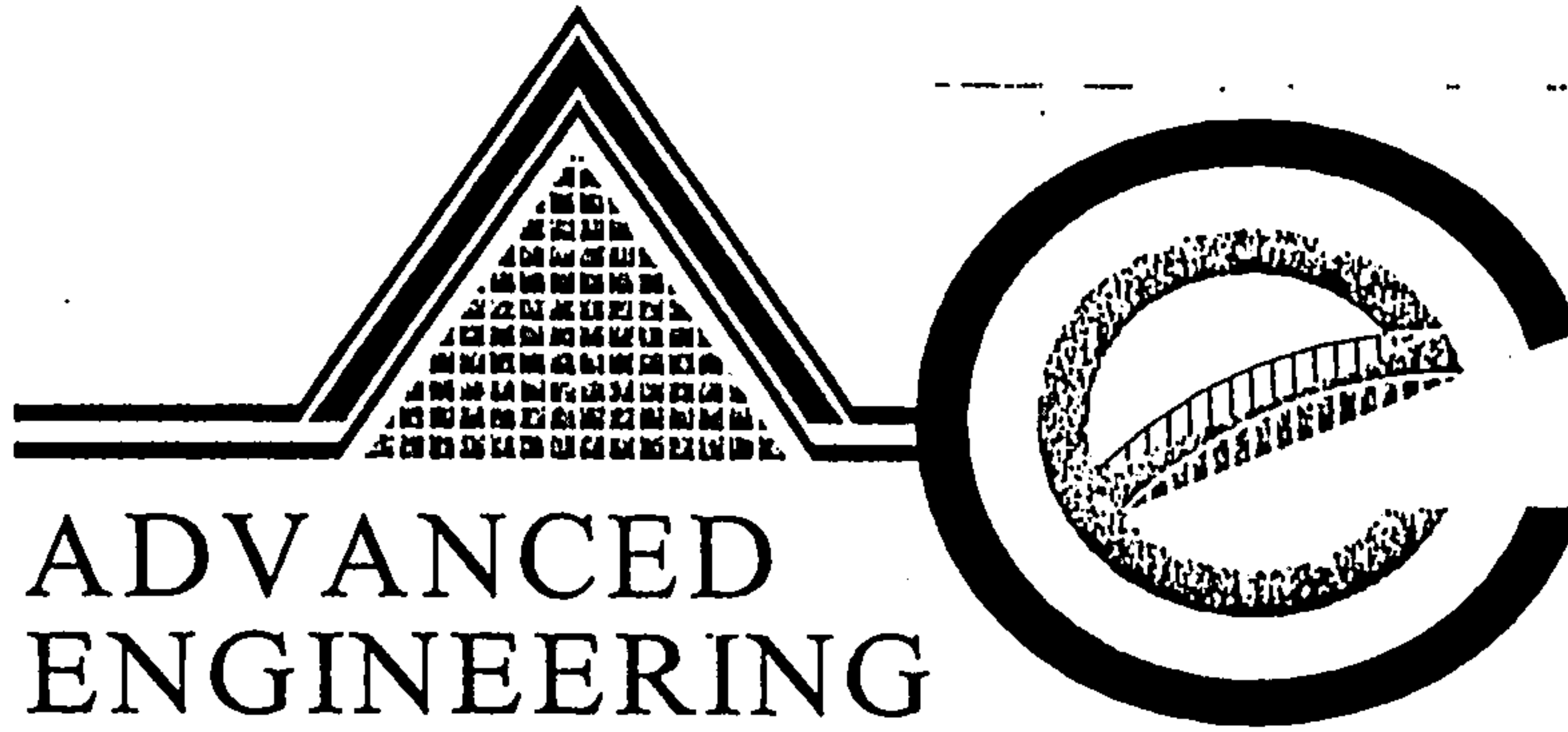
Subject: Vacation of Public Right of Way (Golf Course Road, NW) JN: 200359

Date: June 10, 2004

Dear Sirs:

Please find a copy of the request for Vacation of Public Right of Way on Golf Course Road, NW to the City of Albuquerque Planning Department. Attached are copies of the submittal package for the above reference site.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.



ADVANCED
ENGINEERING
and CONSULTING, LLC
FACSIMILE TRANSMITTAL

To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
		TOTAL OF (2) PAGE(S)
From:	SHAWN BLAZAR	
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200359
Date:	April 15, 2004	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, SU-1 for PRD, Zone Atlas Page B-12-Z

LEGAL DESCRIPTION

LOCATED ON: Golf Course Road

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving NW AND Calabacillas Arroyo

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).

ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

© NEIGHBORHOOD-NOTIF WPD



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: April 16, 2004

TO CONTACT NAME: Shawn Beasal
COMPANY/AGENCY: Advanced Engineering & Consulting
ADDRESS/ZIP: 4416 Anaheim Ave NW 87113
PHONE/FAX #: 899-5570 / 897-4996

Thank you for your inquiry of 4-16-04 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at East T-1A-2, SU-1 for PRO

zone map page(s) B-12

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

Paradise Hills Civic Neighborhood Association
Contact: Larry Weaver
6001 Unitas Ct NW / 87114
898-8640 (W) 846-1511 (W)
Tom Anderson
10013 Plunkett St NW
897-2593 (W) 87114

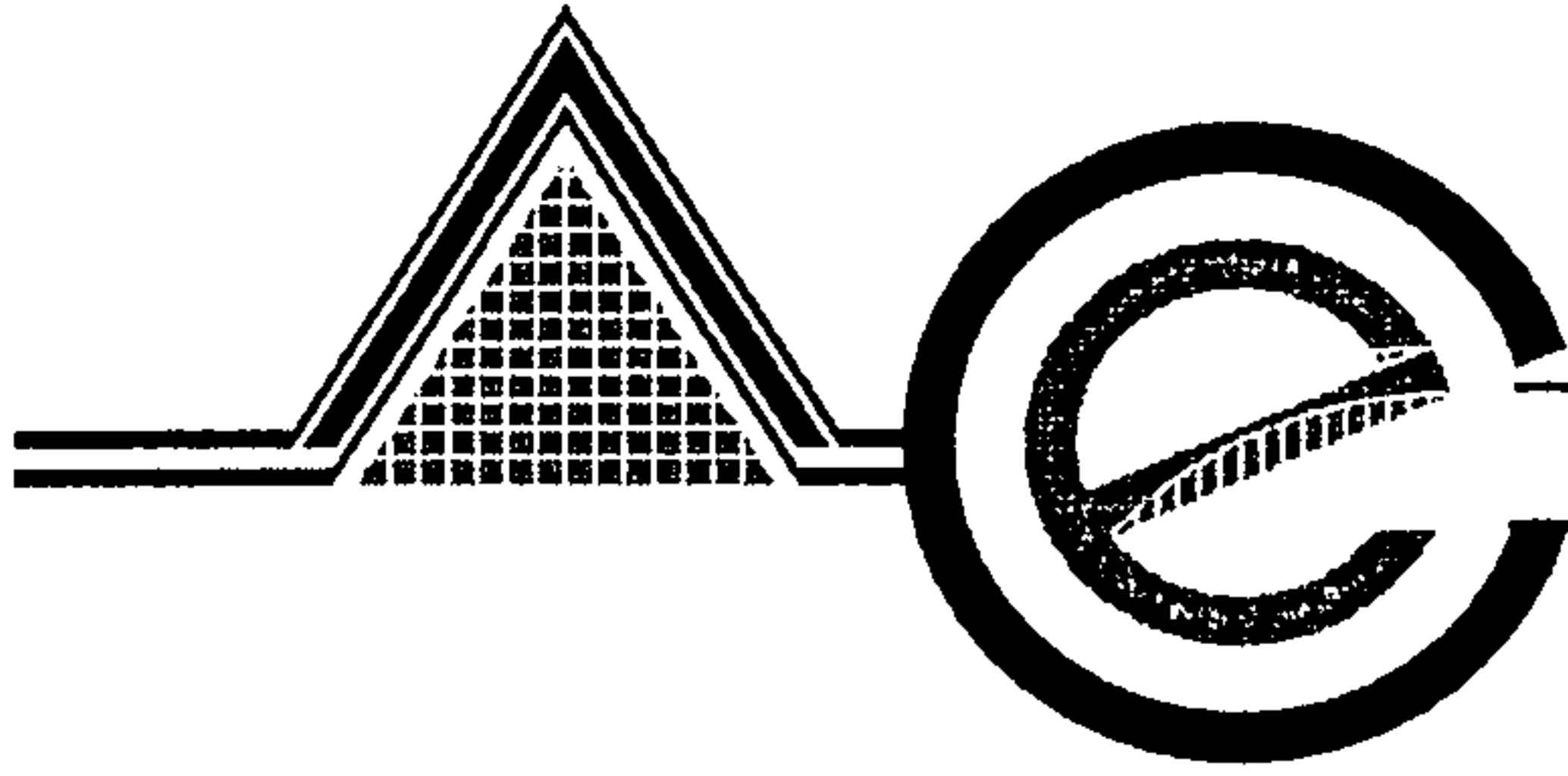
Neighborhood Association
Contact:

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Sincerely, Lalana S. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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



ADVANCED ENGINEERING and CONSULTING, LLC

June 10, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Vacation of Public Right of Way (R.O.W.) on Golf Course Road, NW
Project # 1003366, Case # 04EPC-00498, 04DRB-00596, Town of Alameda Grant
Zone Atlas Page B-12-Z, Containing ±8.5 Acres**

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Please find attached 24 copies of the complete document that created the R.O.W. and the Exhibit, which shows the R.O.W. portion to be vacated. If there are any questions regarding this request, please do not hesitate to contact me.

Sincerely,

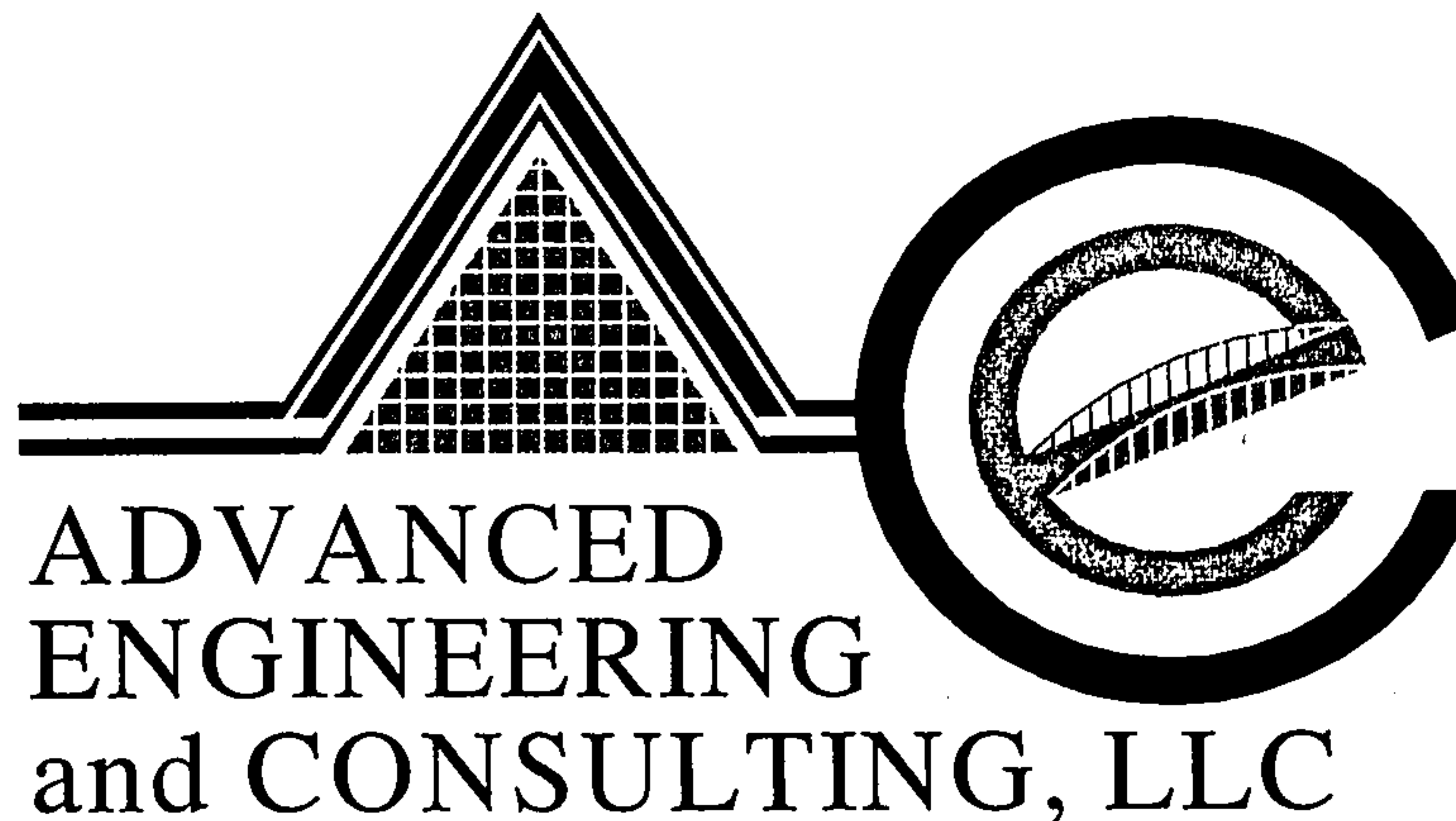
Sally Salazar, Office Manager

Enclosure

cc: Felix Rabadi

JN: 200359

SS



MEMO:

To: ✓ Mr. Larry Weaver
Mr. Tom Anderson / Neighborhood Association

From: Shawn Biazar

Subject: Vacation of Public Right of Way (Golf Course Road, NW)

Date: June 10, 2004

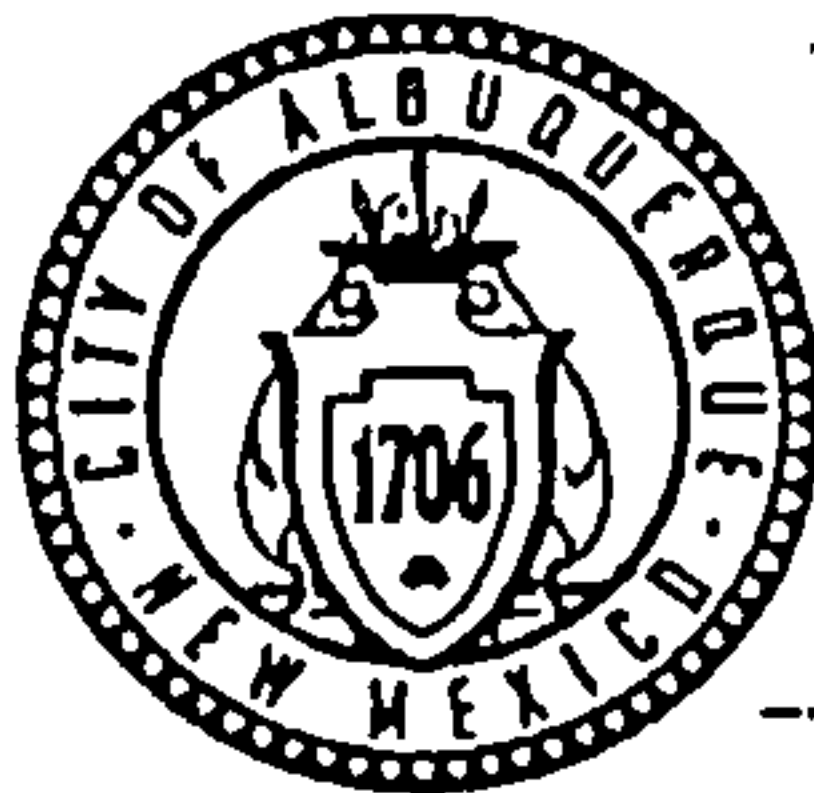
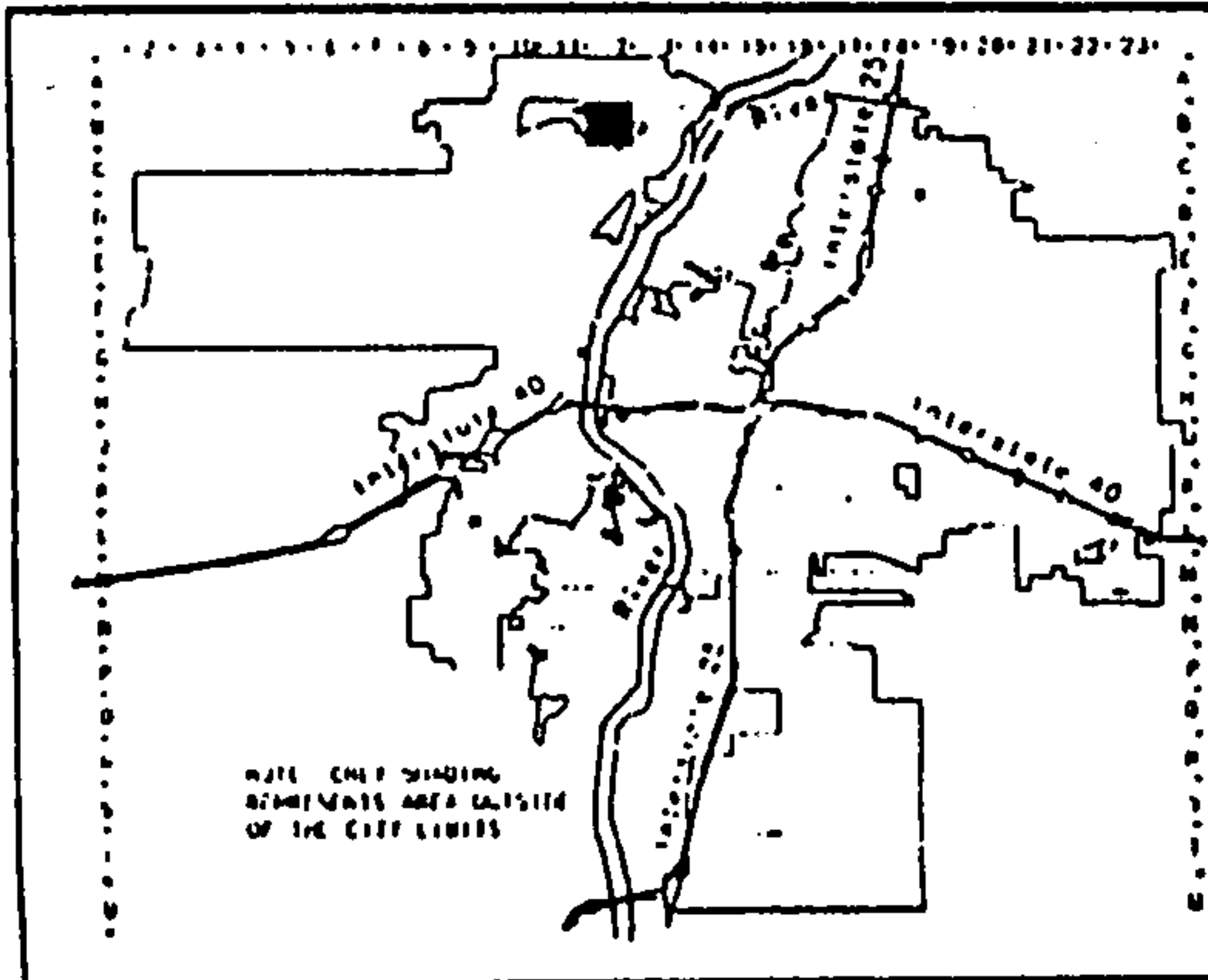
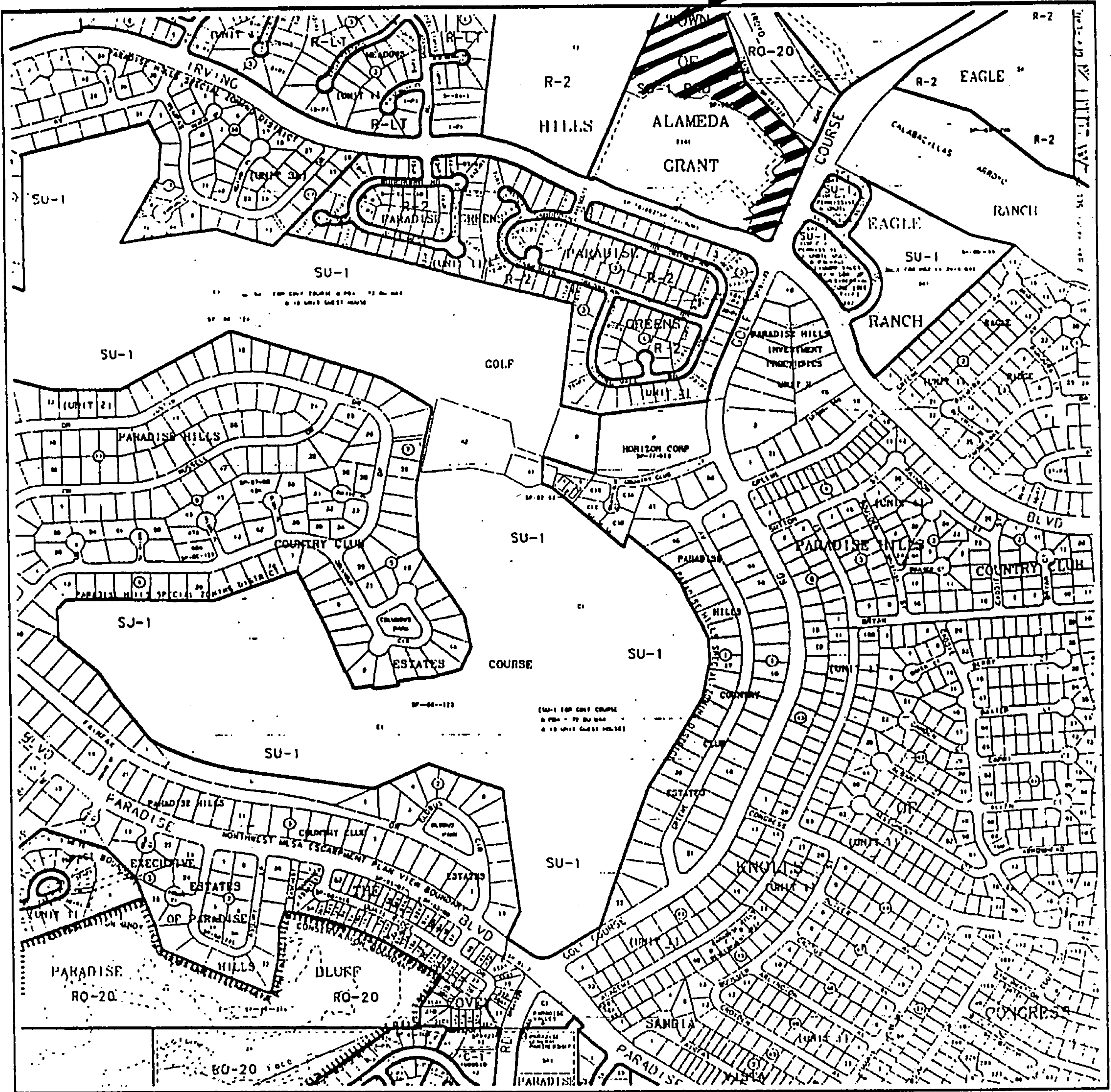
JN: 200359

Dear Sirs:

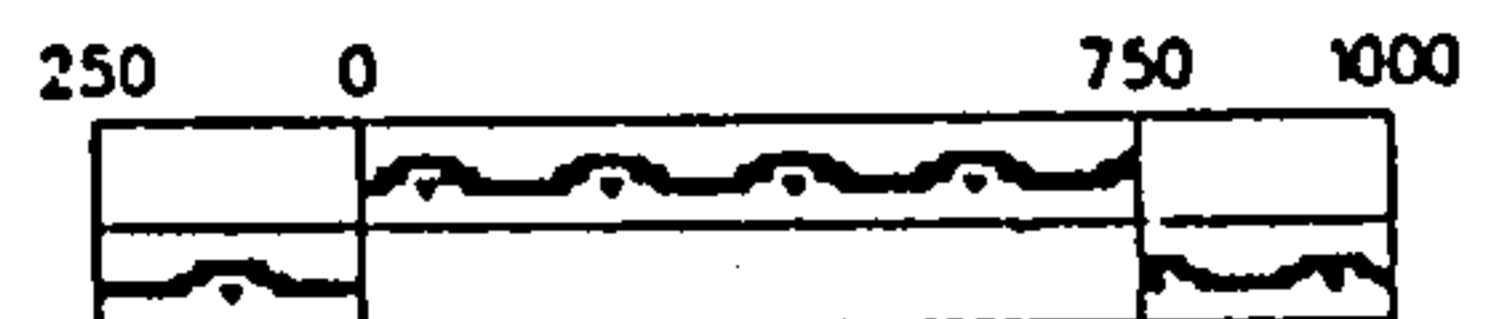
Please find a copy of the request for Vacation of Public Right of Way on Golf Course Road, NW to the City of Albuquerque Planning Department. Attached are copies of the submittal package for the above reference site.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.

SIDE



GRAPHIC SCALE IN FEET



Zone Atlas Page

B-12-Z

Map Amended through April 02, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

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

PAID RECEIPT

APPLICANT NAME RABADI
 AGENT Advanced Engineering
 ADDRESS _____
 PROJECT & APP # 1003366 04DRB-00912
 PROJECT NAME Town of Alameda Grant

\$ 20.00 469099/4916000 Conflict Management Fee
 \$ 300.00 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
 \$ 320.00 TOTAL AMOUNT DUE

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

06/10/2004
 RECEIPT# 00024682
 Account 469099
 Activity 4916000
 Trans Amt
 J24 Misc

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

06/10/2004 4:30PM LOC: ANNX
 RECEIPT# 00024683 WSH 008 TRANSH 0044
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$320.00
 J24 Misc \$300.00
 VI \$320.00
 CHANGE \$0.00

4:30PM LOC: ANNX
 Fund 0110 TRANSH 0044
 TRSDMM
 \$320.00
 \$20.00
 Counterreceipt.doc 12/29/03

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from June 29 To July 14

5. REMOVAL

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

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

 6-10-04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 6-10-04, Nestie Duranceaux
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003366

EXHIBIT "A"

VACATION OF GOLF COURSE R.O.W.

EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	N68°41'51"E
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	S08°45'38"W
C4	10.21	6.50	89°59'54"	6.50	9.19	S04°38'46"W
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E

EXISTING LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W

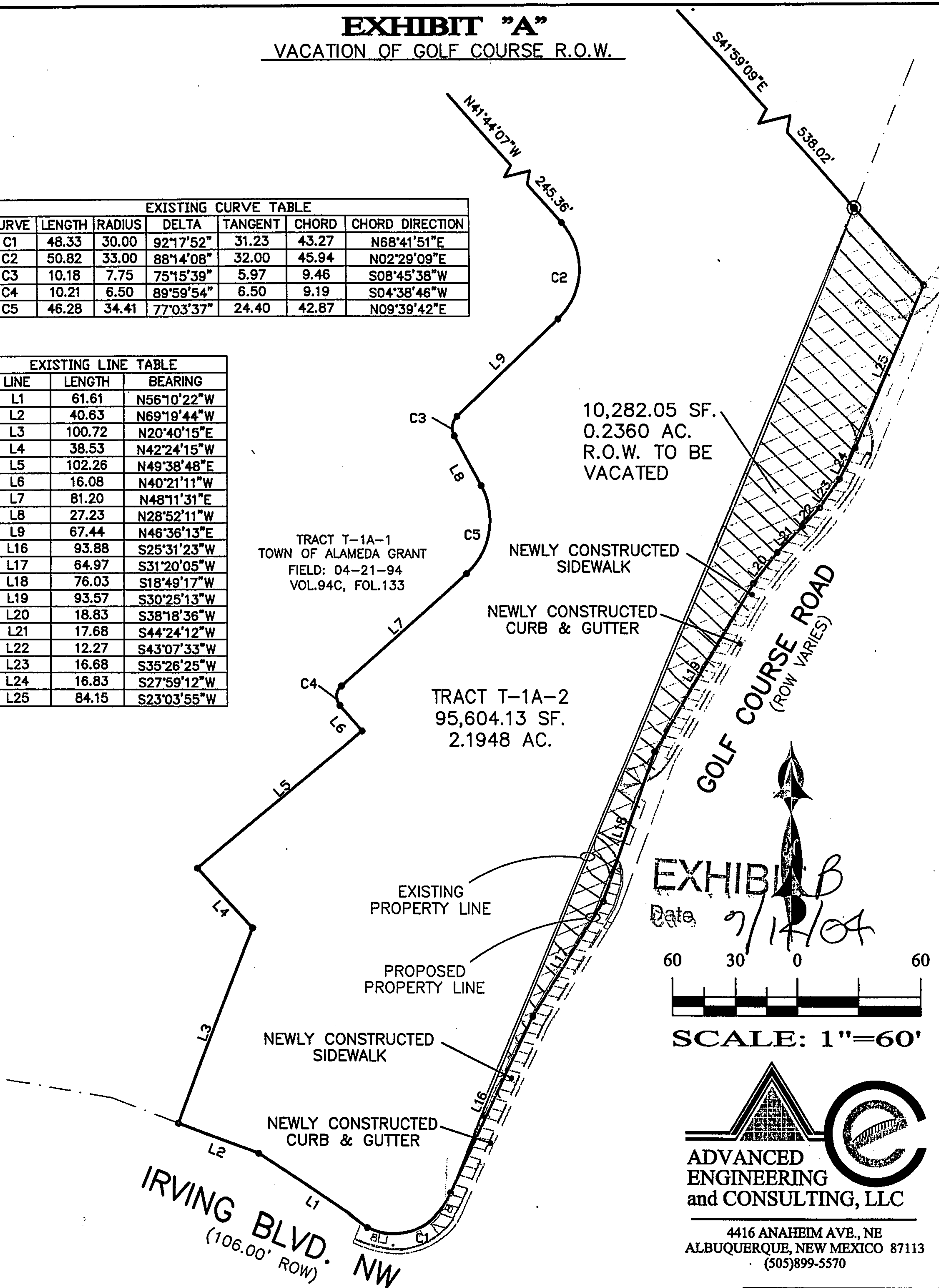
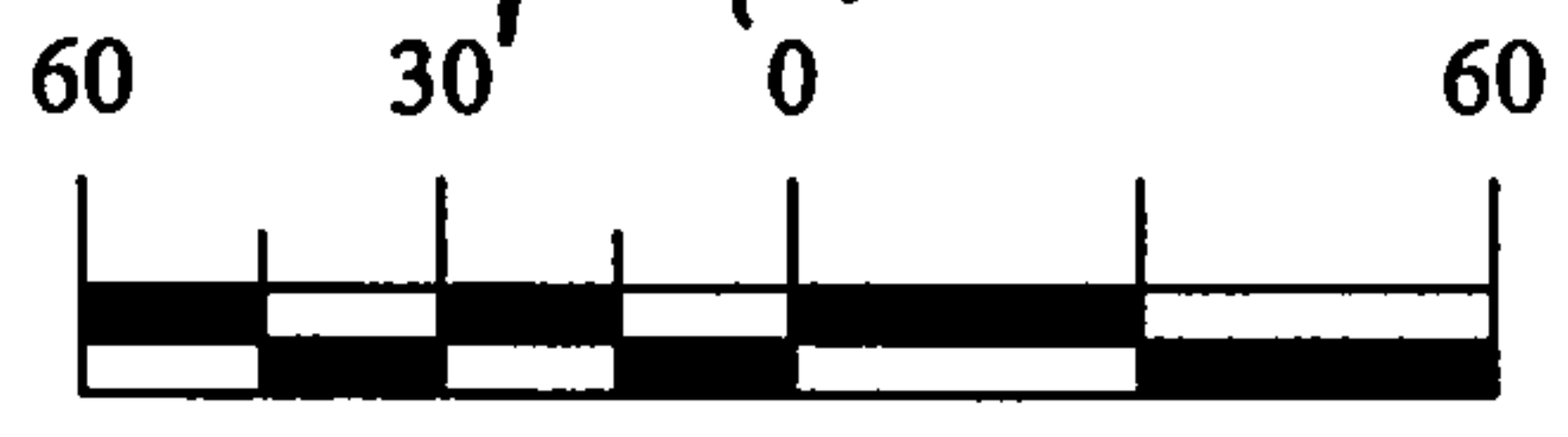


EXHIBIT B
 Date 9/17/04



SCALE: 1"=60'


**ADVANCED
 ENGINEERING
 and CONSULTING, LLC**

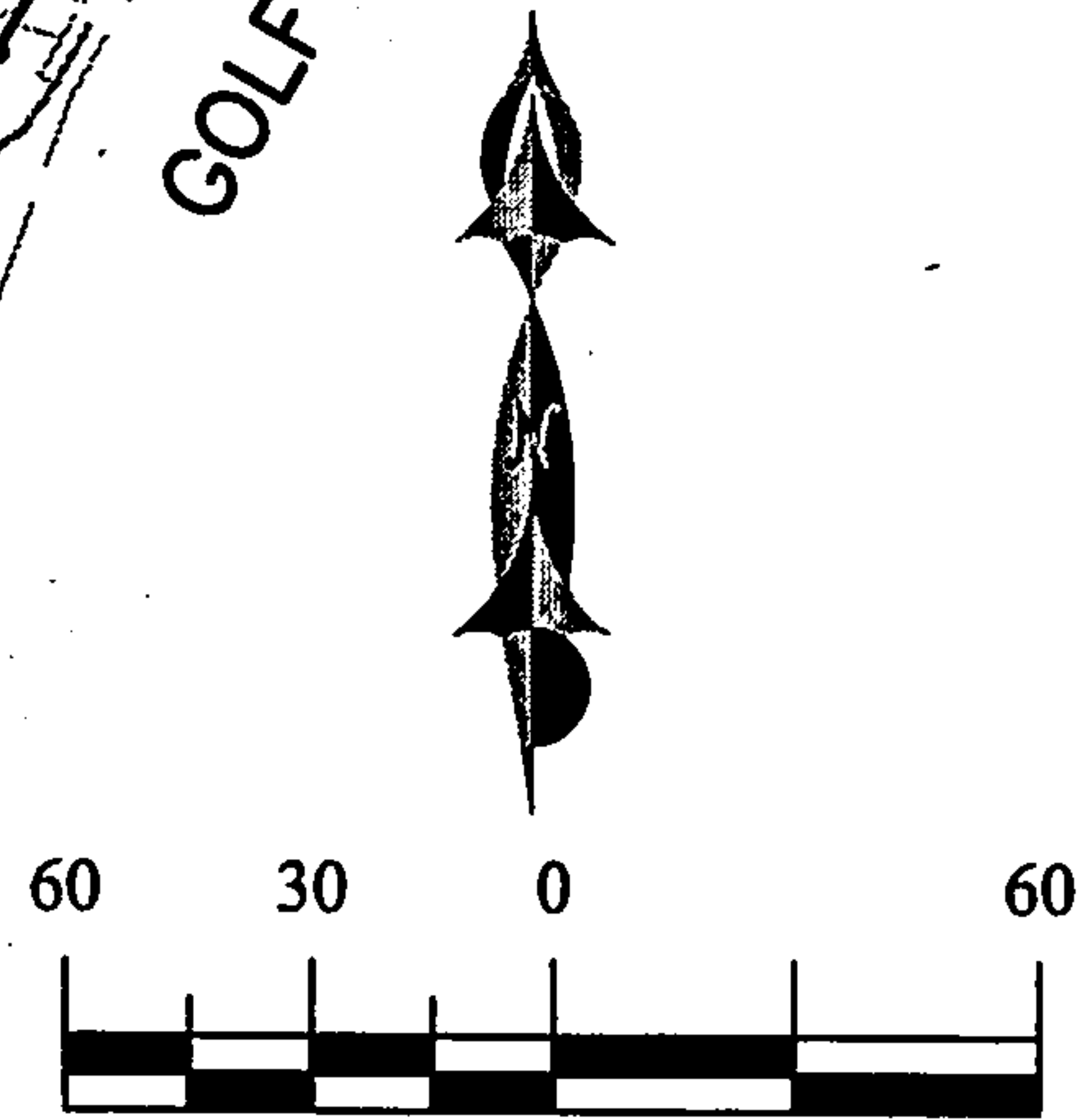
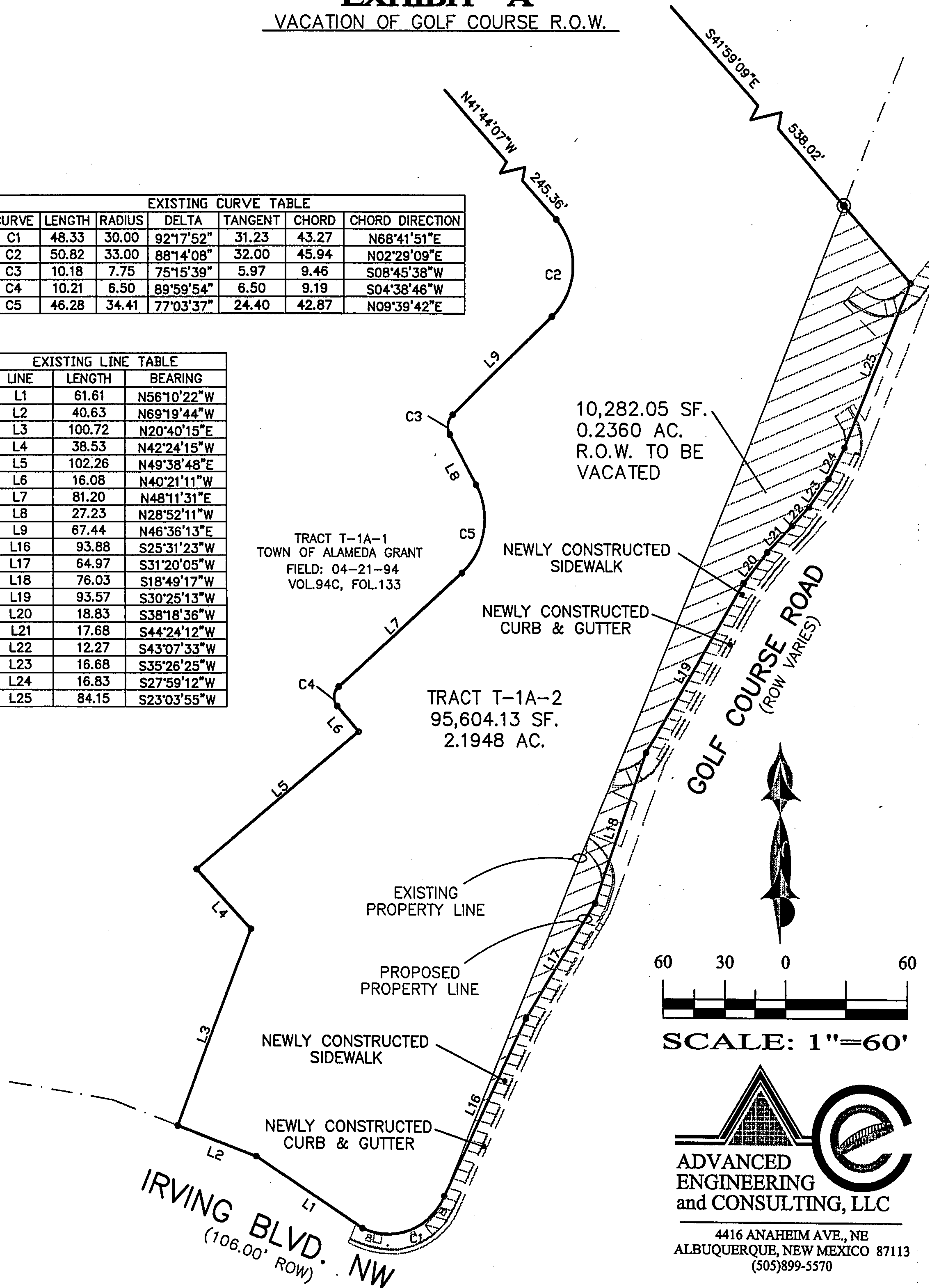
4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

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VACATION OF GOLF COURSE R.O.W.

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L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W




**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 12, 2004

5. Project # 1003366
04DRB-00596 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) this action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

At the May 12, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

CONDITION OF FINAL PLAT APPROVAL:

Prior to final plat approval for the vacation, the sanitary sewer line must be relocated and accepted for service by NMUI.

If you wish to appeal this decision, you must do so by May 27, 2004 in the manner described below.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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.)


Sheran Matson, AICP, DRB Chair

cc: Sharif (Felix) Rabadi, 120 Wyoming Blvd. SE, 87123
Advanced Engineering and Consulting, LLC, 4416 Anaheim Ave. NE, 87113
Marilyn Maldonado, 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: 1003366 AGENDA#: 5 DATE: May 12, 2004

1. Name: Applicant/Agent Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003366

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

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: May 12, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 12, 2004

Project # 1003366
04DRB-00596 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) this action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

AMAFCA No comment.

COG

No adverse comment. For information, Golf Course Road is identified on the Long Range Roadway System map as a minor arterial, with this portion requiring a minimum right-of-way width of 106 feet. The Long Range Bikeway System map provides for a bicycle trail along Golf Course Road.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coord.

Letters sent to Paradise Hills Civic (R) and Horizon Hills Neighborhood Assns.

APS No comments received.

Police Department No comments.

Fire Department No adverse comments.

PNM Electric & Gas 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 comment.

City Engineer Defer to Utilities Development.

Transportation Development

Defer to utilities having an interest in vacation action.

Parks & Recreation No objection.

Utilities Development

Are there existing flows in the sanitary sewer line that is to be relocated?
No objection to Vacation request with the following conditions:

- a) NMUI approves the Vacation and sewer relocation proposal.
- b) Prior to Final Plat approval for the vacation, the sanitary sewer line has been relocated and accepted for service by NMUI.

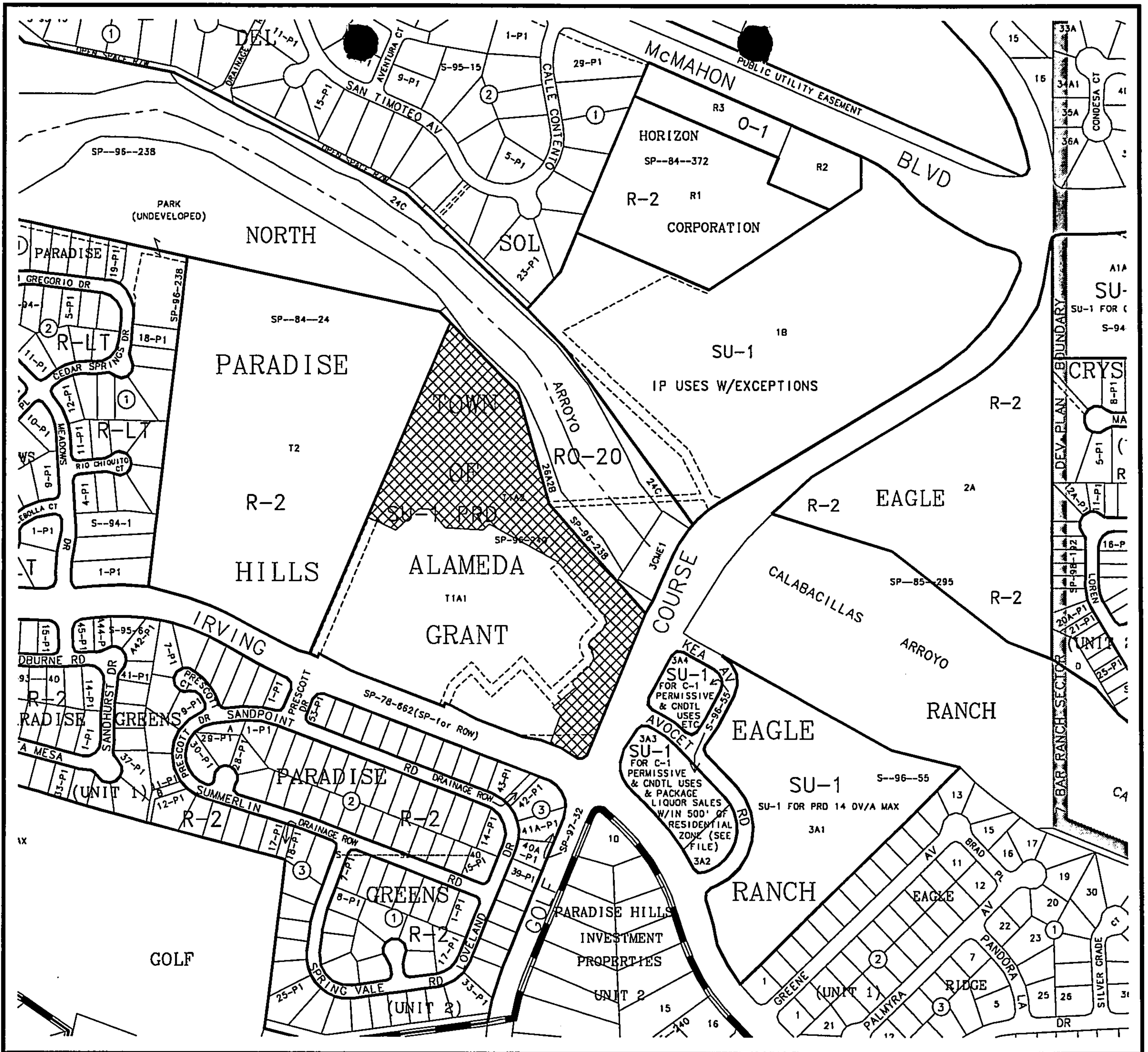
Planning Department

The neighborhood association notice said the vacation was an EPC action. Agent was asked to re-send the notices correcting the error. Also the requested vacation is for an NMUI easement. Agent was asked to get sign off from NMUI.

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

cc:Sharif (Felix) Rebadi, 120 Wyoming Blvd NE, 87123

Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113



ZONING MAP



Scale 1"= 487'

PROJECT NO. 1003366
HEARING DATE 5-12-04
MAP NO. B-12
ADDITIONAL CASE NUMBER(S) 04DRB-00596




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

PAGE 2

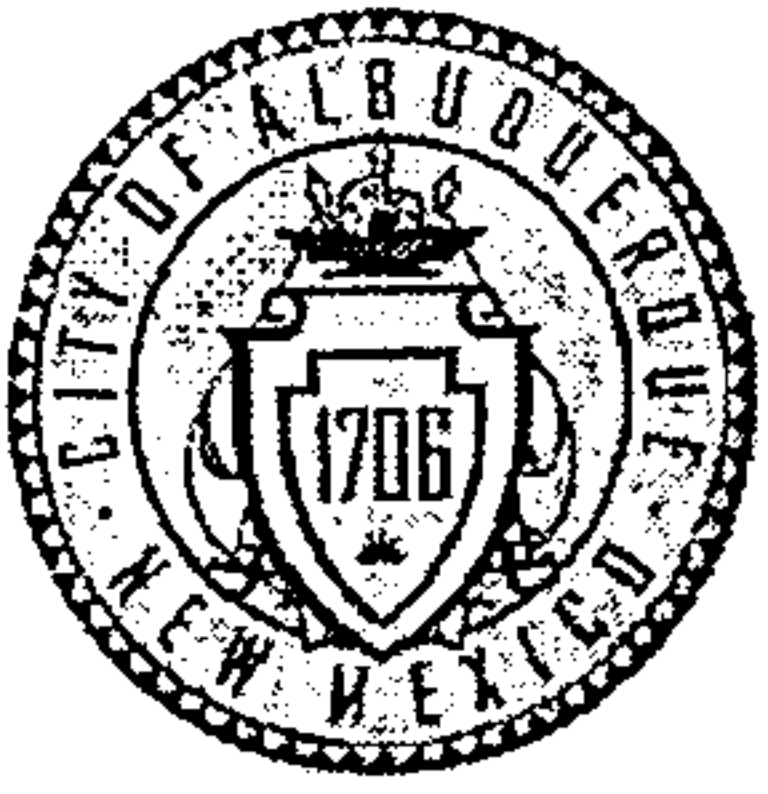
Project # 1003366
04DRB-00596 Major-Vacation of Public
Easements

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approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74,
AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146,
V-96-89] (B-12)

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, APRIL 26, 2004.



**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, May 12, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000332

04DRB-00576 Major-Two Year SIA

SMITH ENGINEERING, INC. agent(s) for PRAXAIR, INC. request(s) this action(s) for all or a portion of Lot(s) 28A, Tract(s) A, Block(s) B, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO ST NE, between SAN MATEO BLVD NE and I-25 containing approximately 3 acre(s). [REF: DRB-96-526, DRB-96-528, 02DRB-00340] (B-18)

Project # 1000128

04DRB-00581 Major-Vacation of Public Easements

04DRB-00580 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) these action(s) for **STONEBROOKE ESTATES**, zoned RD (7DU/Ac), located on EAGLE ROCK AVE NW, between SUNNYBROOK ST NW and JASPER DR NW containing approximately 1 acre(s). [REF: 03DRB-00640, 03DRB-00659] (C-19)

Project # 1001717

04DRB-00594 Major-Preliminary Plat Approval

04DRB-00595 Major-Vacation of Pub Right-of-Way

04DRB-00597 Minor-Sidewalk Waiver

04DRB-00600 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) these action(s) for all or a portion of Tract(s) A, PARK & DRAINAGE MANAGEMENT AREA, TOWN OF ATRISCO GRANT, **LAURELWOOD SOUTH SUBDIVISION**, zoned RD, located on 72ND ST NW AND ALLEY H, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB-01391, DRB-95-348, DRB-97-268, 02DRB-00207, 02EPC-00133] (H-10)

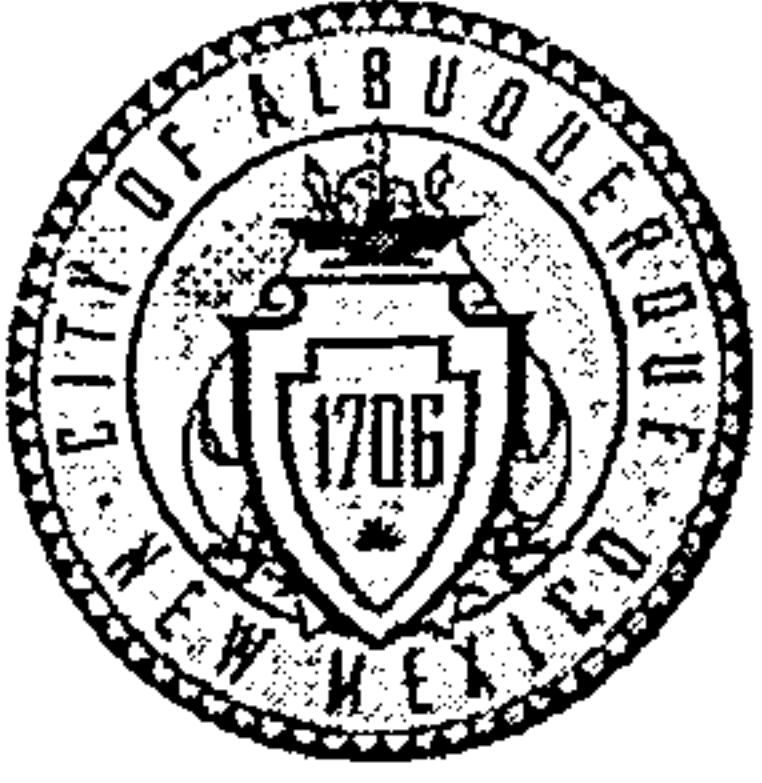
Project # 1002798

04DRB-00592 Major-Vacation of Pub Right-of-Way

04DRB-00593 Minor-Vacation of Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] (G-13)

SEE PAGE 2



5/12


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

PAGE 2

Project # 1003366
04DRB-00596 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING LLC
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Sheran Matson, AICP, DRB Chair
Development Review Board

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04DRB-00594 Major-Preliminary Plat Approval

04DRB-00595 Major-Vacation of Pub Right-of-Way

04DRB-00597 Minor-Sidewalk Waiver

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Project # 1002798

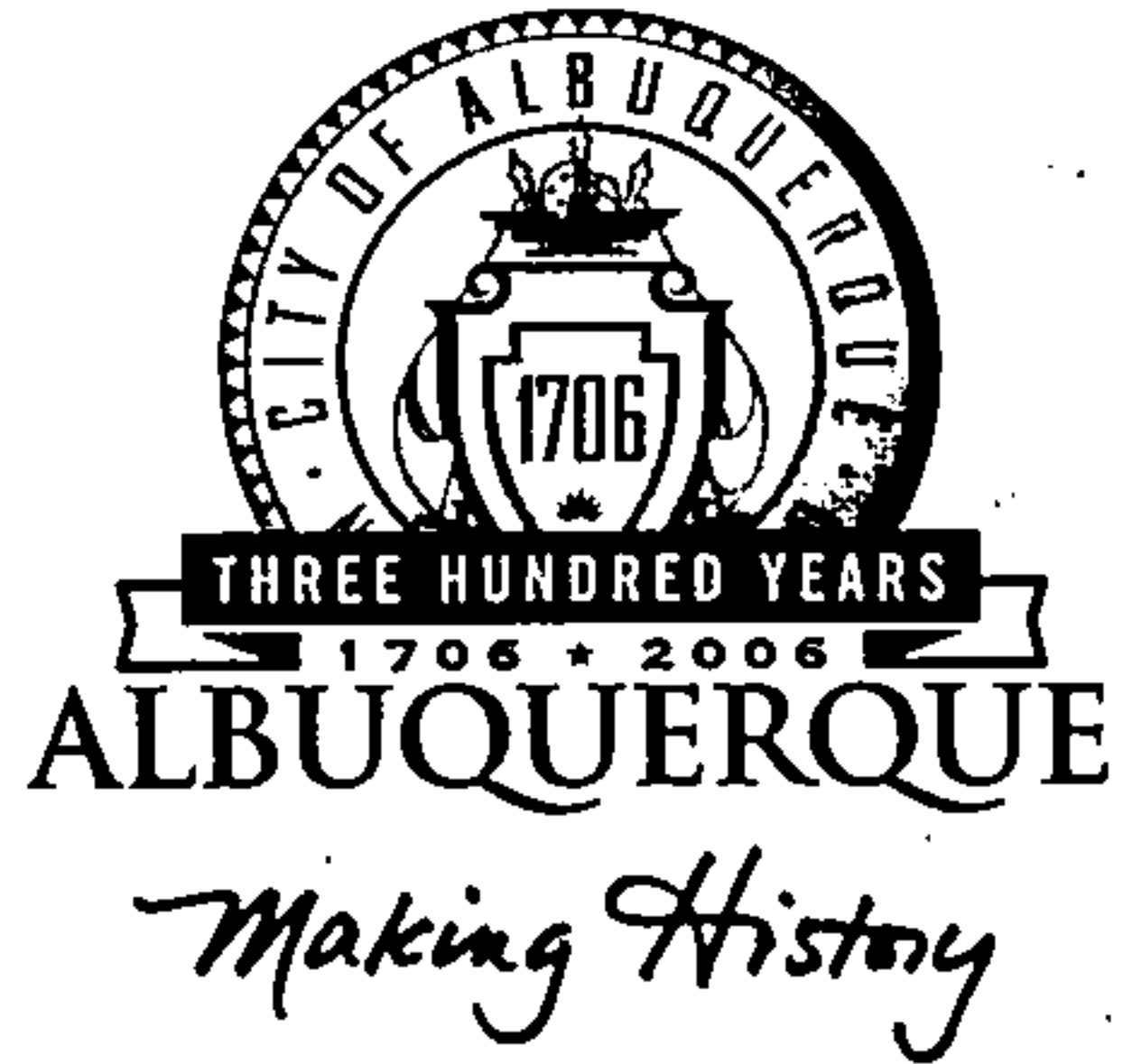
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SEE PAGE 2

CITY OF ALBUQUERQUE



---RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED

PHOENIX, AZ [OCR F7] 04/27 08:32

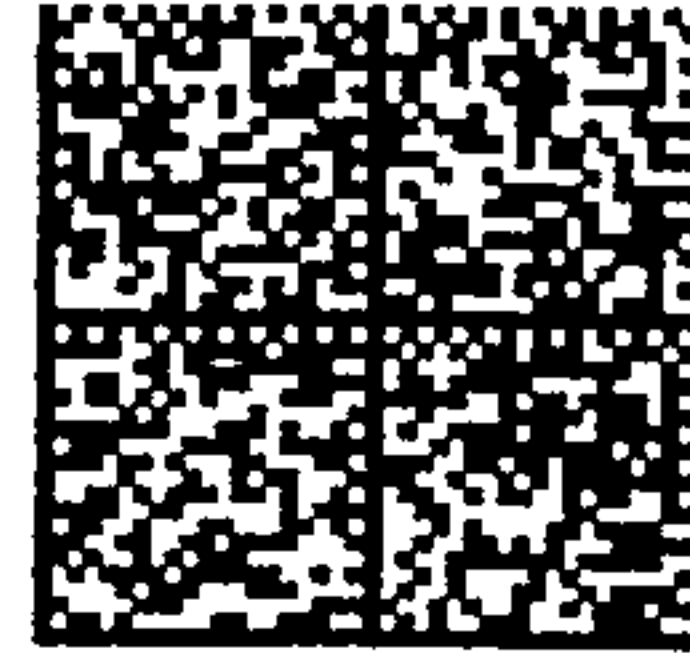
101206642604340160

GOLF COURSE & MCMAHON LLC
8800 N G AINEY CENTER DR
SCOTTSDALE AZ 85258

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



02 1A \$ 00.37⁰
0004329277 APR 21 2004
MAILED FROM ZIP CODE 87102

ALBUQUERQUE, NM 87103



**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: MAY 12, 2004
Zone Atlas Page: B-12-Z
Notification Radius: 100 Ft.

Project# 1003366
App# 04DRB-00596

Cross Reference and Location: N/A

Applicant: SHARIF (FELIX) RABADI
Address: 120 WYOMING BLVD NE
ALBUQUERQUE NM 87123

Agent: ADVANCED ENGINEERING & CONSULTING, LLC
Address: 4416 ANAHEIM AVE NE
ALBUQUERQUE NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: APRIL 23, 2004

Signature: KYLE TSEHLIKAI

App# _____

Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-12	1012045	337-434	105-11	✓
		323-386	10	✓
		350-416	122-14	✓
		353-424	13	✓
		352-434	12	✓
		346-439	57	✓ COA
		340-441	11	✓
		333-443	10	✓
		335-421	123-18	✓
		329-424	19	✓
		385-383 386-385	102-12	✓ COA
		376-395	13	✓ COA
		370-383	14	✓ COA
		395-440	114-01	✓
		451-430	108-29	✓
		470-475	30	✓
		323-424	105-12	✓ COA
A-12	1012046	215-117	303-25	✓ COA
		328-070	401-62	✓ COA

1012046 421-043 41 60 ✓ COA
 353-072 409 403 04 ✓ COA
 341-002 07 ✓
 330-023 08 ✓
 320-079 09 ✓ COA
 311-087 10 ✓
 302-074 21 ✓ COA
 271-003 325 61 ✓
 1012045 461-471 115 01 ✓



<mainframe@coa1mp
3.cabq.gov>
04/16/04 08:29 AM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01012065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101206533743610511 LEGAL: TR T 1A2 OF TRS T-1A-1 & T-1A-2 TOWN OF ALAMEDA
GRA LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: STAR TRUST INCORPORATED
OWNER ADDR: 04415 SHERRE DR NE
ALBUQUERQUE NM 87111
0101206532338610510 LEGAL: TR T 1A1 OF TRS T-1A-1 & T-1A-2 TOWN OF ALAMEDA
GRA LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: ARROYO VILLAS LTD PTNS
OWNER ADDR: 09200 KEYSTONE CROSSING
INDIANAPOLISIN 46240
0101206535041612214 LEGAL: LT 4 0A-P 1 BLK 3 PLAT FOR PARADISE GREENS-UNIT 2
BL LAND USE:
PROPERTY ADDR: 00000 LOVELAND
OWNER NAME: IPIOTIS CHRISTOPHER E & AMELIA
OWNER ADDR: 10204 LOVELAND DR NW
ALBUQUERQUE NM 87114
0101206535342412213 LEGAL: LT 4 1A-P 1 BLK 3 PLAT FOR PARADISE GREENS-UNIT 2
BL LAND USE:
PROPERTY ADDR: 00000 LOVELAND
OWNER NAME: TEMPLIN ROBERT M & JULIE E
OWNER ADDR: 10208 LOVELAND DR NW
ALBUQUERQUE NM 87114
0101206535243412212 LEGAL: LT 4 2-P1 BLK 3 VACATION & REPLAT FOR PARADISE
GREE LAND USE:
PROPERTY ADDR: 00000 LOVELAND
OWNER NAME: SCOGIN ROBERT CLEGG & KAREN L
OWNER ADDR: 10212 LOVELAND RD NW
ALBUQUERQUE NM 87114
0101206534643912257 LEGAL: PUBL IC P EDESTRAIN ACCESS & DRAINAGE R/W & NMUI
SAN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101206534044112211 LEGAL: LT 4 3-P1 BLK 3 VACATION & REPLAT FOR PARADISE
GREE LAND USE:
PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: OTERO LORENZO F & LILLIAN J
OWNER ADDR: 04701 SANDPOINT RD NW
ALBUQUERQUE NM 87114
0101206533344312210 LEGAL: LT 4 4-P1 BLK 3 VACATION & REPLAT FOR PARADISE
GREE LAND USE:
PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: BEAULAC DEIRDRE S & MARC A
OWNER ADDR: 03059 PARKVIEW DR
GILBERT AZ 85297
0101206533542112318 LEGAL: LT 1 4-P1 BLK 2 VACATION & REPLAT FOR PARADISE

GREE LAND USE:

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: DELGADO BALDEMAR M II
OWNER ADDR: 04700 SANDPOINT RD NW

ALBUQUERQUE NM
0101206532942412319
GREE LAND USE:

87114
LEGAL: LT 1 3-P1 BLK 2 VACATION & REPLAT FOR PARADISE

PROPERTY ADDR: 00000 SANDPOINT
OWNER NAME: VALLECORSA MARIUS V &
OWNER ADDR: 04704 SANDPOINT RD NW

ALBUQUERQUE NM
0101206538538310212
NO 2 LAND USE:

87114
LEGAL: 011 PARA DISE HILLS INVESTMENT PROPERTIES UNIT

PROPERTY ADDR: 00000 IRVING
OWNER NAME: AMIGO PROP LLC
OWNER ADDR: 00000

ALBUQUERQUE NM

87199

1 R E C O R D S W I T H L A B E L S

PAGE

2

0101206537639510213
NO 2 LAND USE:

LEGAL: 010 PARA DISE HILLS INVESTMENT PROPERTIES UNIT

PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: AMIGO PETROLEUM CO
OWNER ADDR: 00000

ALBUQUERQUE NM

87119

0101206537038310214
LAND USE:

LEGAL: 009 PARA DISE HILLS INVESTMENT PROPERTIES UNIT 2

PROPERTY ADDR: 00000 GOLF COURSE
OWNER NAME: AMIGO PETROLEUM CO
OWNER ADDR: 00000

ALBUQUERQUE NM

87119

0101206539544011401
EAG LAND USE:

LEGAL: TR 3 A3 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 IRVING
OWNER NAME: AMERICAN STORES PROPERTIES INC
OWNER ADDR: 00000

BOISE

ID

83726

0101206545143010829
EAG LAND USE:

LEGAL: TR 3 A1 P LAT OF TRS 3-A-1, 3-A-2, 3-A-3 & 3-A-4

PROPERTY ADDR: 00000 N/A
OWNER NAME: N M BAPTIST FOUNDATION INC
OWNER ADDR: 00000

ALBUQUERQUE NM

87191

0101206547047510830
NOW LAND USE:

LEGAL: TRAC T "A A1" REPLAT OF TR 2, 3 & AA EAGLE RANCH

PROPERTY ADDR: 00000 N/A
OWNER NAME: SANDIA PROPERTIES LTD CO
OWNER ADDR: 00010 TRAMWAY LP NE

ALBUQUERQUE NM

87122

0101206532342410512
26A-2B LAND USE:

LEGAL: TR 2 6A2B PLAT OF PARADISE NORTH TRS 26A-2A,

PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE RESERVE LIMITED CO
OWNER ADDR: 07620 JEFFERSON ST NE

ALBUQUERQUE NM

87109

0101206621511730325
PARADI LAND USE:

LEGAL: TRAC T 25 A1B VACATION AMENDED PLAT & REPL OF

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM

87103

ALBUQUERQUE NM

87114

QUIT



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: April 16, 2004

TO CONTACT NAME: Shawn Brazal
 COMPANY/AGENCY: Advanced Engineering & Consulting
 ADDRESS/ZIP: 4416 Anaheim Ave NW 87113
 PHONE/FAX #: 899-5570 / 897-4996

Thank you for your inquiry of 4-16-04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Dist T-1A-2, SU-1 for PRD

zone map page(s) B-12

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

Paradise Hills Cma
 Neighborhood Association
 Contacts: Larry Weaver
6001 Unitas Ct NW / 87114
898-8640 (w) 846-1511 (w)
Tom Anderson
10013 Pункett St NW
897-2593 (w) 87114

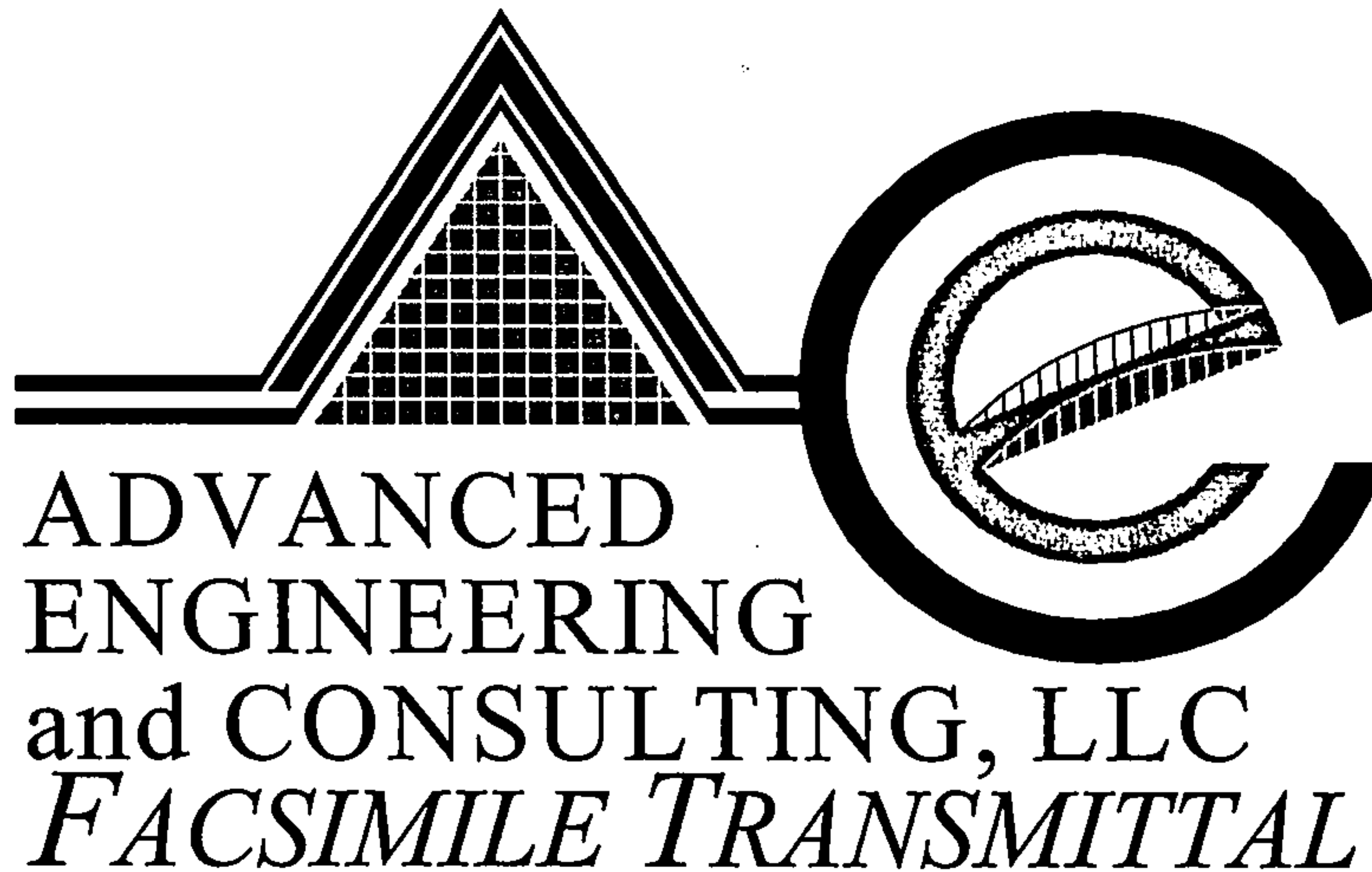
Neighborhood Association
 Contacts: _____

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

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

Sincerely,
Dalana Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

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



To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
		TOTAL OF (2) PAGE(S)
From:	SHAWN BLAZAR	
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200359
Date:	April 15, 2004	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, SU-1 for PRD, Zone Atlas Page B-12-Z

LEGAL DESCRIPTION

LOCATED ON:

Golf Course Road

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

Calabacillas Arroyo

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).

ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

C:NEIGHBORHOOD-NOTIF.WPD

Project# 1003366

SHARIF (FELIX) RABADI
120 WYOMING BLVD NE
ALBUQUERQUE NM 87123

TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

101206535041612214

IPIOTIS CHRISTOPHER E & AMELI
10204 LOVELAND DR NW
ALBUQUERQUE NM 87114

101206534044112211

OTERO LORENZO F & LILLIAN J
4701 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206532942412319

VALLECORSIA MARIUS V &
4704 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206539544011401

AMERICAN STORES PROPERTIES IN
GENERAL DELIVERY
BOISE ID 83726

101206532342410512

PARADISE RESERVE LIMITED CO
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109

101206634106240907

LENHART JAMES E & TRISHA A
6124 WOODHOLLOW PL NW
ALBUQUERQUE NM 87120

101206627100732561

ARROYO DEL SOL LTD CO
50 KINLEY NE
ALBUQUERQUE NM 87102

Project# 1003366

Advanced Engineering & Consulting, LLC
4416 Anaheim Ave. NE
Albuquerque NM 87113

101206533743610511

STAR TRUST INCORPORATED
4415 SHERRE DR NE
ALBUQUERQUE NM 87111

101206535342412213

TEMPLIN ROBERT M & JULIE E
10208 LOVELAND DR NW
ALBUQUERQUE NM 87114

101206533344312210

BEAULAC DEIRDRE S & MARC A
3059 PARKVIEW DR
GILBERT AZ 85297

101206538538310212

AMIGO PROP LLC
GENERAL DELIVERY
ALBUQUERQUE NM 87199

101206545143010829

N M BAPTIST FOUNDATION INC
GENERAL DELIVERY
ALBUQUERQUE NM 87191

101206642604340160

GOLF COURSE & MCMAHON LLC
8800 N G AINEY CENTER DR
SCOTTSDALE AZ 85258

101206633007340908

TORREZ JOSEPH VINCENT
4806 SAN TIMOTEO AV NW
ALBUQUERQUE NM 87114

101206540147111501

GILBERT RAYMOND H III & BARBA
10035 LOS CANSADOS RD NW
ALBUQUERQUE NM 87114

LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

101206532338610510

ARROYO VILLAS LTD PTNS
9200 KEYSTONE CROSSING
INDIANAPOLISIN 46240

101206535243412212

SCOGIN ROBERT CLEGG & KAREN L
10212 LOVELAND RD NW
ALBUQUERQUE NM 87114

101206533542112318

DELGADO BALDEMAR M II
4700 SANDPOINT RD NW
ALBUQUERQUE NM 87114

101206537639510213

AMIGO PETROLEUM CO
GENERAL DELIVERY
ALBUQUERQUE NM 87119

101206547047510830

SANDIA PROPERTIES LTD CO
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

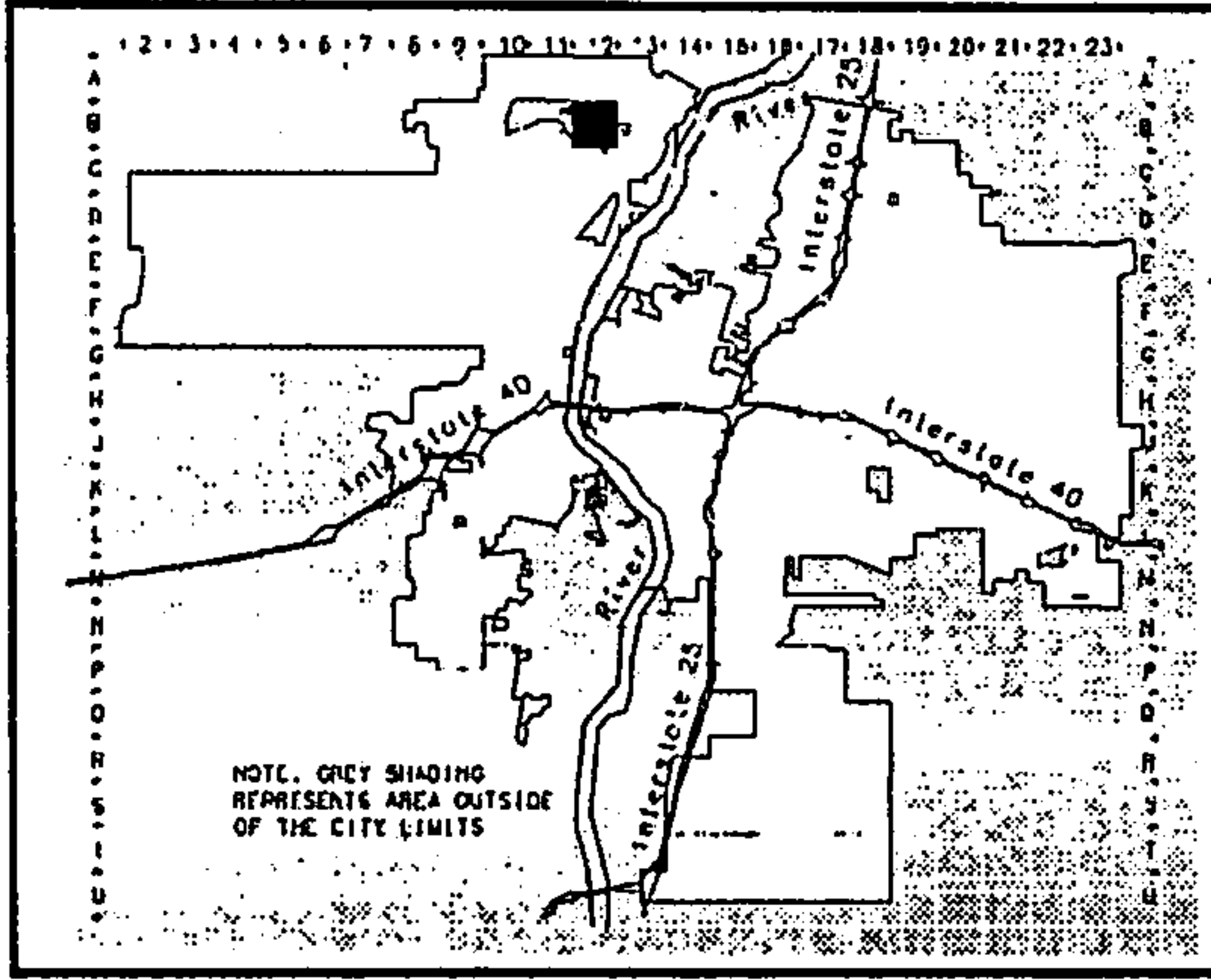
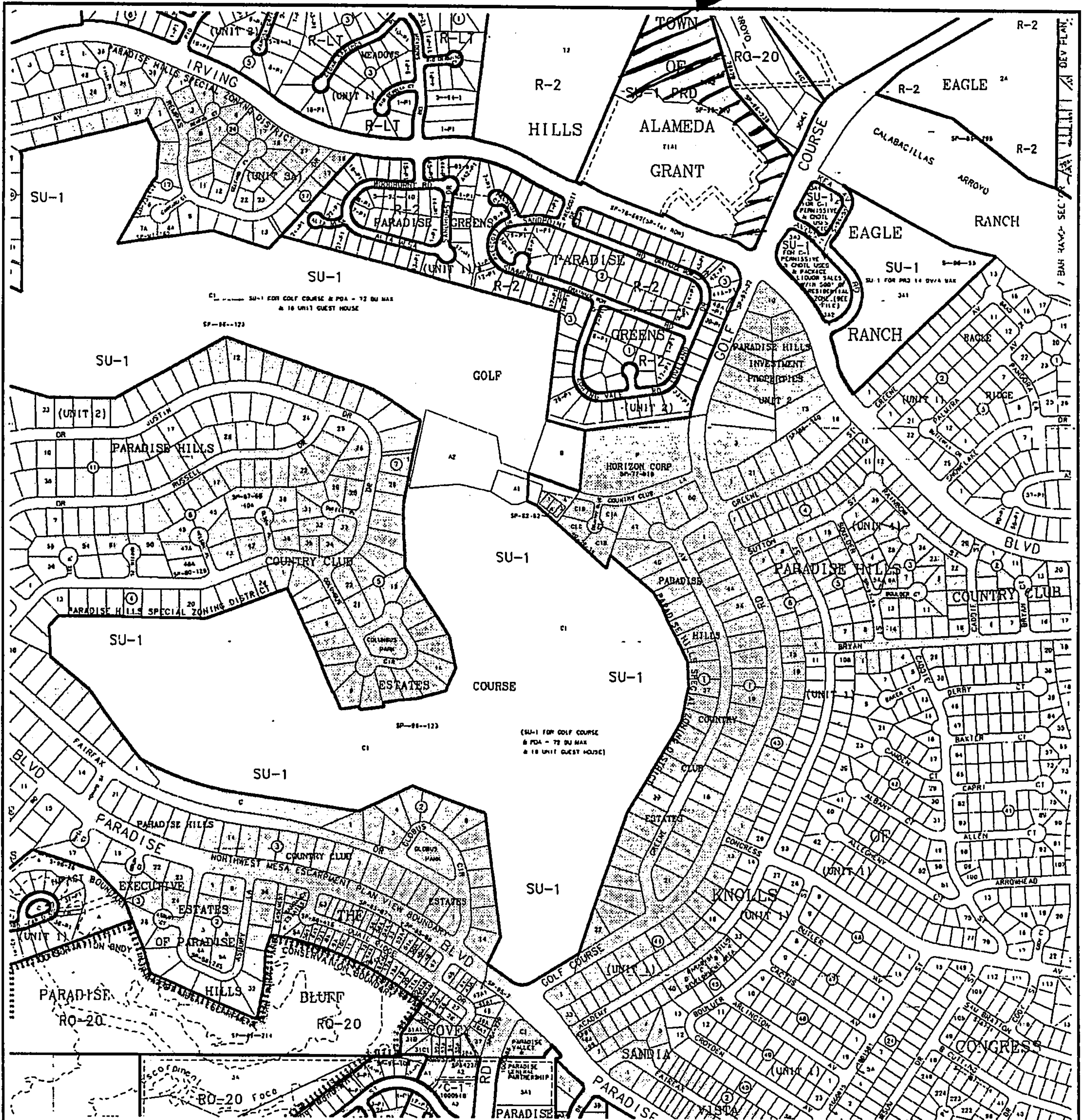
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STROSNIDER COMPANY (THE)
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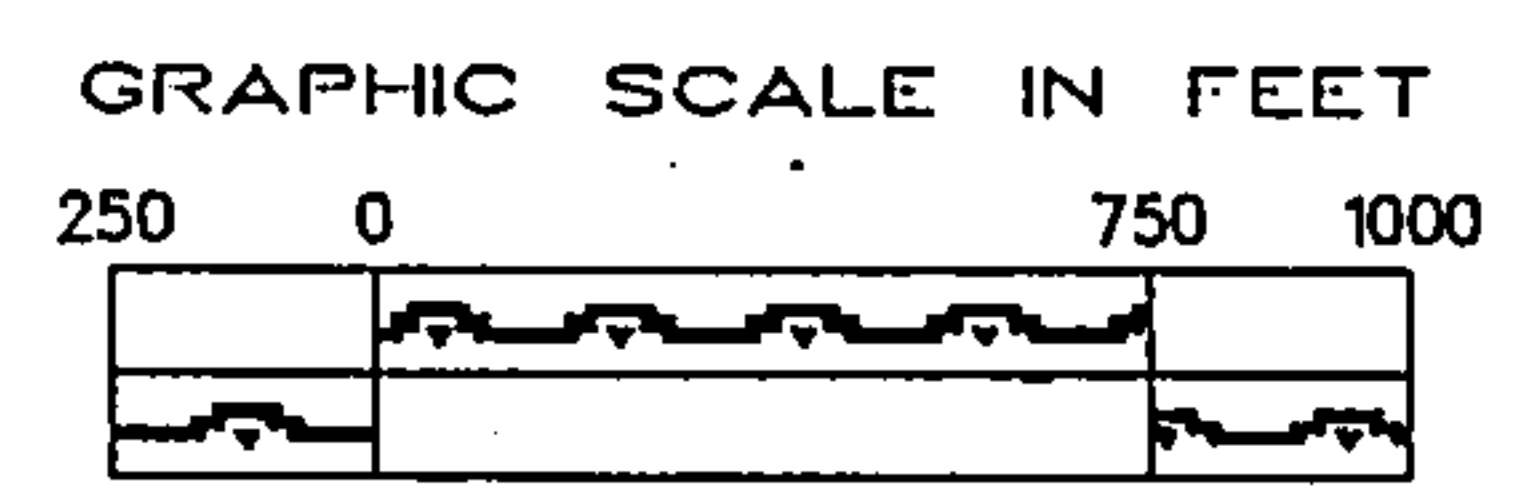
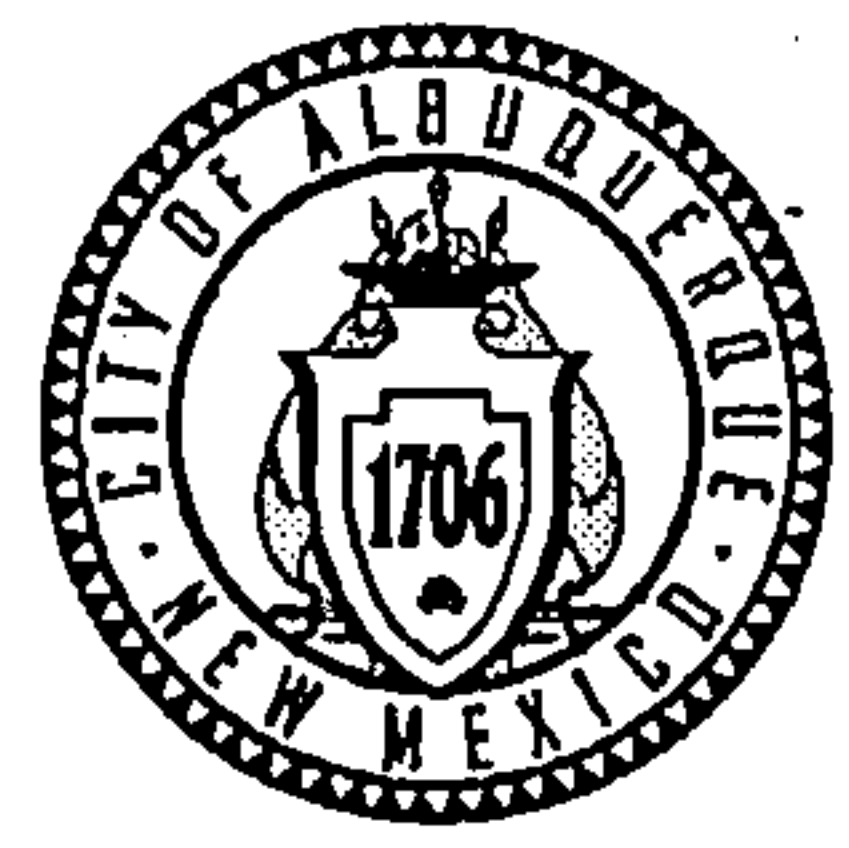
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MCKIM JAMES R & MARY E
4812 SAN TIMOTEO AV NW
ALBUQUERQUE NM 87114

SITE

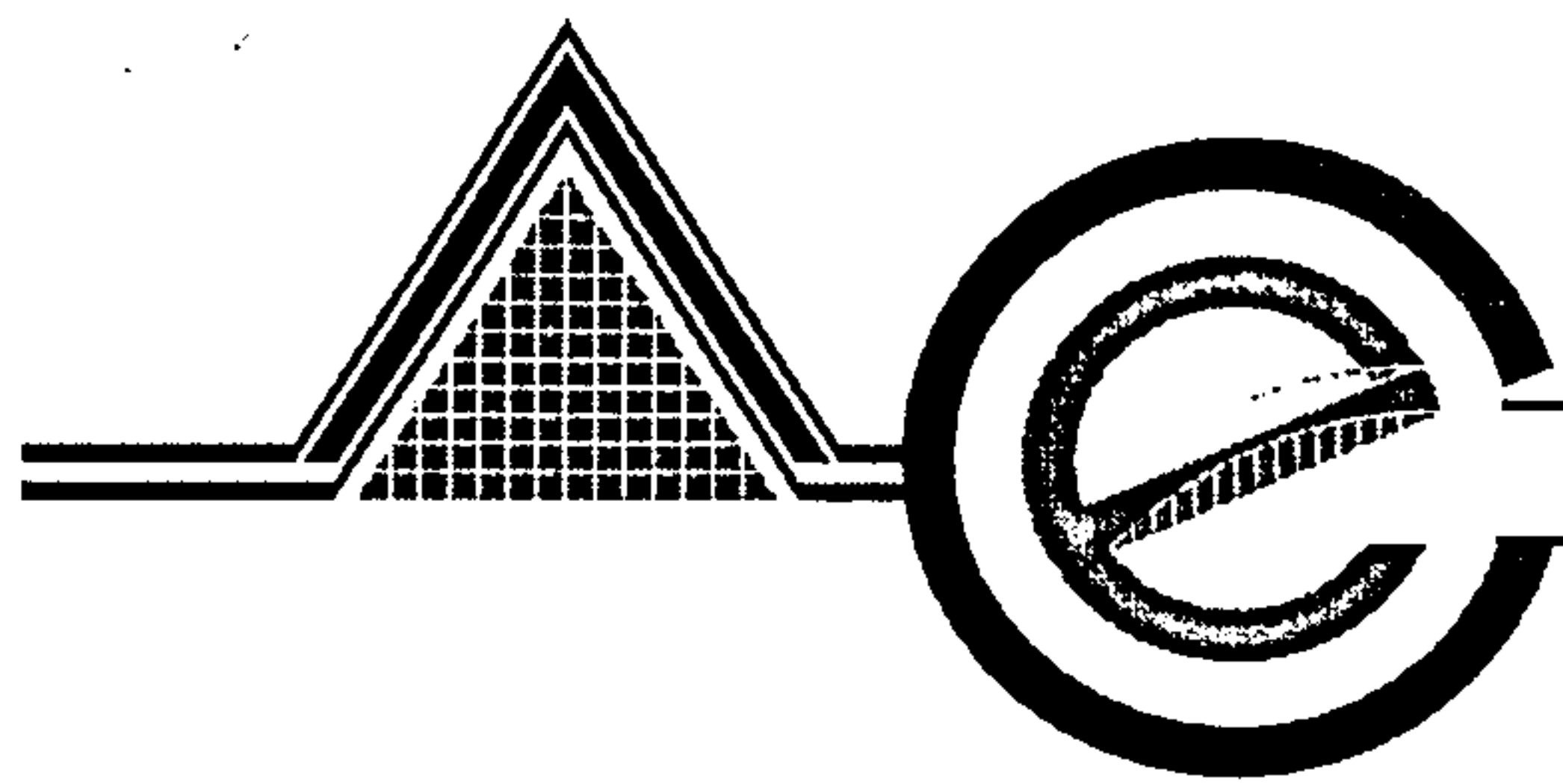


NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
B-12-Z
 Map Amended through April 02, 2004



ADVANCED ENGINEERING and CONSULTING, LLC

April 16, 2004

Consulting
Design
Development
Management
Inspection
Surveying

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Vacation of 20' Public Sanitary Sewer Easement for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing ±8.5 Acres**

Dear Ms. Matson:

Advanced Engineering and Consulting is requesting a vacation of 20' public sanitary sewer easement located within Tract T-1A-2, Town of Alameda Grant. The easement was created in April 23, 1996 between Arroyo Villas Limited Partnership and New Mexico Utilities, Inc. A portion of the 20' public sanitary sewer easement is no longer required. The property owners would like this easement vacated. Please find attached 24 copies of the complete document which created the public easement and the drawing showing the easement to be vacated.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Sally Salazar, Assistant Manager

Enclosure

cc: Felix Rabadi

JN: 200359
ss/SB




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

PAGE 2

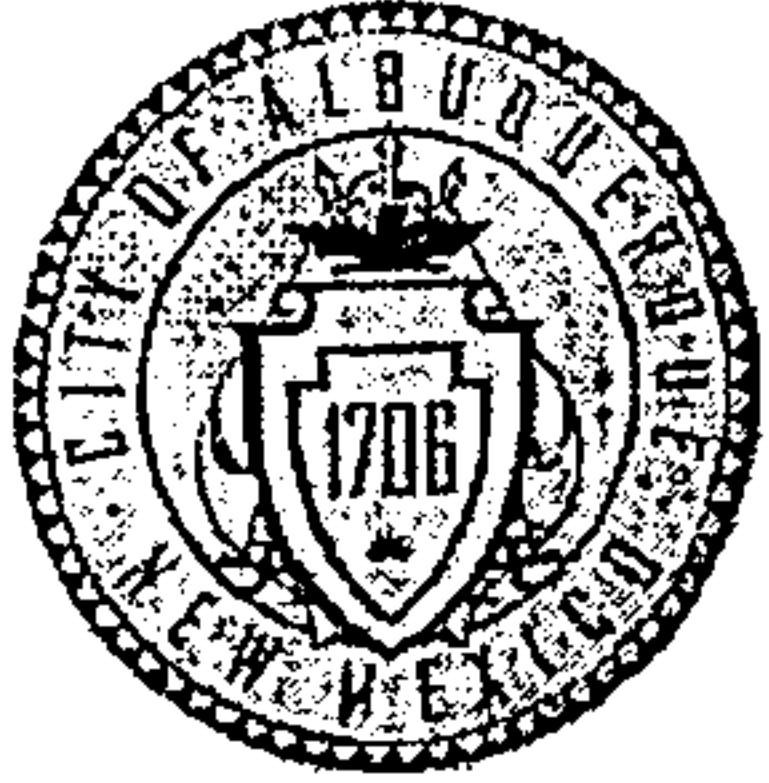
Project # 1003366
04DRB-00596 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) this action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

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, APRIL 26, 2004.



**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, May 12, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000332

04DRB-00576 Major-Two Year SIA

SMITH ENGINEERING, INC. agent(s) for PRAXAIR, INC. request(s) this action(s) for all or a portion of Lot(s) 28A, Tract(s) A, Block(s) B, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO ST NE, between SAN MATEO BLVD NE and I-25 containing approximately 3 acre(s). [REF: DRB-96-526, DRB-96-528, 02DRB-00340] (B-18)

Project # 1000128

04DRB-00581 Major-Vacation of Public Easements

04DRB-00580 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) these action(s) for **STONEBROOKE ESTATES**, zoned RD (7DU/Ac), located on EAGLE ROCK AVE NW, between SUNNYBROOK ST NW and JASPER DR NW containing approximately 1 acre(s). [REF: 03DRB-00640, 03DRB-00659] (C-19)

Project # 1001717

04DRB-00594 Major-Preliminary Plat Approval

04DRB-00595 Major-Vacation of Pub Right-of-Way

04DRB-00597 Minor-Sidewalk Waiver

04DRB-00600 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) these action(s) for all or a portion of Tract(s) A, PARK & DRAINAGE MANAGEMENT AREA, TOWN OF ATRISCO GRANT, **LAURELWOOD SOUTH SUBDIVISION**, zoned RD, located on 72ND ST NW AND ALLEY H, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB-01391, DRB-95-348, DRB-97-268, 02DRB-00207, 02EPC-00133] (H-10)

Project # 1002798

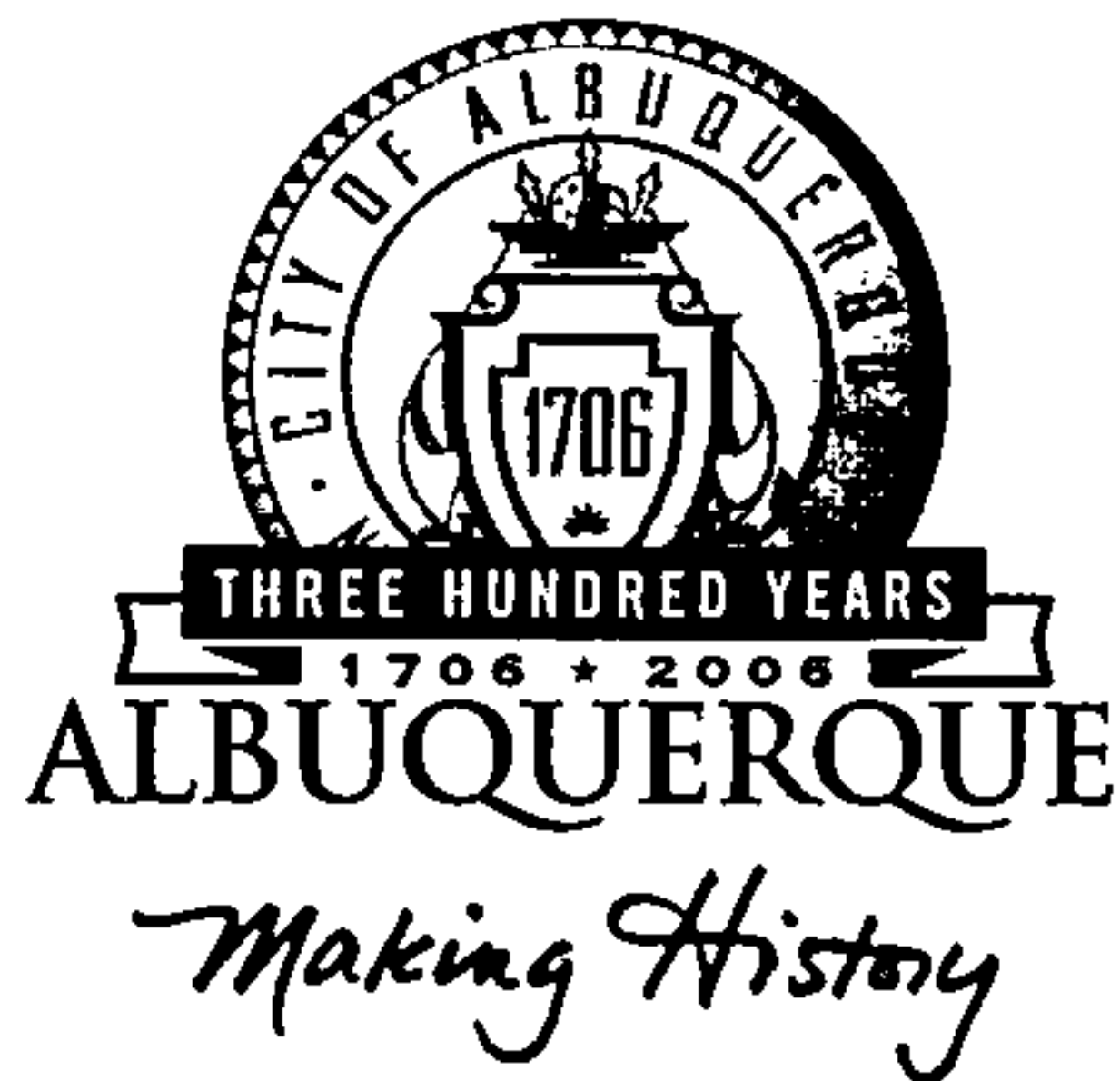
04DRB-00592 Major-Vacation of Pub Right-of-Way

04DRB-00593 Minor-Vacation of Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] (G-13)

SEE PAGE 2

CITY OF ALBUQUERQUE



Planning Department

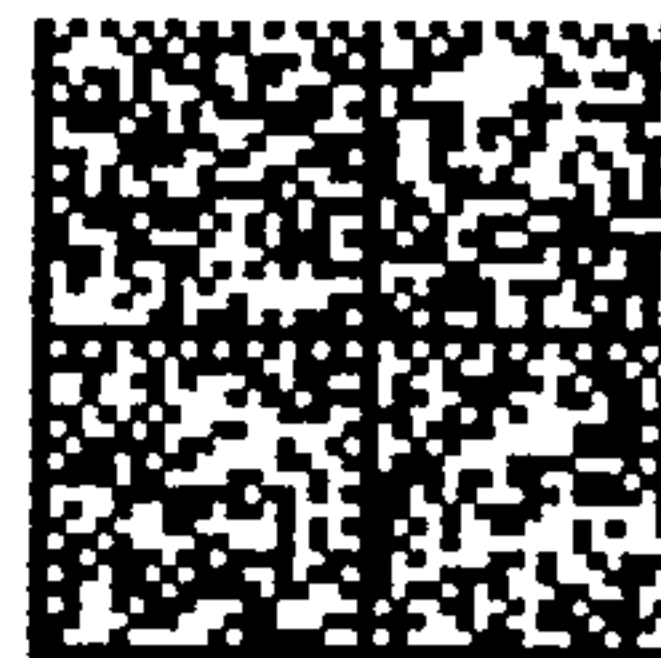
P.O. Box 1293

Albuquerque, NM 87103

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TO
SENDER
UNCLAIMED

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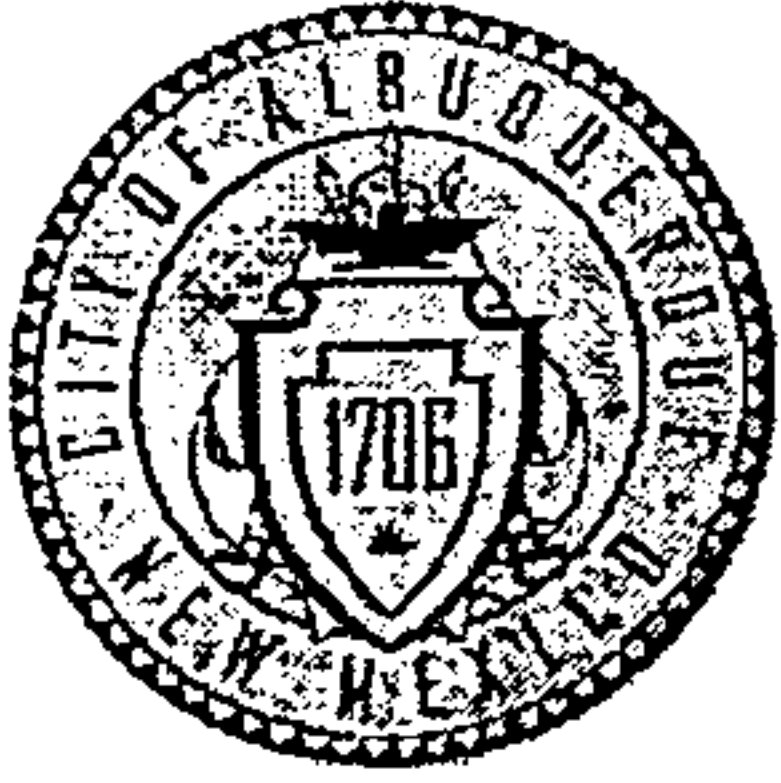
~~AMIGO PETROLEUM CO
GENERAL DELIVERY
ALBUQUERQUE NM 87119~~



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MAILED FROM ZIP CODE 8710

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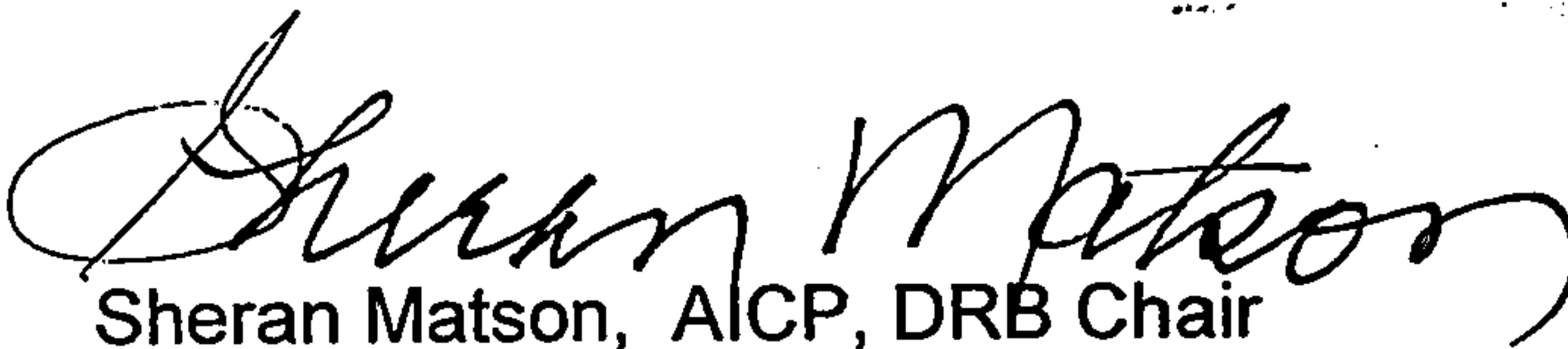
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

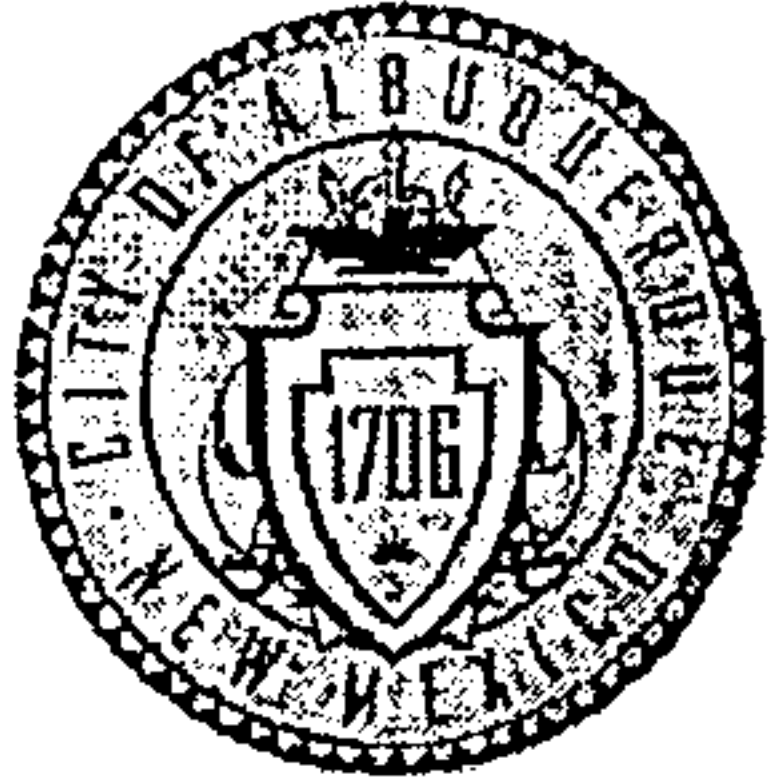
Project # 1003366
04DRB-00596 Major-Vacation of Public
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Sheran Matson, AICP, DRB Chair
Development Review Board

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SEE PAGE 2

CITY OF ALBUQUERQUE

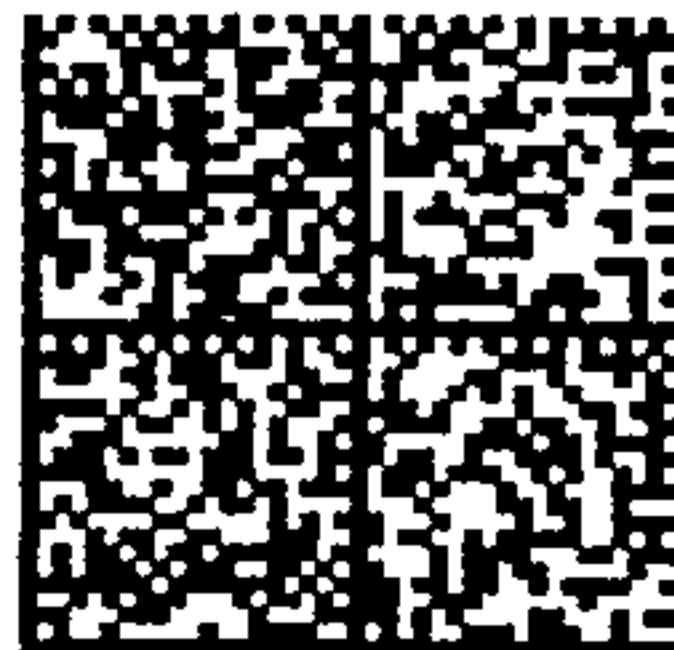


Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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0004329277 APR 21 2004
MAILED FROM ZIP CODE 87103

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UNCLAIMED

~~AMIGO PROP LLC
GENERAL DELIVERY
ALBUQUERQUE NM 87199~~

DRB

MAY - 3 2004



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

PAGE 2

file
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04DRB-00596 Major-Vacation of Public
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Project # 1002798

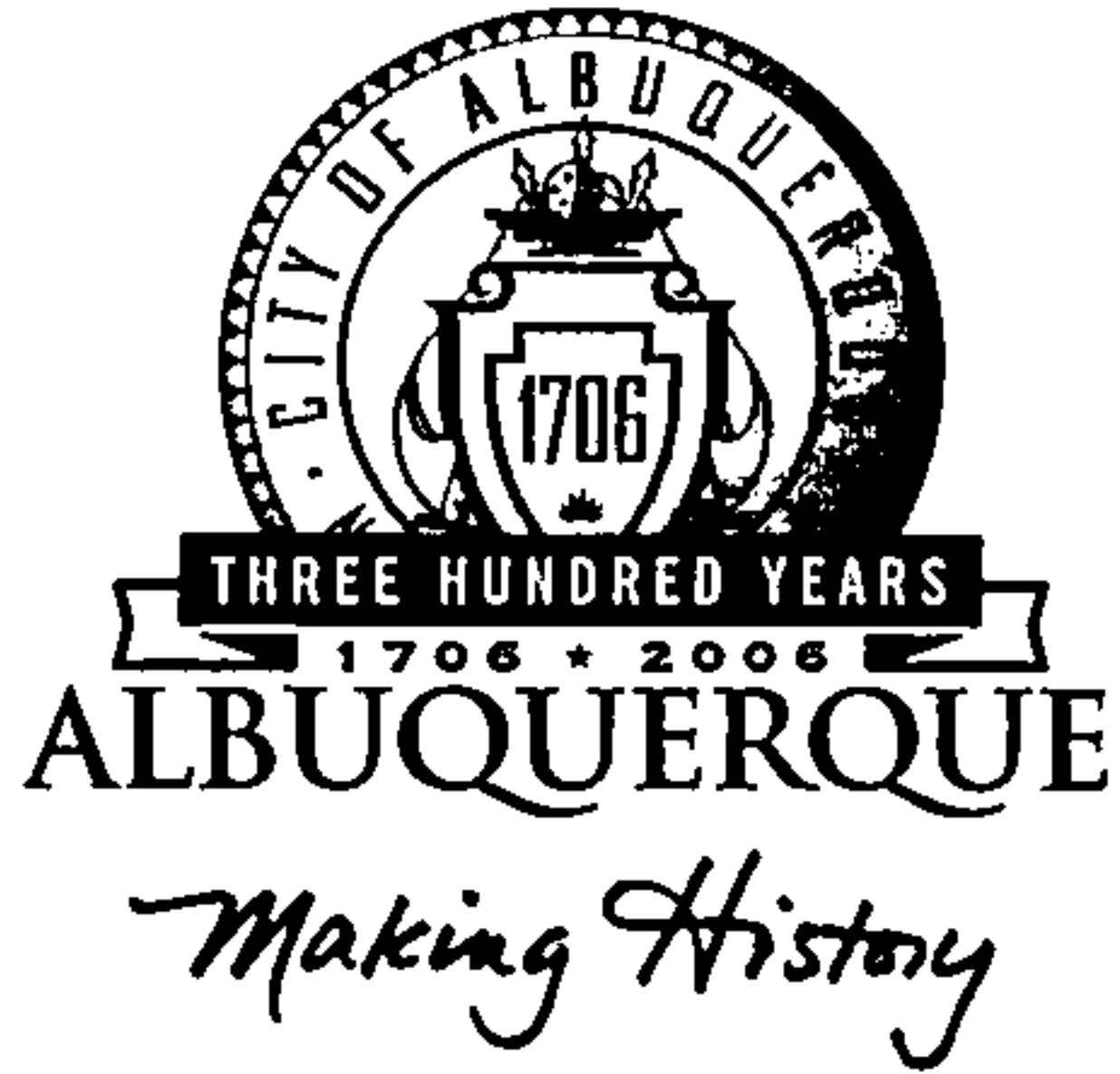
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SEE PAGE 2

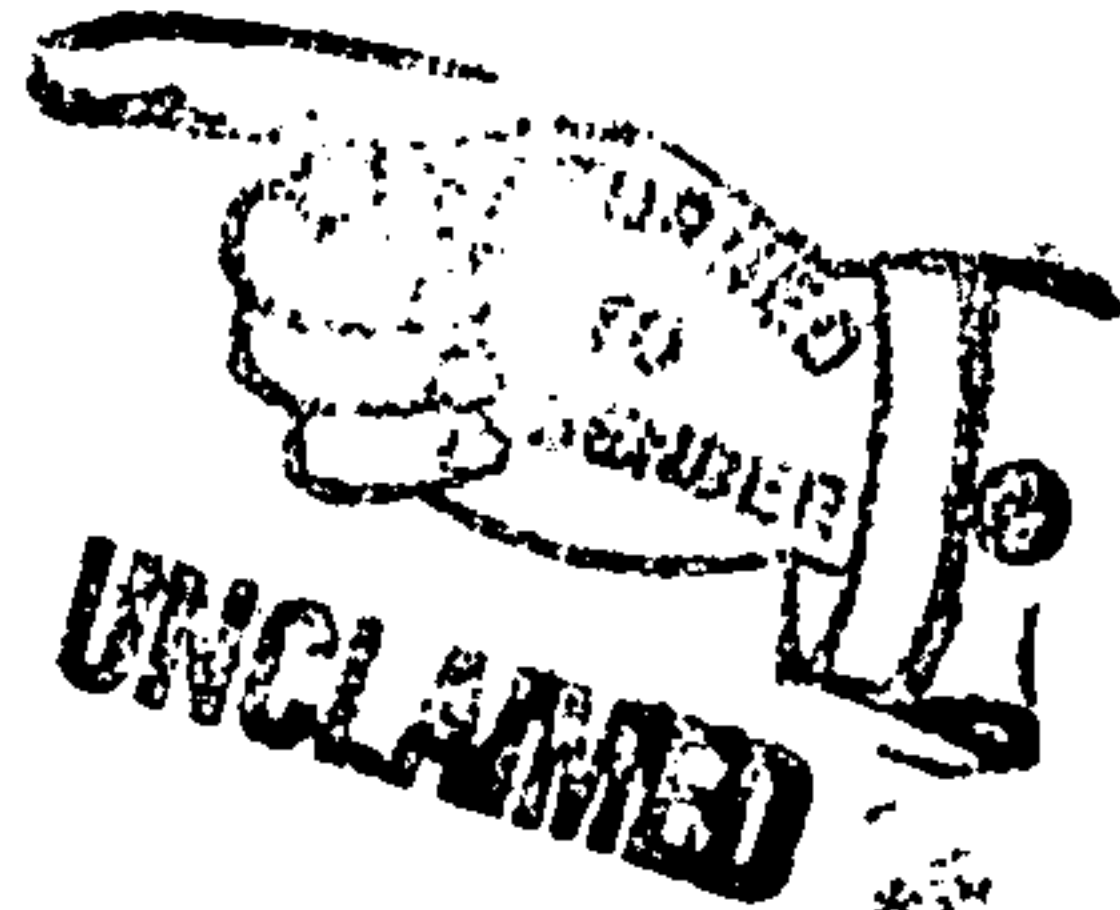
CITY OF ALBUQUERQUE



Planning Department

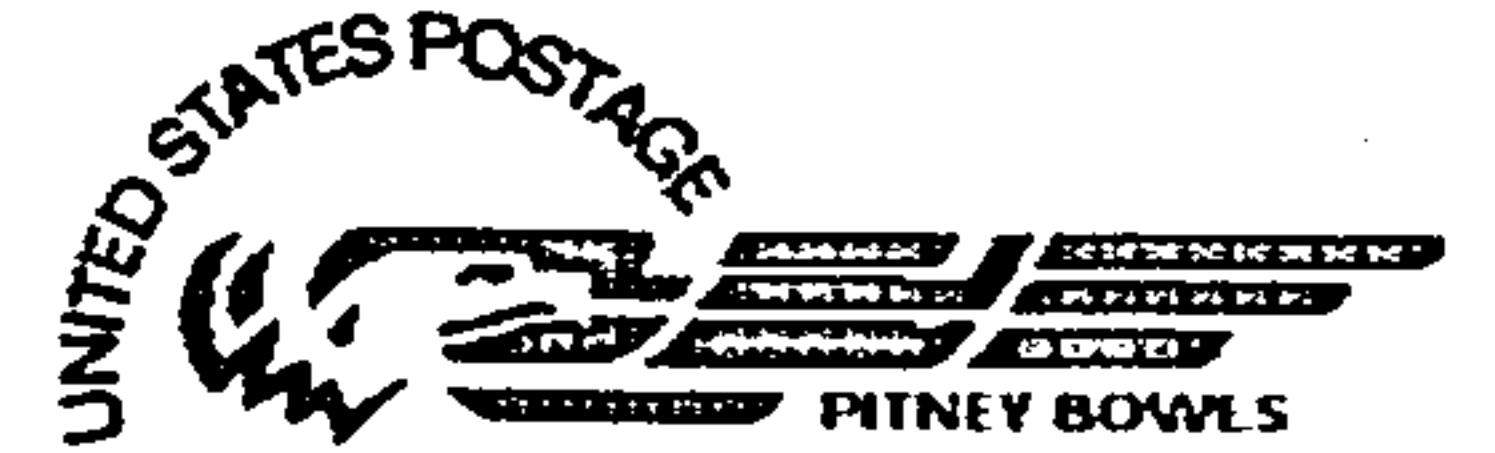
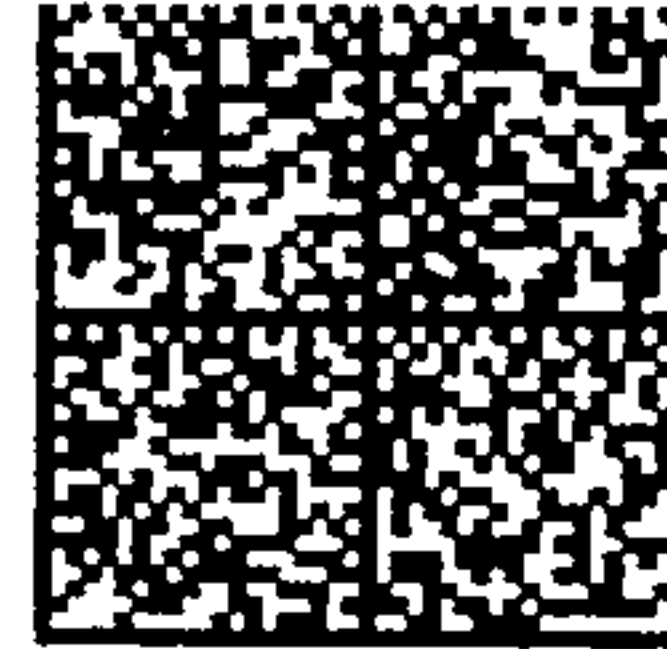
P.O. Box 1293

Albuquerque, NM 87103



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NM BAPTIST FOUNDATION INC
GENERAL DELIVERY
ALBUQUERQUE NM 87191



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0004329277 APR 21 2004
MAILED FROM ZIP CODE 87102

MAY - 3 2004

**New Mexico
Utilities Inc.**

April 29, 2004

Mr. Shawn Biazar
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave., NE
Albuquerque, NM 87113

Re: Vacation of 20' Public Sanitary Sewer Easement for Tract T-1A-Z, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing approximately 8.5 Acres.

Dear Mr. Biazar:

New Mexico Utilities, Inc. (NMUI) has no objection to the release of the referenced easement once a replacement sanitary sewer line has been constructed and a replacement easement granted to NMUI. Both the new Grant of Easement and the Release of Easement can be done by document.

Please feel free to contact me with any further questions. I can be reached at 898-2661.

Sincerely,
New Mexico Utilities, Inc.



Bob Gay
Vice President/GM



(505) 899-5570

4416 Anaheim Ave., NE Albuquerque, NM 87113

LETTER OF TRANSMITTAL

DATE: 04/27/04	JOB NO: 200359
ATTENTION: Sheran Matson	
RE: Vacation of Easement for Sanitary Sewer City Project # 1003366	

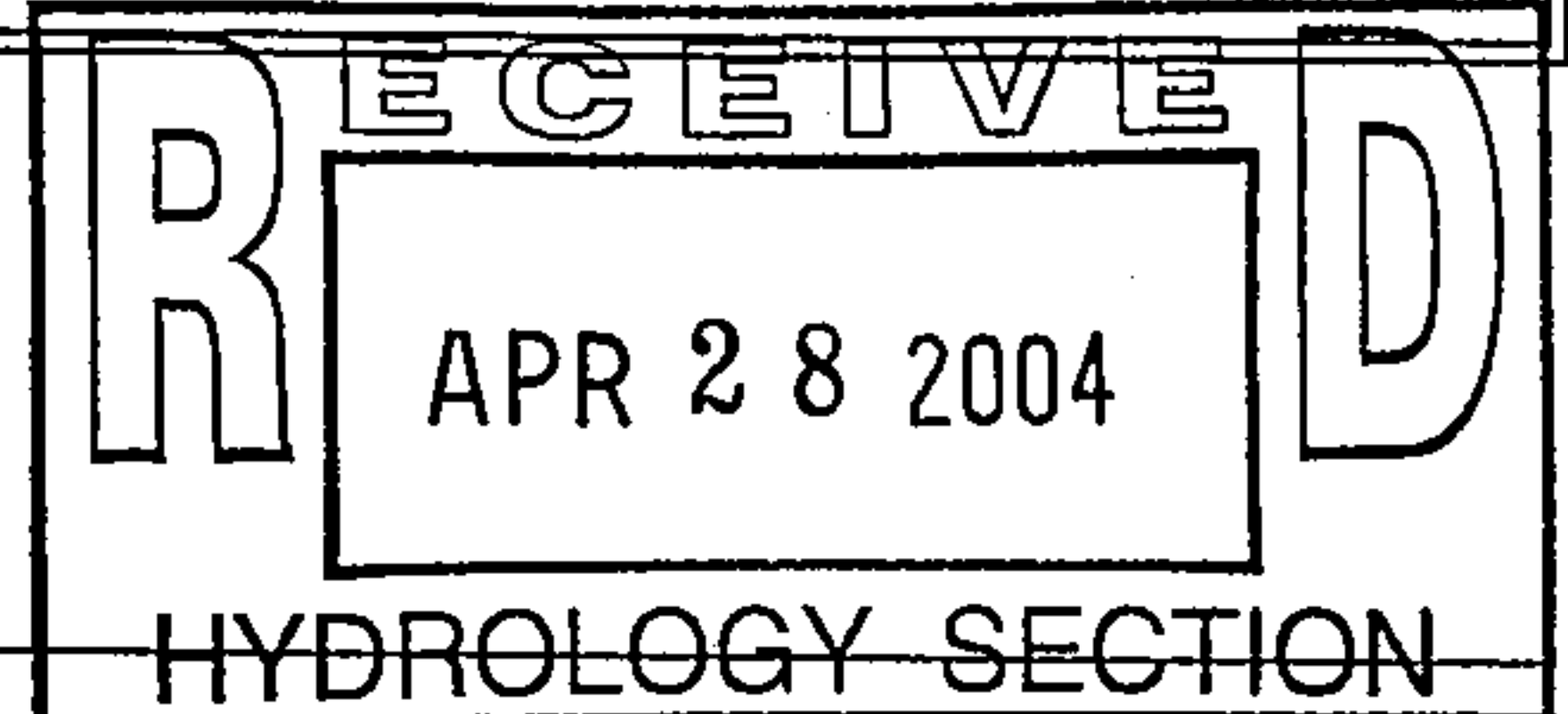
TO City of Alb. Planning - DRB
600 2nd Street NW - One Stop Shop Planning

- WE ARE SENDING YOU Attached Under Separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATED	NO.	DESCRIPTION
1			Neighborhood Association Notification
2			Certified Mailing Receipts

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted FOR SIGNATURE(S)
- For your use Approved as noted _____
- As requested Returned for corrections
- For review and comments _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US



REMARKS _____

COPY TO _____

RECEIVED BY *Les Duranclaux*

SIGNED *S. Salazar*

7003 1010 0000 0101 0002 8675 9029

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Postage	\$ 1.06	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.11	

Sent To LARRY WEAVER
 Street, Apt. No.; or PO Box No. 6001 Unidas Ct NW
 City, State, ZIP+4 Alb NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0000 0101 0002 8675 9012

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

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ALBUQUERQUE, NM 87114

Postage	\$ 0.83	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	

Sent To Tom Anderson
 Street, Apt. No.; or PO Box No. 10013 Plunkett NW
 City, State, ZIP+4 Alb NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



MEMO:

To: Mr.Larry Weaver / Mr. Tom Anderson / Neighborhood Association

From: Shawn Biazar

Subject: Vacation of Easement for Sanitary Sewer

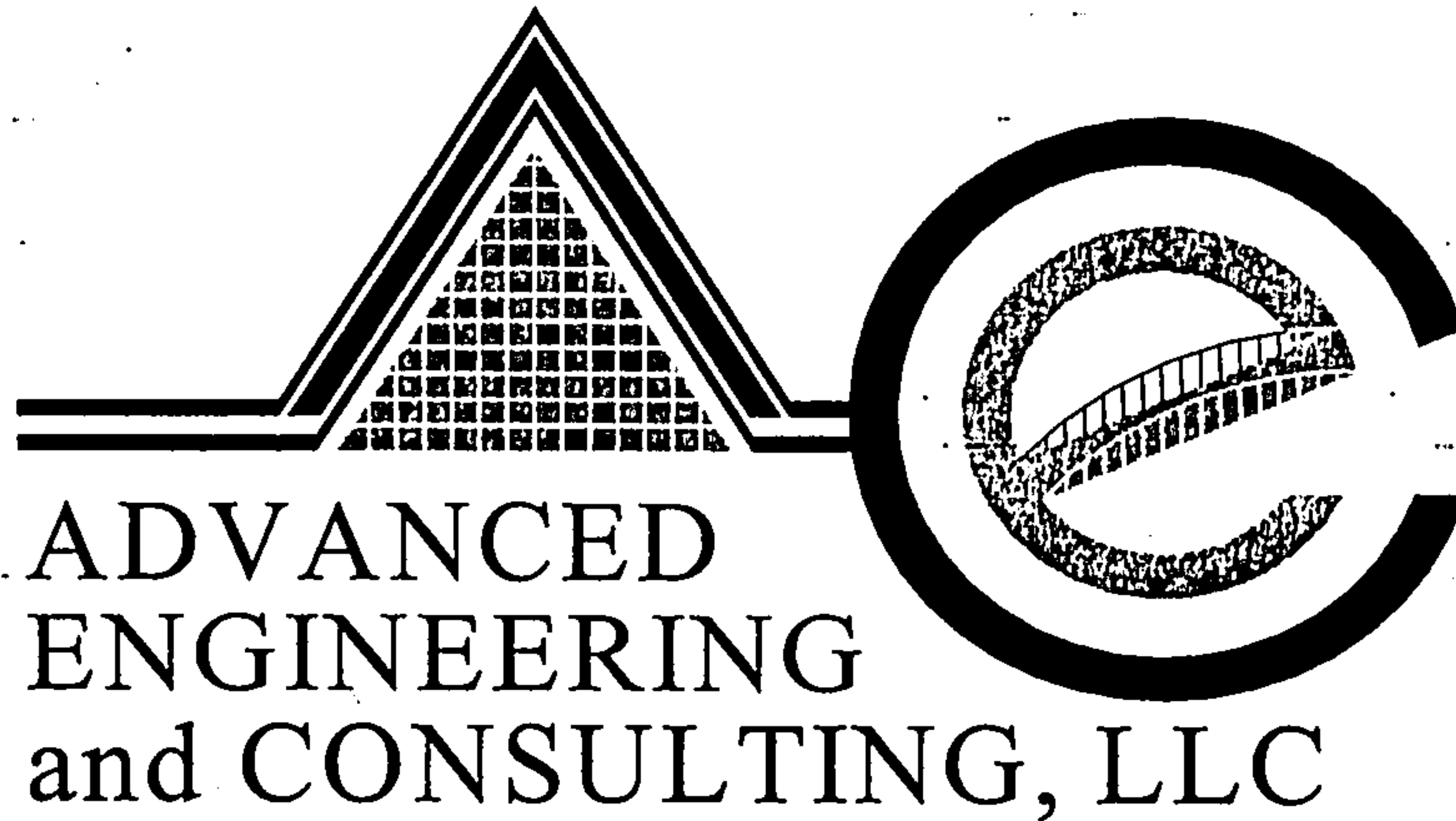
JN: 200359

Date: April 27, 2004

Dear Sirs:

We inadvertently stated that this application was submitted to the Environmental Planning Commission. This is a notification of correction. Please find a copy of the application submitted to the **Design Review Board (DRB)** for Vacation of Easement for Sanitary Sewer for Tract T-1A-2. Attached are copies of the submittal package for the above reference site.

If there are any questions or you would like to meet with me on this project, please do not hesitate to contact me at (505) 899-5570.



MEMO:

To: Mr. Larry Weaver / Mr. Tom Anderson / Neighborhood Assoc.
From: Shawn Biazar
Subject: Vacation of Easement for Sanitary Sewer
Date: April 16, 2004

JN: 200359

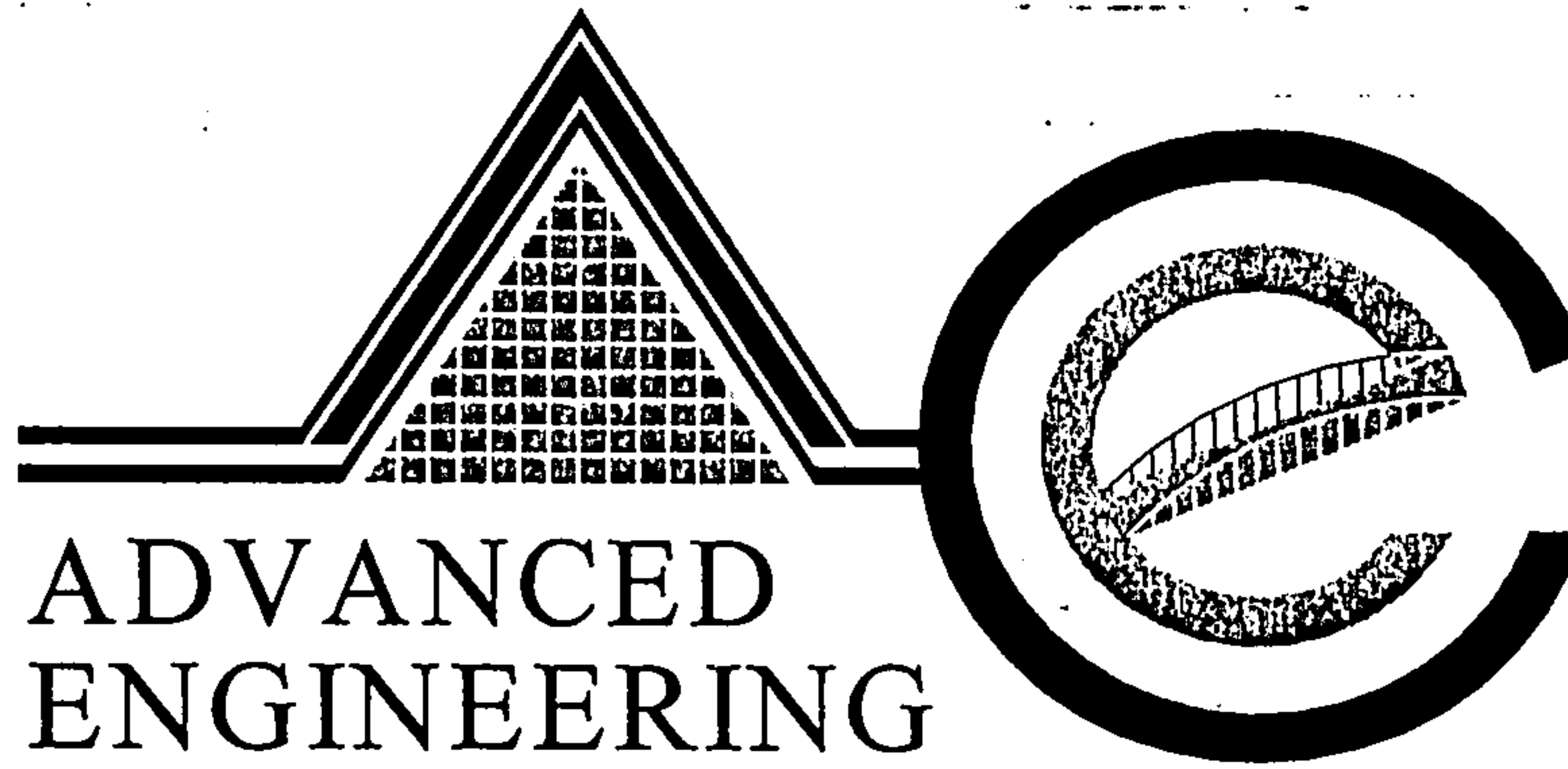
Dear Sirs:

DRB

Attached please find a copy of application to ~~Environmental Planning Commission~~ (EPC) for Vacation of Easement for Sanitary Sewer for Tract T-1A-2. Attached are copies for the above reference site.

If there are any questions or you would like to meet on this project, please don't hesitate to call me at (505) 899-5570.

*Inadvertently sent it to EPC
Resend —*



**ADVANCED
ENGINEERING
and CONSULTING, LLC**
FACSIMILE TRANSMITTAL

To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
		TOTAL OF (2) PAGE(S)
From:	SHAWN BLAZAR	
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200359
Date:	April 15, 2004	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, SU-1 for PRD, Zone Atlas Page B-12-Z

LEGAL DESCRIPTION

LOCATED ON: Golf Course Road
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving NW AND Calabacillas Arroyo
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).
ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

C-NEIGHBORHOOD-NOTIF WPD



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: April 16, 2004

TO CONTACT NAME: Shawn Brasal
 COMPANY/AGENCY: Advanced Engineering & Consulting
 ADDRESS/ZIP: 4416 Anaheim Ave NW 87113
 PHONE/FAX #: 899-5570 / 897-4996

Thank you for your inquiry of 4-16-04 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Dist T-1A-2, SU-1 for PRD

zone map page(s) B-12

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

Paradise Hills Cma
 Neighborhood Association
 Contact: Larry Weaver
6001 Unitas Ct NW / 87114
898-8640 (w) 846-1511 (w)
Tom Anderson
10013 Junckett St NW
897-2593 (w) 87114

Neighborhood Association
 Contact: _____

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 921-3913.

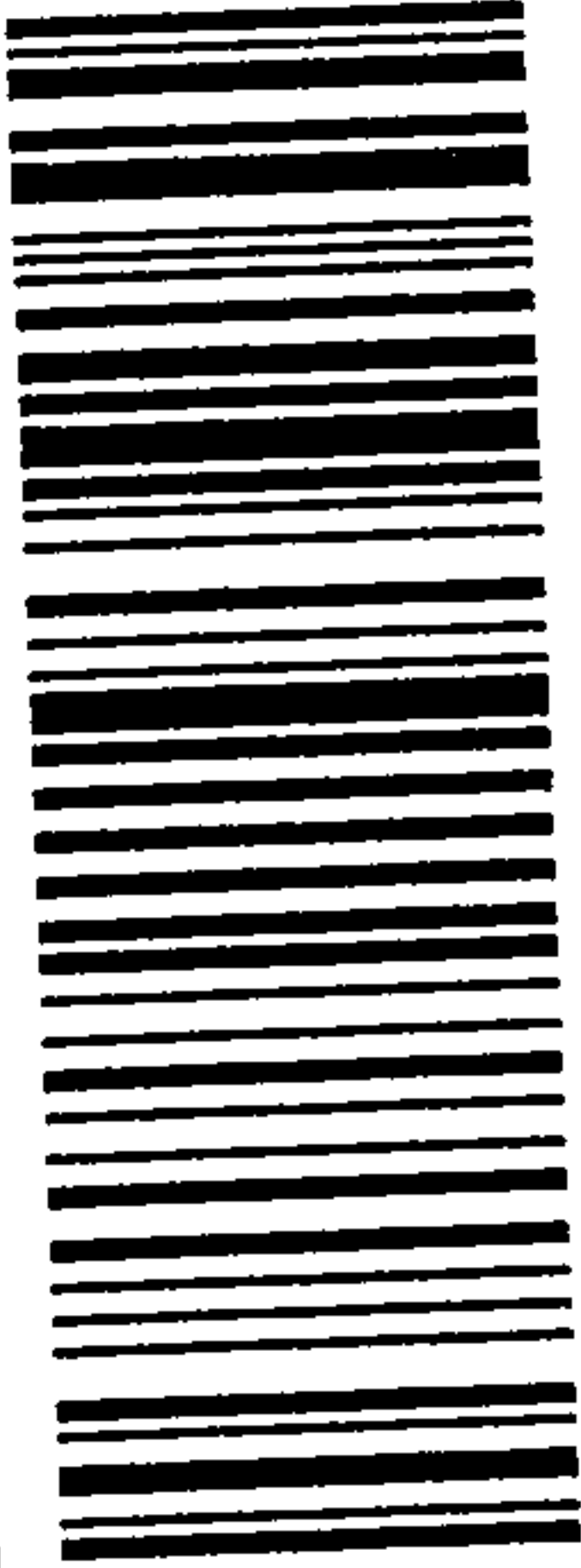
Sincerely,
Dalana Carmma
 OFFICE OF NEIGHBORHOOD COORDINATION

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

7003 1010 0002 8675 9029

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7003 1010 0002 8675 9029
7003 1010 0002 8675 9029

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To LARRY WEAVER
 Street, Apt. No.;
 or PO Box No. 6001 Unitas CT NW
 City, State, ZIP+4 Alb NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LARRY WEAVER
6001 UNITAS CT. NW
ALB., NM 87114

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

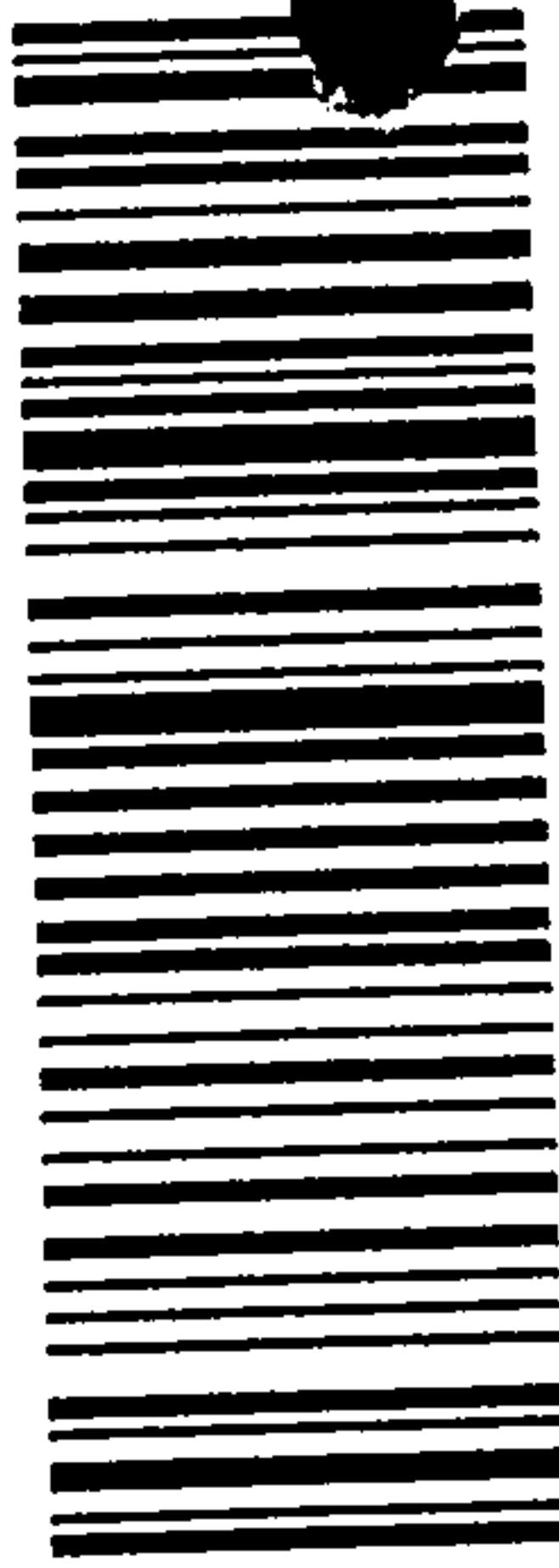
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7003 1010 0002 8675 9012

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL™



7003 1010 0002 8675 9012
7003 1010 0002 8675 9012

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To Tom Anderson
 Street, Apt. No., or PO Box No. 10013 Plunkett NW
 City, State, ZIP+4 Alb NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TOM ANDERSON
10013 PLUNKETT NW
ALB., NM 87114

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Addressee
 Agent

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

____ Major Subdivision action

____ Minor Subdivision action

X Vacation **V**

____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

____ ...for Subdivision Purposes

____ ...for Building Permit

____ IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

____ Annexation

____ County Submittal

____ EPC Submittal

____ Zone Map Amendment (Establish or Change Zoning)

____ Sector Plan (Phase I, II, III)

____ Amendment to Sector, Area, Facility or Comprehensive Plan

____ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Sharif (Felix) Rabadi

ADDRESS: 120 Wyoming Blvd., SE FAX (505) 256-1514

CITY: Albuquerque STATE NM ZIP 87123

Proprietary interest in site: Owner List all owners: Sharif (Felix) Rabadi

AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570

ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Vacation of a Portion of 20' Public Sanitary Sewer Easement

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes X No.

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

Lot or Tract No. Tract T-1A-2 Block: _____ Unit: _____

Subdiv. / Addn. Town of Alameda Grant

Current Zoning: SU-1 for PRD Proposed zoning: The Same

Zone Atlas page(s): B-12-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 8.5 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? X Yes. No, but site is within 5 miles of the city limits. Within 1000FT of a landfill? No

UPC No. 101206533743610511 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW

Between: Irving NW and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project #1003366, 04EPC-00498 SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89

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

SIGNATURE *Shahram Blazar* DATE 04-15-04

(Print) Shahram (Shawn) Blazar Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00596</u>	<u>VPE</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>Notif</u>		\$ <u>75.00</u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>May 12, 2004</u>			Total \$ <u>140.00</u>

Lucie Duran 4-16-04
Planner signature / date

Project # 100 3366

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

SHAHRAM (Shawn) BIAZAR
Applicant name (print)
[Signature] 4-15-07
Applicant signature / date



Form revised September 2001

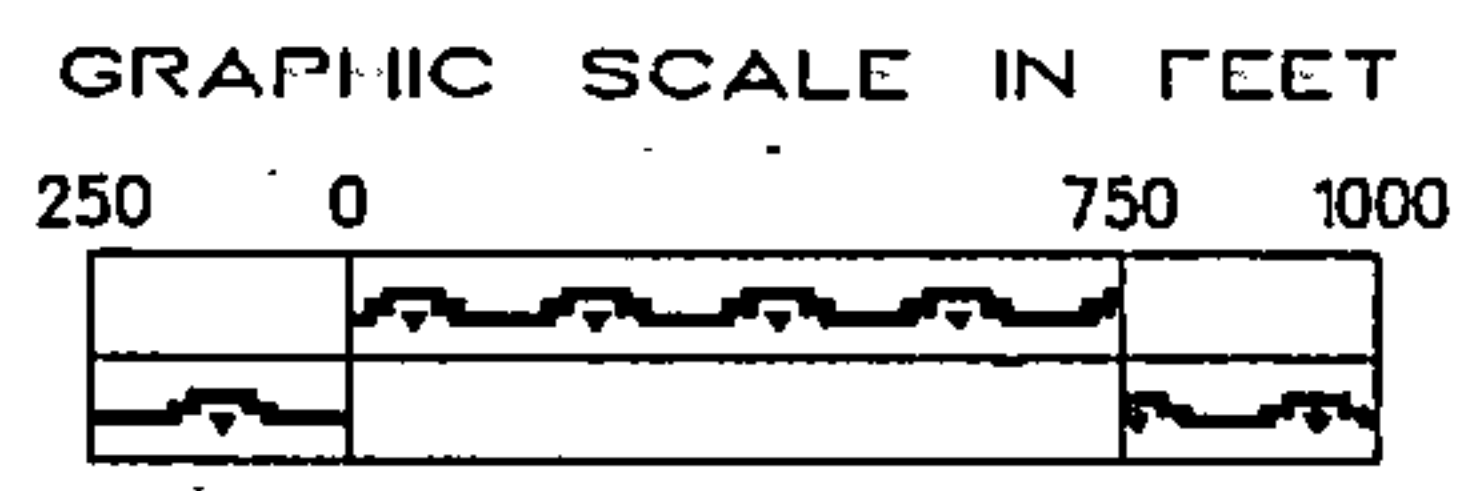
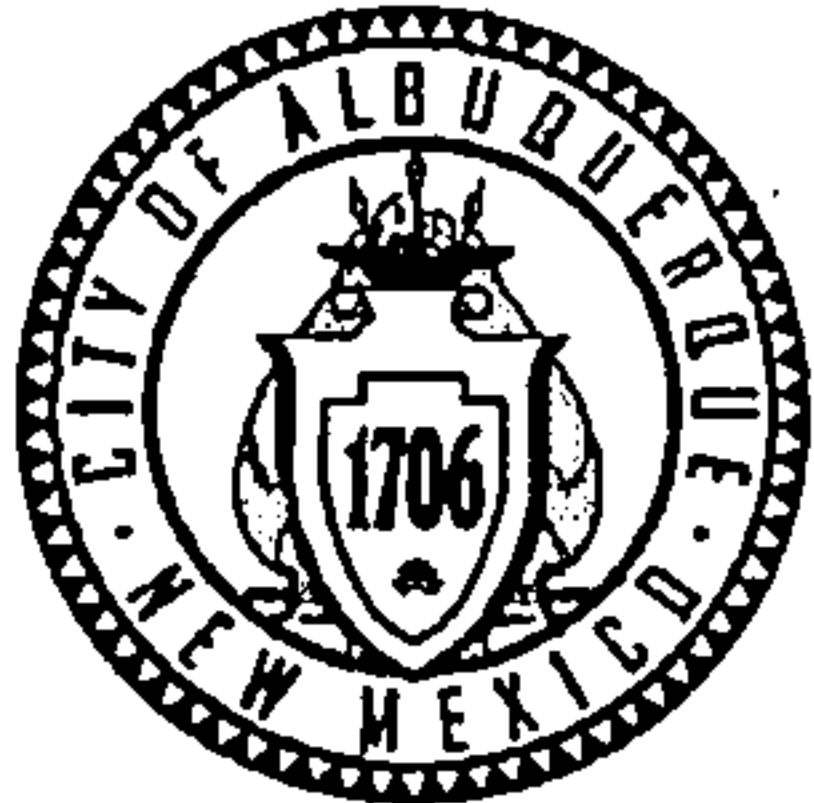
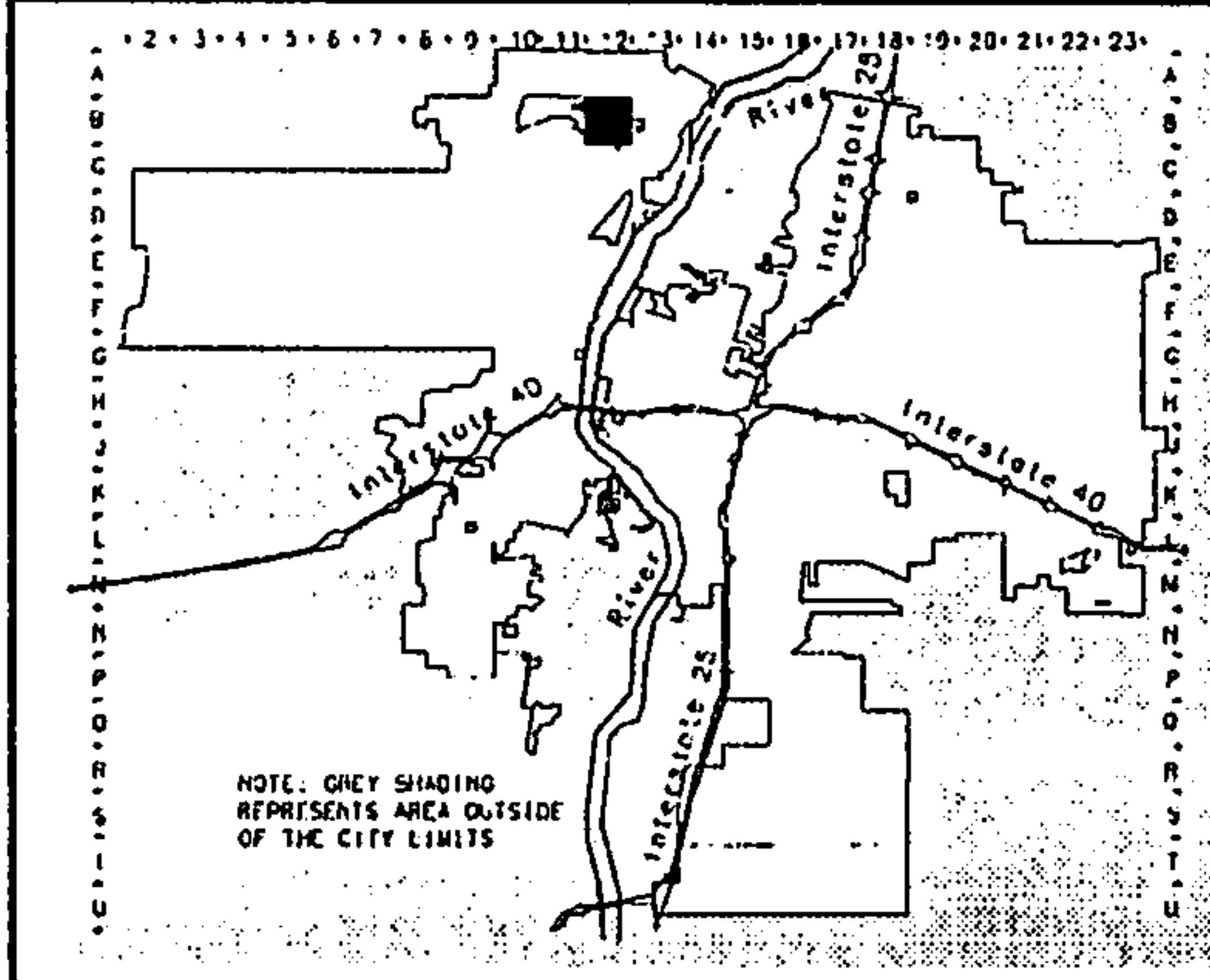
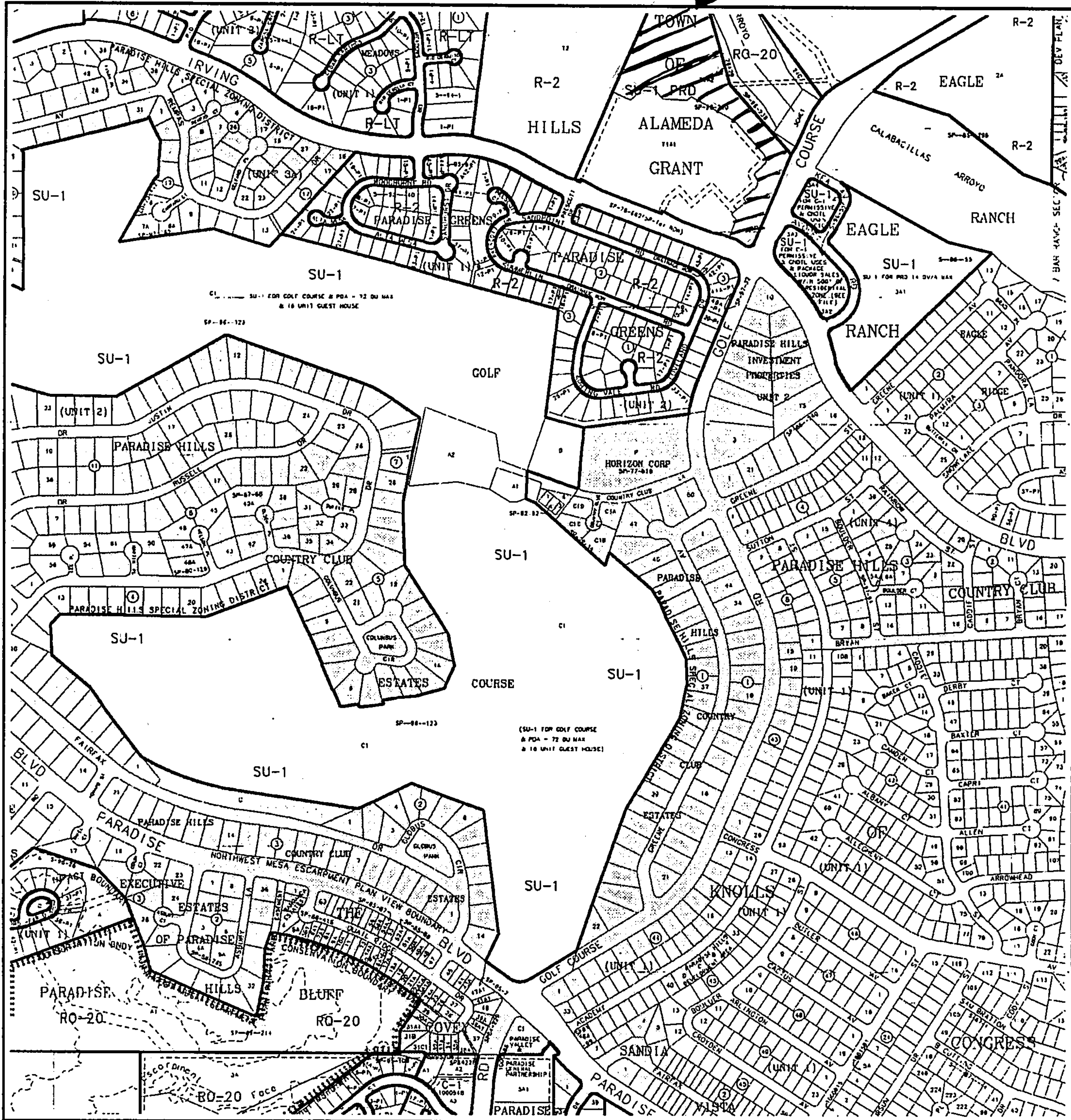
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - - 00596
- - -
- - -

[Signature] 4-16-07
Planner signature / date

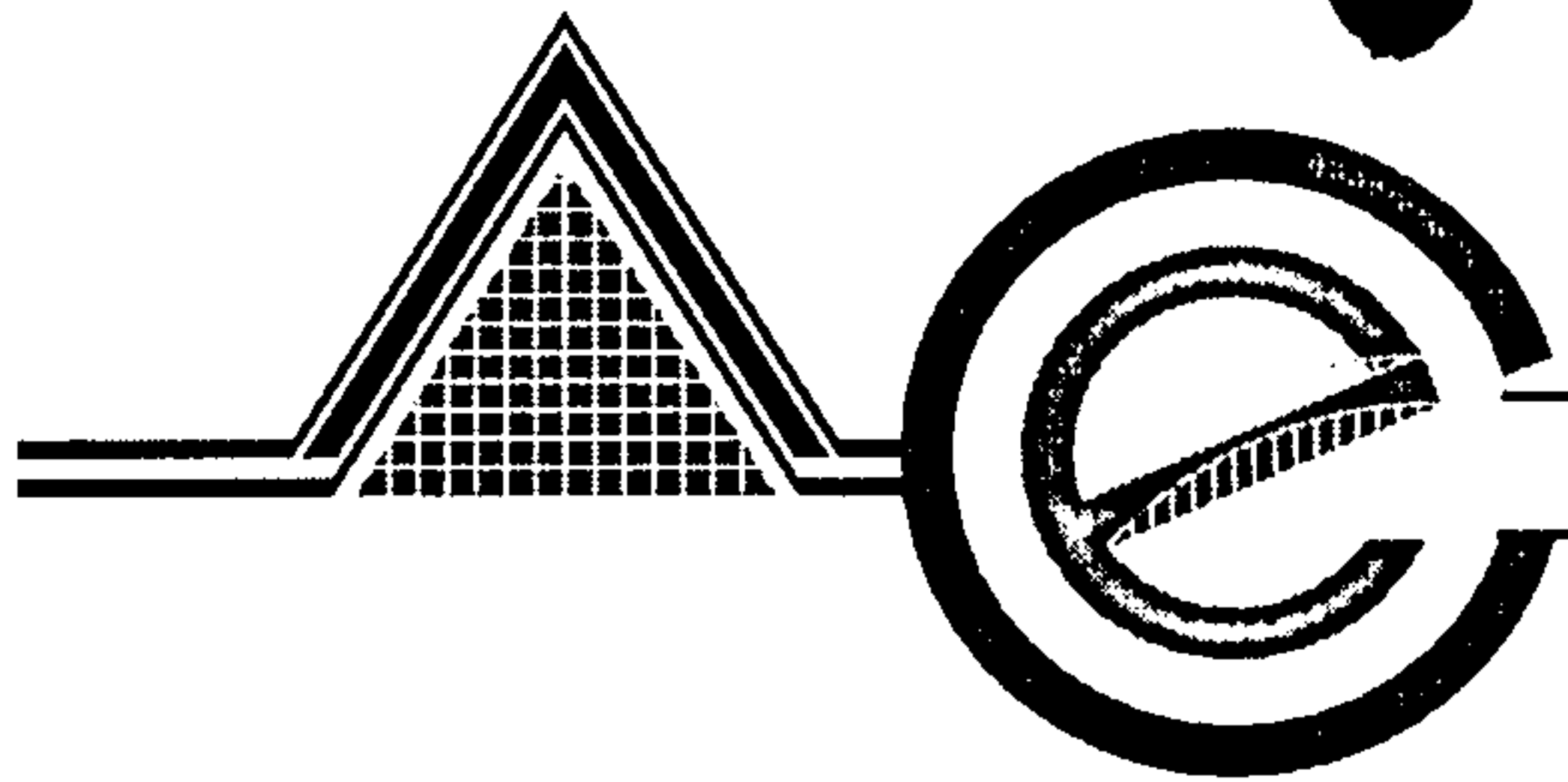
Project # 1003366

SITE



Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page
B-12-Z
Map Amended through April 02, 2004



ADVANCED ENGINEERING and CONSULTING, LLC

April 16, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Vacation of 20' Public Sanitary Sewer Easement for Project # 1003366, Case # 04EPC-00498, Town of Alameda Grant, Zone Atlas Page B-12-Z, Containing ±8.5 Acres**

Dear Ms. Matson:

Advanced Engineering and Consulting is requesting a vacation of 20' public sanitary sewer easement located within Tract T-1A-2, Town of Alameda Grant. The easement was created in April 23, 1996 between Arroyo Villas Limited Partnership and New Mexico Utilities, Inc. A portion of the 20' public sanitary sewer easement is no longer required. The property owners would like this easement vacated. Please find attached 24 copies of the complete document which created the public easement and the drawing showing the easement to be vacated.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

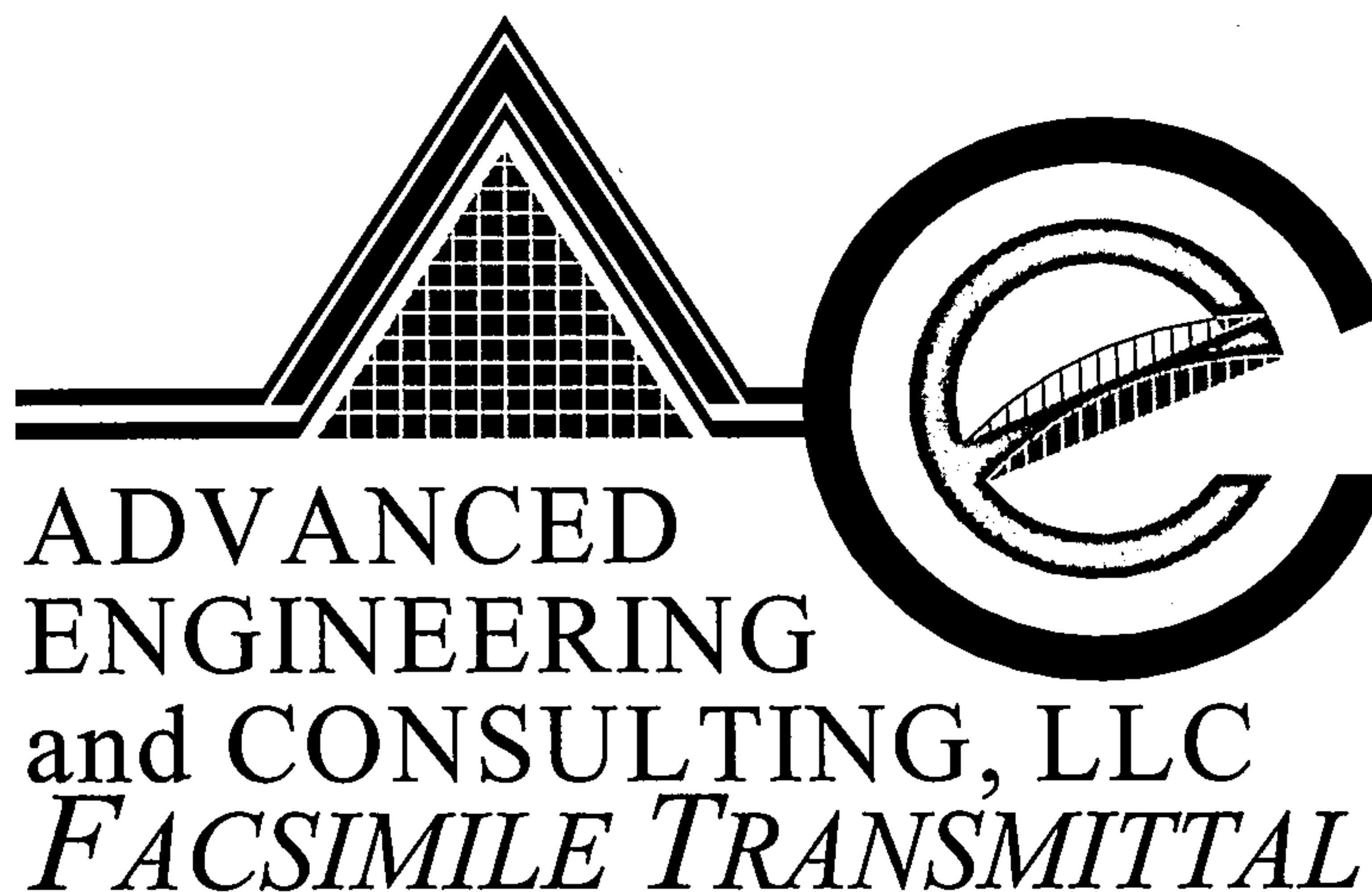
Sally Salazar, Assistant Manager

Enclosure

cc: Felix Rabadi

JN: 200359

ss/SB



To:	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
		TOTAL OF (2) PAGE(S)
From:	SHAWN BIAZAR	
Subject:	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200359
Date:	April 15, 2004	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract T-1A-2, SU-1 for PRD, Zone Atlas Page B-12-Z,

LEGAL DESCRIPTION

LOCATED ON:

Golf Course Road

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Irving NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

Calabacillas Arroyo

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (B-12-Z).

ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

C:NEIGHBORHOOD-NOTIF.WPD



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: April 16, 2004

TO CONTACT NAME: Shawn Biasal
 COMPANY/AGENCY: Advanced Engineering & Consulting
 ADDRESS/ZIP: 4416 Anaheim Ave NW 87113
 PHONE/FAX #: 899-5570 / 897-4996

Thank you for your inquiry of 4-16-04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Dist T-1A-2, SU-1 for PRD

zone map page(s) B-12

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

Paradise Hills Cma
 Neighborhood Association
 Contacts: Larry Weaver
4001 Unitas Ct NW / 87114
898-8640 (w) 846-1511 (w)
Tom Anderson
10013 Punkett Dr NW
897-2593 (w) 87114

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana S. Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

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

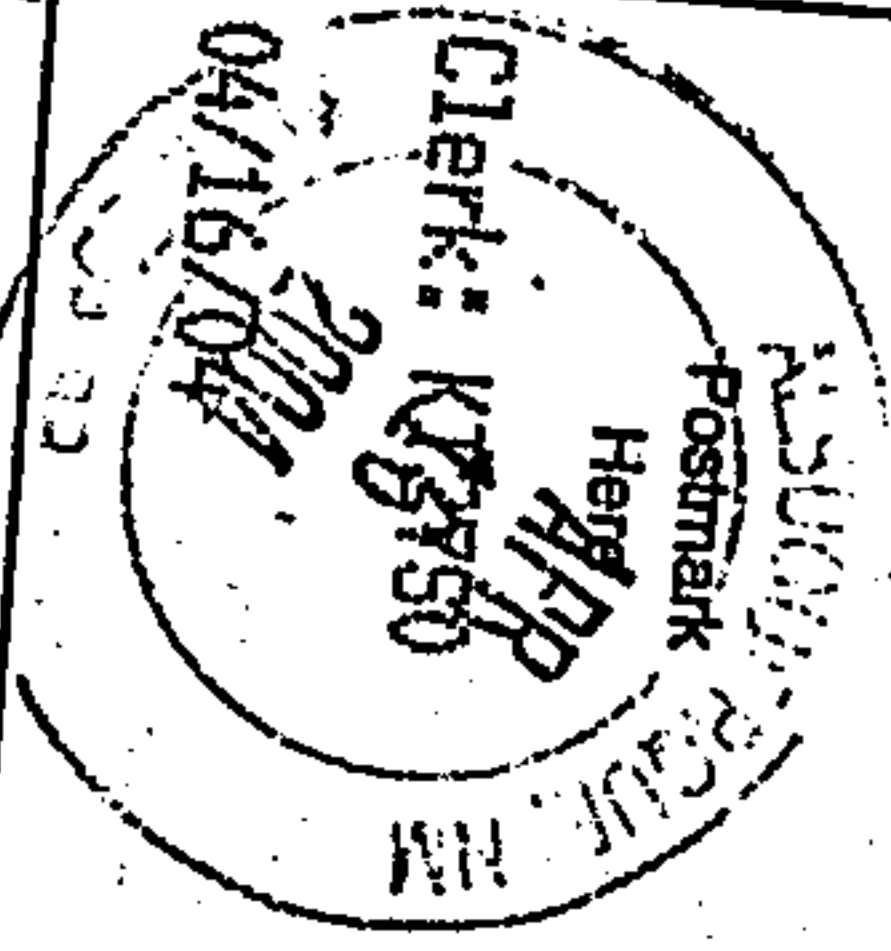
5005 9005 8675 2000 0101 1010 2003

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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.83
Certified Fee	
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.88



UNIT ID: 0114

Sent To LARRY MEAVER
 Street, Apt. No.: 6001 UNTER ST NW
 or PO Box No. ALBUQUERQUE, NM 87114
 City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

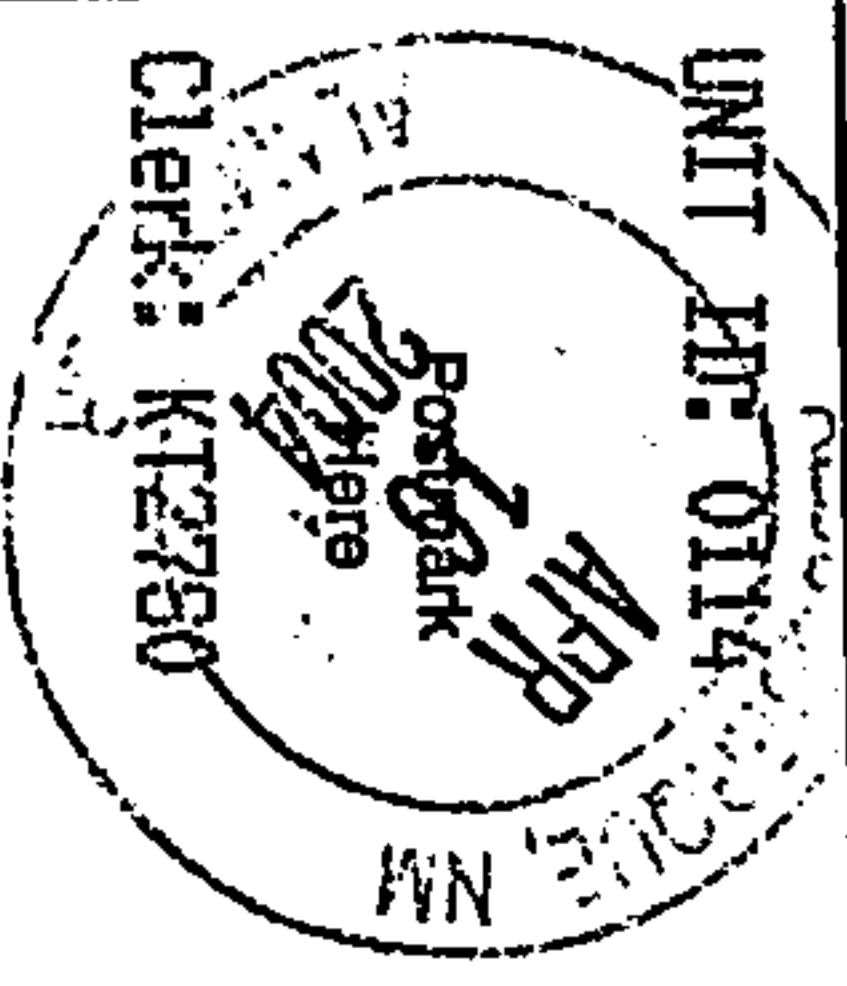
8992 8675 0002 1010 2003

**U.S. Postal Service™
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OFFICIAL USE

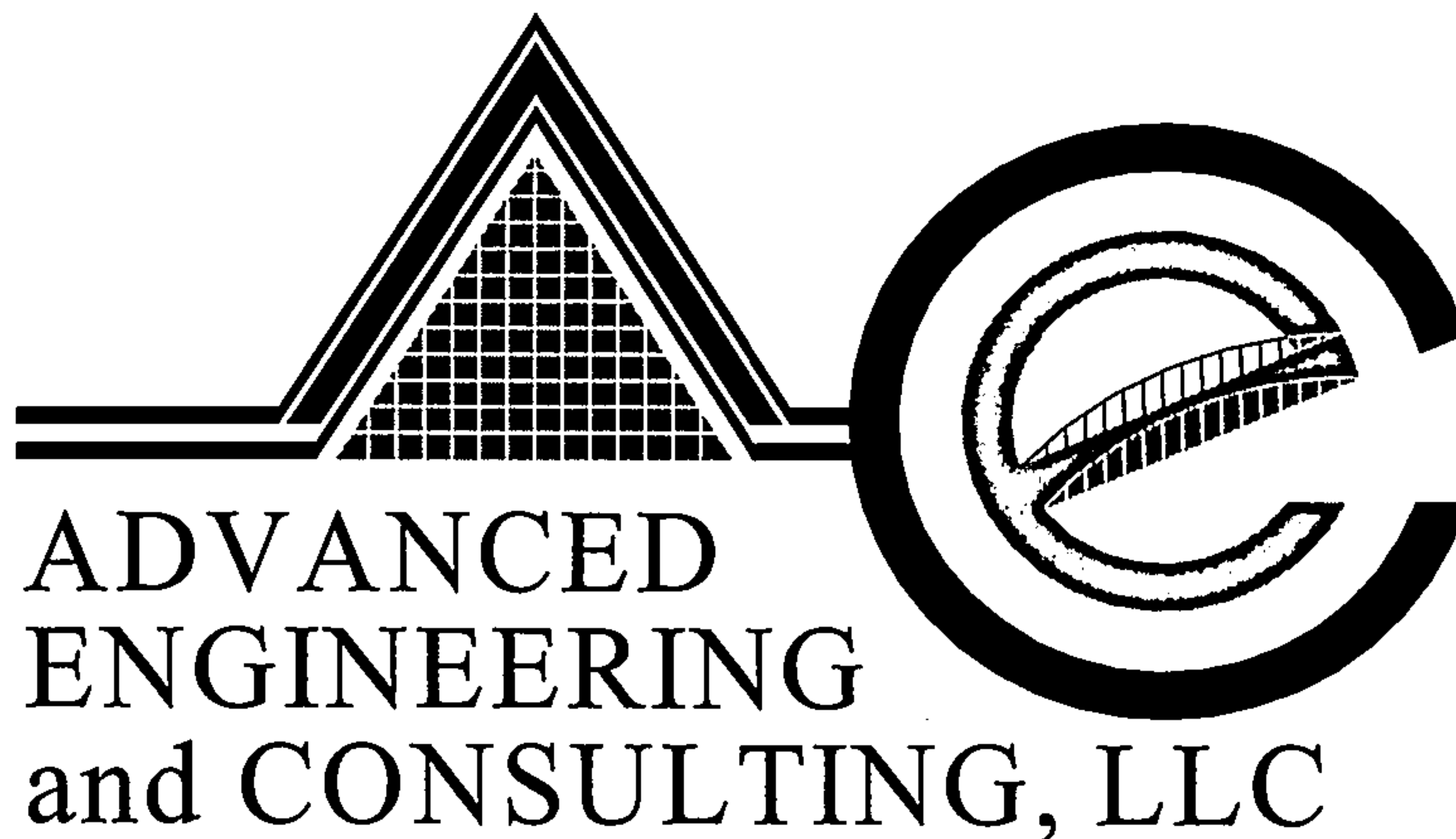
Postage	\$ 0.83
Certified Fee	
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.88



UNIT ID: 0114

Sent To Tom Anderson
 Street, Apt. No.: 10013 Plumkett NW
 or PO Box No. ALBUQUERQUE, NM 87114
 City, State, ZIP+4 ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



MEMO:

To: Mr.Larry Weaver / Mr. Tom Anderson / Neighborhood Assoc.

From: Shawn Biazar

Subject: Vacation of Easement for Sanitary Sewer

JN: 200359

Date: April 16, 2004

Dear Sirs:

Attached please find a copy of application to Environmental Planning Commission (EPC) for Vacation of Easement for Sanitary Sewer for Tract T-1A-2. Attached are copies for the above reference site.

If there are any questions or you would like to meet on this project, please don't hesitate to call me at (505) 899-5570.

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

PAID RECEIPT

\$75.00
\$140.00
\$0.00

APPLICANT NAME Sharif Rabadi
 AGENT Advanced Engineering & Consulting, LLC
 ADDRESS 4416 Anaheim Ave NE
 PROJECT & APP # 1003366 04DRB-00596
 PROJECT NAME Town of Alameda Grant

City of Albuquerque
Treasury Division
7113
04/16/2004 X
RECEIPT# 00022473 WSH 008 TRANSH 0009
Account 441018 Fund 0000
Activity 4971000 TRSDMM
Trans Amt \$140.00
J24 Misc VI \$75.00
CHANGE \$0.00
LOC: ANN

\$ 20.00 469099/4916000 Conflict Management Fee
 \$ 45.00 441006/4983000 DRB Actions
 \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 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
 \$ 140.00 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

DUPLICATE
City Of Albuquerque
Treasury Division

04/16/2004 12:07PM LOC: ANN
 X
 Counterreceipt.doc 12/29/03
 RECEIPT# 00022473 WSH 008 TRANSH 0009
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$140.00
 J24 Misc \$45.00

04/16/2004 12:06PM LOC: ANN
 X
 RECEIPT# 00022492 WSH 008 TRANSH 0009
 Account 469099 Fund 0110
 Activity 4916000 TRSDMM
 Trans Amt \$140.00
 J24 Misc \$20.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 27 To May 12

5. REMOVAL

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

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

Ataullah Beg
(Applicant or Agent)

4-16-04
(Date)

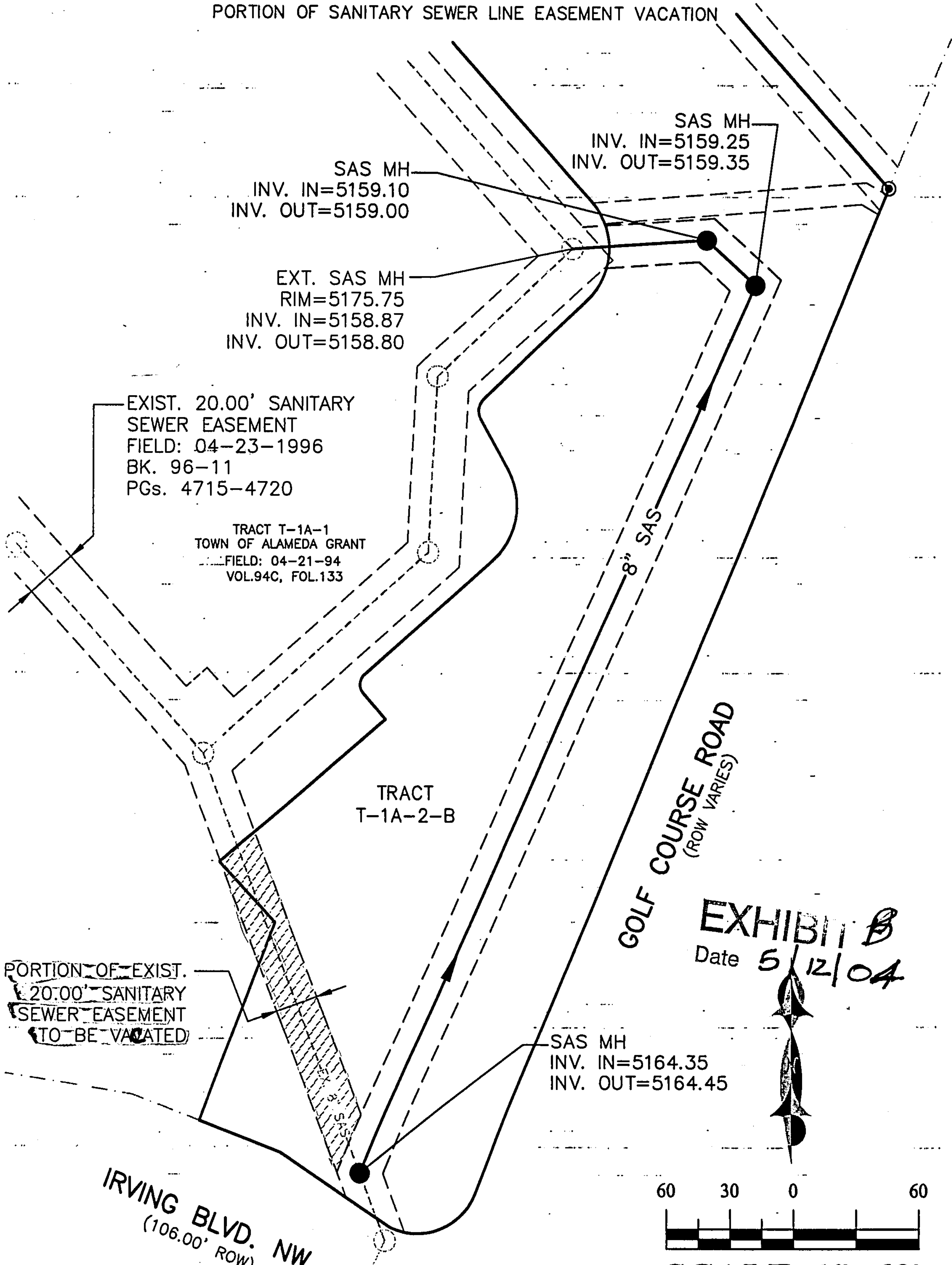
I issued 2 signs for this application, 4-16-04
(Date)

Les Durandean
(Staff Member)

DRB PROJECT NUMBER: 1003366

EXHIBIT "A"

PORTION OF SANITARY SEWER LINE EASEMENT VACATION



SAS MH
INV. IN=5159.10
INV. OUT=5159.00

SAS MH
INV. IN=5159.25
INV. OUT=5159.35

EXT. SAS MH
RIM=5175.75
INV. IN=5158.87
INV. OUT=5158.80

EXIST. 20.00' SANITARY
SEWER EASEMENT
FIELD: 04-23-1996
BK. 96-11
PGs. 4715-4720

TRACT T-1A-1
TOWN OF ALAMEDA GRANT
FIELD: 04-21-94
VOL.94C, FOL.133

TRACT
T-1A-2-B

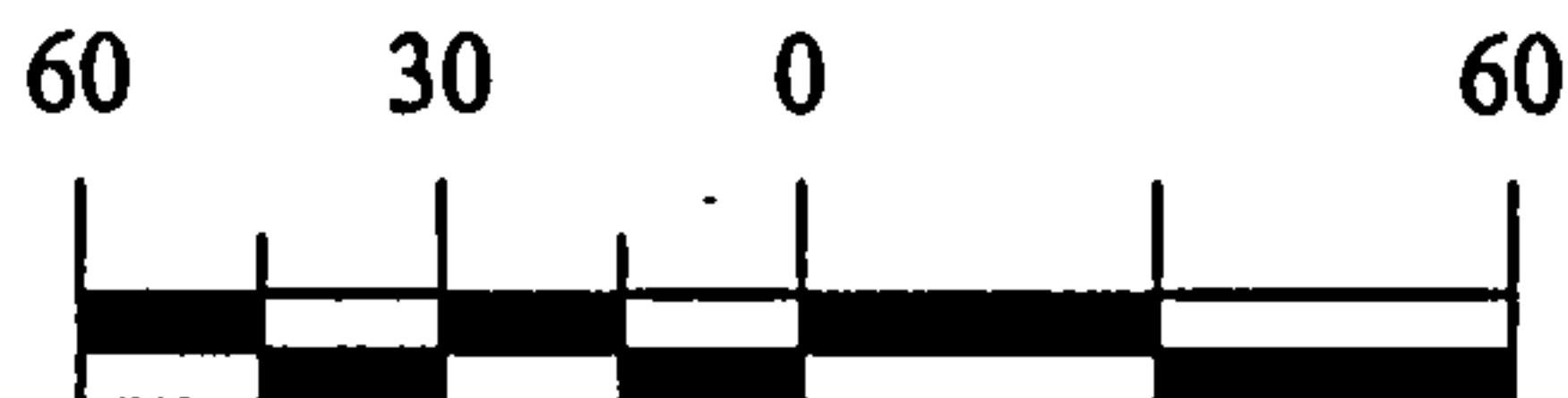
GOLF COURSE ROAD
(ROW VARIES)

~~PORTION OF EXIST.
20.00' SANITARY
SEWER EASEMENT
TO BE VACATED~~

IRVING BLVD. NW
(106.00' ROW)

SAS MH
INV. IN=5164.35
INV. OUT=5164.45

EXHIBIT B
Date 5/12/04



SCALE: 1"=60'

96044996

4715

96 APR 23 AM 5:46
0217 11-9
0217 11-9
DMS

EASEMENT

This grant of Easement, between ARROYO VILLAS LIMITED PARTNERSHIP, a New Mexico limited partnership ("Grantor"), whose address is 4701 Irving Boulevard NW Albuquerque, New Mexico 87114, and NEW MEXICO UTILITIES, INC., a New Mexico Corporation, ("NMUI"), whose address is 4700 Irving Blvd., N.W., Suite 201, Albuquerque, New Mexico 87114, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at 4701 Irving Boulevard NW, City/in Bernalillo County, New Mexico (the "Property"). of Albuquerque,

2. Grant of Easement. The Grantor grants to NMUI a permanent easement ("Easement") in, over, upon and across the Property for a Sewerline. The Easement is more particularly described in the attached Exhibit(s) "A" Pages 1-3.

The grant of Easement includes the right of NMUI to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if NMUI determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute running with the land for the benefit of NMUI and its successors and assigns until terminated.

5. Form Not Changed. Grantor agrees that changes to this form are not binding upon NMUI unless initialed by the Grantor and approved and signed by an officer of NMUI in writing on this form.

6. Abandonment. The Easement provided for herein is available to NMUI, its heirs, successors or assigns beginning only at such time as the sewer line installation is made upon, under or across the Easement and only until such time as said sewer line is permanently abandoned and removed, at which time the title and interest of NMUI, its heirs, successors and assigns shall vest in the owner of the underlining fee interest in the land encumbered by this Easement.

7. Grantor's Right to Use and Occupy. Grantor, its successors and assigns, shall have the right to use and occupy the surface of the Easement for any purpose consistent with the rights and privileges herein granted and which will not endanger or interfere with construction, maintenance and operation or reconstruction of NMUI's sewer line.

5717

NEW MEXICO UTILITIES, INC.

GRANTOR:

Approved:

ARROYO VILLAS LIMITED PARTNERSHIP

[Signature]
By: Robert L. Swartwout
Title: President
Dated: 3/21/96

By: NHPAHP Affordable Housing Corporation,
General Partner

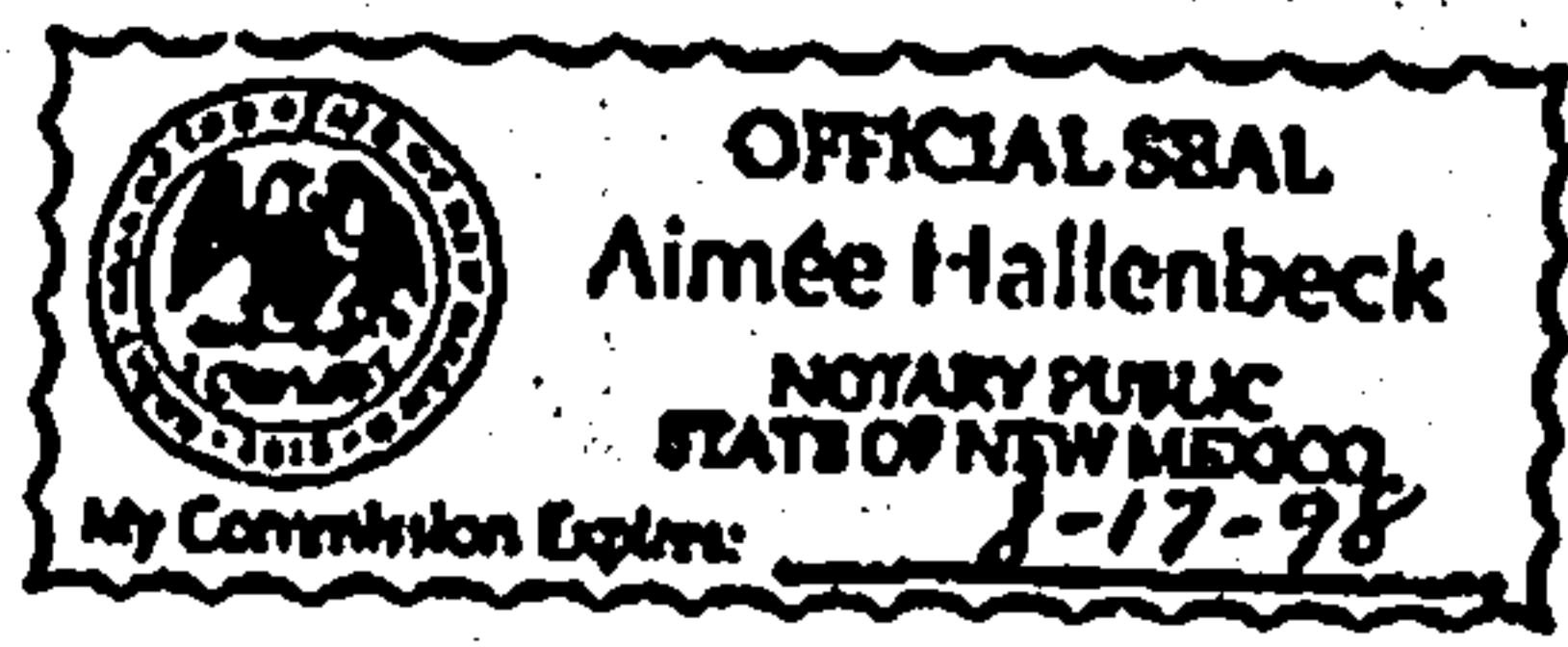
By: [Signature]
Title: Vice President
Dated: 3/18/96

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

This instrument was acknowledged before me on March 21,
19 96, by Robert L. Swartwout, President of NEW
MEXICO UTILITIES, INC., a New Mexico Corporation.

[Signature]
Notary Public

My Commission expires:
8-17-98

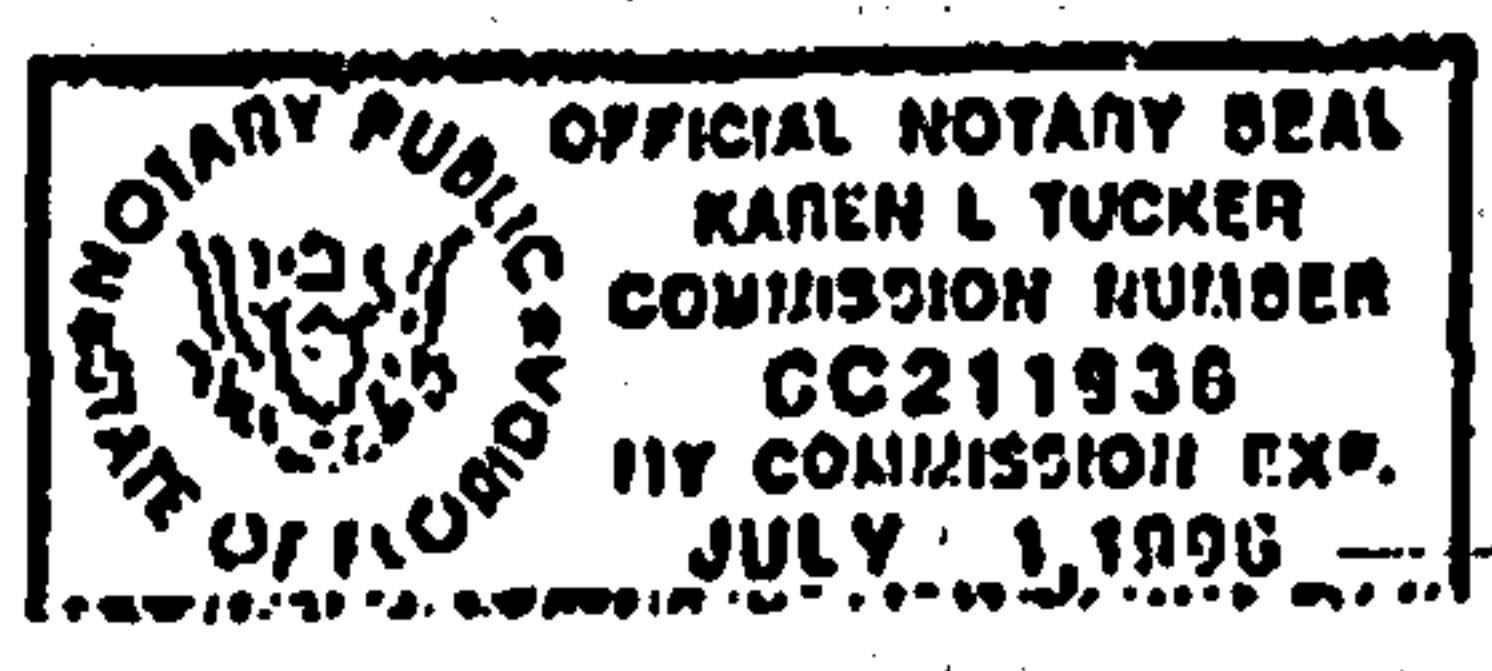


FLORIDA
STATE OF ~~NEW MEXICO~~)
) SS.
COUNTY OF ~~BERNALILLO~~)

This instrument was acknowledged before me on March 18, 1996
by Gary L. Mayer, Vice President of NHPAHP Affordable Housing Corporation, on
behalf of such corporation as general partner of Arroyo Villas Limited Partnership,
a New Mexico limited partnership.

[Signature]
Notary Public

My Commission expires:
July 1, 1996



LEGAL DESCRIPTION

An easement situate within the Town of Alameda Grant in projected Sections 1 and 12, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico lying within Tract T-1A, Town of Alameda Grant as the same is shown and designated on the plat entitled "PLAT FOR TRACT T-1A, TOWN OF ALAMEDA GRANT WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 1 AND 12, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 1994 in Volume 94C, Folio 133 being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using plat bearings and ground distances as follows:

An easement Twenty (20') feet in width, being Ten (10') feet on each side of the following described centerline:

BEGINNING at a point on the Northeasterly line of said Tract T-1A whence (1) the Northwest corner of said Tract T-1A (a 1/2" rebar and cap stamped "L.S. 4100" found in place) bears N 29° 17' 17" W, 692.88 feet distant and (2) the N.G.S. Control Monument "BLACK 2" bears N 57° 49' 40" E, 1588.86 feet distant; Running thence as an easement,

S 70° 05' 24" W , 25.39 feet to a point; Thence,
 S 47° 25' 10" W , 103.94 feet to a point; Thence,
 S 41° 09' 54" E , 187.49 feet to Junction Point # 1; Thence,
 S 41° 48' 20" E , 230.81 feet to a point; Thence,
 S 45° 23' 42" W , 86.41 feet to a point; Thence,
 S 05° 14' 50" W , 82.37 feet to a point; Thence,
 S 47° 30' 13" W , 141.17 feet to Junction Point # 2; Thence,
 N 42° 16' 29" W , 133.97 feet to a point; Thence,
 S 48° 36' 38" W , 140.51 feet to a point; Thence,
 N 42° 20' 37" W , 269.18 feet to a point; Thence,
 S 48° 35' 46" W , 144.40 feet to a point; Thence,
 N 42° 43' 29" W , 99.61 feet to a point; Thence,
 N 86° 40' 35" W , 40.77 feet to a point; Thence,
 N 41° 18' 25" W , 90.83 feet to the terminus of said centerline.

1719

Also easements Twenty (20') feet in width, being Ten (10') feet on each side of the following described centerlines:

BEGINNING at the aforesaid Junction Point # 1; Running thence as an easement,

S 47° 55' 32" W , 191.88 feet to a point; Thence,
N 42° 26' 55" W , 207.83 feet to a point; Thence,
S 48° 30' 40" W , 138.02 feet to a point; Thence,
N 42° 13' 08" W , 137.79 feet to the terminus of said centerline.

BEGINNING at the aforesaid Junction Point # 2; Running thence as an easement,

S 20° 22' 39" E , 230.60 feet to a point on the Northerly right of way line of Irving Boulevard N.W. and the terminus of said centerline.

SANITARY SEWER EASEMENTS
ARROYO VILLAS APARTMENTS
TRACT T-1A
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1999

1720

NO SCALE

