



DRB CASE ACTION LOG

REVISED 9/28/05

(FINAL PLAT)

Complete Ag
5/3/07

#13

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-01744 (FP)
Project Name SHAHEEN SUBDIVISION
Agent: SHAKEEL RIZVI

Project # 1003778
Phone No.: 292-3202

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ~~12/24/06~~ 1-3-07 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: Open space language.
- _____
- _____
- _____
- PLANNING (Last to sign): Reserv in Ag
- _____
- _____
- _____

Project Number 1003778

X

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.



DRB CASE ACTION LOG

(FINAL PLAT)

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Project # **1003778**

Project Name **SHAHEEN SUBDIVISION**

Agent: **SHAKEEL RIZVI**

Phone No.: **292-3202**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ~~12-2-06~~ ¹⁻³⁻⁰⁷ 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: open space language

PLANNING (Last to sign): Reservd

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

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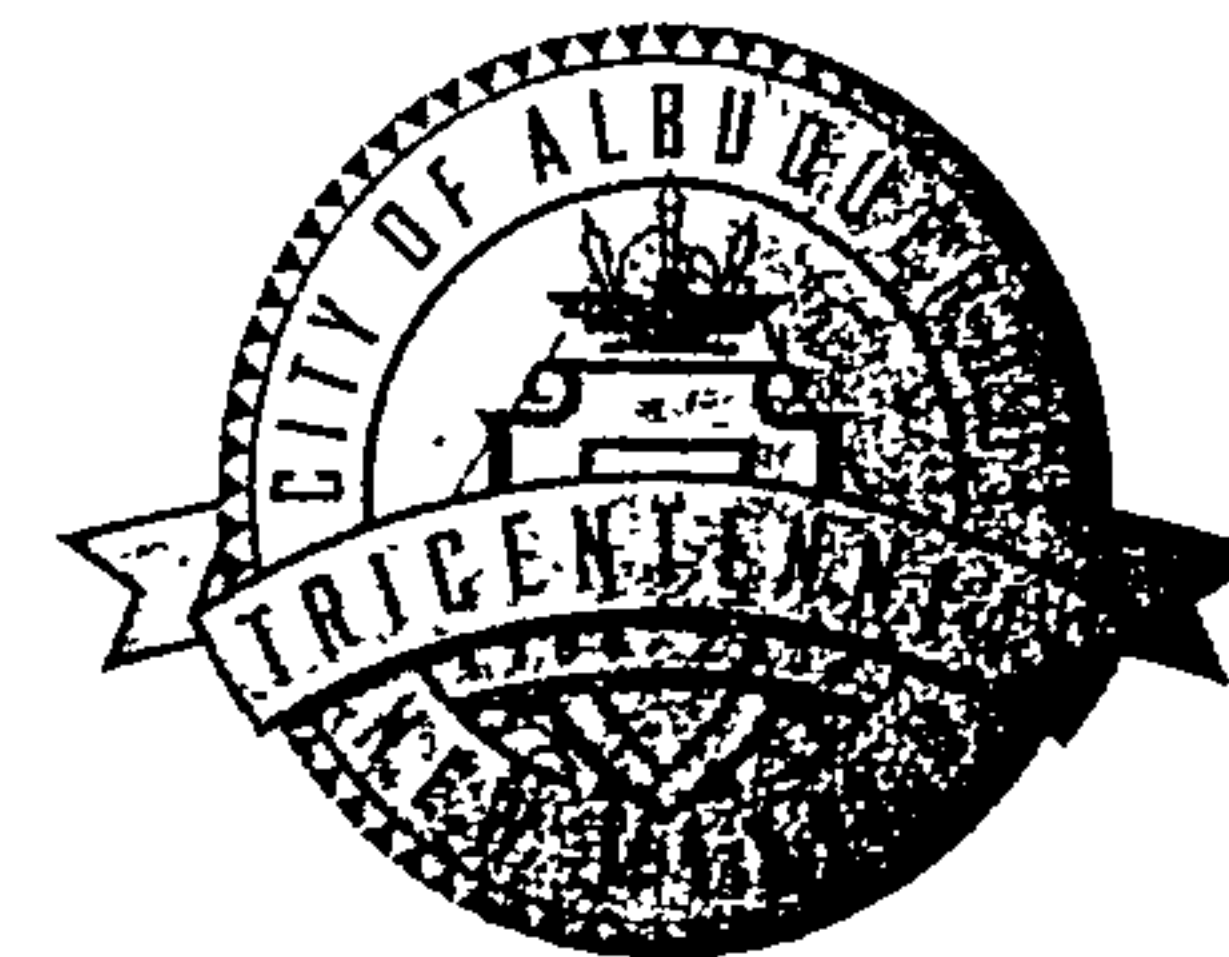
Copy of recorded plat for Planning.

Project Number

1003778

#13

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003778

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; 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: JANUARY 3, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 3, 2007

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.

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

Adjourned: 11:20 A.M.

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

- 1. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] [Deferred from 1/3/07] (C-18)
DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.

2. **Project # 1000572**
06DRB-01714 Major – Bulk Land Variance
Approval
06DRB-01715 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFM PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, THE LENKURT PROPERTIES (to be known as **TRACTS A & B, THE PRESIDIO**), zoned SU-1 FOR PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 43 acre(s). [REF: 06DRB-01193, 06DRB-01038, 06DRB-01040, 06DRB-01041, 06DRB-01535, 06DRB-01538] (K-21) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

06DRB-01783 Minor-Amnd SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX HOMES, T WATERMAN request(s) the above action(s) for LOTS 1B, 2, 3, & 6, LENKURT PROPERTIES, (to be known as **THE PRESIDIO**) zoned SU-1 FOR PRD & 1P, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 3 acre(s). [REF: 06DRB-01715] [Catalina Lehner, EPC Case Planner] (K-21) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

06DRB-01778 Minor-Amnd Prelim Plat
Approval
06DRB-01779 Minor-Sidewalk Waiver
06DRB-01781 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for LOTS 1B, 2, 3, 5A, 6, 7 & 8, THE LENKURT PROPERTIES, (to be known as bulk land plat of **TRACTS A & B, THE PRESIDIO**) zoned SU-1 FOR PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 24 acre(s). [REF: 06DRB-01714, 06DRB-01715] (K-21) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE AMENDED INFRASTRUCTURE LIST DATED 1/3/07 AND THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/13/06 WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003469**
06DRB-01668 Major-Vacation of Public
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for
JEFFREY A. & LORRI M. ZUMWALT request(s) the above
action(s) for all or a portion of Lot(s) 7-A1 P1, **OAKLAND
HEIGHTS**, zoned RD (3DU/AC) located on OAK RIDGE
COURT NE, between BARSTOW ST NE and VENTURA
ST NE containing approximately 1 acre(s). [REF: 04DRB-
00891, 06DRB-00882] (C-20) **THE VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

4. **Project # 1005271**
06DRB-01683 Major-Vacation of Public
Easements

WALDO GRIEGO request(s) the above action(s) for all or a
portion of Lot(s) 31, **WEAKS ADDITION**, zoned R-1,
located on 47TH ST NW, between CENTRAL AVE NW and
GLENDALE AVE NW. (K-12) **THE VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

5. **Project # 1005273**
06DRB-01692 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for MELLOY
BROS ENTERPRISES INC request(s) the above action(s)
for all or a portion of Block(s) 2, **PARIS ADDITION &
Block(s) 4, ROMERO ADDITION**, zoned C-2, located on
KINLEY AVE NW, between 5TH ST NW and 4TH ST NW
containing approximately 1 acre(s). [*Deferred from 1/3/07*]
(J-14) **DEFERRED AT THE AGENT'S REQUEST TO
2/21/07.**

6. **Project # 1005283**
06DRB-01716 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for JOURNAL
CENTER CORPORATION request(s) the above action(s)
for all or a portion of Tract(s) 2A-2A-2B-1, **JOURNAL
CENTER**, zoned IP industrial park zone, located on
JEFFERSON ST NE, between HEADLINE BLVD NE and
JOURNAL CENTER BLVD NE containing approximately 7
acre(s). (D-17) **THE VACATION WAS APPROVED AS
SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003673**
06DRB-01660 Major-Vacation of Public
Easements

MOCK ASSOCIATES INC request(s) the above action(s)
for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH
SUBDIVISION, UNIT 3**, zoned R-D residential and related
uses zone, developing area, located on OAKLAND AVE
NE, between VENTURA ST NE and BARSTOW ST NE
containing approximately 1 acre(s). *[Deferred from
12/20/06] [REF: 05DRB-01212] [Deferred from 12/20/06]*
(C-20) **THE VACATION WAS APPROVED AS SHOWN
ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME
NEW MEXICO INC request(s) the above action(s) for
ANDERSON HEIGHTS, UNIT 5A, zoned RD/RLT, located
on 118TH ST SW, between DENNIS CHAVES BLVD SW
and COLOBEL AVE SW containing approximately 41
acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 &
12/13/06 & 12/20/06] [Deferred from 1/3/07]* (P-8)
DEFERRED AT THE BOARD'S REQUEST TO 1/10/07.

9. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06 & 12/13/06 & 1/3/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

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

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

10. **Project # 1004801**
06DRB-01748 Minor-SiteDev Plan
Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and OSUNA NE containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] [Deferred from 12/20/06] [Stephanie Shumsky, EPC Case Planner] (E-17) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING CALCS AND PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/3/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

11. **Project # 1004354**
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] [Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement] (K-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1005228**
06DRB-01767 Minor-Prelim&Final Plat Approval

EDWIN G CHAVEZ agent(s) for MARIA F. T. LOPEZ & MARY FRANCIS MCDONALD request(s) the above action(s) for TRACTS 34-A, 34-B, 34-C & 34-D (to be known as **LANDS OF FRANCES AND THERESA**) zoned RA-2, located on SAN ISIDRO DR NW, between CANDELARIA RD NW and DON JUAN CT NW containing approximately 1 acre(s). (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR OPENING OF 2 NEW ACCOUNTS AND CONSTRUCTION OF 2 ADDITIONAL WATER/SEWER SERVICE CONNECTIONS AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

13. **Project # 1003778**
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/20/06] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. Project # 1005189
06DRB-01772 Minor-Prelim & Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for GERARD SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 45, **PEREA ADDITION**, zoned SU-1/SU-2 FOR 0-1 FOR FOUND HOUSE AND RELIGIOUS ACT, located on MOUNTAIN RD NW, between 14TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: Z-89-100] (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CONDITION ON SITE PLAN.**

15. Project # 1005247
06DRB-01605 Minor-Prelim & Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [*Indef deferred from 11/15/06 & Indef deferred 1/3/07*] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. Project # 1003257
06DRB-01720 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2**, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [*Deferred from 12/20/06*] (A-10) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS 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

17. **Project # 1003094**
06DRB-01787 Minor-Sketch Plat or Plan
- TREVESTON ELLIOTT WORKSHOP ARCHITECTS agent(s) for S G PROPERTIES, ROMERO-ROSE request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on 2ND ST SW, between SILVER AVE SW and LEAD AVE SW containing approximately 2 acre(s). [REF: 03DRB-01997] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1005185**
06DRB-01786 Minor-Sketch Plat or Plan
- HARRIS SURVEYING INC agent(s) for W INVESTMENTS request(s) the above action(s) for PARCEL 2-A-1, LAND OF EDMUND I RADY (to be known as **CIELO VISTA**) zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between TRAMWAY BLVD NE and BERMUDA RD NE containing approximately 3 acre(s). (F-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1005312**
06DRB-01771 Minor-Sketch Plat or Plan
- PATRICK SERDO request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 54, **FOUR HILLS 17TH INSTALLMENT**, zoned R-1, located on WAGON TRAIN DR SE, between CASTELLANO SE and CATRON SE containing approximately 1 acre(s). [Deferred from 1/3/07] (M-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.**

20. **Project # 1005302**
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 12/20/06]* (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005236**
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION**, zoned RT, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). *[Deferred from 12/20/06]* (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for December 20, 2006. **THE DRB MINUTES FOR DECEMBER 20, 2006 WERE APPROVED.**

ADJOURNED: 11:20 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 20, 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

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- A. Call to Order: 11:00 A.M. Adjourned: 12:55 P.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 # 1000965**
06DRB-01658 Major-Two Year SIA
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). (F-11). **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003673**
06DRB-01660 Major-Vacation of Public Easements

MOCK ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH SUBDIVISION, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *[Deferred from 12/20/06]* [REF: 05DRB-01212] *[Deferred from 12/20/06]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

3. **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 SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01017 Major-Preliminary Plat
Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01282 Minor-Subd Design (DPM)
Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

5. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *Deferred from 12/6/06 & 12/13/06 & 12/20/06* (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *Deferred from 11/29/06 & 12/6/06 & 12/13/06* (P-8) **THE AMENDED PRELIMINARY PLAT AND THE AMENDED GRADING PLAN DATED 12/8/06 AND THE AMENDED**

INFRASTRUCTURE LIST DATED 12/20/06 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARLY 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.

6. **Project # 1004801**
06DRB-01748 Minor-SiteDev Plan
Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and OSUNA NE containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Deferred from 12/20/06]* [Stephanie Shumsky, EPC Case Planner] (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

7. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [Petra Morris, EPC Case Planner] *[Deferred from 12/13/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNERS INITIALS AND AND 3 COPIES OF PLAN.**

06DRB-01740 Minor-Prelim&rinal Plat
Approval

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19, 06DRB-01687] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003272**
06DRB-01741 Minor-SiteDev Plan
BldPermit

CHARLIE M OTERO ARCHITECT agent(s) for EXPRESSIONS OF LIFE INC. request(s) the above action(s) for all or a portion of Lot(s) 3-A-2-A, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on HIGH ASSETS WAY NW, between EAGLE RANCH and COORS RD NW containing approximately 1 acre(s). (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] [*Deferred from 12/13/06*] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. **Project # 1003257**
06DRB-01720 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2**, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [*Deferred from 12/20/06*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

11. **Project # 1004228**
06DRB-01723 Minor-Extension of
Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 05DRB-01765 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] [*Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments*] [*Indef deferred on 12/20/06 for SIA*] (F-15) **FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

12. **Project # 1000418**
06DRB-00349 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case] [Final Plat was Indef deferred for the SIA]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. ~~**Project # 1003778**~~
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/20/06]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

14. **Project # 1004091**
06DRB-01685 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for **UNPLATTED LANDS OF AMALGAMATED PARTNERS**, zoned R-LT, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR NMU INC SIGNATURE, P-1 LOT DESIGNATIONS AND TO RECORD THE PLAT.**

15. **Project # 1005262**
06DRB-01745 Minor-Prelim&Final Plat
Approval

DON E GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION**, zoned R-3 residential zone, located on ALVARADO DR NE, between HANNETT NE and ASPEN NE containing approximately 1 acre(s). [REF: 06DRB-01653] (J-18) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES AND TO PLANNING TO RECORD.**

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

16. **Project # 1005302**
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). [Deferred from 12/20/06] (L-14) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

17. **Project # 1005236**
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION**, zoned SU-1, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). [Deferred from 12/20/06] (K-22) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

18. **Project # 1005282**
06DRB-01713 Minor-Sketch Plat or Plan

ANISSA HOGELAND agent(s) for MIKE HOSNI request(s) the above action(s) for all or a portion of Tract(s) A-26-B1, **CACY SUBDIVISION**, zoned SU-1 special use zone, located on COORS BLVD NW, between QUAIL NW and PHEASANT NW containing approximately 2 acre(s).(G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 13, 2006. **THE DRB MINUTES FOR DECEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 20, 2006
DRB Comments**

ITEM # 13

PROJECT # 1003778

APPLICATION # 06DRB-01744

RE: Shaheen Subdivision/fp

The APS agreement is in the file. The wall design is approved. No objection to the final plat approval.

Planning will record the plat.

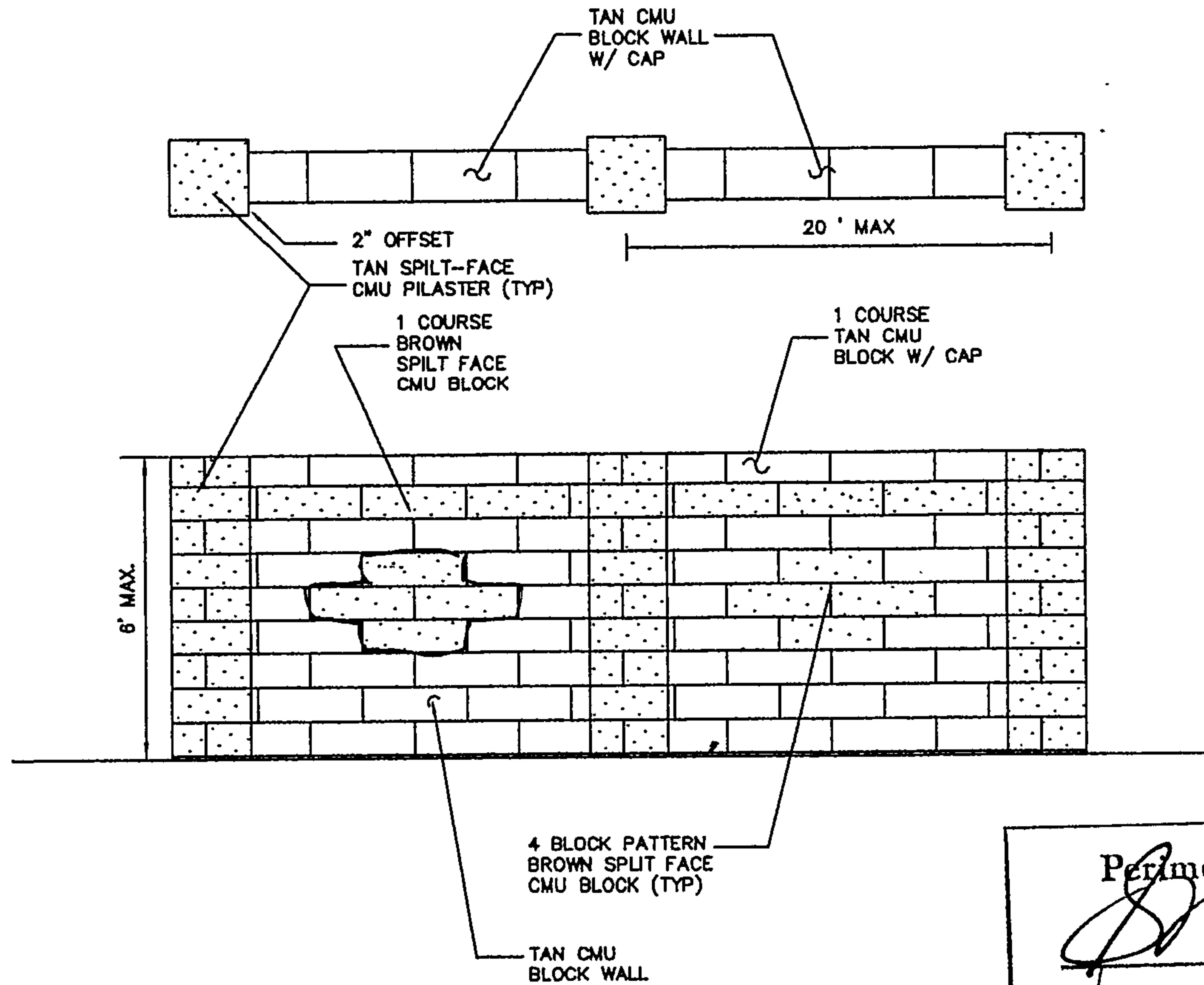
A handwritten signature in black ink, reading "Sheran Matson", written over a horizontal line.

Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

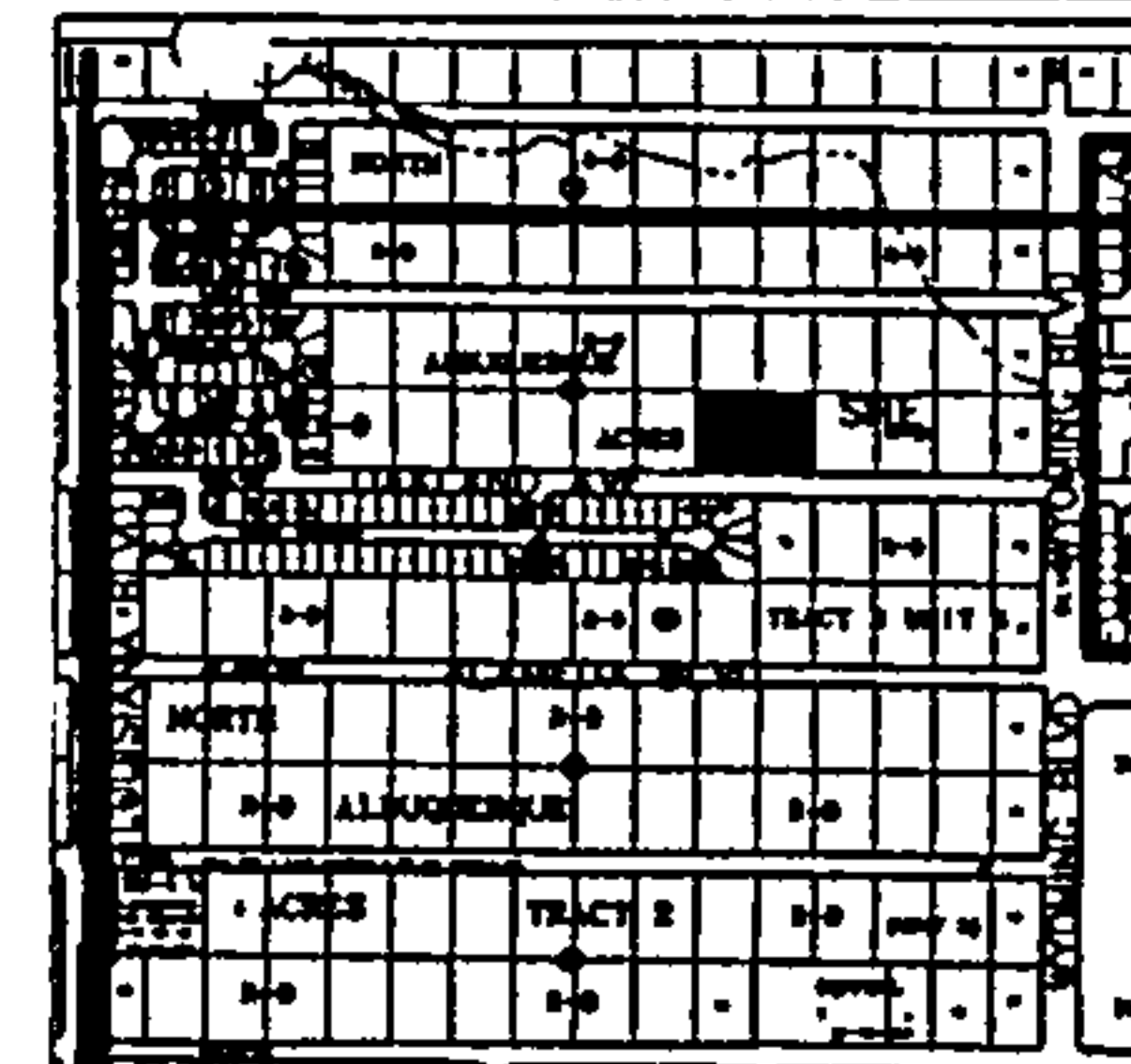
PERIMETER WALL DETAIL FOR SHAHEEN SUBDIVISION
DRB NO : 1003778 --- ZONE ATLAS PAGE C-19
LOCATION : WYOMING AND OAKLAND



NOTES:

1. MAXIMUM WALL HEIGHT INCLUDING RETAINING WALL SHALL NOT EXCEED EIGHT FEET

Perimeter Wall Approved <i>D. Matson</i> DRB Chair <u>8/29/05</u> Date
--



SCALE: 1 INCH = 500 FT

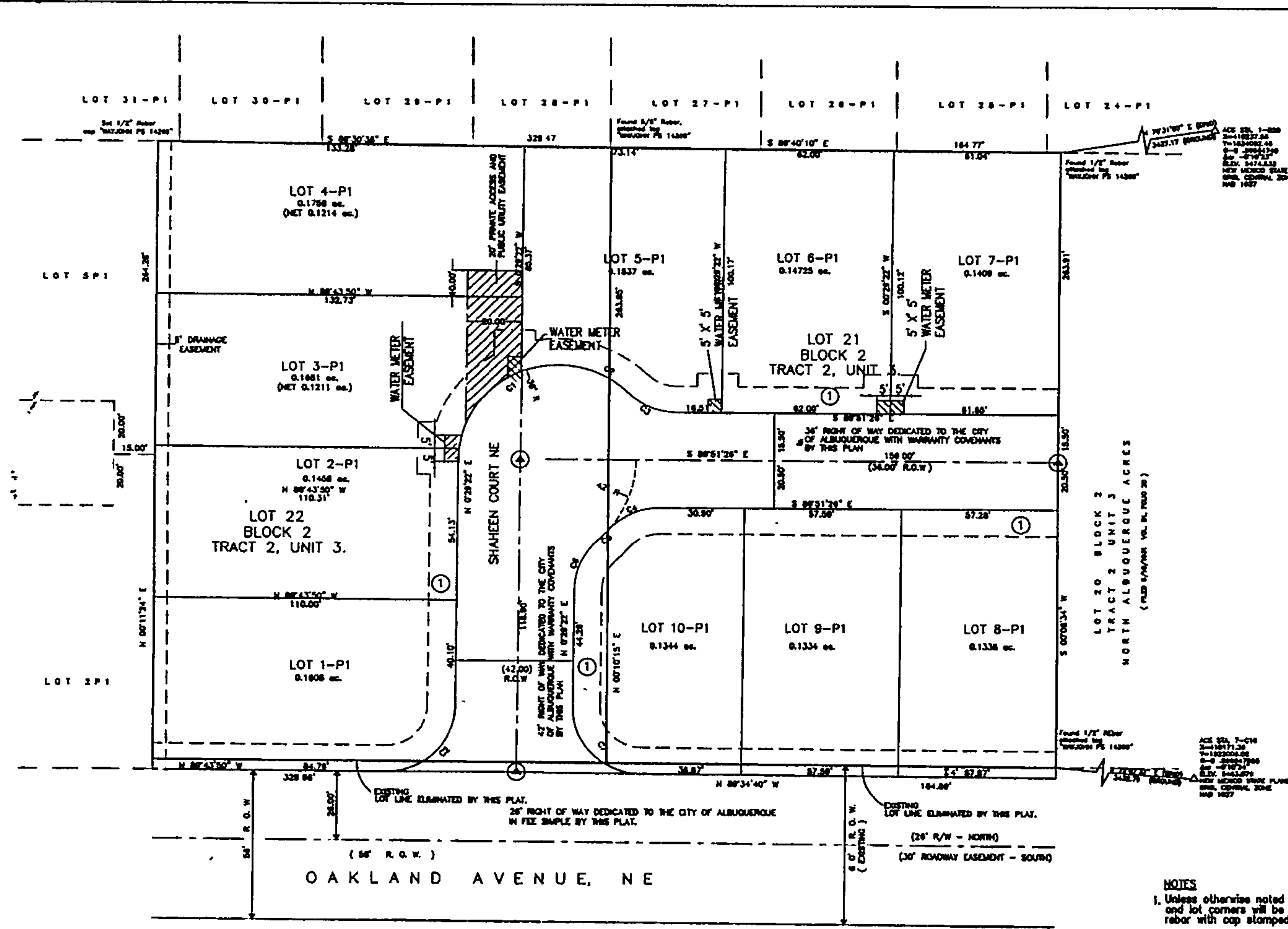
AMENDED
PRELIMINARY PLAT OF
SHAHEEN SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOTS 21 AND 22, BLOCK 2,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
ELENA GALLEGOS GRANT
NOVEMBER 2004

APPROVED:

Glenn Haikin, P.S. DATE
City Surveyor, City of Albuquerque, New Mexico

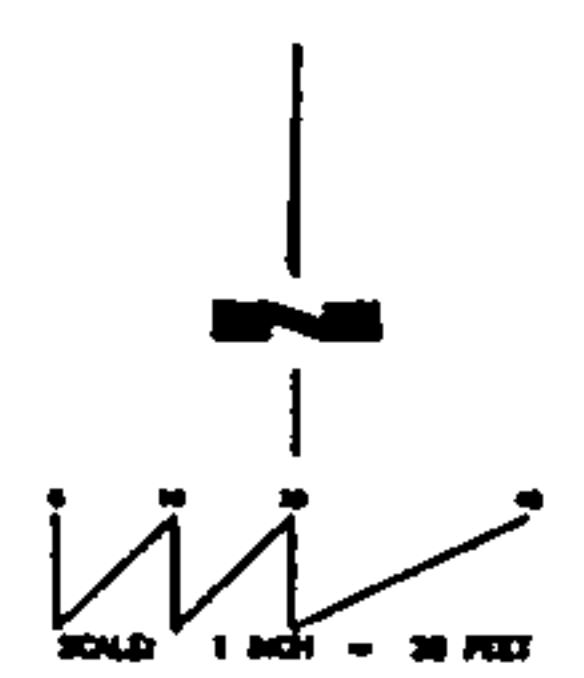
Adil Rizvi & Shakeel Rizvi DATE
Owners

LEGAL DESCRIPTION:
Lots numbered Twenty-one (21) and Twenty-two (22) in Block numbered Two (2) Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in plot Book D1, folio 20.
The above described property is located within Zone "X", Community Panel Nos. 350002 0137 E/0141 E, dated April 2, 2002, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.



CURB INFORMATION	BEARING	LENGTH	AREA
C1	S 89° 50' 30" E	21.00	21.00
C2	S 89° 50' 30" E	21.00	21.00
C3	S 89° 50' 30" E	21.00	21.00
C4	S 89° 50' 30" E	21.00	21.00
C5	S 89° 50' 30" E	21.00	21.00
C6	S 89° 50' 30" E	21.00	21.00
C7	S 89° 50' 30" E	21.00	21.00
C8	S 89° 50' 30" E	21.00	21.00

- EASEMENTS**
- ① 10' PUBLIC UTILITY EASEMENT
 - ⊙ CENTERLINE MONUMENTS



SUBDIVISION DATA

- DRB Proj. No.
- Zone Allos Index No. C-21
- Current Zoning R-D 7 DU/ACRE.
- Gross acreage 2.0 Acres
- Total Number of Lots created - 10 -
- No. of existing tracts: 2
- Miles of full width streets created: 0.069 mi.
- Date of Survey:
- TALOS LOG NO.: AUGUST - 2004

PURPOSE OF PLAT:
The purpose of this plat is to replat two three existing lots into ten residential lots, dedicate public right of way and grant easements.

NOTES

- Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped PS 14269
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14269
- Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
- Basis of bearing will be New Mexico State Plane grid bearings.
- Distances will be ground distances.
- Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation.

NOTES

- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments 5-021 and 7-021, found monuments and adjacent subdivision plots.
- All distances are ground.
- Monuments recovered and accepted or set are noted on plot.
- Record bearings in parenthesis. Record bearings from the following sources:
- Tract 2, Unit 3, North Albuquerque Acres (6/8/1931 D-133)
- Plot of Soher Subdivision.
- Plot of Abie Subdivision.
- Ten foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
- All open space requirements are met on the lot with dwelling per the provisions of Sec. 14-16-3-B (A)(1).

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENT, DO NOT DISTURB, PLS #14269".

944 1/2 10c

Perimeter wall



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003778

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

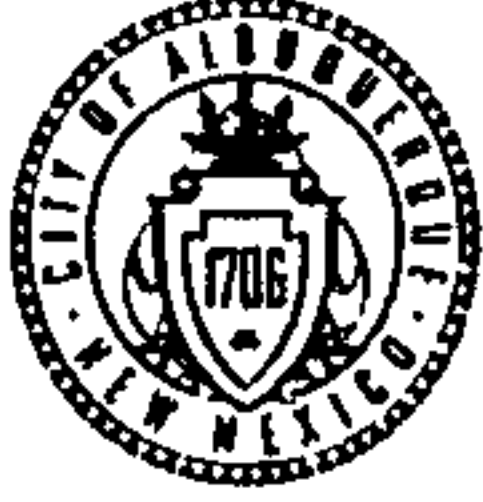
1-3-07

APPROVED __; 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: DECEMBER 20, 2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

2. Project # 1003778

06DRB-00330 Major-Vacation of Pub Right-of-Way
06DRB-00328 Major-Preliminary Plat Approval
06DRB-00332 Minor-Sidewalk Variance
06DRB-00333 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19)

At the May 3, 2006, 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.

With the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/1/05 the preliminary plat was approved.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

If you wish to appeal this decision, you must do so by May 18, 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).

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

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

Sheran Matson, AICP, DRB Chair

Cc: Shakeel Rizvi, 8504 Waterford PI NE, 87122
Larry Read & Associates, 2340 Midtown NE, 87107
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: 1003778 AGENDA#: 2 DATE: 5/3/06

1. Name: Adil Raza Address: _____ Zip: _____

Mail

2. Name: J YAKUBIAN Address: 7801 RC GORIAN Zip: 87122

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: 1003778

AGENDA ITEM NO: 2

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated ~~9-7-04~~ is on file for Preliminary Plat approval.

3-1-05

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 3, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 3, 2006

Project # 1003778

- 06DRB-00330 Major-Vacation of Pub Right-of-Way
- 06DRB-00328 Major-Preliminary Plat Approval
- 06DRB-00332 Minor-Sidewalk Variance
- 06DRB-00333 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19)

- AMAFCA No comment.
- COG No comment.
- Transit No comments received.
- Zoning Enforcement No comment.
- Neighborhood Coordination Letter sent to Nor Este N.A. (R).
Letter sent to Quail Springs N.A. (R).

APS

Shaheen Subdivision is a proposed 10-lot subdivision located on Oakland Ave NE between Wyoming Blvd NE and Louisiana Blvd NE. The proposed development will affect the new Northeast Elementary School, Desert Ridge Middle School, and La Cueva High School.

School	2006-07 Projections	2005-06 Capacity	Space Available
New NE Elem	510	850	340
DESERT RIDGE MS	1,215	1,300	85
LA CUEVA HS	2,284	2,150	-134

The new northeast elementary school is planned to open by January 2007 with the capacity to hold 850 students. Desert Ridge Middle School and La Cueva High School will be nearing capacity as development in the northeastern area gradually fills in.

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

Other: no crime prevention or CPTED comments at this time concerning vacation of right of way and temp sidewalk deferral.

sidewalk design= recommend sidewalk continue around entire hammer head to help distinguish between public and private space; to show ownership in the immediate area.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD.

All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas

Major-Pre-plat Approval: **APPROVED**
Major Vacation of Public right of Way: **APPROVED**
Major pre-plat: **APPROVED**
Minor-Sidewalk Variance: **NO COMMENT**
Minor-Temp Defer SDWK: **NO COMMENT**

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 comments received.
City Engineer	

An approved drainage report is on file for Preliminary Plat approval. No objection to the vacation request.

Transportation Development

- 1) The sidewalk exhibit should be labeled as – sidewalk requested to be waived – sidewalk design variance & deferral – and sidewalk deferral.
- 2) Temporary pavement needs to be added for tie-ins on Oakland.
- 3) Signing per DRC needs to be added.
- 4) Applicant needs to provide plats along Oakland which show the 4' vacation.
- 5) Lot 5-p1 was to take access from the cul-de-sac.
- 6) Did the previous prelim. plat expire?

Parks & Recreation

Defer to Transportation regarding the vacation request.

No objection to the platting action or sidewalk requests.

Utilities Development **Minor comments/questions on plat and infrastructure list. Need to see water line plans.**
No objection to Vacation or Sidewalk Variance and Deferral.

Planning Department

The perimeter wall design is approved.

No objection to this preliminary plat.

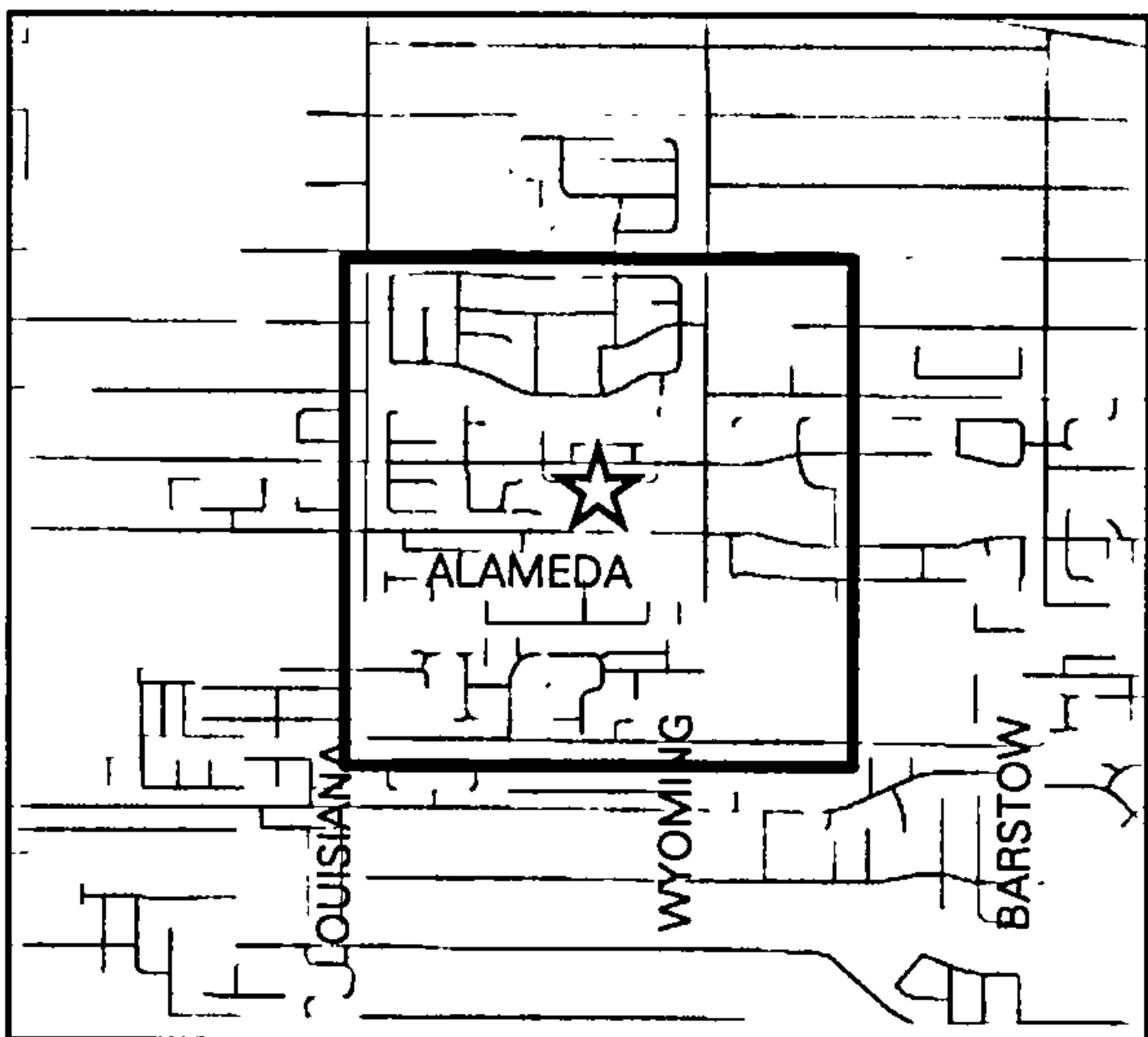
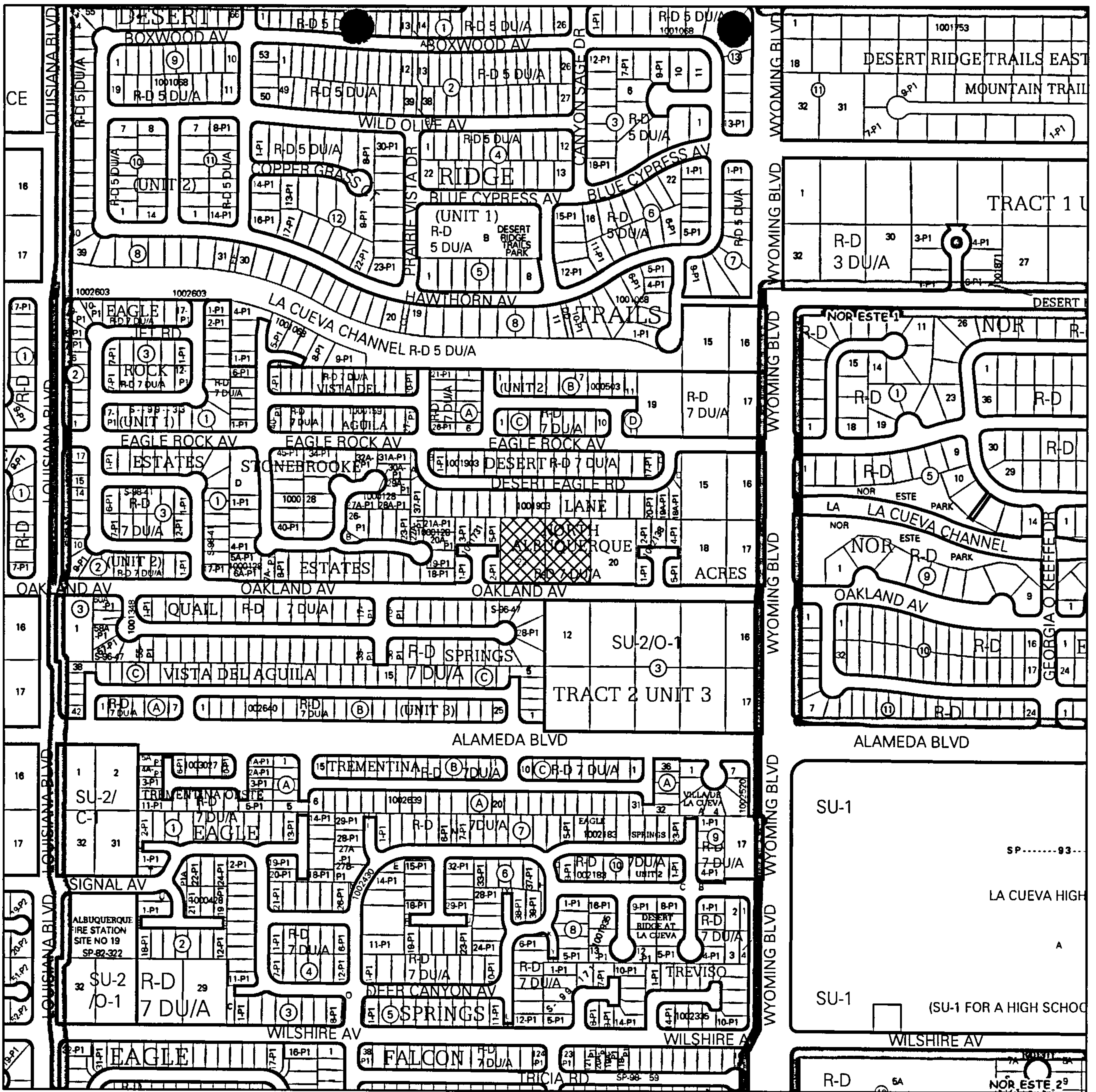
Impact Fee Administrator

Impact Fees will not be required at this time. However, at the time of Building Permits, Impact Fees will be assessed and collected for Roadway Facilities (\$1585.00 per unit), Public Safety (\$276.00 per 1000sf of heated area), Parks & Recreation (\$1550.00 per 1000sf of heated area) and Drainage \$10,208.00 per one impervious acre (Typically .06 impervious acres per lot.). Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

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

cc: Shakeel Rizvi, 8504 Waterford PI NE, Abq., NM 87122

Larry Reed & Associates, Inc., 2340 Midtown NE, Abq., NM 87107



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1003778

Hearing Date:

5/3/06

Zone Map Page:

C-19

Additional Case Numbers:

06DRB-00328 06DRB-00330

06DRB-00332 06DRB-00333



**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 3, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

- Project # 1000788**
06DRB-00482 Major-Two Year SIA
- MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9**, zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11)
- Project # 1003778**
06DRB-00330 Major-Vacation of Pub Right-of-Way
06DRB-00328 Major-Preliminary Plat Approval
06DRB-00332 Minor-Sidewalk Variance
06DRB-00333 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19)
- Project # 1003857**
06DRB-00442 Major-Vacation of Pub Right-of-Way
- PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14)
- Project # 1004717**
06DRB-00478 Major-Preliminary Plat Approval
06DRB-00481 Minor-Temp Defer SDWK
- TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

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, APRIL 17, 2006.

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

Meeting Date: MAY 3, 2006
Zone Atlas Page: C-19-Z
Notification Radius: 100 Ft.

Project# 1003778
App#06DRB-00328
App#06DRB-00330
App#06DRB-00332
App#06DRB-00333

Cross Reference and Location: OAKLAND AVENUE NE BETWEEN WYOMING
BLVD NE AND LOUISIANA BLVD NE

Applicant: SHAKEEL RIZVI
Address: 8504 WATERFORD PL NE
ALBUQUERQUE, NM 87122

Agent: LARRY REED & ASSOCIATES INC.
2340 MID TOWN NE
ALBUQUERQUE, NM 87107

Special Instructions:

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

Date Mailed: APRIL 14, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 1003778
APPLICATION # _____

PAGE 1 OF 3

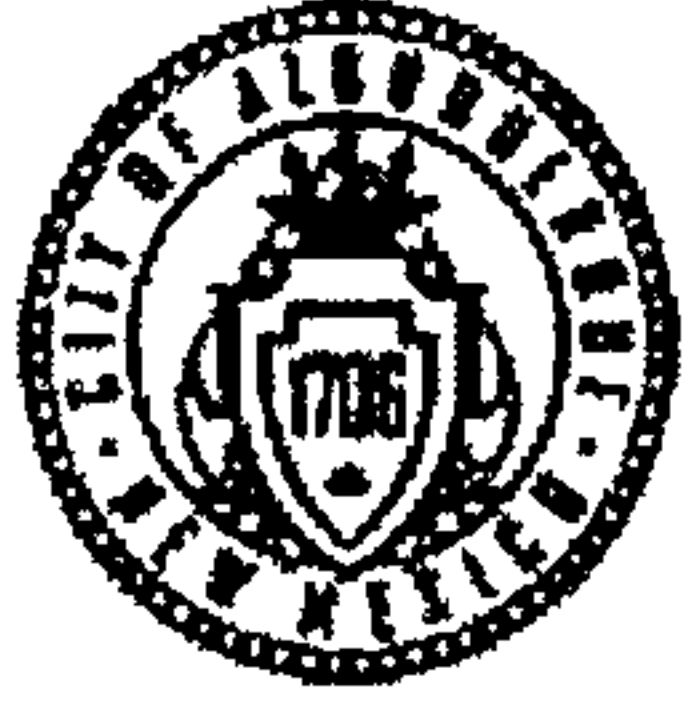
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-19	1019064	172-438	204-11	✓
		189-438	12	✓
		206-438	13	✓
		218-437	96	✓
		218-423	95	✓
		222-437	97	✓
		226-449	222-20	✓
		220-447	19	✓
		215-447	18	✓
		210-447	17	✓
		205-447	16	✓
		200-447	15	✓
		195-447	14	✓
		190-447	13	✓
		185-447	12	✓
		180-447	11	✓

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

PROJECT # 1003778
APPLICATION # _____

PAGE 2 OF 3

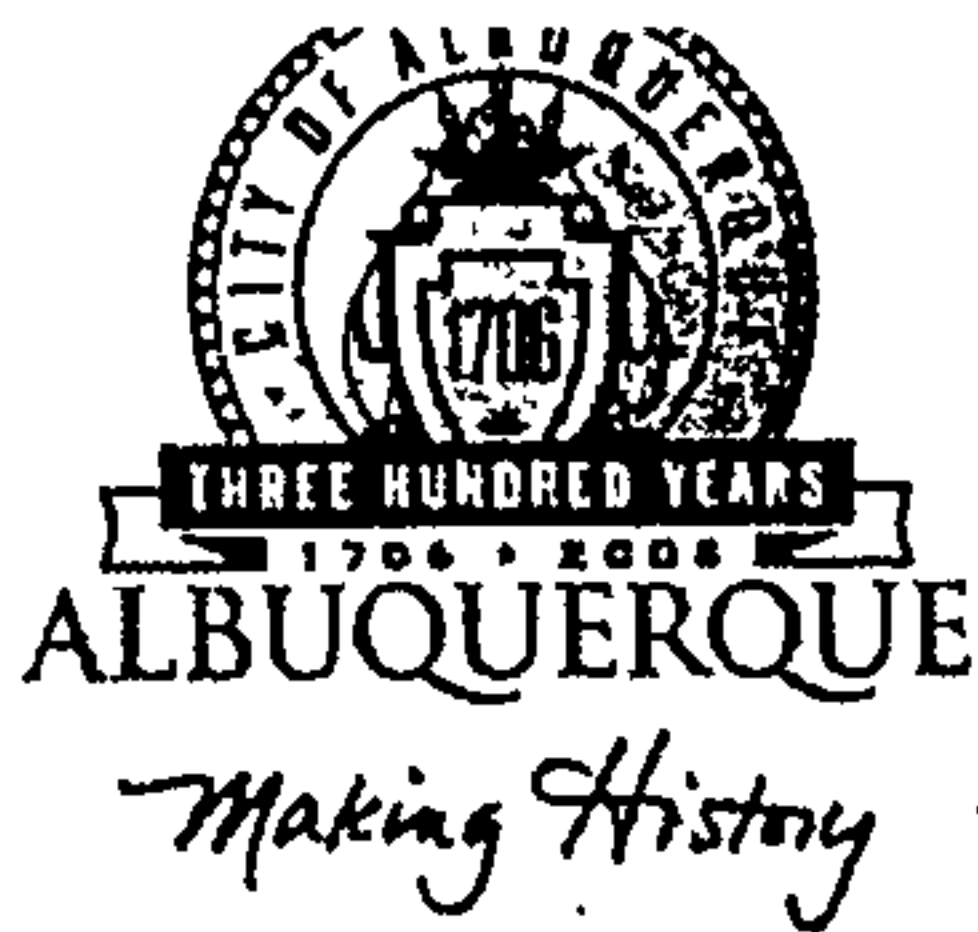
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-19	109064	175-447	222-10	✓
		170-447	09	✓
		165-447	08	✓
		159-447	07	✓
		154-447	06	✓
		150-447	05	✓
		151-437	204-21	✓
		156-437	22	✓
		162-437	23	✓
		151-424	20	✓
		162-424	24	✓
		152-410	203-27	✓
		157-410	28	✓
		162-410	29	✓
		167-411	30	✓
		174-410	31	✓



mainframe@coa1mp3.ca To
 bq.gov cc
 04/11/2006 11:41 AM bcc
 Subject

1	R E C O R D S	W I T H	L A B E L S	PAGE
1				
01019064		***	THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101906417243820411		LEGAL:	022 002N ORTH ALBUQ ACRES UN 3 TR2	
LAND USE:		PROPERTY ADDR:	00000 OAKLAND	
		OWNER NAME:	VAGH FIROZ S & JABEE	
		OWNER ADDR:	11010 RANCHITOS	RD NE
ALBUQUERQUE NM	87112			
0101906418943820412		LEGAL:	021 002N ORTH ALBUQ ACRES UN 3 TR2	
LAND USE:		PROPERTY ADDR:	00000 OAKLAND	
		OWNER NAME:	CHIFALO FRANK ETUX	
		OWNER ADDR:	02900 SIERRA VISTA	NW
ALBUQUERQUE NM	87107			
0101906420643820413		LEGAL:	020 002N ORTH ALBUQ ACRES UN 3 TR2	
LAND USE:		PROPERTY ADDR:	00000 OAKLAND	
		OWNER NAME:	MC ALLISTER JAMES & NANCY L	
		OWNER ADDR:	07503 OAKLAND	AV NE
ALBUQUERQUE NM	87113			
0101906421843720496		LEGAL:	LT 2 P1 P LAT OF ABIS SUBDIVISION COMPRISED OF	
LOT 1 LAND USE:		PROPERTY ADDR:	00000 ABIS	
		OWNER NAME:	BRANDENBURG DANNY LEE	
		OWNER ADDR:	08905 ABIS	CT NE
ALBUQUERQUE NM	87113			
0101906421842320495		LEGAL:	LT 1 P1 P LAT OF ABIS SUBDIVISION COMPRISED OF	
LOT 1 LAND USE:		PROPERTY ADDR:	00000 ABIS	
		OWNER NAME:	ESPINOZA ORTIZ MARIO & MARIA G	
		OWNER ADDR:	08901 ABIS	CT NE
ALBUQUERQUE NM	87113			
0101906422243720497		LEGAL:	LT 3 P1 P LAT OF ABIS SUBDIVISION COMPRISED OF	
LOT 1 LAND USE:		PROPERTY ADDR:	00000 ABIS	
		OWNER NAME:	BAGNELL RICHARD J & YVONNE M	
		OWNER ADDR:	08908 ABIS	CT NE
ALBUQUERQUE NM	87113			
0101906422644922220		LEGAL:	LT 1 9A-P 1 PLAT FOR LOTS 18A-P1 & LOT 19A-P1	
DESERT LAND USE:		PROPERTY ADDR:	00000 DESERT EAGLE	
		OWNER NAME:	KUNDE MARILYN N	
		OWNER ADDR:	07516 DESERT EAGLE	RD NE
ALBUQUERQUE NM	87113			
0101906422044722219		LEGAL:	LT 2 0-P1 PLAT FOR DESERT LANE SUBDIVISION CONT	
.1 LAND USE:		PROPERTY ADDR:	00000 DESERT EAGLE	
		OWNER NAME:	TADLER SCOTT C & CAMPBELL-TADL	
		OWNER ADDR:	07512 DESERT EAGLE	RD NE
ALBUQUERQUE NM	87113			

0101906417044722209 .0 LAND USE:	LEGAL: LT 3 0-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
	PROPERTY ADDR: 00000 DESERT EAGLE
	OWNER NAME: TRAN DAVID & HUE DUY HONG
	OWNER ADDR: 07400 DESERT EAGLE RD NE
ALBUQUERQUE NM 0101906416544722208 .1 LAND USE:	87113 LEGAL: LT 3 1-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
	PROPERTY ADDR: 00000 DESERT EAGLE
	OWNER NAME: WILSON MARK P & JOI
	OWNER ADDR: 07324 DESERT EAGLE RD NE
ALBUQUERQUE NM 0101906415944722207 .0 LAND USE:	87113 LEGAL: LT 3 2-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
	PROPERTY ADDR: 00000 DESERT EAGLE
	OWNER NAME: SEIS KELLY A
	OWNER ADDR: 07320 DESERT EAGLE RD NE
ALBUQUERQUE NM 0101906415444722206 .1 LAND USE:	87113 LEGAL: LT 3 3-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
	PROPERTY ADDR: 00000 DESERT EAGLE
	OWNER NAME: MCRAE JEREMY R & BARBARA J
	OWNER ADDR: 07316 DESERT EAGLE RD NE
ALBUQUERQUE NM 0101906415044722205 .0 LAND USE:	87113 LEGAL: LT 3 4-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
	PROPERTY ADDR: 00000 DESERT EAGLE
	OWNER NAME: DUNBAR WILLIAM A & KELLY
	OWNER ADDR: 07312 DESERT EAGLE RD NE
ALBUQUERQUE NM 0101906415143720421 LOT LAND USE:	87113 LEGAL: LT 3 P1 P LAT OF SAHAR SUBDIVISION COMPRISED OF
	PROPERTY ADDR: 00000 SAHAR
	OWNER NAME: SPEIS GERALD L & HOLLY M
	OWNER ADDR: 08905 SAHAR CT NE
ALBUQUERQUE NM 0101906415643720422 LOT LAND USE:	87113 LEGAL: LOT 4P1 PLAT OF SAHAR SUBDIVISION COMPRISED OF
	PROPERTY ADDR: 00000 SAHAR
	OWNER NAME: KIM KYUNG MIN & HEESON YOO
	OWNER ADDR: 08908 SAHAR CT NE
ALBUQUERQUE NM 0101906416243720423 LOT LAND USE:	87113 LEGAL: LT 5 P1 P LAT OF SAHAR SUBDIVISION COMPRISED OF
	PROPERTY ADDR: 00000 SAHAR
	OWNER NAME: WEISS CURTIS M & JENNIFER M
	OWNER ADDR: 08904 SAHAR CT NE
ALBUQUERQUE NM 0101906415142420420 LOT LAND USE:	87122 LEGAL: LT 1 P1 P LAT OF SAHAR SUBDIVISION COMPRISED OF
	PROPERTY ADDR: 00000 SAHAR
	OWNER NAME: VO NHAT MINH & GIANG LYND A Q
	OWNER ADDR: 08901 SAHAR CT NE
ALBUQUERQUE NM	87113



City of Albuquerque

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

March 6, 2006

Adil Rizvi
Skyblue Investements, LLC
8504 Waterford Pl. NE /87122
Phone: 315-6484 Fax: 292-3904

Dear Adil:

Thank you for your inquiry of **March 6, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 21, 22, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON OAKLAND BETWEEN WYOMING AND LOUISIANA zone map C-19.**

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

NOR ESTE N.A. (NRE) "R"

- ✓ *Leilani McGranahan
7600 Rio Guadalupe NE/87122 293-5209 (h)
- ✓ Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

THE QUAIL SPRINGS N.A. (QSP) "R"

- ✓ *Goldialu G. Stone
7116 Quail Springs Pl. NE/87113 797-5597 (h)
- ✓ Dr. Betty J. Fisher
7311 Quail Springs Pl. NE/87113 797-4852 (h)

See attached 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.

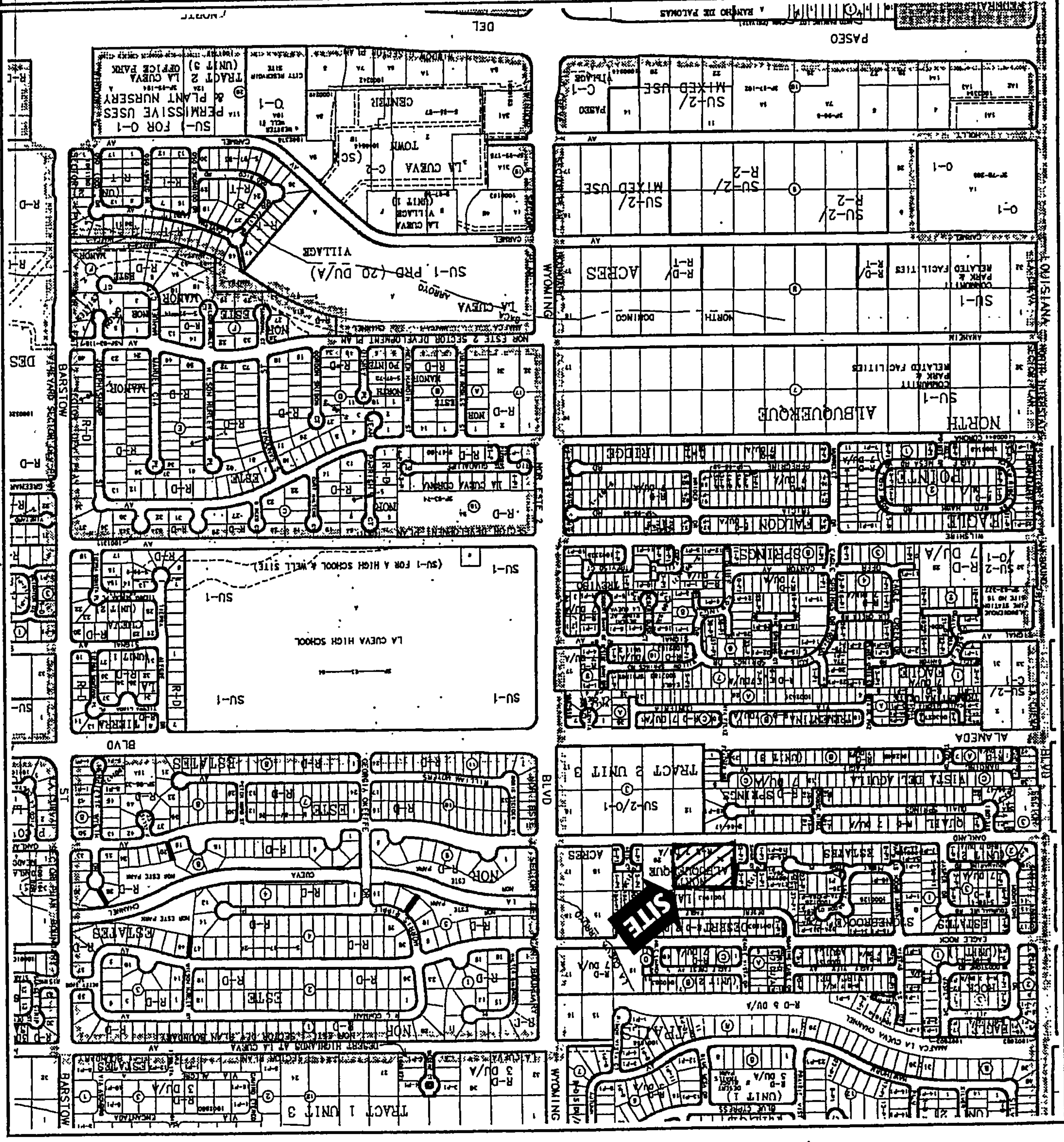
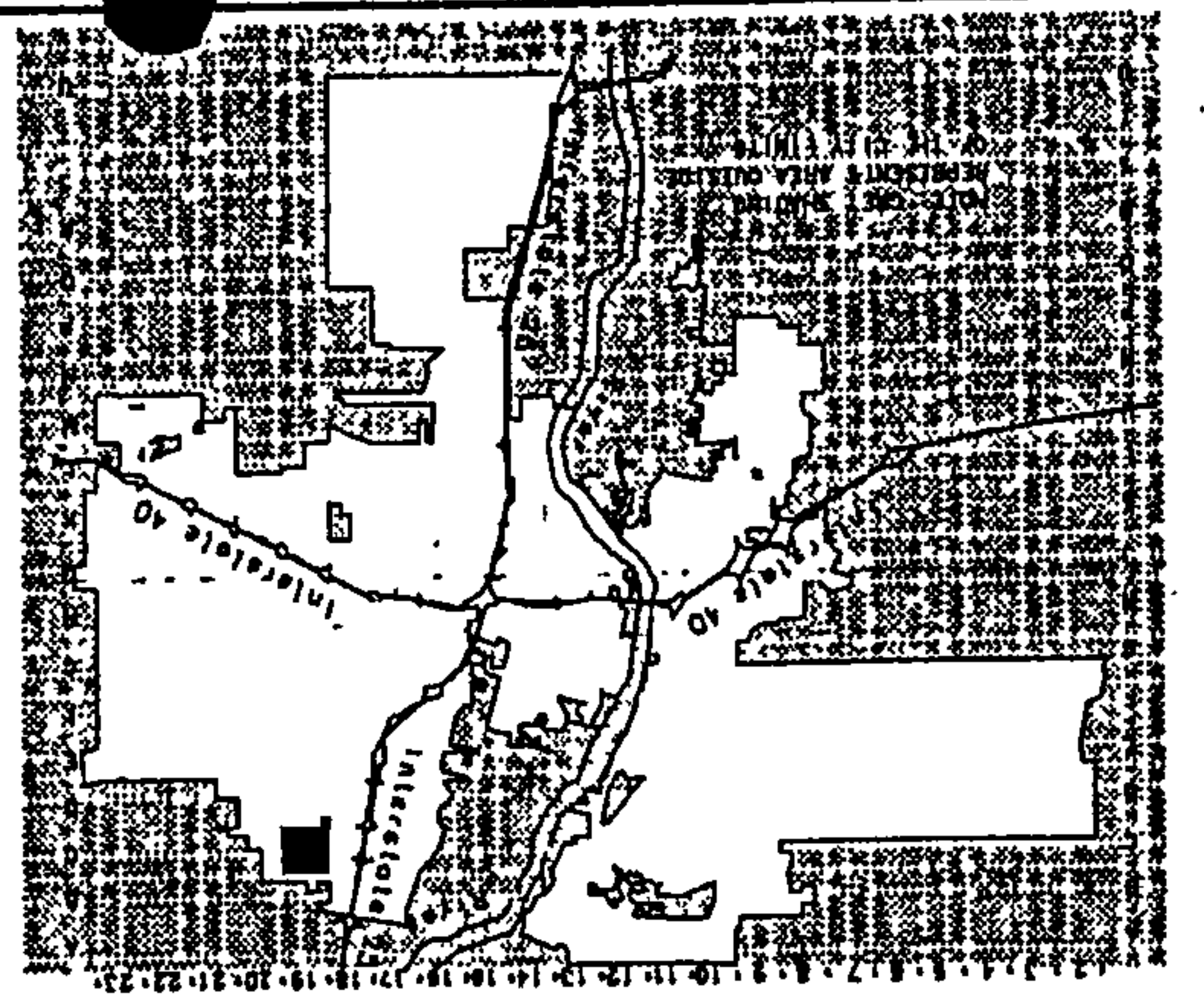
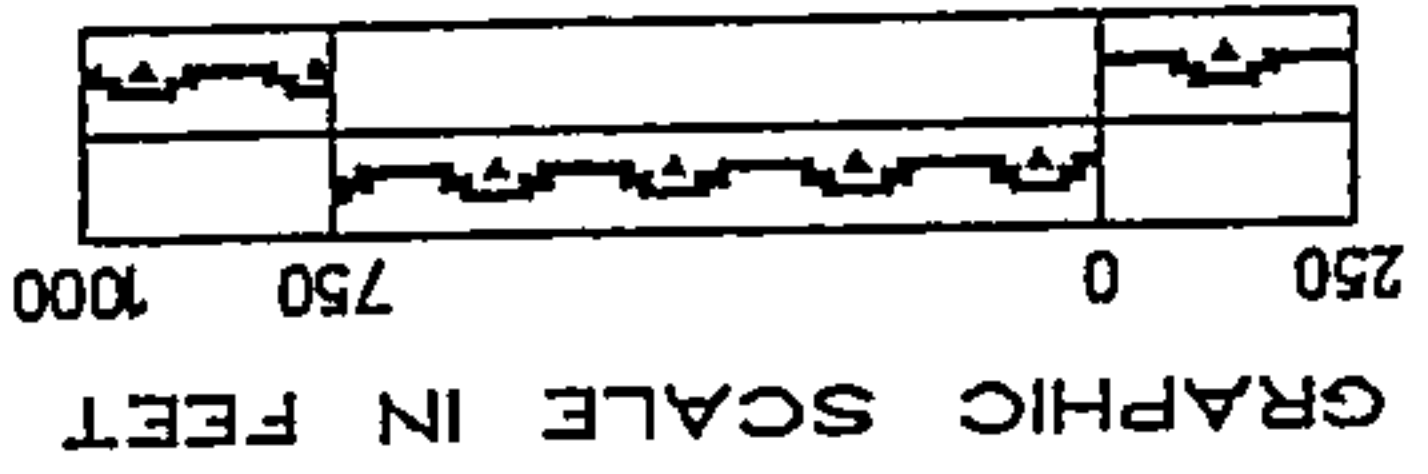
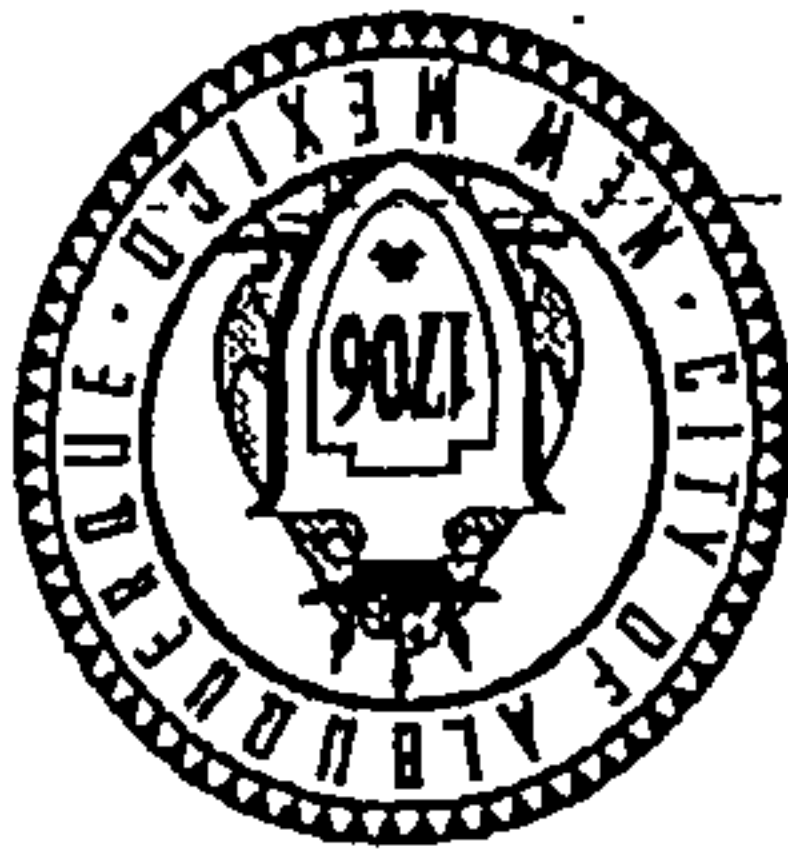
Sincerely,

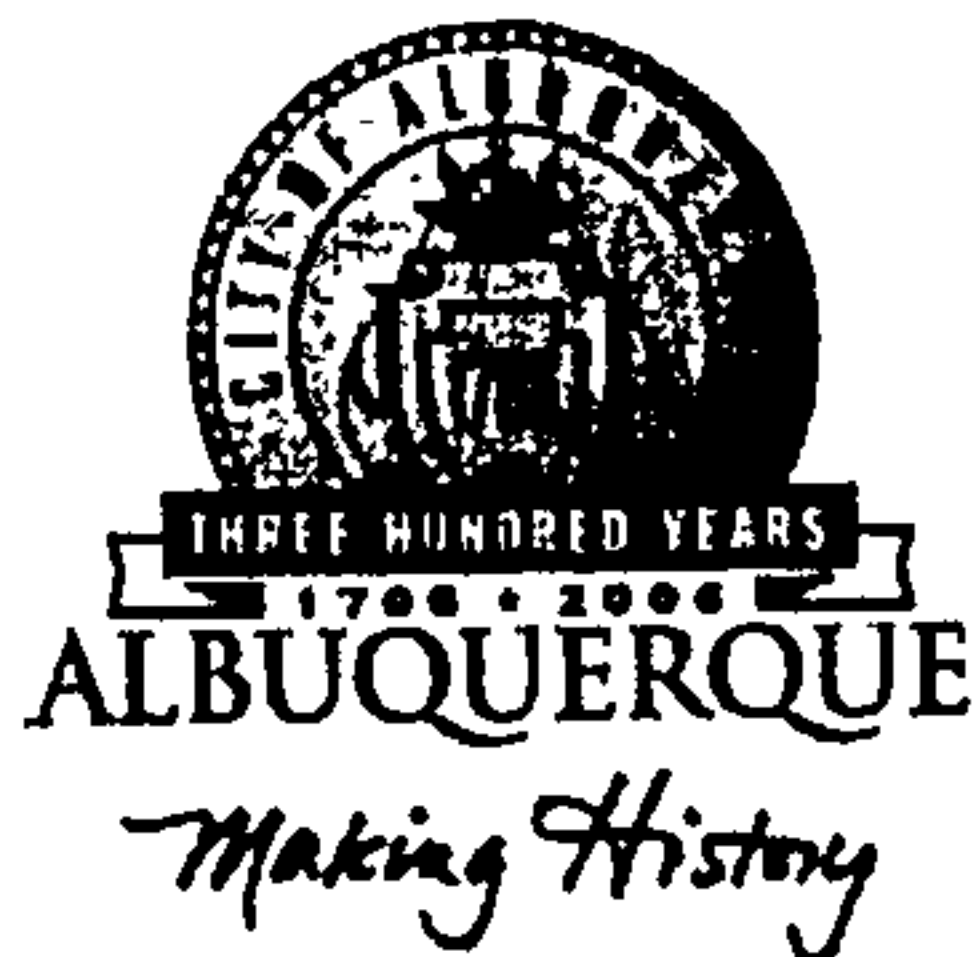
Stephanie Wankley
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

Zone Atlas Page
C-19-Z
 Map Amended through March 08, 2005

PLANNING DEPARTMENT
 © Copyright 2004





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 4, 2006

TO CONTACT NAME: Shakeel Rizvi
COMPANY/AGENCY: Sky Blue Investments LLC
ADDRESS/ZIP: 8504 Waterford Pl. NE 187122
PHONE/FAX #: 315-6563 / Fax: 292-3904

Thank you for your inquiry of April 4, 2006 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 21, 22, Block 2, Tract 2, Unit 3, North Albuquerque AveS, Located on Oakland Between Wyoming and Louisiana, zone map page(s) C-19.

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

Nor Este

Neighborhood Association

Contacts: Heilani McGranahan
7600 Rio Guadalupe NE 187122
293-5209

Joe Yardumian
7801 R.C. Gorman Ave. NE 187122
797-1851 2748

The Quail Springs

Neighborhood Association

Contacts: Goldialu G. Stone
7116 Quail Springs Pl. NE 187113
797-5597

Dr. Betty J. Fisher
7311 Quail Springs Pl. NE 187113
797-4852

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,

Stephan W...
OFFICE OF NEIGHBORHOOD COORDINATION

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

March 30, 2006

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

RE: Proposed Shaheen Subdivision
Lots 21 and 22, Block 2, Tract 2, Unit 2, NAA

Dear Ms. Matson:

Attached is the Preliminary Plat Submittal for the proposed new subdivision. This Preliminary Plan is submitted for DRB review. The developer desires to construct the 10-lot subdivision as shown on the attached Plat.

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

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

Sidewalk Design Variance - The owner is requesting two sidewalk design variances. The first is to allow construction of an internal sidewalk on the west side of Shaheen Court only to the south end of the cul-de-sac. The second to allow a 6' wide sidewalk on the east side of Shaheen Court and south side of the hammer head to be built at the back of curb and to only be built to the southeast corner of the hammer head instead of all the way around.

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

Sincerely,
LARRY READ & ASSOCIATES, Inc.


Larry D. Read, P.E.

Project # 1003778

SHAKEEL RIZVI
8504 WATERFORD PL NE
ALBUQUERQUE, NM 87122

Project # 1003778

JOE YARDUMIAN
Nor Este N.A.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

101906417243820411

VAGH FIROZ S & JABEE
11010 RANCHITOS RD NE
ALBUQUERQUE NM 87112

101906421843720496

BRANDENBURG DANNY LEE
8905 ABIS CT NE
ALBUQUERQUE NM 87113

101906422644922220

KUNDE MARILYN N
7516 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906421044722217

YANG LEI & YING DING
7504 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906419544722214

BUI BILL
7420 DESERT EAGLE ST NE
ALBUQUERQUE NM 87113

101906418044722211

KROETER JAY G
7408 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906416544722208

WILSON MARK P & JOI
7324 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906415044722205

DUNBAR WILLIAM A & KELLY
7312 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

Project # 1003778

LARRY REED & ASSOCIATES INC
2340 MID TOWN NE
ALBUQUERQUE, NM 87107

Project # 1003778

GOLDIALU G STONE
The Quail Springs N.A.
7116 QUAIL SPRINGS PL NE
ALBUQUERQUE, NM 87113

101906418943820412

CHIFALO FRANK ETUX
2900 SIERRA VISTA NW
ALBUQUERQUE NM 87107

101906421842320495

ESPINOZA ORTIZ MARIO & MARIA
8901 ABIS CT NE
ALBUQUERQUE NM 87113

101906422044722219

TADLER SCOTT C & CAMPBELL-TAD
7512 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906420544722216

SANCHORAWALA JAYESH & RUPAL
7500 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906419044722213

YEN SIDNEY S & ALICE S YANG
7416 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906417544722210

HALL STEVEN & JENNIFER
7404 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906415944722207

SEIS KELLY A
7320 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906415143720421

SPEIS GERALD L & HOLLY M
8905 SAHAR CT NE
ALBUQUERQUE NM 87113

Project # 1003778

LEILANI MCGRANAHAN
Nor Este N.A.
7600 RIO GUADALUPE NE
ALBUQUERQUE, NM 87122

Project # 1003778

DR. BETTY J FISHER
The Quail Springs N.A.
7311 QUAIL SPRINGS PL NE
ALBUQUERQUE, NM 87113

101906420643820413

MC ALLISTER JAMES & NANCY L
7503 OAKLAND AV NE
ALBUQUERQUE NM 87113

101906422243720497

BAGNELL RICHARD J & YVONNE M
8908 ABIS CT NE
ALBUQUERQUE NM 87113

101906421544722218

STRACHAN JOHN WILLIAM & DAMAR
7508 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906420044722215

ANGEL CHRISTA L
7424 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906418544722212

HA TAN D & BIET T
7412 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906417044722209

TRAN DAVID & HUE DUY HONG
7400 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906415444722206

MCRAE JEREMY R & BARBARA J
7316 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113

101906415643720422

KIM KYUNG MIN & HEESON YOO
8908 SAHAR CT NE
ALBUQUERQUE NM 87113

101906416243720423

WEISS CURTIS M & JENNIFER M
8904 SAHAR CT NE
ALBUQUERQUE NM 87122

101906415142420420

VO NHAT MINH & GIANG LYND A Q
8901 SAHAR CT NE
ALBUQUERQUE NM 87113

101906416242420424

RUBINCHIK ALEKSANDR M & NATAL
8900 SAHAR CT NE
ALBUQUERQUE NM 87113

101906415241020327

LEHMAN RON & LINDA C HUTER
7401 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

101906415741020328

HOUSEY RICHARD J & MARILYN A
7405 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

101906416241020329

GARD MARGARET F
7409 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

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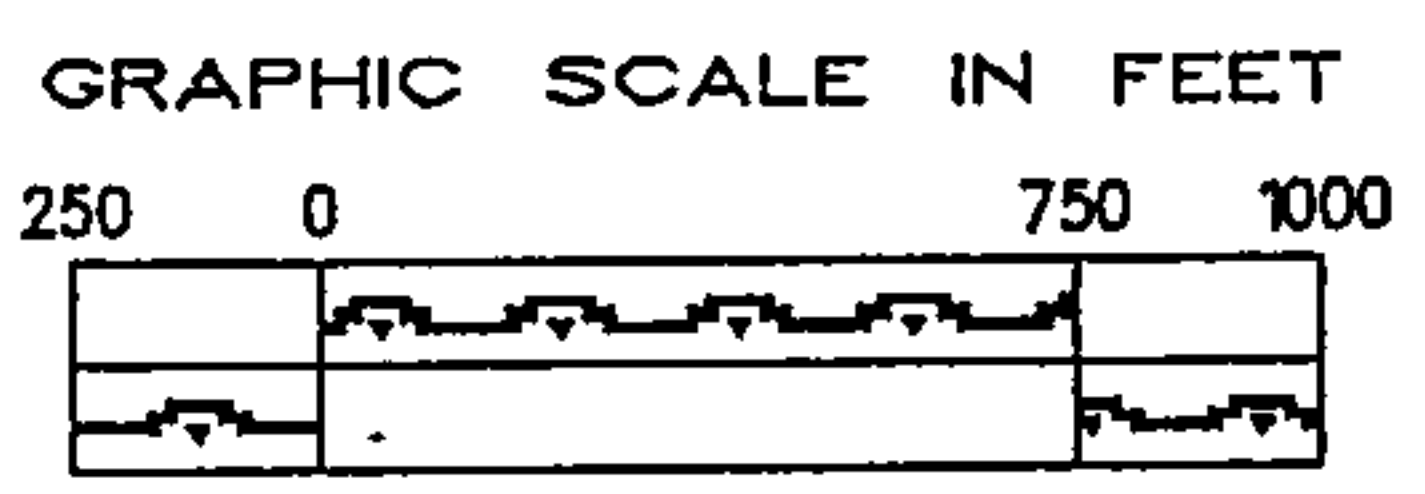
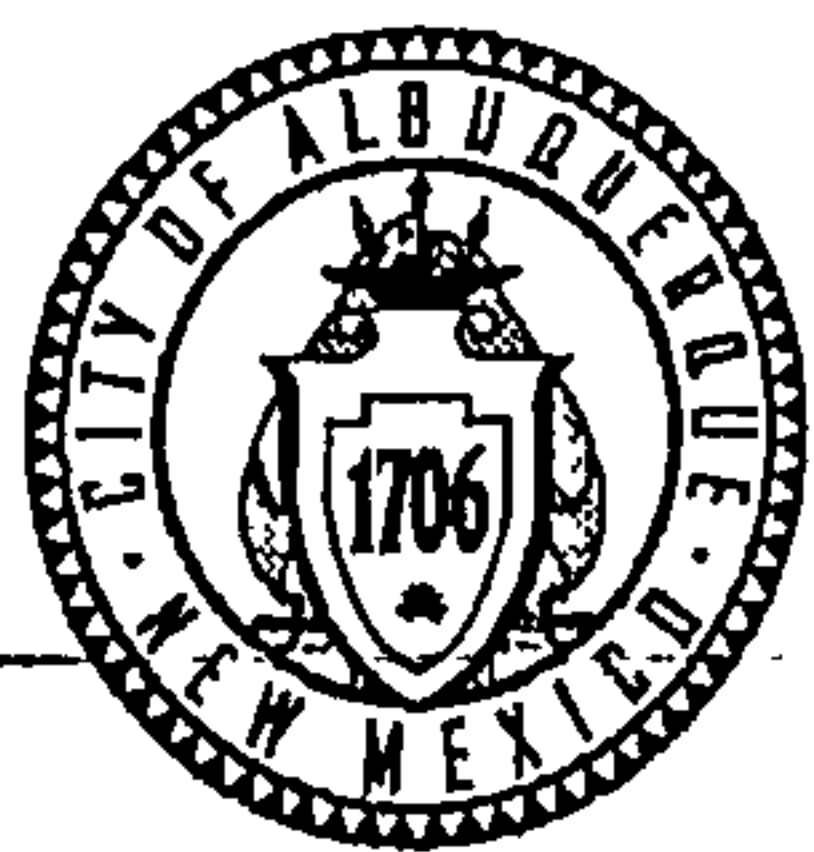
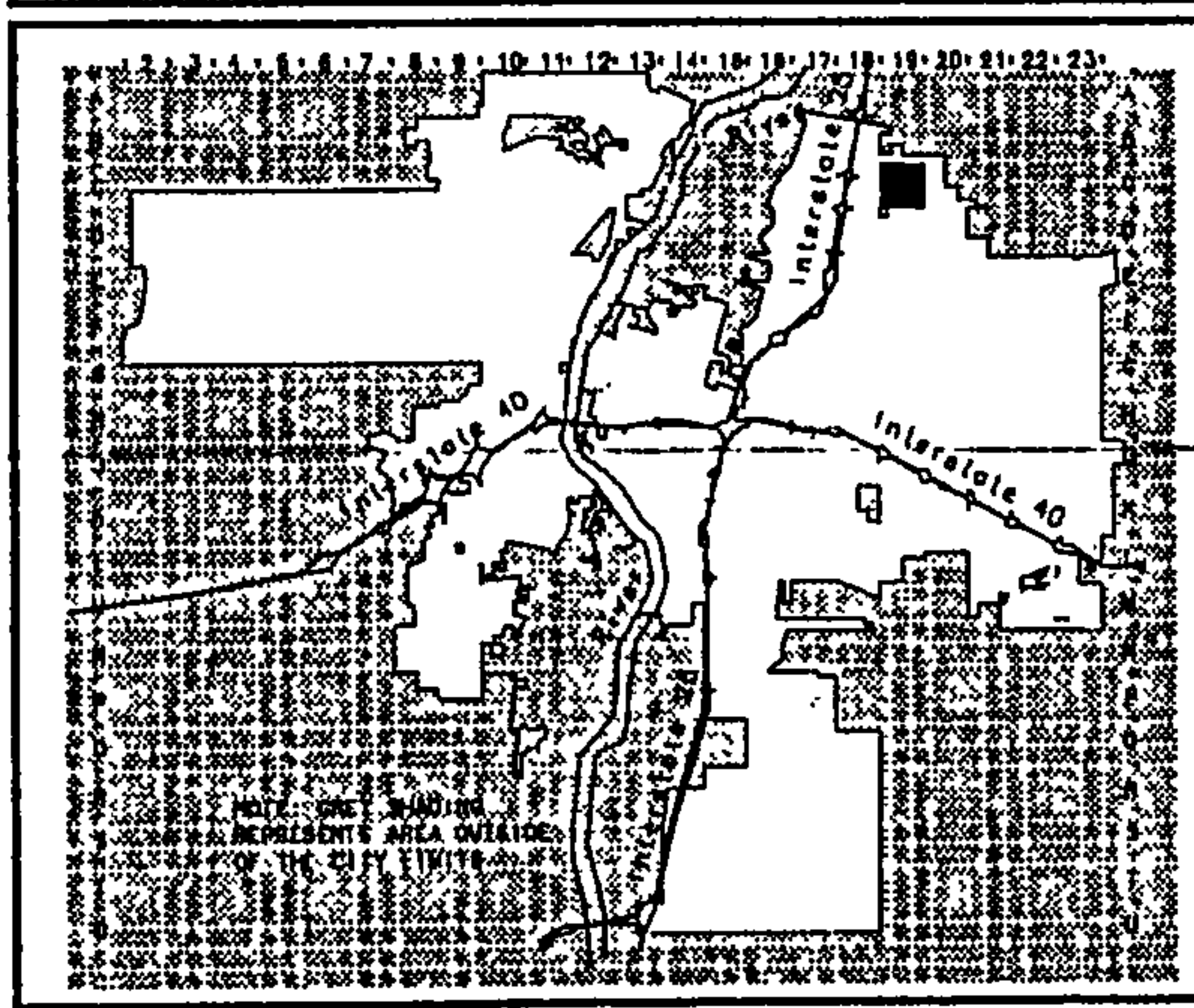
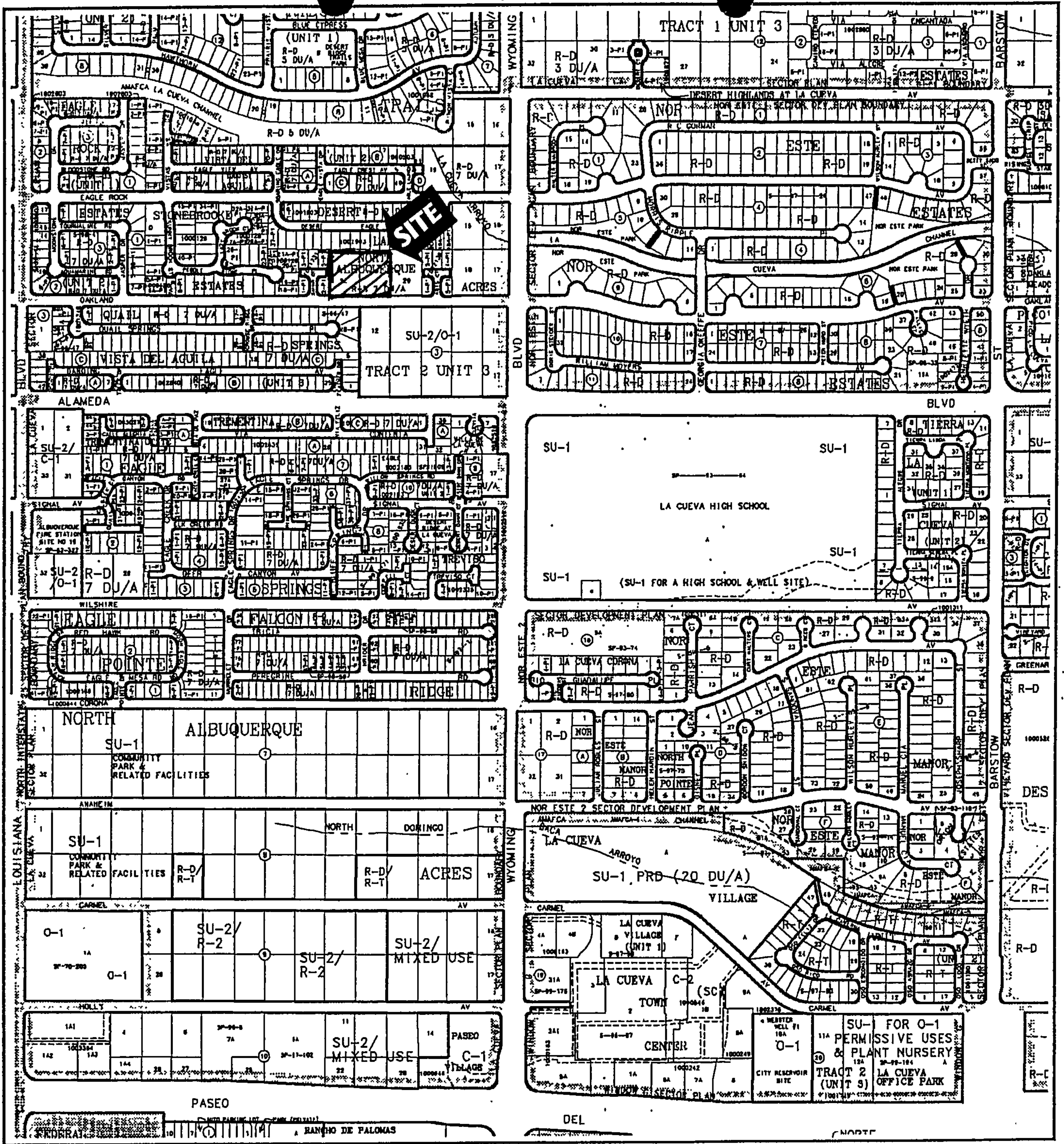
BROWNE SUSAN P & ROBERT O
7411 QUAIL SPRINGS NE
ALBUQUERQUE NM 87113

101906417441020331

EINHORN RUTH TRUSTEE & JANE E
7415 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

101906418940820321

EAGLE ROCK WORSHIP CENTER
7518 OAKLAND NE
ALBUQUERQUE NM 87113



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
C-19-Z
 Map Amended through March 08, 2005

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

ADIL RIZVI FOR LARRY READ

Applicant name (print)

Adil Rizvi for Larry Read

Applicant signature / date



Form revised September 2001

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

Application case numbers

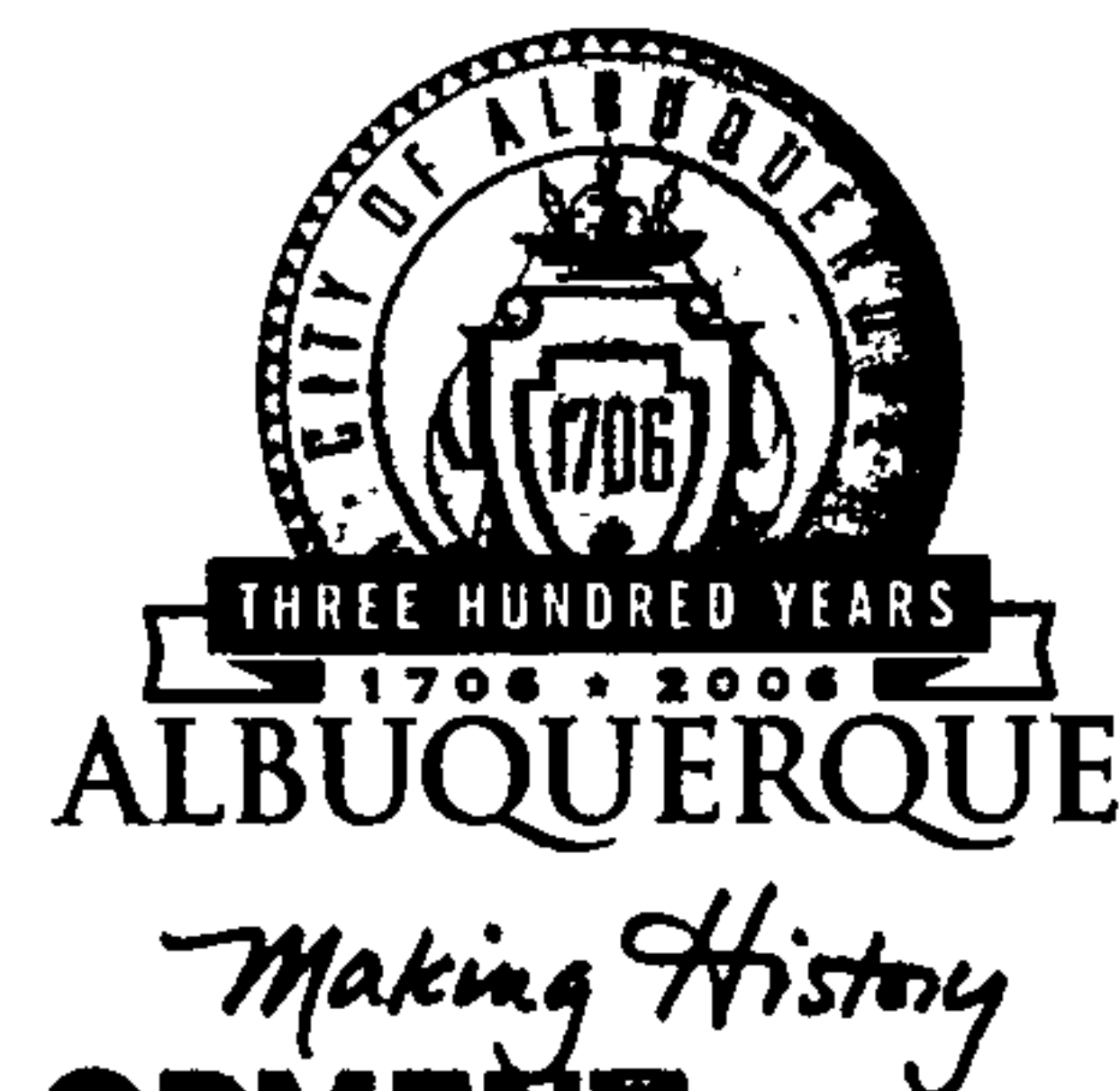
01073 - 00328

Kim Sims 3/10/06

Planner signature / date

Project # 1003778

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 13, 2006

TO: Leilani McGranahan and Joe Yardumian, Nor Este Neigh. Assoc.
Goldialu G. Stone and Dr. Betty J. Fisher, Quail Springs 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 two (2) acre(s) - Major Vacation of Public Right-of-Way; Major Preliminary Plat Approval; Minor Sidewalk Variance and Minor Temporary Deferral of Sidewalks for a proposed new ten (10) lot subdivision.**

Proposed by: Larry Read and Associates at 505-237-8421

Agent for: Shakeel Rizvi

P.O. Box 1293

For property located: On or near Oakland Avenue NE between Wyoming Boulevard NE and Louisiana Boulevard NE.

Albuquerque

The case number(s) assigned is: 06DRB- 00330, 00328, 00332, 00333, Project # 1003778

City Planning accepted application for this request on **March 10, 2006.**

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, May 3, 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**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2005

15. Project # 1003778
05DRB-00738 Minor-Amnd Prelim Plat Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION**, NORTH ALBUQUERQUE, ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19)

At the May 11, 2005, Development Review Board meeting, with the signing of the amended infrastructure list dated 5/11/05 and approval of the amended grading plan engineer stamp dated 3/1/05 the amended preliminary plat was approved.

This amendment does not extend the expiration date of the already approved preliminary plat.

For Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, Sahar Development, 7049 Luella Anne Dr NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 11, 2005

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: 1:10 P.M.

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

- 1. **Project # 1002885**
05DRB-00631 Major-Vacation of Pub
Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1002457**
05DRB-00651 Major-Vacation of
Public Easements
05DRB-00650 Major-Preliminary Plat
Approval
05DRB-00654 Minor-Temp Defer
SDWK
05DRB-00652 Minor-Subd Design
(DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN APPROVED PUBLIC WORKS DESIGN IS REQUIRED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

05DRB-00649 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1**, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] [**David Stallworth, EPC Case Planner**] [*Deferred from 4/27/05*] (G-23) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003364**
05DRB-00656 Major-Vacation of
Public Easements
05DRB-00657 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004138**
05DRB-00658 Major-Vacation of
Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003655**
05DRB-00661 Major-Vacation of
Public Easements
05DRB-00660 Major-Vacation of Pub
Right-of-Way
05DRB-00659 Major-Preliminary Plat
Approval
05DRB-00663 Minor-Temp Defer
SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

7. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). *[Deferred from 4/6/05 & 4/20/05]* (E-19) **AN INFRASTRUCTURE LIST DATED 5/11/05 WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 15-DAY APPEAL PERIOD AND TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPROVEMENTS.**

8. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

9. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05 & 5/11/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

10. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat
Approval
05DRB-00591 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT, TO REARRANGE THE LOTS ON MOLTEN 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.

11. **Project # 1002865**
05DRB-00712 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-A, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

- 05DRB-00711 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-B, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

12. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] **[Russell Brito, EPC Case Planner for Debbie Stover] [Deferred from 5/11/05] (K-15) DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

13. **Project # 1004159**
05DRB-00736 Minor-SiteDev Plan BldPermit

TATE FISHBURN ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 20, **JOURNAL CENTER 2, UNIT 2**, zoned IP, located on RUTLEDGE NE, between JEFFERSON NE and NORTH DIVERSION CHANNEL containing approximately 4 acre(s). [REF: 03DRB-00996] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND SIDEWALK ALONG SNAPROLL AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN, APPROVAL OF REPLAT AND INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

14. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF:Z-79-80-2,S-80-26] [Deferred from 4/27/05 & 5/11/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

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

15. Project # 1003778
05DRB-00738 Minor-Amnd Prelim Plat
Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION, NORTH ALBUQUERQUE, ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003861**
05DRB-00731 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT, SUBMIT AN APPLICATION FOR WAIVER OF SIDEWALKS AND TEMPORARY DEFERRAL OF SIDEWALK PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN SHALL OCCUR PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1001031**
05DRB-00734 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB-95-523, Z-80-96, AX-80-21, Z-95-69] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002935**
05DRB-00735 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 255A through 260A, **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2 RLT, located on PACAYA DR SW, between LADERA DR SW and SUNDORO PL SW containing approximately 2 acre(s). [Listed under Project #1002644 in error] (J-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003585**
05DRB-00737 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB00168, 04DRB01958, 05DRB00087 & 00088] (K-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO PLANNING FOR AGIS DXF FILE, APPLICATION NUMBERS ON VACATIONS CALLED OUT AND ADDITION OF NOTE 10 FOR DEDICATION OF PUBLIC WATER/SEWER EASEMENTS.**

20. **Project # 1004158**
05DRB-00732 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for BARBARA SPORLEDER request(s) the above action(s) for all or a portion of Lot(s) 20, 21 & 22, Block(s) 16, **ELDER HOMESTEAD ADDITION**, zoned R-3, located on LOUISIANA BLVD SE, between ANDERSON SE and ROSS SE containing approximately 1 acre(s). (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

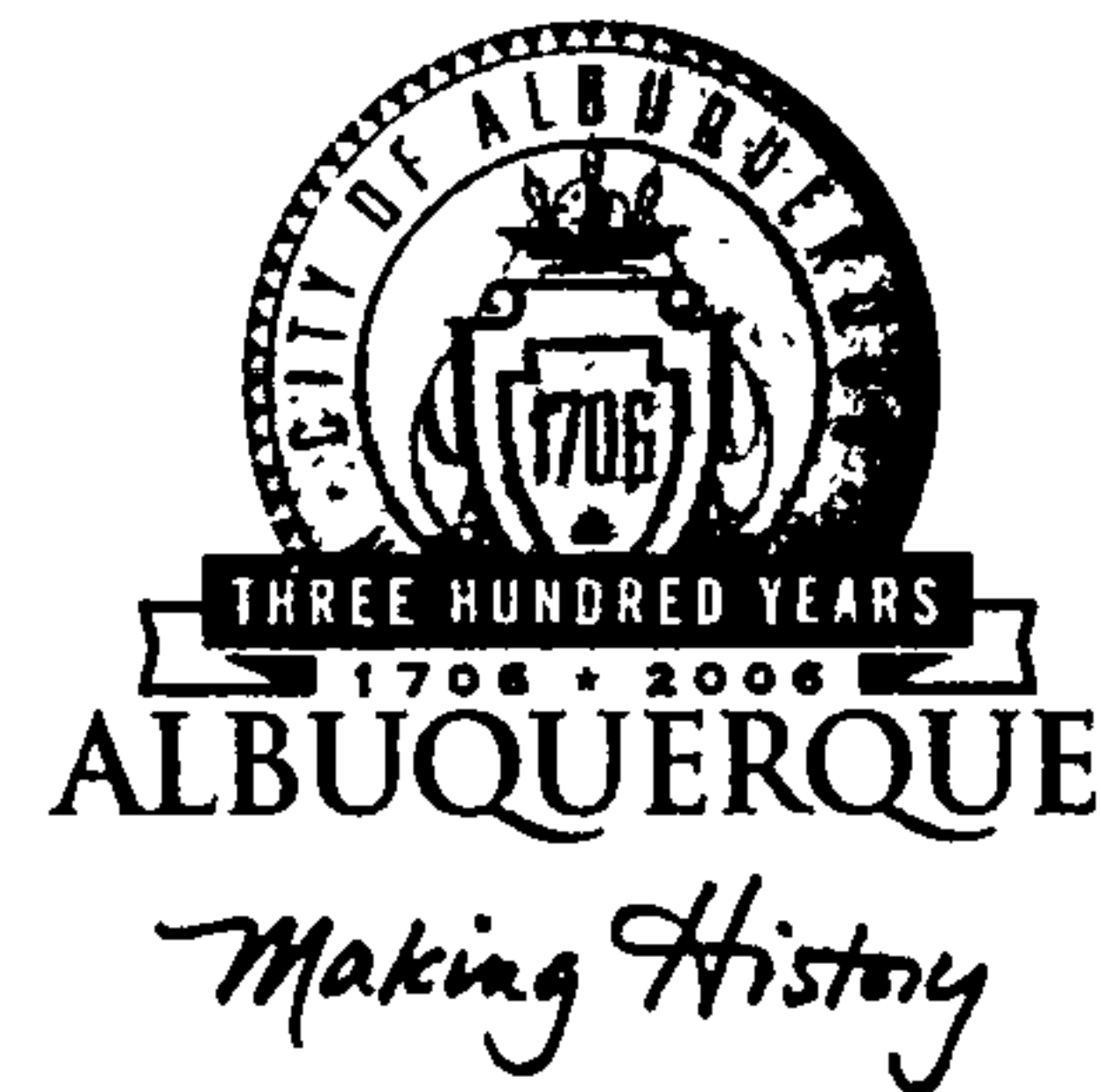
21. **Project # 1001945**
05DRB-00733 Minor-Sketch Plat or Plan

MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298, **M.R.G.C.D. MAP 38**, zoned RLT, located on CARSON RD NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN containing approximately 1 acre(s). [REF: 04EPC01666] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 27, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 27, 2005 WERE APPROVED.**

ADJOURNED: 1:10 P.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003778

AGENDA ITEM NO: 15

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 3-1-05 is on file for Amended Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

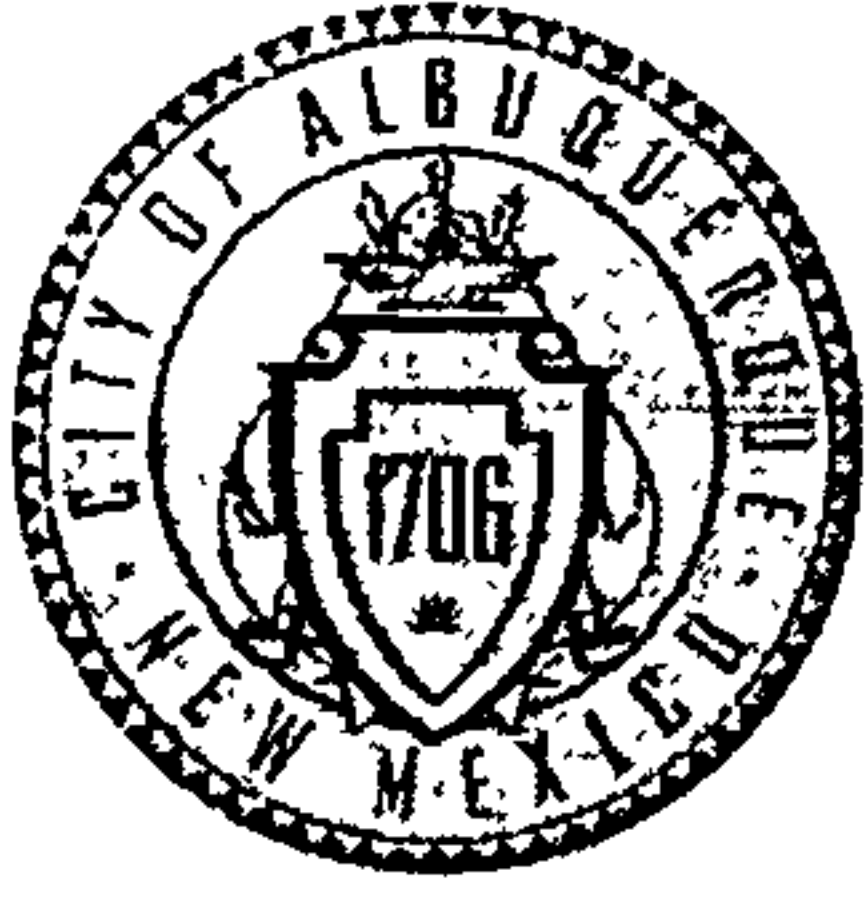
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 11, 2005



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

Project Number: 1003778
Application Number: 05DRB-00738

DRB Date: 5/11/2005
Item Number: 15

Subdivision: Shaheen Subdivision
Lots 21 & 22, Block 2, Tract 2, Shaheen Subdivision, NAA


Zoning: RD

Zone Page: C-19

New Lots (or units) : 10

Parks and Recreation Comments:

Impact Fees will be due for 10 lots at building permit.

Signed: 

Christina Sandoval, (DMD)

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
Amended Preliminary Plat

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 11, 2005
DRB Comments**

ITEM # 15

PROJECT # 1003778

APPLICATION # 05-00738

RE: Sheehan Subdivision/APP

Planning has no objection because all of the lots are still over 5,000 square feet.

Please note that this amendment to the already approve preliminary plat does not extend the expiration date of the preliminary plat.



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

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

CLEARBROOK Investments Inc ("Developer") effective as of this 22 day of NOVEMBER 2006 and pertains to the subdivision commonly known as SHAHEEN SUBDIVISION, and more particularly described as

LOTS 21 & 22, BLOCK 2, TRACT 2, UNIT 3, NAA
CONSISTING OF 10 SUBDIVIDED LOTS

(the "Subdivision".) The following individual lots comprise the subdivision:
[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
3. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

4. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
5. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
6. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
7. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Cynthia A King
Signature
Cynthia A King VP
Name (typed or printed) and title
Clearbrook Investments Inc
Developer

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STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec. 4, 2006, by Cynthia A. King as VP of Finance of Clearbrook Investments Inc. corporation.

(Seal)

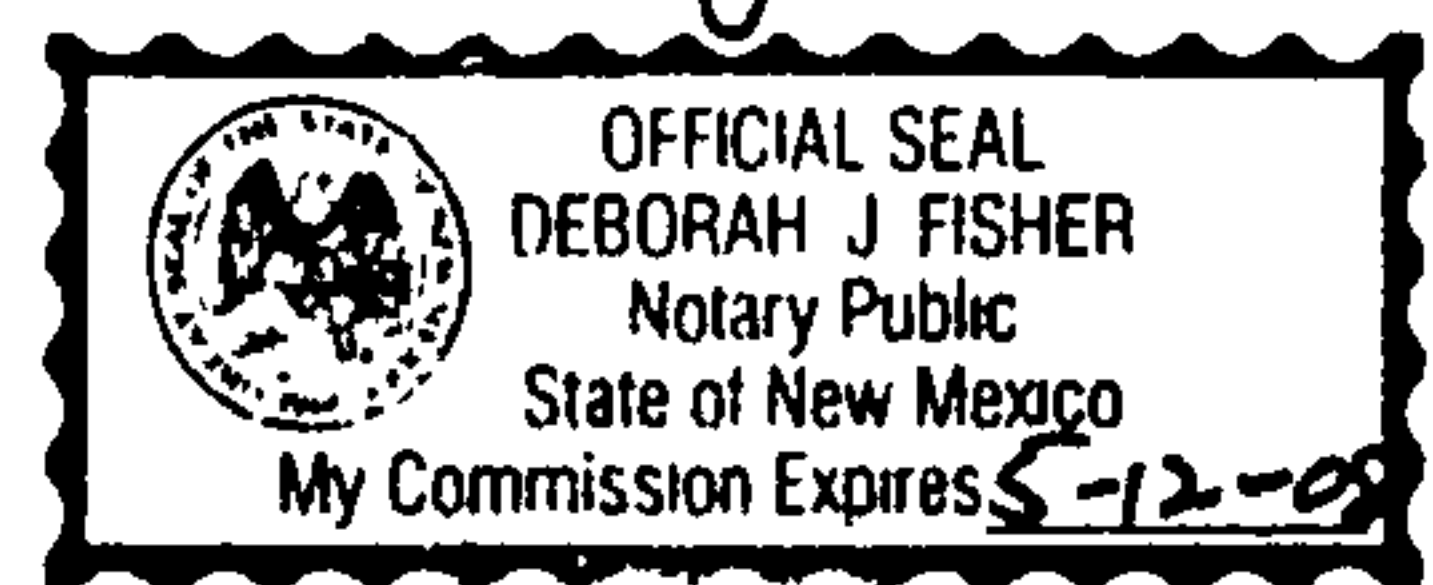
Deborah J. Fisher
Notary Public

My commission expires: May 12, 2008

ALBUQUERQUE PUBLIC SCHOOLS

[Signature]

By: _____
Signature

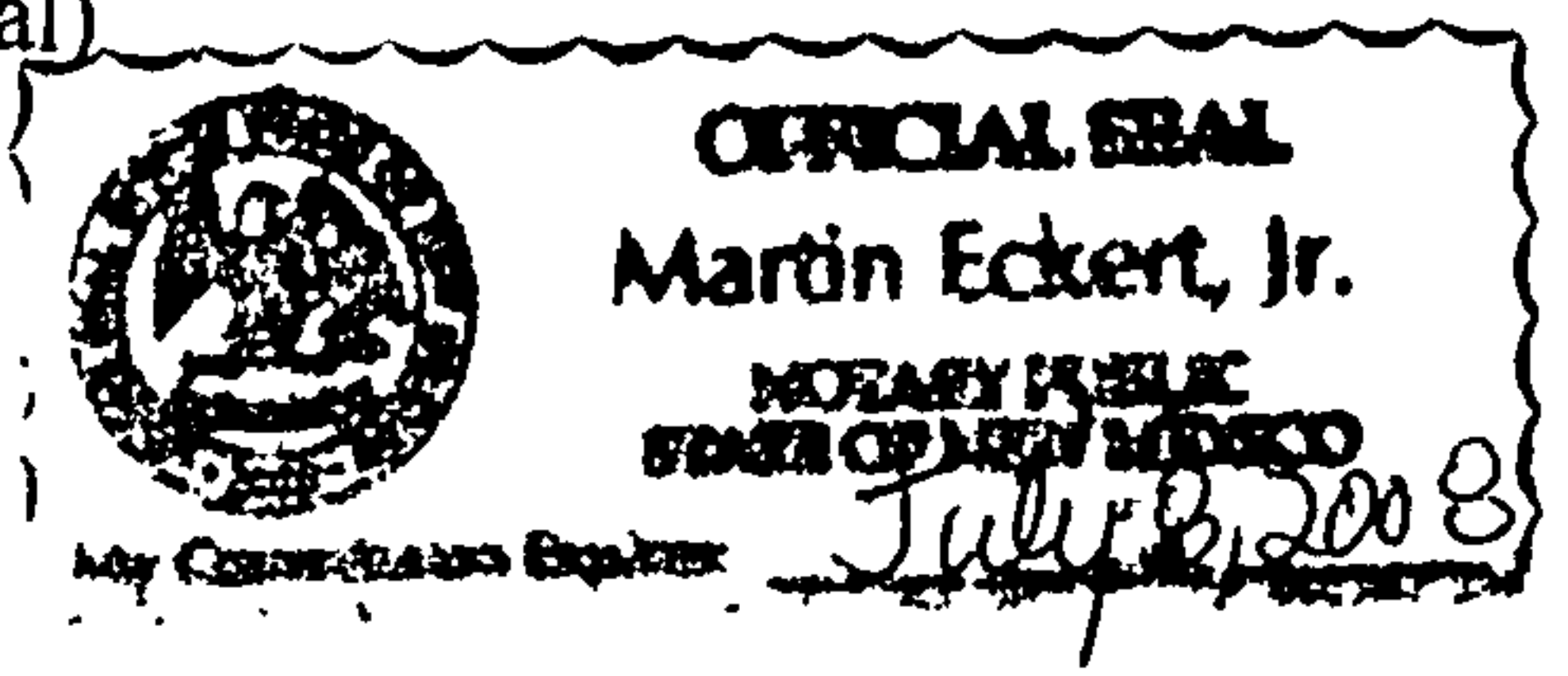


KIZITO WIJENJE, CAPITAL MASTER PLAN DIRECTOR
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 11, 2008 by Kizito Wijenje as Capital Master Plan Director of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



Martin Eckert Jr.
Notary Public

My commission expires: July 8, 2008



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)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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

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: CLEARBROOK INVESTMENTS PHONE: 858-1800
 ADDRESS: 8801 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: 315-6563
 AGENT (if any): Shakeel Rizvi PHONE: 292-3202
 ADDRESS: 2340 Menaul NE FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: shaky1424@yahoo.com

DESCRIPTION OF REQUEST: Requesting Final Plat Approval for 10 Lot subdivision for Shaheen Subdivision

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

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

Lot or Tract No. lots 21 & 22 Block: 2 Unit: 3
 Subdiv. / Addn. North Albuquerque Acres - Shaheen Subdivision
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 10
 Total area of site (acres): 2.00 Density if applicable: dwellings per gross acre: 5.00 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) 0412 Within 1000FT of a landfill? NO
 UPC No. 101906417243820411 & 10190641894382 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave NE
 Between: Wyoming and Louisiana Blvd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): NA
DRB - 1003778

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

SIGNATURE Shakeel Rizvi DATE 12/20/06
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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	Action	S.F.	Fees
<u>06DRB-01744</u>	<u>EP</u>	<u>5(3)</u>	<u>\$0.00</u>
	<u>CMF</u>		<u>\$20.00</u>
			\$
			\$
			\$
			\$
Hearing date <u>12/20/06</u>			Total <u>\$20.00</u>

Sandy Handley
 Planner signature / date

Project # 1003778

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
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - 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.
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Shaylee Rizvi

Applicant name (print)

[Signature]

Applicant signature / date

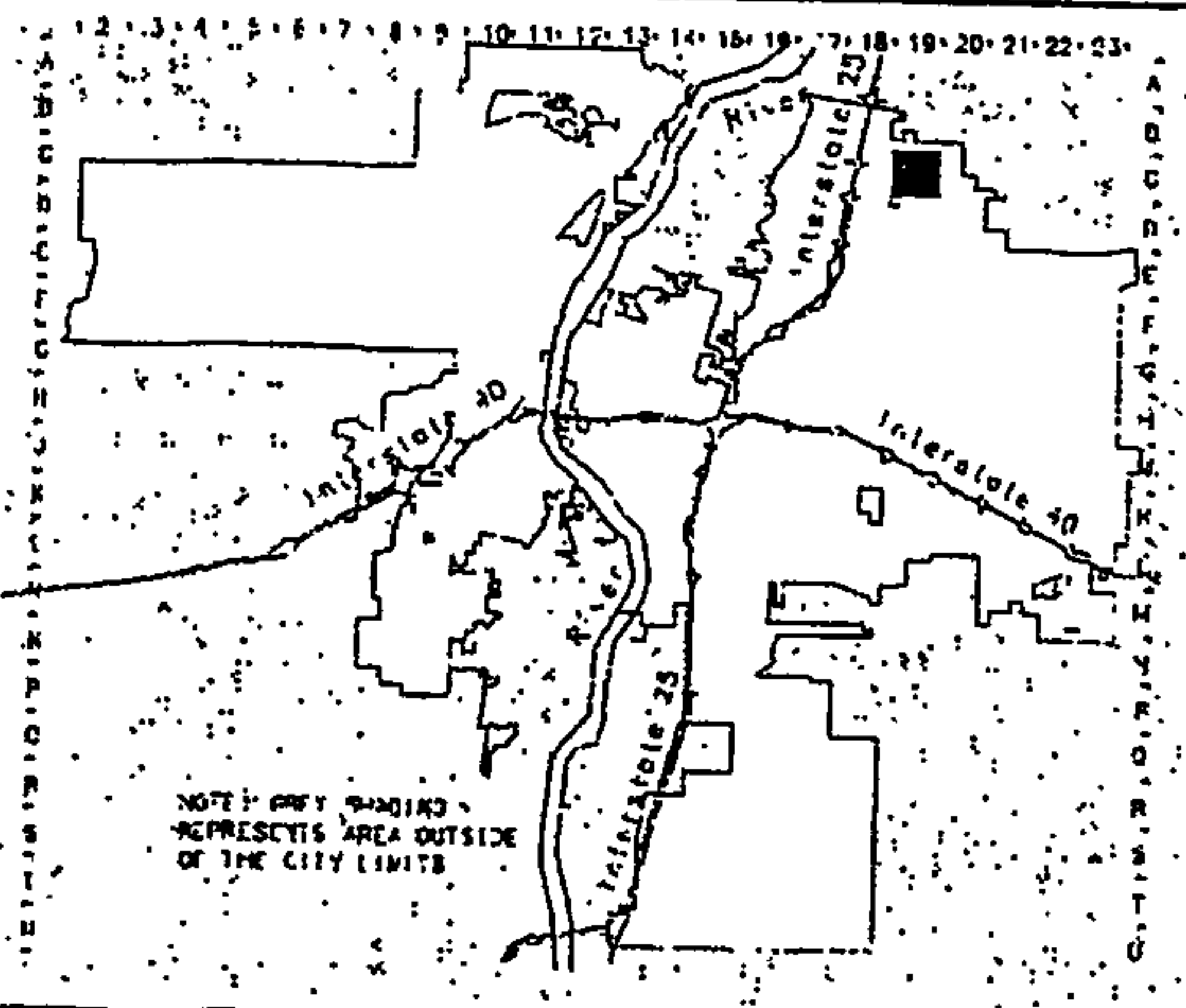
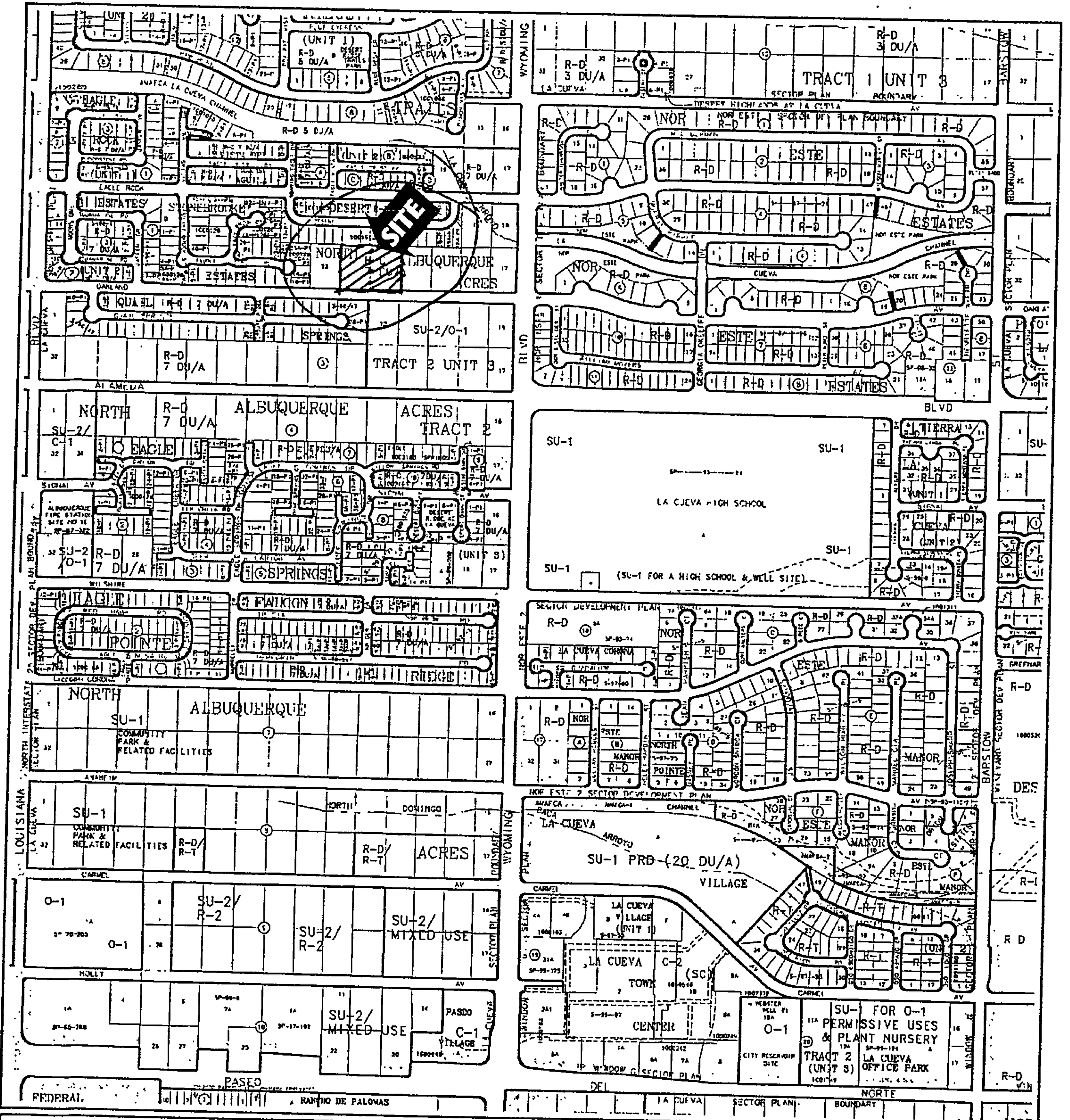


Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
06022B - 01744
 _____ - _____
 _____ - _____

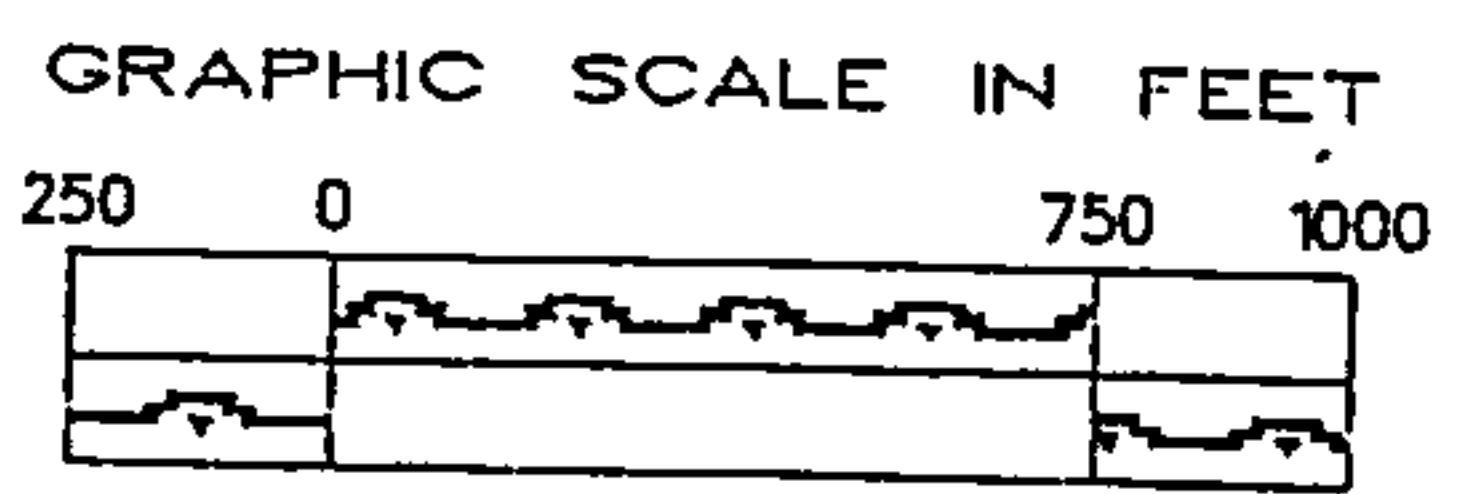
Sandy Handley
 Planner signature / date
Project # 1003778



CITY OF Albuquerque

Albuquerque Geographic Information Systems
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

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

PAID RECEIPT

APPLICANT NAME CLEARBROOK INVESTMENT
AGENT SHAKEEL RIZVI
ADDRESS 2340 MENALL NE
PROJECT & APP # 1003778/06 DRB 0744
PROJECT NAME LT 21822 - SHAHEEN SUB D

\$ 20.00 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

\$ 20.00 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

12/12/2006 11:17AM LOC: ANN
X
RECEIPT# 00068321 WSH 008 TRANSH 0019
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

15
PA 1003778

No. of Lots: 10
Nearest Major Streets
Wyoming & Oakland

FIGURE 19
SIDEWALK DEFERRAL
AGREEMENT
PROJECT NO. 715383

THIS AGREEMENT is made this 13th day of November, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Clearbrook Investments ("Developer"), whose address is 8801 Jefferson NE. AIB. NM 87118 and whose telephone number is 958-1800, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): New Mexico Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) lots 21 & 22, Block 2, Tract 2, Unit 3 (the "Subdivision"); and of NAA.

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as Shaheen Subdivision (state name of plat:); and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by May 11, 2008 ("Sidewalk Construction Deadline").

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



Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Loan Reserve
Amount: \$ 4,794.14 Name of Financial Institution or
Surety providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty (Sidewalk Construction
Deadline): May 11, 2008.
If Guaranty other than a Bond, last day City able to call
Guaranty is: July 11, 2008.
Additional Information: _____

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

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

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

6. Assignment. This Agreement shall not be assigned without the prior



written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

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

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

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

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

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

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

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

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

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



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

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

DEVELOPER:

By (signature): Cynthia A. King
Name: Cynthia A. King
Title: VP Finance
Dated: 11-3-06

CITY OF ALBUQUERQUE:

By: Paul D. Duke
City Engineer
Dated: 11-13-06

W
11-7-06

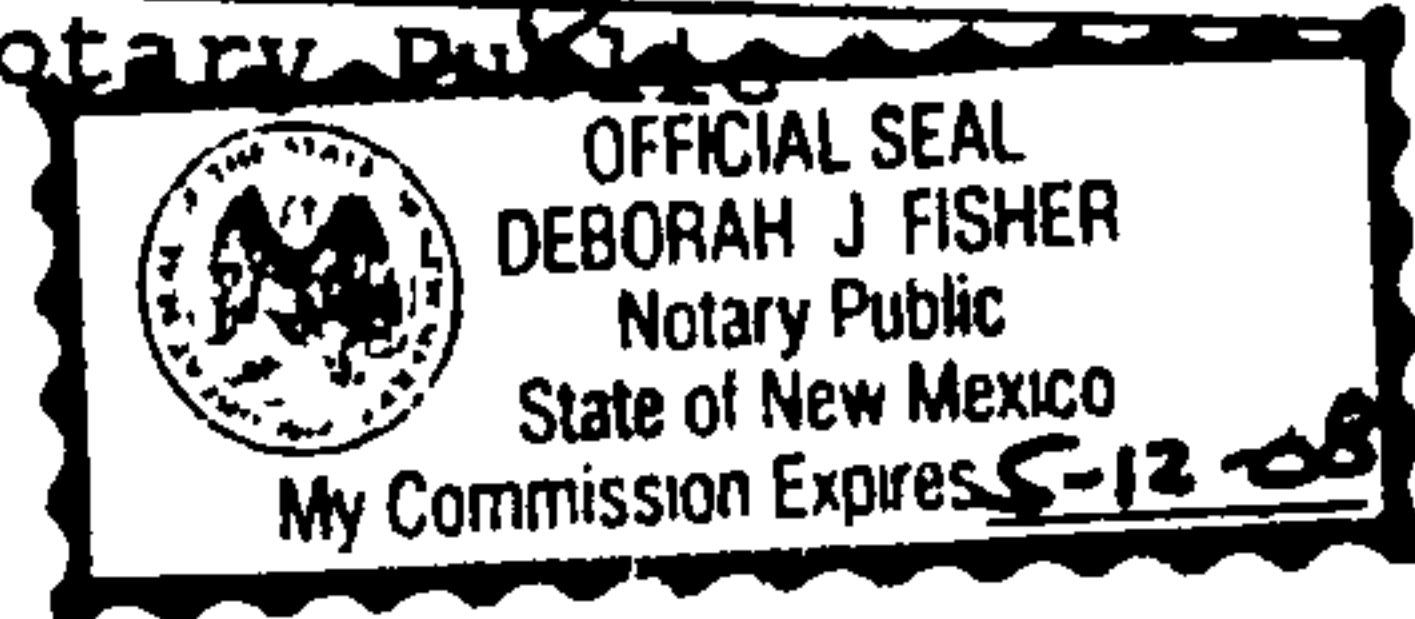
DEVELOPER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 3rd day of November, 2006 by (name of person:) Cynthia A. King, (title or capacity, for instance, "President" or "Owner":) VP of Finance of (Developer:) Clearbrook Investments, Inc.

Deborah J. Fisher
Notary Public

My Commission Expires:
May 12, 2008



CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 13th day of November, 2006 by Richard Doure, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria S. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT "A" ATTACHED

X:\RELU\SHARE\AGREKJC\sidedeferralagreementrevised.doc





EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

2. Project # 1003778

06DRB-00330 Major-Vacation of Pub Right-of-Way
06DRB-00328 Major-Preliminary Plat Approval
06DRB-00332 Minor-Sidewalk Variance
06DRB-00333 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19)

At the May 3, 2006, 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.

With the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/1/05 the preliminary plat was approved.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

If you wish to appeal this decision, you must do so by May 18, 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).

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

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

A handwritten signature in black ink that reads "Matson".

Sheran Matson, AICP, DRB Chair

Cc: Shakeel Rizvi, 8504 Waterford Pl NE, 87122
Larry Read & Associates, 2340 Midtown NE, 87107
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

08/22/2005

Type of Estimate: Sidewalk Deferral

Project Description:

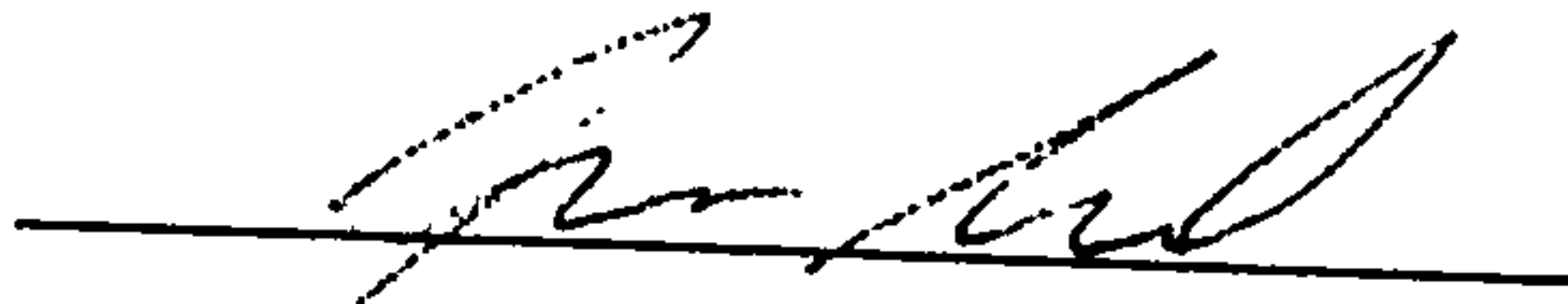
Project ID #: 715383, Shaheen Subdivision, Phase/Unit #: 1

Requested By: Shakeel Rizvi w/ Skyblue Investment

Approved estimate amount:		\$3,592.80
NMGRT	6.75%	\$242.51
Subtotal:		\$3,835.31
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$4,794.14

APPROVAL:

DATE:



8-22-2005

Notes:



July 11, 2006

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for Clearbrook Investments, Inc.
City of Albuquerque Project No.: 715383
Project Name: Shaheen Subdivision, Phase/Unit #1

To Whom It May Concern:

This is to advise the City Of Albuquerque ("City") that, at the request of Clearbrook Investments, Inc., ("Subdivider") Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of Four Thousand Seven Hundred Ninety-Four Dollars and 14/100, (\$4,794.14) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Clearbrook Investments, Inc. ("Subdivider") to provide for the installation of the improvements which must be constructed at Shaheen Subdivision, Phase/Unit 1, Project No. 715383 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 11-14-06 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 27 at page 999 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by May 11, 2008 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between May 11, 2008 and July 11, 2008, inclusive, the City may demand payment from the Financial



Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion of the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution shall promptly draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date July 11, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,
Bank of Oklahoma, N.A.

Troy Hutton
Vice President

Accepted:
City of Albuquerque

By:
Chief Administrative Officer
or authorized designee

Title: *City Engineer*
Dated: *11-13-06*

11-7-06

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 3/10/06

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 5-3-06

Date Preliminary Plat Expires: 5-3-07

DRB Project No.: 1003778

DRB Application No.: 06 DRB-00328

ORIGINAL

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

SHAHEEN SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 21 AND 22, BLOCK 2, TRACT 2, UNIT 3 NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER	SHAHEEN COURT	OAKLAND	LOT 4 (N-S)	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER	SHAHEEN COURT	CUL-DE-SAC	LOT 7 (E-W)	/	/	/
<input type="text"/>	<input type="text"/>	4"	WATER LINE ZONE 4ER	SHAHEEN COURT	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK NORTH SIDE	OAKLAND	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	27'	RESIDENTIAL PAVEMENT	SHAHEEN COURT	OAKLAND	LOT 7 & 8 p1	/	/	/
<input type="text"/>	<input type="text"/>	20'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	4'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	STD	CURB AND GUTTER	OAKLAND NORTH SIDE	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	STD	MOUNTABLE CURB - ALL AREAS	SHAHEEN COURT	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/

ORIGINAL

NAME OF PLAT AND/OR/SITE PLAN: SHAHEEN SUBDIVISION

DRB PROJECT NO. 1003778

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"/>	6'	SIDEWALK SOUTH AND EAST SIDES	SHAHEEN COURT BACK OF CURB	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	4'	SIDEWALK WEST SIDE	SHAHEEN COURT	OAKLAND	NORTH PROP LOT 2	/	/	/
<input type="text"/>	<input type="text"/>	STD	TYPE 'A' INLET WITH LATERAL	OAKLAND	EXISTING STUB IN OAKLAND	NORTH CURB LINE NEAR SHAHEEN COURT	/	/	/
<input type="text"/>	<input type="text"/>	STD	FIRE HYDRANT	OAKLAND	AT SHAHEEN COURT		/	/	/
<input type="text"/>	<input type="text"/>	8"	WATER LINE - ZONE 4ER	OAKLAND	EXIST WL @ LOT 19	SHAHEEN COURT	/	/	/
<input type="text"/>	<input type="text"/>	18'	PAVED DRIVEWAY	IN EASEMENT	CUL-DE-SAC	NORTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	3"	TEMPORARY PVMT	OAKLAND NORTH SIDE	EAST PROP LINE	ABIS PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	3"	TEMPORARY PVMT	OAKLAND SOUTH SIDE	EAST PROP LINE	ABIS PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN SHAHEEN SUBDIVISION

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"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 STREET LIGHTING PER DPM REQUIREMENTS
- 2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE
- 3 TRAFFIC SIGNAGE PER DRC.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>Adil Rizvi</u> NAME (print)	<u>Matthew 5/3/06</u> DRB CHAIR - date	<u>Christina Sandoval 5/3/06</u> PARKS & GENERAL SERVICES - date
<u>ADIL RIZVI</u> FIRM	<u>5-3-06</u> TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<u>5/3/06</u> SIGNATURE - date	<u>Roger A. Keen 3/3/06</u> UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<u>Bradley Bingham 5/3/06</u> CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Minor Subdivision action	S Z ZONING & PLANNING	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Vacation	<input checked="" type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> County Submittal	<input type="checkbox"/> EPC Submittal
SITE DEVELOPMENT PLAN		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Street Name Change (Local & Collector)	L A APPEAL / PROTEST of...
STORM DRAINAGE		<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<input type="checkbox"/> 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: Shakeel Rizvi PHONE: 315-6563
 ADDRESS: 8504 Waterford Pl., NE. FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: shaky1424@yahoo.com
 Proprietary interest in site: Agent List all owners: _____
 AGENT (if any): Larry Reed & Associates Inc PHONE: 237-8421
 ADDRESS: 2240 Mid Town NE. FAX: 237-8422
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: lreed@reedengineering.com

DESCRIPTION OF REQUEST: Major subdivision plat, vacation of Public Right of way, Sidewalk Design Waiver and Temporary deferral of Sidewalk.

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

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

Lot or Tract No. Lots 21 & 22, Tract 2 Block: 2 Unit: 3
 Subdiv. / Addn. North Albuquerque Acres - Sharon Subdivision
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 10
 Total area of site (acres): 2.00 Density if applicable: dwellings per gross acre: 5.0 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) 18943820⁴¹² Within 1000FT of a landfill? NO
 UPC No. 101906417243820411/1019064 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Avenue NE.
 Between: Wyoming Blvd, NE and Louisiana Blvd, NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): DRB 1003778
04.01750, 04.01752, 04.01753

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

SIGNATURE [Signature] DATE 4/6/06
 (Print) Shakeel Rizvi _____ Applicant Agent

FOR OFFICIAL USE ONLY

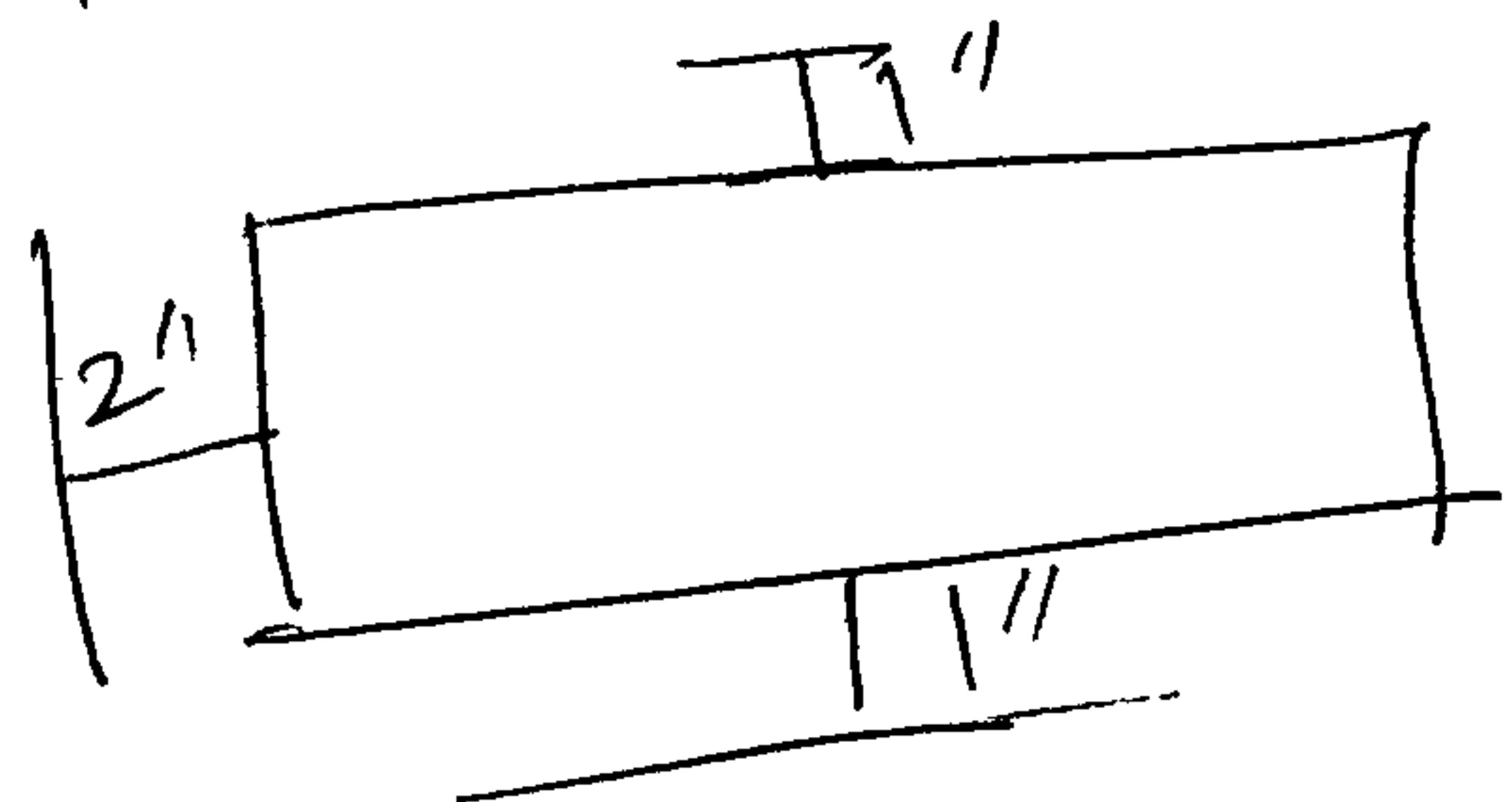
Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB 00328</u>	<u>PP</u>	_____	\$ <u>810.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB 00330</u>	<u>VRW</u>	_____	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>06DRB 00332</u>	<u>SV</u>	_____	\$ <u>-0-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>06DRB 00333</u>	<u>TDS</u>	_____	\$ <u>-0-</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>5-3-06</u>			Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>950.00</u>

[Signature] Project # 1003778

Vinkers Court

1. UPC # needed
- 2.



Note #24 - No Gravel

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

ADIL RIZVI for Larry Read
Applicant name (print)
Adil Rizvi for Larry Read
Applicant signature / date



Form revised September 2001

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

Application case numbers
06DRB - 00330
06DRB - 00332
06DRB - 00333

Kim Sias 3/10/06
Planner signature / date
Project # 1003778

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

ADIL RIZVI FOR LARRY READ
Applicant name (print)

Adil Rizvi for Larry Read
Applicant signature / date

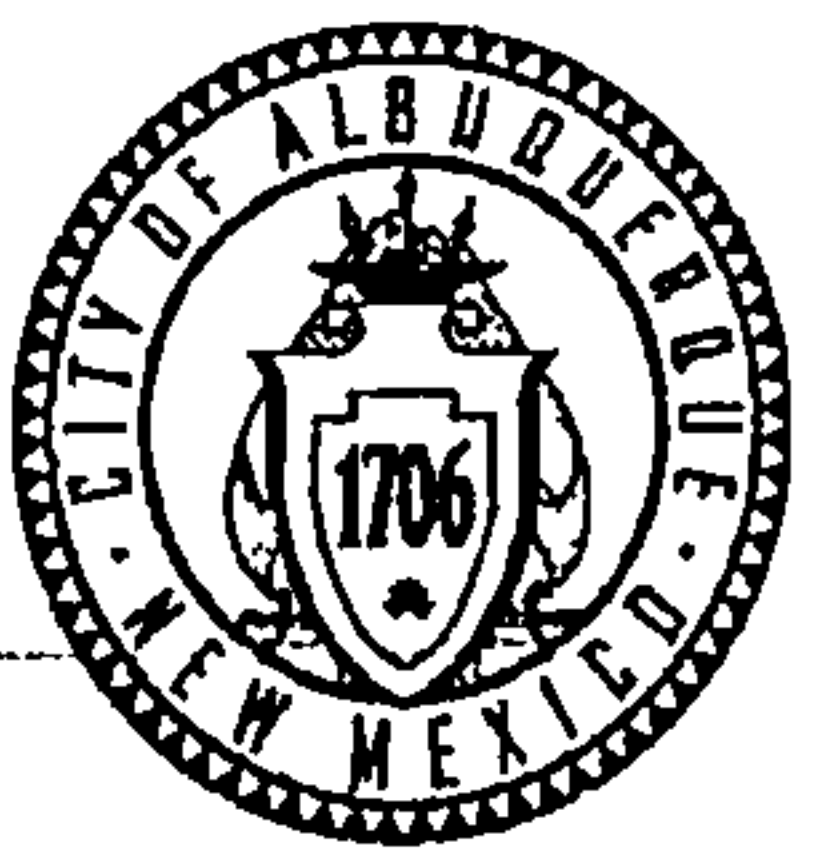
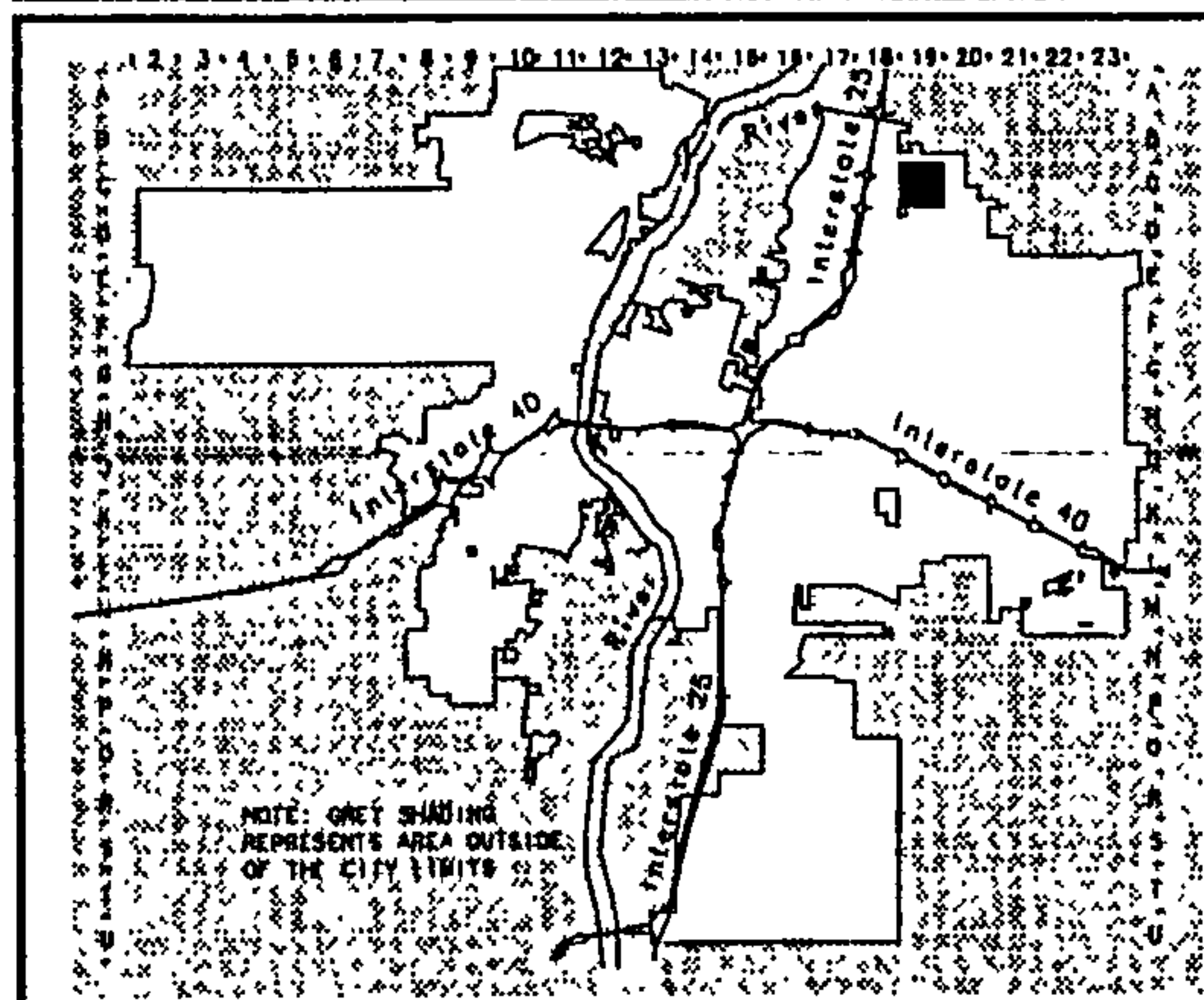
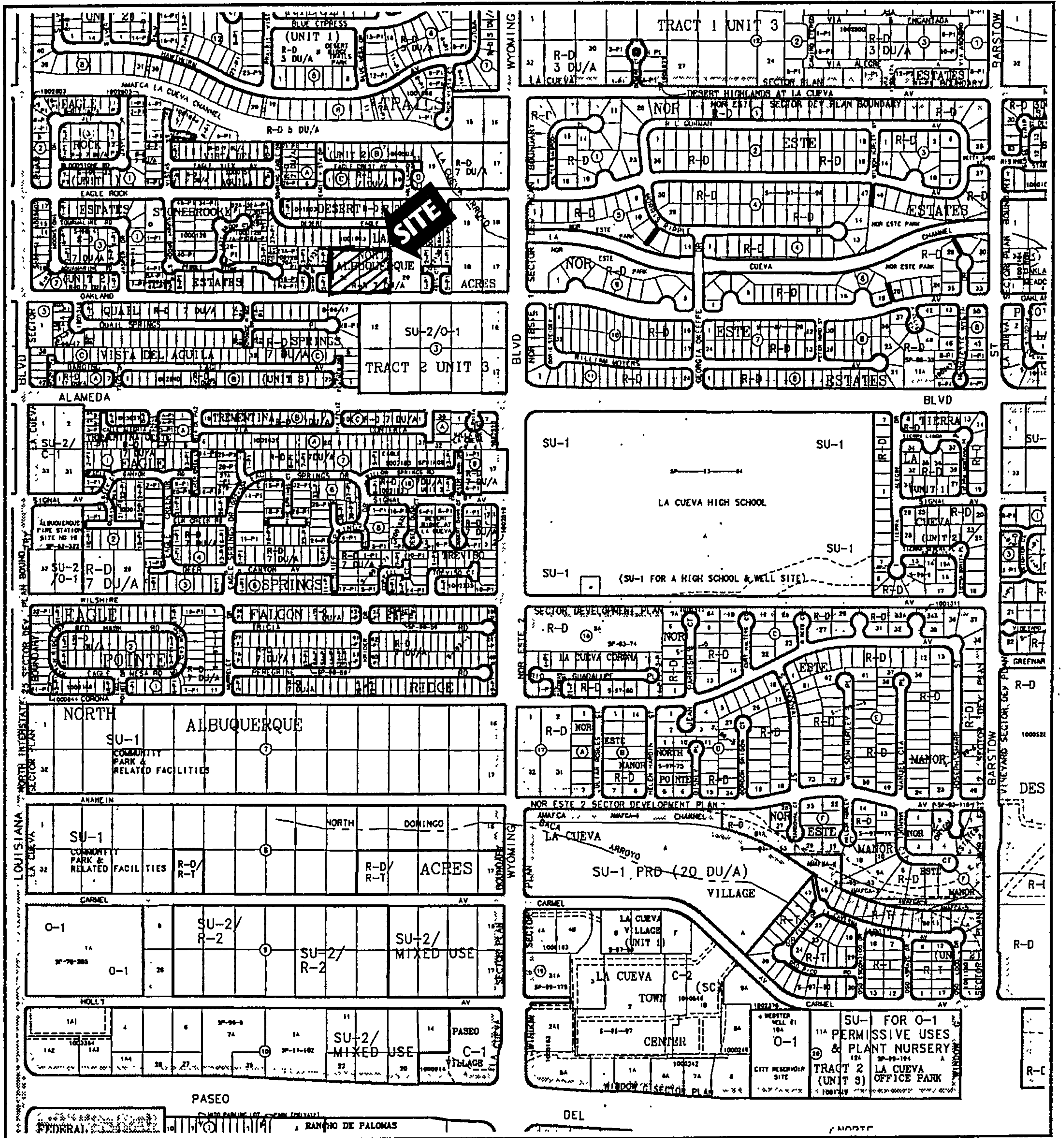


Form revised September 2001

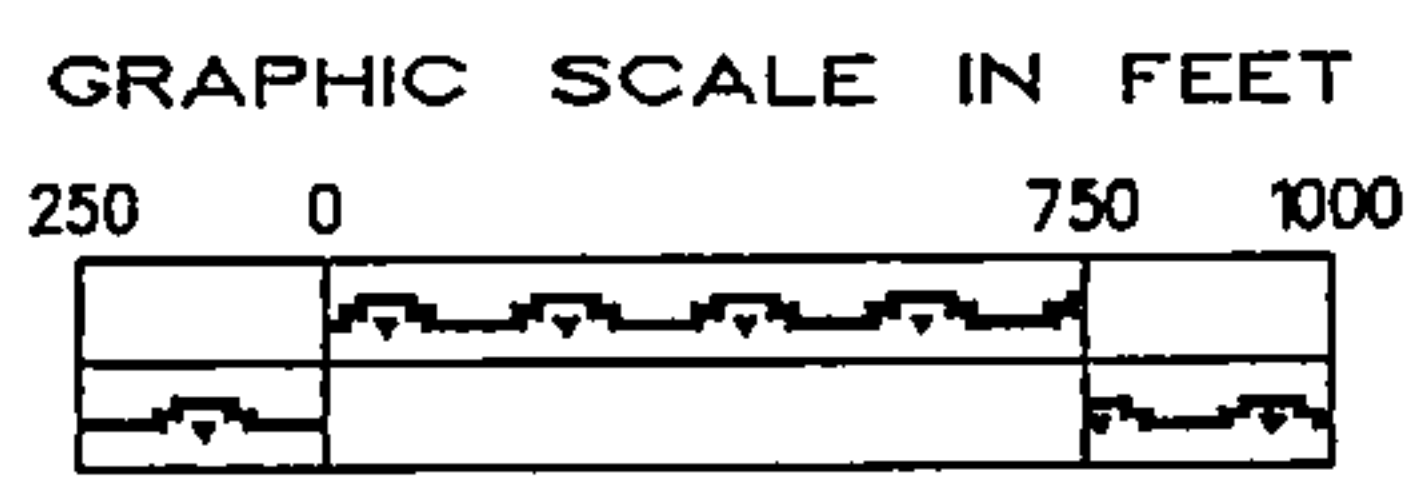
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06DRB - - 00328

Kim Sims 3/10/02
 Planner signature / date
Project # 1003778



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page

C-19-Z

Map Amended through March 08, 2005

March 30, 2006

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

RE: Proposed Shaheen Subdivision
Lots 21 and 22, Block 2, Tract 2, Unit 2, NAA

Dear Ms. Matson:

Attached is the Preliminary Plat Submittal for the proposed new subdivision. This Preliminary Plan is submitted for DRB review. The developer desires to construct the 10-lot subdivision as shown on the attached Plat.

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

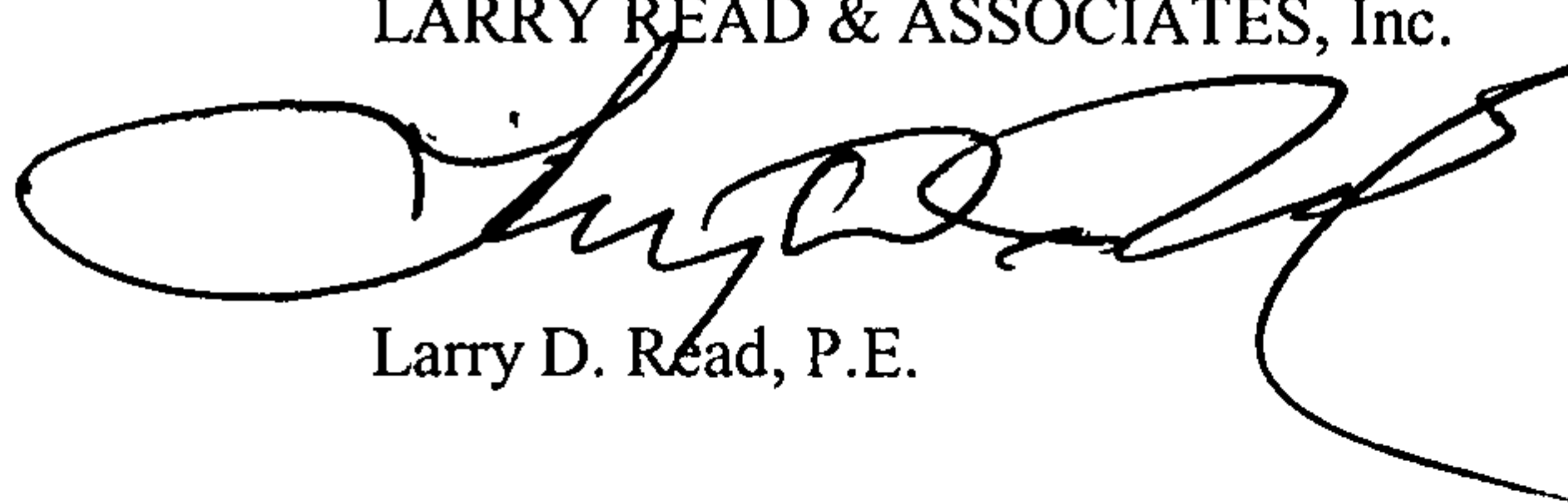
Temporary Sidewalk Deferral - The owner is requesting that the internal sidewalks be deferred until such time as each residence is constructed as is normal procedure in subdivision construction.

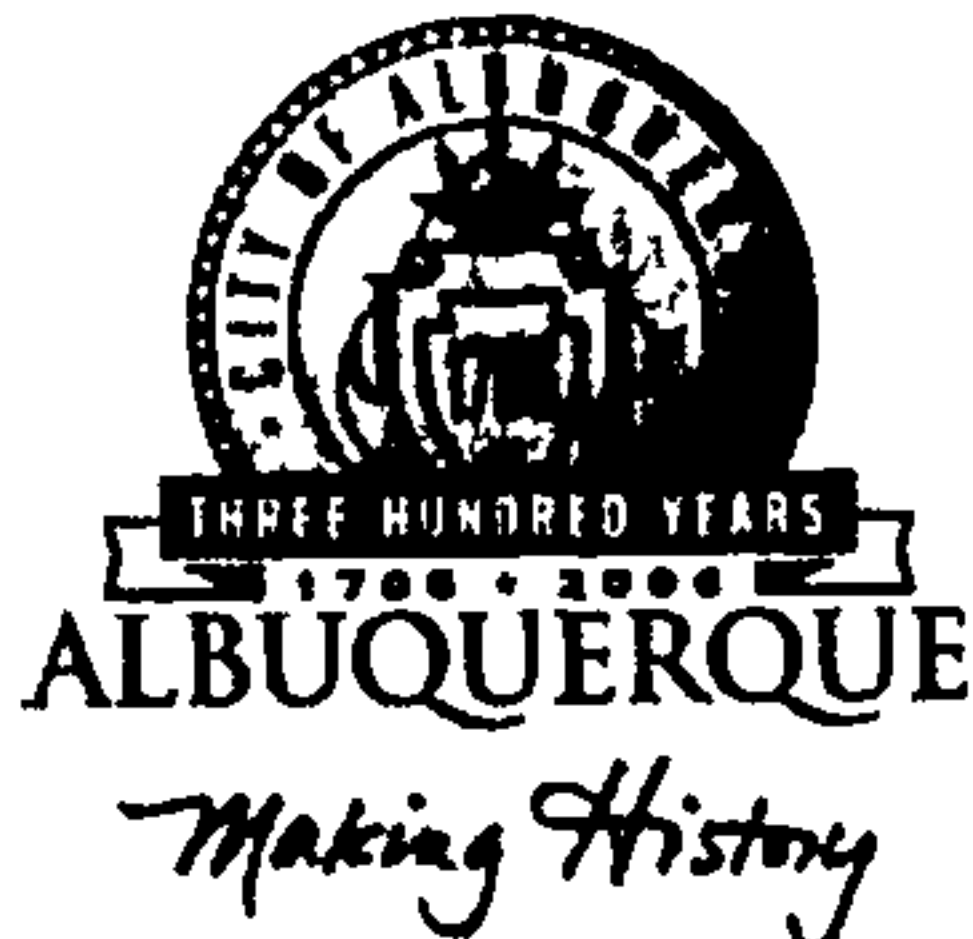
Sidewalk Design Variance - The owner is requesting two sidewalk design variances. The first is to allow construction of an internal sidewalk on the west side of Shaheen Court only to the south end of the cul-de-sac. The second to allow a 6' wide sidewalk on the east side of Shaheen Court and south side of the hammer head to be built at the back of curb and to only be built to the southeast corner of the hammer head instead of all the way around.

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

Sincerely,
LARRY READ & ASSOCIATES, Inc.

Larry D. Read, P.E.





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 4, 2006

TO CONTACT NAME: Shakeel Rizvi
COMPANY/AGENCY: Sky Blue Investments LLC
ADDRESS/ZIP: 8504 Waterford Pl. NE 187122
PHONE/FAX #: 315-165163 / Fax: 292-3904

Thank you for your inquiry of April 4, 2006 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 21, 22, Block 2, Tract 2, Unit 3, North Albuquerque Aves, Located on Oakland Between Wyoming and Louisiana.
zone map page(s) C-19.

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

Nor Este

Neighborhood Association

Contacts: Leilani McGranahan
7600 Rio Guadalupe NE 187122
293-5209

Joe Yardumian
7801 R.C. Gorman Ave. NE 187122
797-1851 2748

The Quail Springs

Neighborhood Association

Contacts: Goldialu G. Stone
7116 Quail Springs Pl. NE 187113
797-5597

Dr. Betty J. Fisher
7311 Quail Springs Pl. NE 187113
797-4852

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,

Stephan W...
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

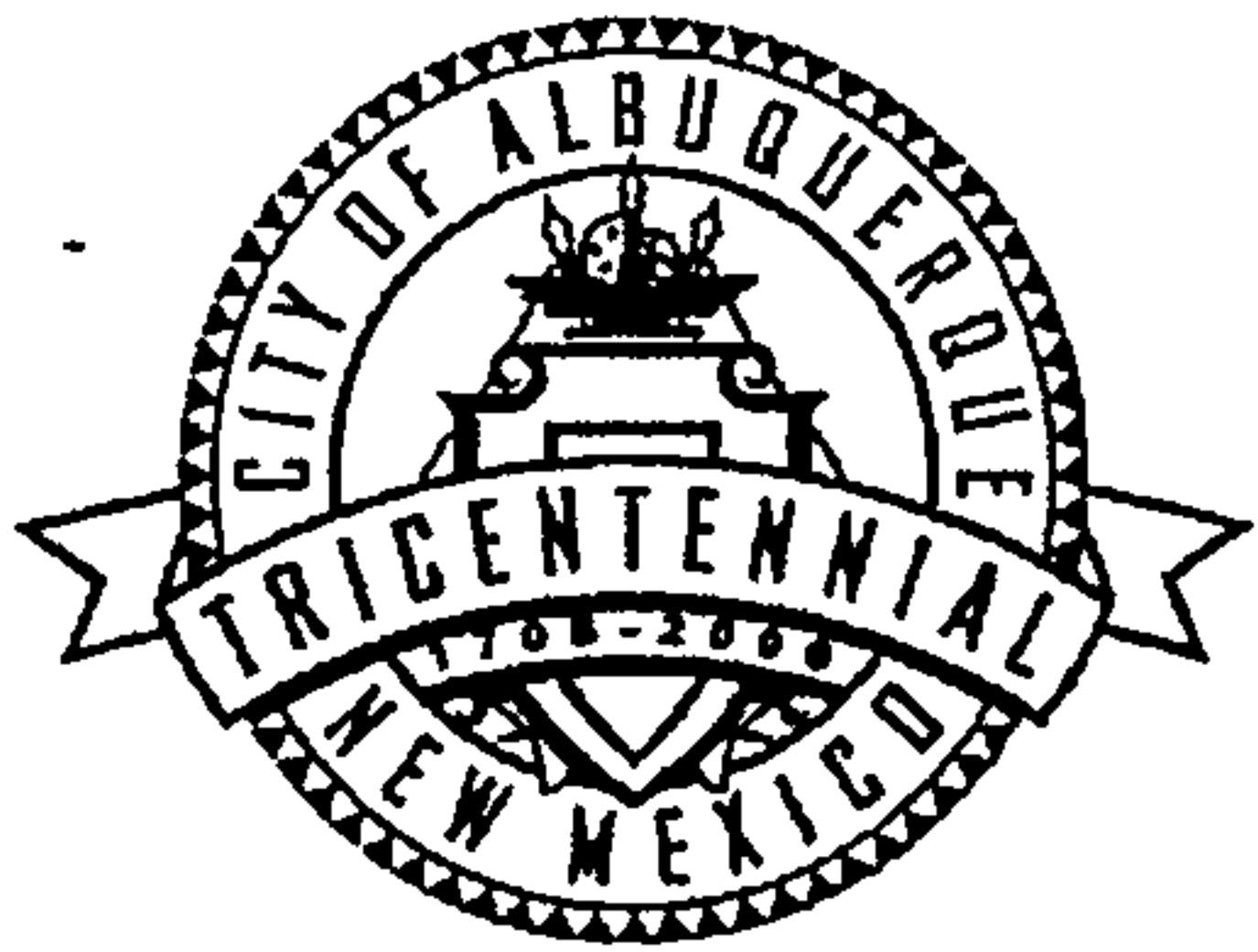
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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.
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 associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 4/4/06 Time Entered: 4:00 pm ONC Rep. Initials: SW



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 St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [] -OR- Concealed Tower [];

Private Development []; City Project []; -OR- Other []

CONTACT NAME: Shakeel Rizvi

COMPANY NAME: Skyblue Investments, LLC

ADDRESS/ZIP: 8504 Waterford Pl., NE, Albuquerque, 87122

PHONE: 315-6563 FAX: 292-3904

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

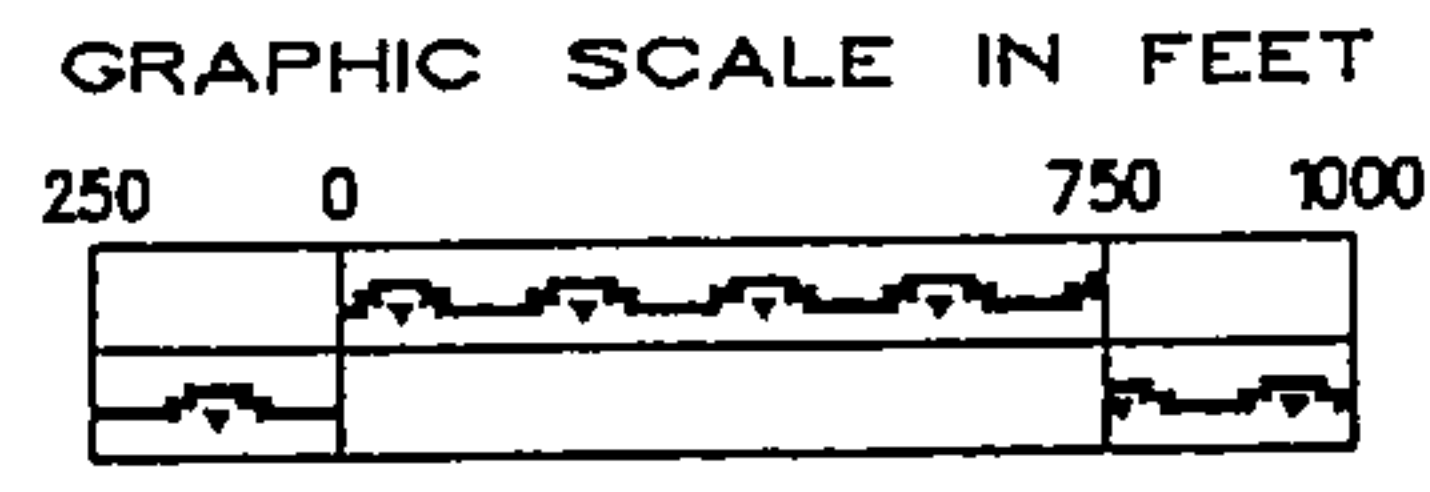
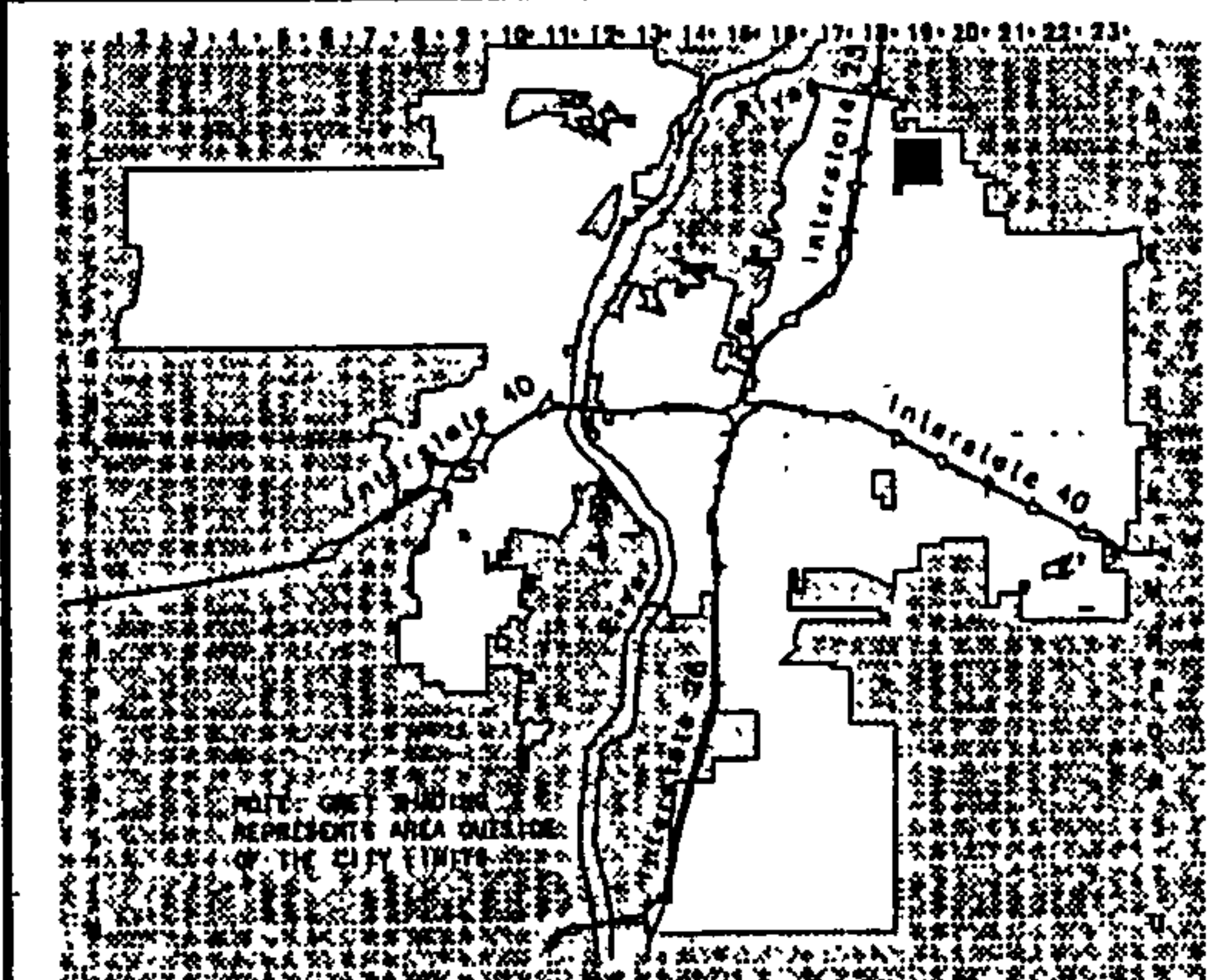
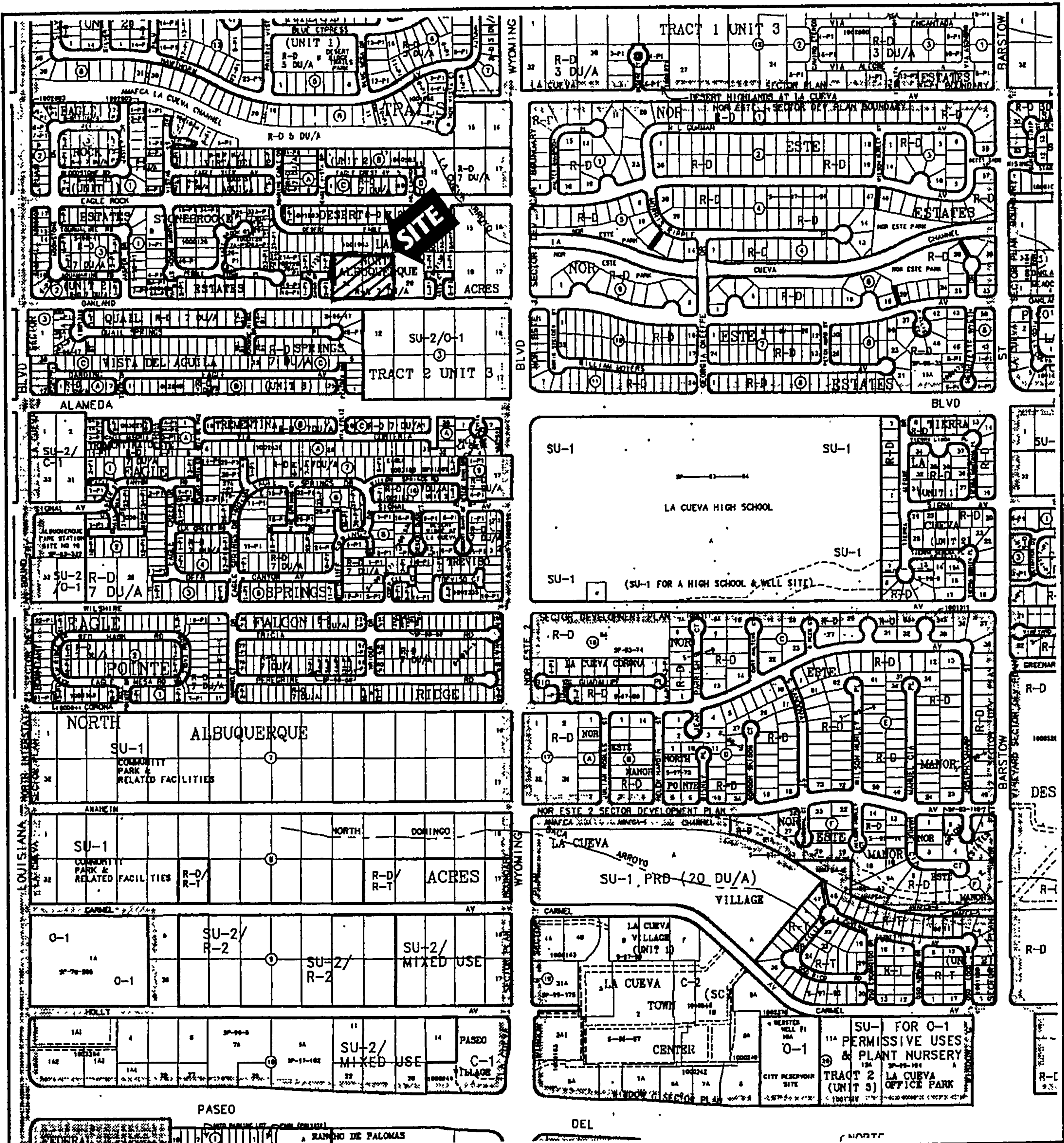
LOCATED ON _____ LEGAL DESCRIPTION _____

_____ STREET NAME OR OTHER IDENTIFYING LANDMARK _____

BETWEEN _____ AND _____
STREET NAME OR OTHER IDENTIFYING LANDMARK

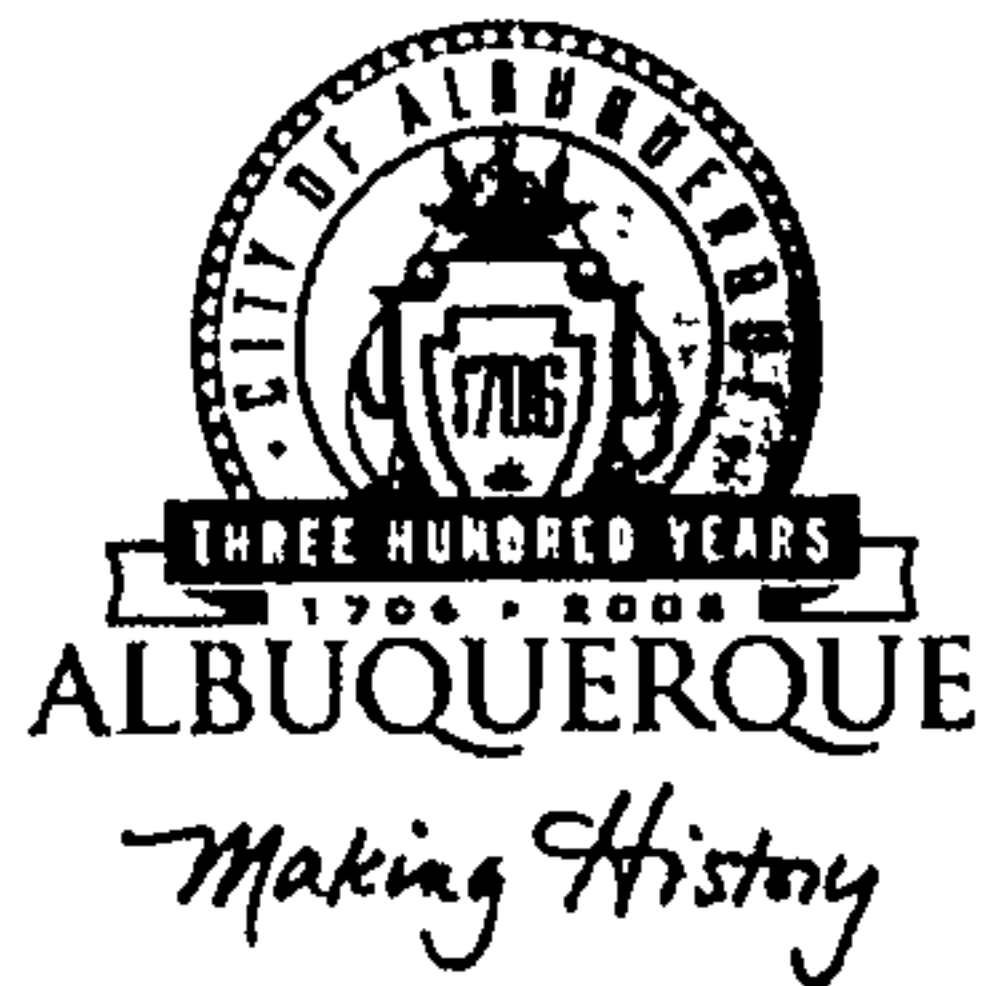
_____ STREET NAME OR OTHER IDENTIFYING LANDMARK _____

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (____).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



A G I S
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page
C-19-Z
Map Amended through March 08, 2005



City of Albuquerque

March 6, 2006

Adil Rizvi
Skyblue Investements, LLC
8504 Waterford Pl. NE /87122
Phone: 315-6484 Fax: 292-3904

Dear Adil:

Thank you for your inquiry of **March 6, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 21, 22, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON OAKLAND BETWEEN WYOMING AND LOUISIANA zone map C-19.**

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

NOR ESTE N.A. (NRE) "R"

- ✓ *Leilani McGranahan
7600 Rio Guadalupe NE/87122 293-5209 (h)
- ✓ Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)


THE QUAIL SPRINGS N.A. (QSP) "R"

- ✓ *Goldialu G. Stone
7116 Quail Springs Pl. NE/87113 797-5597 (h)
- ✓ Dr. Betty J. Fisher
7311 Quail Springs Pl. NE/87113 797-4852 (h)

See attached 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,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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.

April 6, 2006

Leilani McGranahan
Noreste Neighborhood Association
7600 Rio Guadalupe NE
Albuquerque, NM 87122

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

Dear Sir or Madam:

The content of this letter was sent to you on March 10, 2006. We are resending you this letter because we were asked to resubmit the application for the preliminary plat to the City of Albuquerque

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Shakeel Rizvi at 315-6563

Sincerely,



Shakeel Rizvi
8504 Waterford Pl., NE
Albuquerque , NM 87122

April 6, 2006

Dr. Betty J. Fisher
Quail Springs Neighborhood Association
7311 Quail Springs Pl., NE
Albuquerque, NM 87113

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

Dear Dr. Fisher:

The content of this letter was sent to you on March 10, 2006. We are resending you this letter because we were asked to resubmit the application for the preliminary plat to the City of Albuquerque

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Shakeel Rizvi at 315-6563

Sincerely,



Shakeel Rizvi
8504 Waterford Pl., NE
Albuquerque, NM 87122

April 6, 2006

Goldialu Stone
Quail Springs Neighborhood Association
7116 Quail Springs Pl., NE
Albuquerque, NM 87113

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

Dear Mr. Stone:

The content of this letter was sent to you on March 10, 2006. We are resending you this letter because we were asked to resubmit the application for the preliminary plat to the City of Albuquerque

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Shakeel Rizvi at 315-6563

Sincerely,



Shakeel Rizvi
8504 Waterford Pl., NE
Albuquerque, NM 87122

April 6, 2006

Joe Yardumian
Noreste Neighborhood Association
7801 R. C. Gorman Avenue, NE.
Albuquerque, NM 87122

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

Dear Mr. Yardumian:

The content of this letter was sent to you on March 10, 2006. We are resending you this letter because we were asked to resubmit the application for the preliminary plat to the City of Albuquerque

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Larry Read at 237-8421 or Shakeel Rizvi at 315-6563

Sincerely,



Shakeel Rizvi
8504 Waterford Pl., NE
Albuquerque, NM 87122

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Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

UNIT 0109
 Postmark Here
 APR 6 2006
 R63XHO
 ALBUQUERQUE NM 87109 ACADEMY ST
 04/06/06

Sent To Joe Yarduman
 Street, Apt. No., or PO Box No. 7801 R.C. Gorman Ave, NE
 City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0003 3733 3564

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Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

UNIT 0109
 Postmark Here
 APR 6 2006
 R63XHO
 ALBUQUERQUE NM 87109 ACADEMY ST
 04/06/06

Sent To Leilani McGranahan
 Street, Apt. No., or PO Box No. 7600 Rio Guadalupe, NE
 City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0003 3733 3564

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Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

UNIT 0109
 Postmark Here
 APR 6 2006
 R63XHO
 ALBUQUERQUE NM 87109 ACADEMY ST
 04/06/06

Sent To DR. Betty Fisher
 Street, Apt. No., or PO Box No. 7311 Quail Springs, NE
 City, State, ZIP+4 Albuquerque, NM 87112
 PS Form 3800, June 2002 See Reverse for Instructions

PS Form 3800, June 2002 See Reverse for Instructions

Sent To Goldilocks G. Stone
 Street, Apt. No., or PO Box No. 7116 Quail Springs Pl., NE
 City, State, ZIP+4 Albuquerque, NM 87113

Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

OFFICIAL USE
 For delivery information visit our website at www.usps.com
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 U.S. Postal Service™

7005 1820 0003 3733 3564

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME SHAHEEN

AGIS MAP # C-19

LEGAL DESCRIPTION Lots 21 & 22, Block 2,
Tract 2, Unit 3. NAA.
Albuquerque

↓ DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 9/7/04 [date].

Adil Rizvi ADIL RIZVI 11/10/04
Applicant / Agent Date

Bradley B. Blum
Hydrology Division Representative 11/10/04
Date

↓ WATER AND SEWER AVAILABILITY STATEMENT

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

Adil Rizvi ADIL RIZVI August 2004
Applicant / Agent Date
Discussed the project with Roger Green and Nancy Musinski

Roger Green
Utilities Division Representative 11/10/04
Date

DRB# _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: ADIL RIZVI Date of request: 11/10/04 Zone atlas page(s): C-19

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

Legal Description - 17
Lot or Tract # 19 & 78 Block # 2
Subdivision Name Kumil

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

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

of units - 8 lots
Building Size - 2000 (sq. ft.)

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

Applicant or Representative Adil Rizvi Date 11/10/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

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

Tony Lopez 11-10-04
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___
TRAFFIC ENGINEER DATE

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

PAID RECEIPT

APPLICANT NAME Larry Read
 AGENT Larry Read & Associates Inc
 ADDRESS 2340 Mid town NE
 PROJECT & APP # 1003778/06 DRB: 00328; 00330, 00332, 00333
 PROJECT NAME Sheheen Subdivision

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 855.00 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
 \$ 950.00 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
 3/10/2006 12:13PM LOC: ANNX
 RECEIPT# 00058643 WSH 007 TRANS# 0003
 Account 441018 Fund 0110
 Activity 4971000 TRSKAL
 Trans Amt \$950.00
 J24 Misc \$75.00
 CHARGE \$950.00
 \$20.00
 Thank You

Albuquerque
 Treasury Division
 3/10/2006 12:13PM LOC: ANNX
 RECEIPT# 00058642 WSH 007 TRANS# 0003
 Account 441006 Fund 0110
 Counterreceipt.doc 3/6/21/04 TRSKAL
 Trans Amt \$950.00
 J24 Misc \$855.00
 Thank You

City Of Albuquerque
 Treasury Division
 3/10/2006 12:13PM LOC: ANNX
 RECEIPT# 00058641 WSH 007 TRANS# 0003
 Account 441032 Fund 0110
 Activity 3424000 TRSKAL
 Trans Amt \$950.00
 J24 Misc \$20.00
 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 \$3.75 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 APRIL 18, 2006 To MAY 03, 2006

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]
(Applicant or Agent)

4/6/06
(Date)

I issued 1 signs for this application,

04/06/06
(Date)

Sandy Landley
(Staff Member)

DRB PROJECT NUMBER: 100.3978

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1/5/2005


Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 1/5/05

Date Preliminary Plat Expires: 1/5/06

DRB Project No.: 1003778

DRB Application No: 04-01750

Revised 5-11-05 

#15

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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


SHAHEEN SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 21 AND 22, BLOCK 2, TRACT 2, UNIT 3 NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SANITARY SEWER	SHAHEEN COURT	OAKLAND	LOT 4 (N-S)	/	/	/
		8"	SANITARY SEWER	SHAHEEN COURT	CUL-DE-SAC	LOT 7 (E-W)	/	/	/
		4"	WATER LINE ZONE 4ER	SHAHEEN COURT	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
		4" 	WATERLINE ZONE 3E	SHAHEEN COURT	OAKLAND	LOT 4 (N-S)	/	/	/
		4' 6"	SIDEWALK NORTH SIDE	OAKLAND	WEST PROP LINE	EAST PROP LINE <i>(EAST PROP LINE)</i>	/	/	/
		27'	RESIDENTIAL PAVEMENT	SHAHEEN COURT	OAKLAND	<i>(EAST PROP LINE)</i>	/	/	/
		20'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	WEST PROP LINE	EAST PROP LINE	/	/	/
		4'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		STD	CURB AND GUTTER	OAKLAND NORTH SIDE	WEST PROP LINE	EAST PROP LINE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		STD	MOUNTABLE CURB - ALL AREAS	SHAHEEN COURT	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
		6'	SIDEWALK SOUTH AND EAST SIDES	SHAHEEN COURT BACK OF CURB	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
		4'	SIDEWALK WEST SIDE	SHAHEEN COURT	OAKLAND	NORTH PROP LOT 2	/	/	/
		STD	TYPE 'A' INLET WITH LATERAL	OAKLAND	EXISTING STUB IN OAKLAND	NORTH CURB LINE NEAR SHAHEEN COURT	/	/	/
		STD	FIRE HYDRANT	OAKLAND	SHAHEEN AT THE COURT		/	/	/
		8"	WATER LINE - ZONE 4ER	OAKLAND	EXIST WL @ LOT 19	SHAHEEN COURT	/	/	/
		8"	WATER LINE - ZONE 3E	OAKLAND	EXIST WL @ LOT 23	SHAHEEN COURT	/	/	/
		18'	PAVED DRIVEWAY	IN EASEMENT	CUL-DE-SAC	NORTH PROP LINE	/	/	/
							/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN SHAHEEN SUBDIVISION

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"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- STREET LIGHTING PER DPM REQUIREMENTS
- ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE
-

AGENT / OWNER

LARRY READ
NAME (print)

LARRY READ & ASSOC., INC.
FIRM

[Signature]
SIGNATURE - date 1/5/05

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/11/05
DRB CHAIR - date

[Signature] 1/5/05
PARKS & GENERAL SERVICES - date

[Signature] 1-5-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 1/05/05
AMAFCA - date

[Signature] 1/5/05
UTILITY DEVELOPMENT - date

[Signature] 1/5/05
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: Sahar Development
 ADDRESS: 7049 Luella Anne Drive, N.E.
 CITY: Albuquerque
 Proprietary interest in site: Owner
 AGENT (if any): Adil Rizvi
 ADDRESS: 7049 Luella Anne Drive, N.E.
 CITY: Albuquerque

STATE NM ZIP 87109

PHONE: 857-0467
 FAX: _____
 E-MAIL: _____

STATE NM ZIP 87109

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

DESCRIPTION OF REQUEST: Amended Preliminary Plat

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

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

Lot or Tract No. Lot 21 and 22, Tract 2, Block: 2 Unit: 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: R-D7 du/a

Zone Atlas page(s): C-19

Total area of site (acres): 1.77

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

UPC No. 101906417243820411 and 101906418943820412

LOCATION OF PROPERTY BY STREETS: On or Near: North side of Oakland Ave. NE
 Between: Lousiana Blvd NE and Wyoming Blvd NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB 1003778

04.01750, 04.01751, 04.01752, 04.01753

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/13/02

SIGNATURE

(Print) Adil Rizvi

Adil Rizvi DATE April 6, 2005

3 2005 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

050RB - 00738

Action

APP

Form revised September 2001

S.F. Fees

CMF \$ 50.00
 \$ 20.00

Hearing date

5-11-05

Total

\$ 70.00

Project #

1003778

Chase Senora 5/3/05
 Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Adil Rizvi

ADIL RIZVI
Applicant name (print)
Applicant signature / date



Form revised September 2001

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

Application case numbers
OSDRB - 00738

Clare Senora 5/3/05
Planner signature / date
Project # 100 3778

April 21, 2005

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

RE: Proposed Shaheen Subdivision
Lots 21 and 22, Block 2, Tract 2, Unit 2, NAA

Dear Ms. Matson:

Attached is an Amended Preliminary Plat Submittal for the proposed new subdivision. This Amended Preliminary Plan is submitted for DRB review. The developer desires to construct the 10-lot subdivision as shown on the attached Plat.

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

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

Sidewalk Design Variance - The owner is requesting two sidewalk design variances. The first is to allow construction of an internal sidewalk on the west side of Shaheen Court only to the south end of the cul-de-sac. The second to allow a 6' wide sidewalk on the east side of Shaheen Court and south side of the hammer head to be built at the back of curb and to only be built to the southeast corner of the hammer head instead of all the way around.

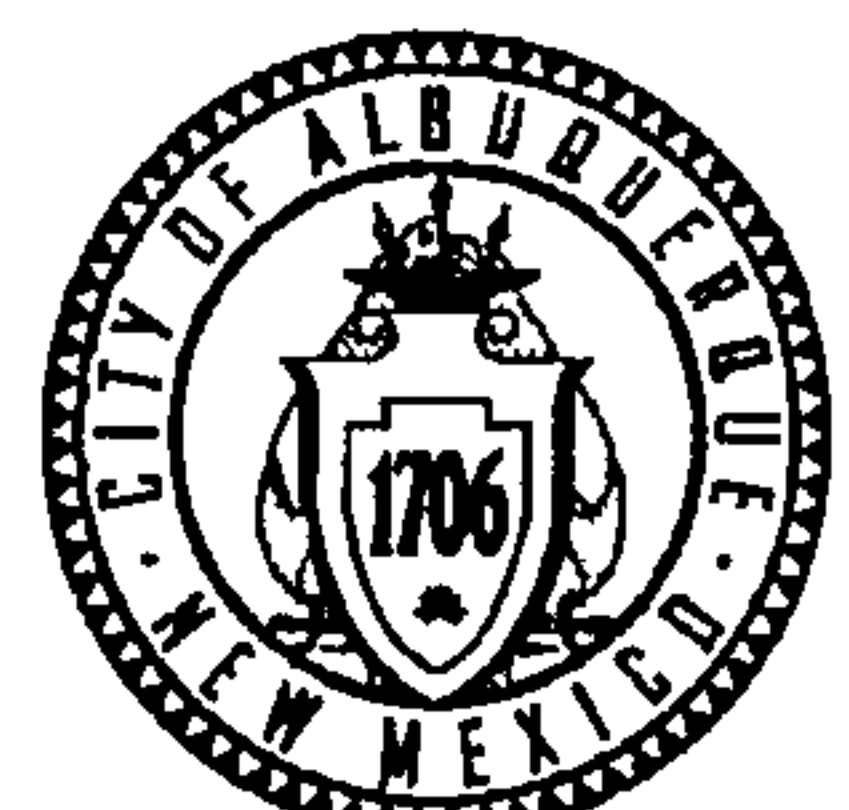
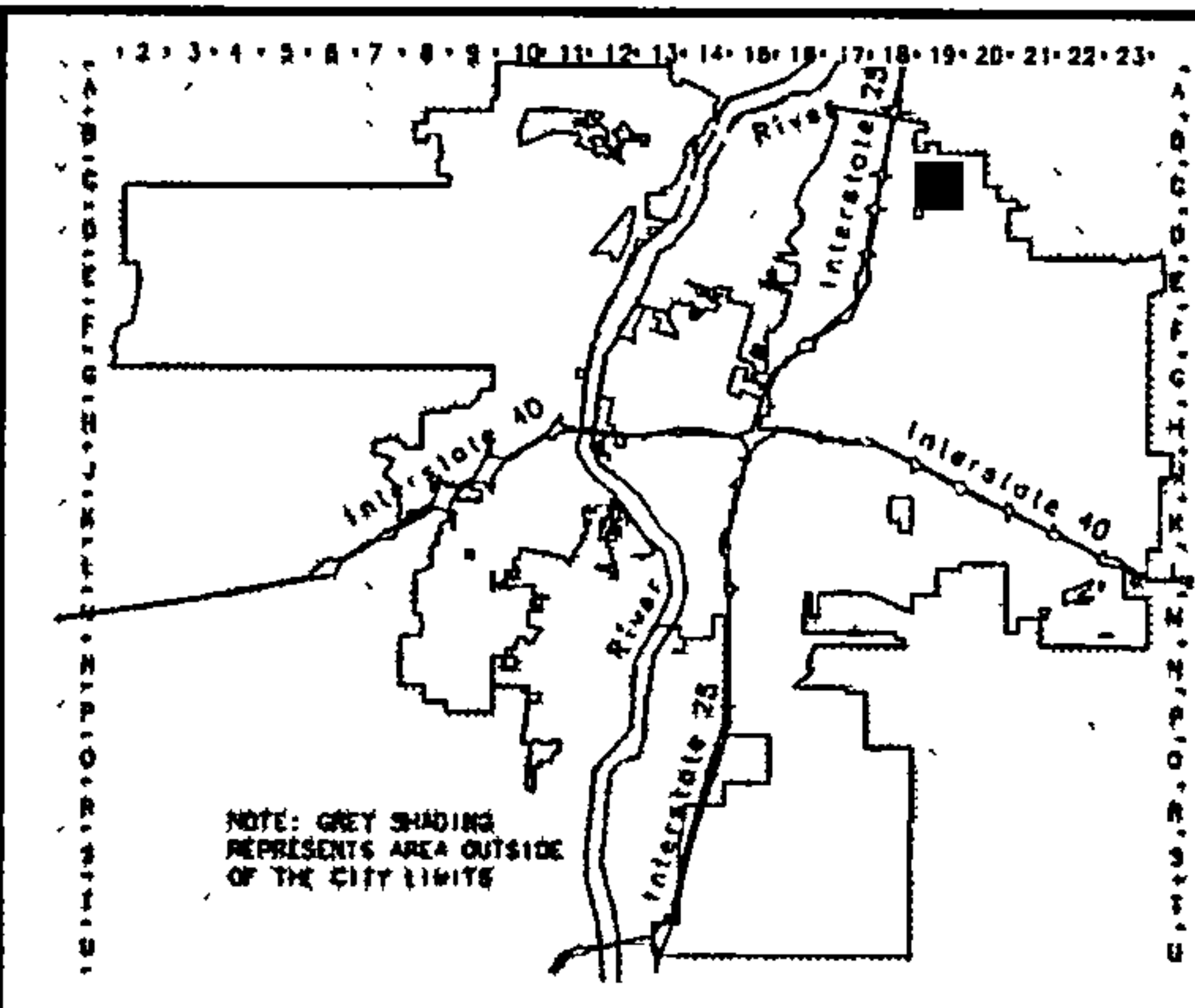
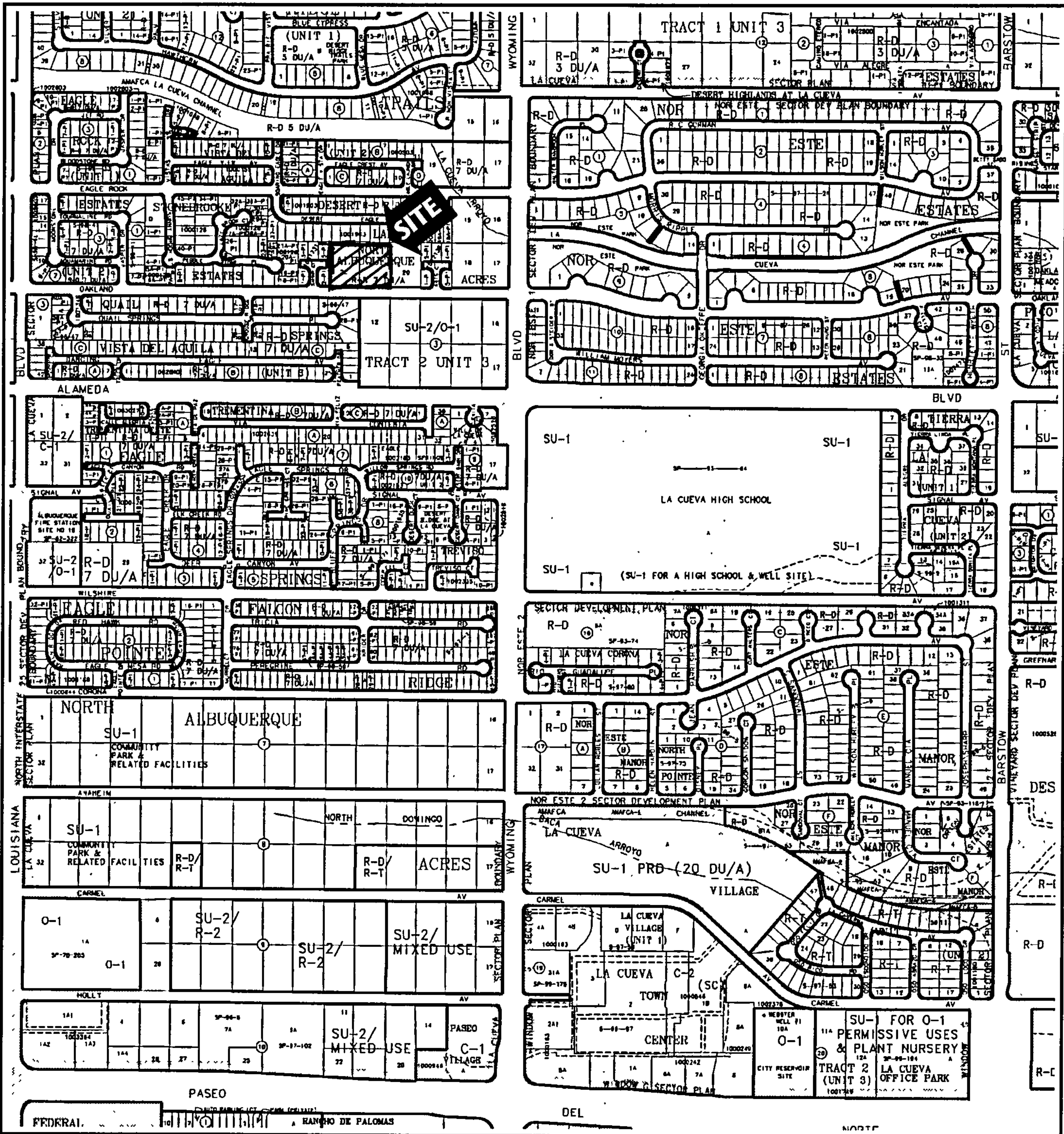
The basis of this amended plat request is that the developer decided to demolish the existing house and adjust the proposed lot lines to better balance the lot sizes and dimensions.

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

Sincerely,
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.



Zone Atlas Page C-19-Z

Albuquerque Geographic Information Systems
PLANNING DEPARTMENT
 © Copyright 2004

Map Amended through March 08, 2005

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

PAID RECEIPT

APPLICANT NAME Sahas Development
AGENT Adil Rizvi
ADDRESS _____
PROJECT & APP # 1003778 / 05DRB00738
PROJECT NAME Shakeen Subdivison

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 50.00 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
\$ 70.00 TOTAL AMOUNT DUE

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

5/3/2005 1:04PM LOC: ANN
RECEIPT# 00039883 WSH 006 TRANS# 001
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$70.00
J24 Misc \$50.00
CK \$70.00
CHANGE \$0.00
Counterreceipt.doc 6/21/04

Thank You

City of Albuquerque
Treasury Division

City of Albuquerque
Treasury Division

5/3/2005 1:04PM LOC: ANN
RECEIPT# 00039882 WSH 006 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$70.00
J24 Misc \$20.00

Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

9. Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19)*

At the January 5, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/5/05 and approval of the grading plan engineer stamp dated 9/7/04 the preliminary plat was approved with the following conditions of final plat approval:

The grading plan shall be revised for minor change to match plat.

The final plat shall reflect the maintenance and beneficiary of the easement that was granted.

The perimeter wall design shall be approved prior to final plat.

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.



OFFICIAL NOTICE OF DECISION
PAGE 2

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

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by January 20, 2005, 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 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.)

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

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 4001 Juan Tabo Blvd NE, 87111
Larry Read & Associates Inc., 4800 Juan Tabo Blvd NE, Suite C, 87111
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: 1003778 AGENDA#: 9 DATE: 1-5-05

1. Name: Carol Rynne Address: _____ Zip: _____

2. Name: Larry Reed 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: _____

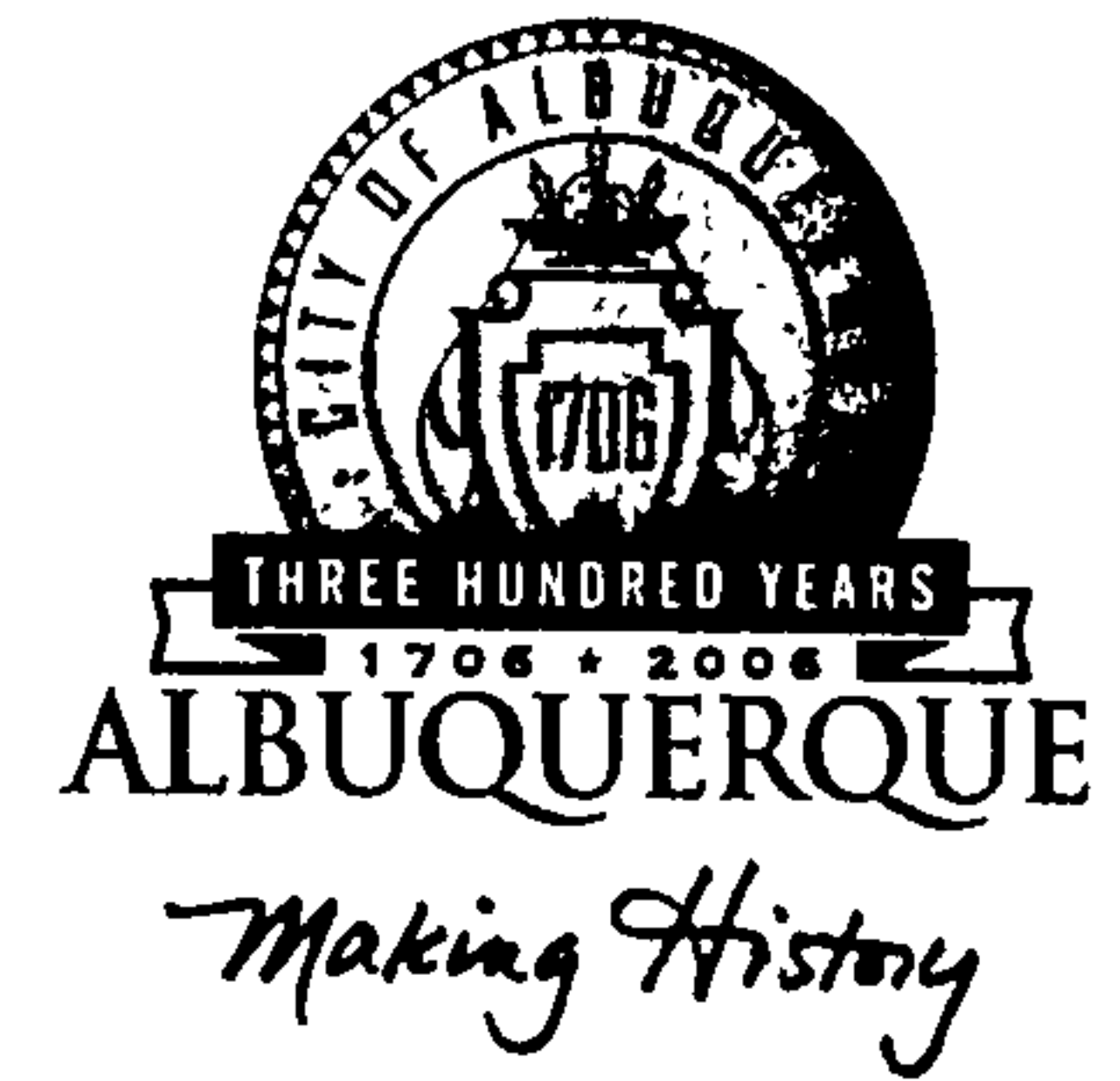
11. Name: _____ Address: _____ Zip: _____

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: 1003778

AGENDA ITEM NO: 9

SUBJECT:

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

An approved drainage report dated 9-7-04 is on file for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

signed I.L.

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: January 5, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 29, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- | | |
|---|-----------------------|
| A. Call to Order: 9:00 A.M. | Adjourned: 12:35 P.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

- | | |
|---|--|
| <p>1. Project # 1000676
04DRB-01822 Major-Vacation of Public Easements
04DRB-01823 Minor-Sketch Plat or Plan</p> | <p>JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, MARK & JEAN BERNSTEIN, request(s) the above action(s) for all or a portion of Tract(s) F-3, LAS TIENDAS DE CORRALES CENTER, zoned SU-1 IP, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.</p> |
|---|--|

2. **Project # 1001370**
04DRB-01857 Major-Bulk Land Variance
04DRB-01858 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20] (M-21/22) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AMAFCA'S SIGNATURE, THE GONZALES EASEMENT AND TO PLANNING FOR RESPONSE TO PUBLIC QUESTIONS AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002134**
04DRB-01804 Major-Preliminary Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

4. **Project # 1000965**
04DRB-01848 Major-Bulk Land Variance
04DRB-01854 Major-Preliminary Plat Approval
04DRB-01850 Major-Vacation of Public Easements
04DRB-01849 Major-Vacation of Pub Right-of-Way
04DRB-01851 Minor-Vacation of Private Easements
04DRB-01853 Minor-Sidewalk Waiver
04DRB-01852 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03 DRB01565] (F-11) **BULK LAND VARIANCE WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION: THERE ARE NO OTHER APPROVALS THAN THOSE GRANTED ON 10/29/03. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

6. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat
Approval
04DRB-01765 Major-Vacation of Pub
Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

7. **Project # 1003826**
04DRB-01905 Minor-SiteDev Plan Su'bd

LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] *[Deferred from 12/29/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

8. **Project # 1003829**
04DRB-01911 Minor-SiteDev Plan
BldPermit

SMPC ARCHITECTS agent(s) for QWEST COMMUNICATIONS request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 94TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1 acre(s). [REF: Z-81-22] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO ADDRESS COMMENTS.**

9. **Project # 1001043**
04DRB-01971 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 and B-2, **STONEBRIDGE POINTE**, zoned SU-1 FOR R-2, located on MCMAHON NW, between BANDELIER NW and DOVER NW containing approximately 1 acre(s). [REF: 04EPC01209, 04EPC01210] [Russell Brito for Debbie Stover, EPC Case Planner] (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002378**
04DRB-01972 Minor-SiteDev Plan
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] [Russell Brito for Debbie Stover, EPC Case Planner] [*Deferred from 12/29/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

11. **Project # 1000602**
01DRB-00160 Major-Vacation of Plat

Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11) **WITHDRAWN AT THE AGENT'S REQUEST. THERE ARE FINDINGS FROM THE DEVELOPMENT REVIEW BOARD.**

12. **Project # 1001764**
04DRB-01908 Minor-Ext of SIA for Temp
Defer SDWK

TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11) **A TWO-YEAR EXTENSION TO THE ORIGINAL TWO-YEAR AGREEMENT OF THE SIA FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1003705**
04DRB-01956 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING INC agent(s) for DR. VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 4 THRU 9, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: 04DRB01539, 04DRB01540] (K-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003782**
04DRB-01909 Minor-Prelim&Final Plat
Approval
04DRB-01910 Minor-Vacation of Private
Easements

PRECISION SURVEYS INC agent(s) for WALTON CHAPMAN BUILDERS CO INC request(s) the above action(s) for all or a portion of Tract(s) 12□1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 2 acre(s). [REF: DRB-95-268, 04DRB01773] (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURES ON THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1001021**
04DRB-01968 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for PIERRE J AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1-B-1 and C-1-B-2, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on IRVING BLVD NW, between SIERRA HILL NW and NEW VISTAS NW containing approximately 7 acre(s). [REF: 01DRB01591, 01DRB00095, 03DRB00221, 03DRB00222] (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI SIGNATURE AND AMAFCA'S SIGNATURE AND TO PLANNING FOR THE AGIS DXF FILE.**

16. **Project # 1001438**
04DRB-01898 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) 349A TOWN OF ATRISCO GRANT, (to be known as **KENSINGTON, UNIT 5**), zoned RD, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 03DRB00079, 04DRB00872, 04DRB00872, 04DRB0074, 04DRB00876, 04DRB00878] (H-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

17. **Project # 1003235**
04DRB-01899 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET, LLC request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**) zoned RD, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [Project #1003304 issued in error] [REF: 04DRB00362] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND NOTE ON THE PLAT.**

18. **Project # 1003533**
04DRB-01808 Minor-Prelim&Final Plat Approval
04DRB-01809 Minor-Sidewalk Waiver
04DRB-01810 Minor-Sidewalk Variance
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8TH ST NW and 10TH ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH THE CONDITION THAT IT WON'T PRECLUDE FUTURE PLACEMENT OF SIDEWALK. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

19. **Project # 1001946**
04DRB-01965 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for LOWE'S COMPANIES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C, A-1-D and A-1-E, **LOS ANGELES CENTER**, zoned M-1, located on I-25 NE, between PASEO DEL NORTE NE and SAN PEDRO BLVD NE containing approximately 34 acre(s). [REF: 02DRB00732, 02DRB01008, 03DRB01271, 04DRB01176, 04DRB01177, 04DRB01178, 04DRB01670] (D-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXHIBIT OF SAN PEDRO IMPROVEMENT OF NEW RIGHT-OF-WAY DEDICATION AND EASEMENT THRU CEMCO SITE AND TO PLANNING FOR AGIS DXF FILE.**

20. **Project # 1003855**
04DRB-01966 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MICHAEL DEWITTE request(s) the above action(s) for all or a portion of Lot(s) 57-A, **THE OVERLOOK @ HIGH DESERT, UNIT 2**, zoned SU-2 HD RLT, located on HIGH DESERT RD NE, between OSAGE ORANGE RD NE and RED YUCCA AVE NE containing approximately 1 acre(s). (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HOME OWNERS ASSOCIATION SIGNATURE.**

21. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [Deferred from 12/1/04, 12/8/04 & 12/29/04] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

22. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] (C-20) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.*

23. **Project # 1003854**
04DRB-01964 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). *[Deferred from 12/29/04] (K-20) INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.*

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

24. **Project # 1001990**
04DRB-01963 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). *[REF: 02DRB00844] [Deferred from 12/29/04] (G-21) INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.*

25. **Project # 1003828**
04DRB-01907 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 and 114A, **MRGCD MAP # 34**, zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: Z-70-114] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003856**
04DRB-01969 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, **DON FELIPE NO. 02**, zoned RA-2 residential and agricultural zone, located on WEST GLENN SW & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). (Q-10/Z-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003857**
04DRB-01973 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) D, C1, C2 and 31B1, LANDS OF BROMO GONZALES, (to be known as **BARELAS TOWN HOMES**, zoned SU-2 NCR AND SU-2 RT, located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for December 8 and December 15, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR DECEMBER 8 AND DECEMBER 15 WERE APPROVED BY THE BOARD.**

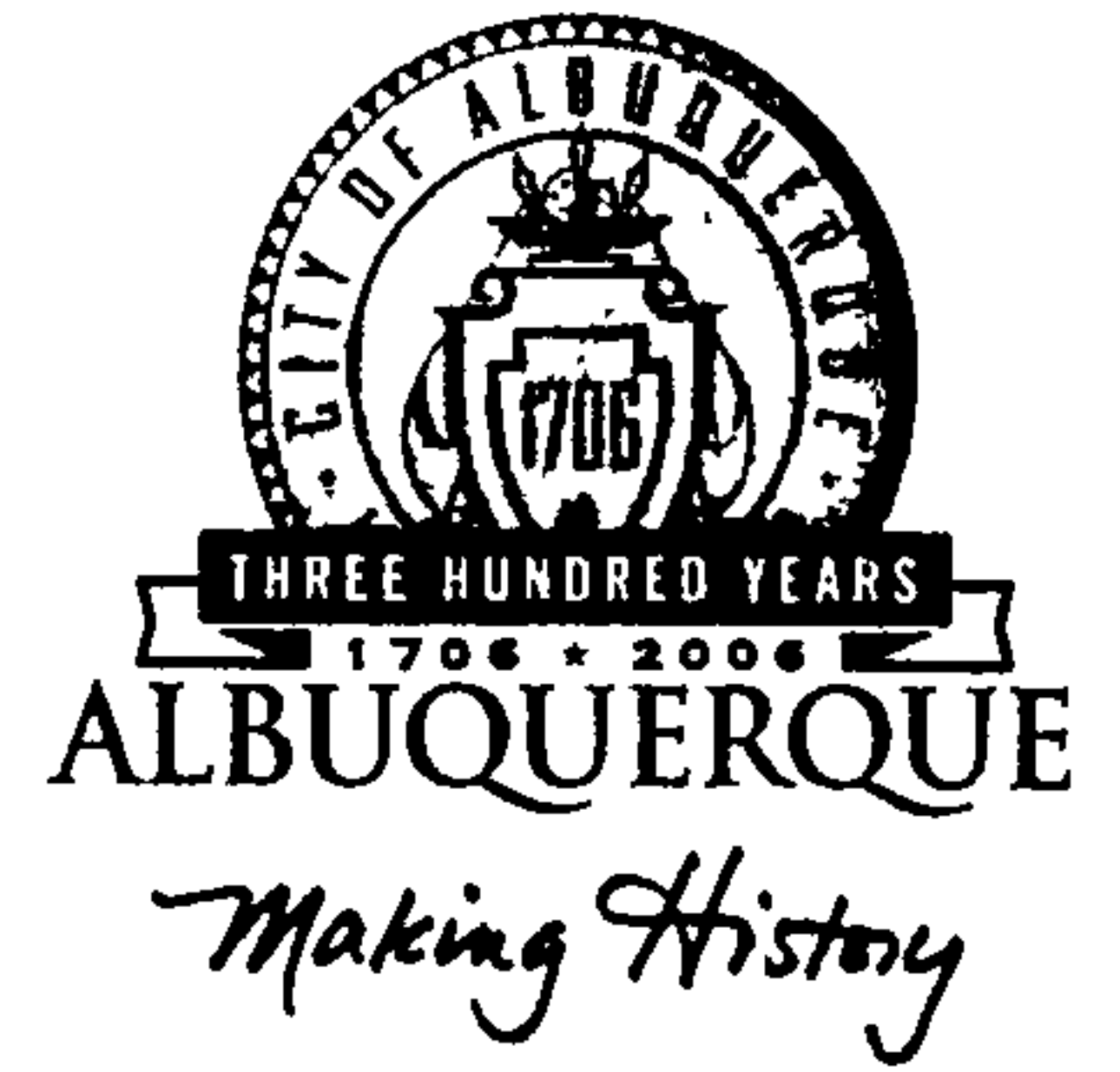
ADJOURNED: 12:35 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003778 AGENDA#: 5 DATE: 12.29.04

- 1. Name: Adel Pappas Address: _____ Zip: _____
- 2. Name: Larry Reed 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: 1003778

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 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

An approved drainage report dated 9-7-04 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.
Comments on infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ^{to JAN 5, 2004}; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 29, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 15, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 1:15 P.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 # 1003520**
 04DRB-01567 Major-Preliminary Plat Approval
 04DRB-01568 Minor-Temp Defer SDWK
 04DRB-01863 Minor-Subd Design (DPM) Variance
 MARK GOODWIN & ASSOCIATES PA 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 SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04 & 12/15/04] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

2. **Project # 1002779**
04DRB-01730 Major-Preliminary
Plat Approval
04DRB-01731 Major-Vacation of
Public Easements
04DRB-01732 Minor-Temp Defer
SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as CIELO LINDO **SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061][*Deferred from 12/1 & 12/8/04*](M-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE FINAL PLAT CAN NOT BE APPROVED UNTIL THE CITY HAS ACCEPTED DRC PROJECT #705581 WHICH CONSTRUCTED THE PUBLIC LINES IN COORS. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002397**
04DRB-01784 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003778**
04DRB-01750 Major-Preliminary
Plat Approval
04DRB-01751 Major-Vacation of
Pub Right-of-Way
04DRB-01753 Minor-Temp Defer
SDWK
04DRB-01752 Minor-Sidewalk
Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

5. **Project # 1003779**
04DRB-01754 Major-Preliminary
Plat Approval
04DRB-01765 Major-Vacation of
Pub Right-of-Way
04DRB-01756 Minor-Sidewalk
Variance
04DRB-01757 Minor-Temp Defer
SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of
Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04 & 12/15/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

7. **Project # 1003384**
04DRB-01874 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) MM-1A, SEVEN BAR RANCH, (to be known as **IRONSTONE BANK**) zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX85-28 Z-85-34-1(2), 04EPC01035] [Juanita Garcia, EPC Case Planner] (B-14) **THE INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR EASEMENT THROUGH TRACT MM-1-B AND UNIDIRECTIONAL RAMPS.**

8. **Project # 1000134**
04DRB-01867 Minor-SiteDev Plan
BldPermit/EPC

ALEX HARRISON, ARCHITECT agent(s) for TEAM SPECIALTY PRODUCTS request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 1-A-1, **SANDIA RESEARCH PARK**, zoned SU-1, IP, located on EUBANK RD SE, between DEVELOPMENT SE and RESEARCH SE containing approximately 2 acre(s). [REF: 02EPC00451, DRB-99-351, Z-99-122, 00DRB00061] [Makita Hill, EPC Case Planner] (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WIDTH AND DRIVE LOCATION.**

9. **Project # 1003816**
04DRB-01879 Minor-SiteDev Plan
BldPermit
04DRB-01878 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY FOR JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-6-A & 2-F-1, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 PLANNED IP, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 5 acre(s). [REF: Z-92-57, AA-97-45] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1000676**
04DRB-01798 Minor-SiteDev Plan
Subd/EPC
04DRB-01800 Minor-SiteDev Plan
BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] [Elvira Lopez, EPC Case Planner] [Deferred from 12/1/04] (A-14) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI APPROVAL AND REVISED LANDSCAPING PLAN AND CITY ENGINEER FOR SIA AND COORDINATION OF ENTRANCE WITH NMDOT AND SITE PLAN FOR BUILDING PERMIT TITLE.**

11. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] [Makita Hill, EPC Case Planner] [Deferred from 11/3/04 & 11/17/04] (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE.**

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

12. **Project # 1000029**
04DRB-01873 Minor-Amnd Prelim
Plat Approval

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1A-1 **DUKE CITY LUMBER COMPANY AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785,03DRB01786] (H-13) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1000922**
04DRB-01880 Major-Amnd
Prelim Plat Approval
04DRB-01881 Minor-Temp
Defer SDWK

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). (C-10/11, D-10/11) **AN AMENDED INFRASTRUCTURE LIST DATED 12/15/04 AND AN APPROVED AMENDED GRADING PLAN ENGINEER STAMP DATED 12/7/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1002194**
04DRB-01836 Minor-Final Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] [*Deferred from 12/15/04*] (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

15. **Project # 1003188**
04DRB-01876 Minor-Prelim&Final
Plat Approval

COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 144-B-1,145-A, 145-A-2, MRGCD MAP 31, **LUKE ADDITION**, zoned RA-2, located on SAN MARTIN PL NW, between GRIEGOS NW and MILLER CIRCLE NW containing approximately 2 acre(s). [REF: 04DRB-00038] (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

16. **Project # 1003568**
04DRB-01877 Minor-Prelim&Final
Plat Approval

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**, zoned SU-1 FOR PRD, located on NARCISCO ST NE, between LOMAS NE and MONTE VERDE NE containing approximately 1 acre(s). [REF: Z-81-46, DRB-94-135, DRB-83-391, V-88-6] (J-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003604**
04DRB-01794 Minor-Final Plat
Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

18. **Project # 1003814**
04DRB-01870 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Tract(s) H-1, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M-1, located on WASHINGTON ST NE, between PASEO DEL NORTE NE and ALAMEDA NE containing approximately 5 acre(s). [REF: 02DRB00491] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003815**
04DRB-01871 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on SAN MATEO BLVD NE, between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 1 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1001043**
04DRB-01872 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **STONEBRIDGE POINTE SUBDIVISION**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between BANDELIER DR NW and MCMAHON NW containing approximately 9 acre(s). [REF: 04EPC01209, 04EPC01210, 03DRB01288, 01289, 01290 & 01377] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003442**
04DRB-01864 Minor-Sketch Plat or
Plan

WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, W7 located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS NW containing approximately 2 acre(s). [REF: 04ZHE00742, 04ZHE00744] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003811**
04DRB-01865 Minor-Sketch Plat or
Plan

MORRIS R GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003612**
04DRB-01868 Minor-Sketch Plat or
Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT, (to be known as **SUNDORO, UNIT 9**, zoned A-1, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 7 acre(s) REF: 04EPC01552, 04EPC01259, 04EPC01550, 04EPC01652] (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003813**
04DRB-01869 Minor-Sketch Plat or Plan
- THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-2, Lot(s) 24 & 25, TOWN OF ATRISCO GRANT, GURULE ESTATES, (to be known as **SUNDORO, UNIT 8**), zoned SU-2 RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). **(J-9) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for December 1, 2004. **THE DRB MINUTES FOR DECEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 1:15 P.M.

#4

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

12-14-2004

**REQUEST FOR ONE WEEK DEFERRAL FOR:
SHAHEEN SUBDIVISION : DRB NO : 1003778
KUMAIL SUBDIVISION : DRB NO: 1003779**

Dear Ms Matson :

Based on the DRB comments for the above referenced projects, I am requesting one week deferral to be able to address the comments and develop site development plans.

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

Sincerely,



Adil Rizvi
7049 Luella Anne NE
Albuquerque
NM 87109

12/29/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003778 AGENDA#: 4 DATE: 12.15.04

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: _____

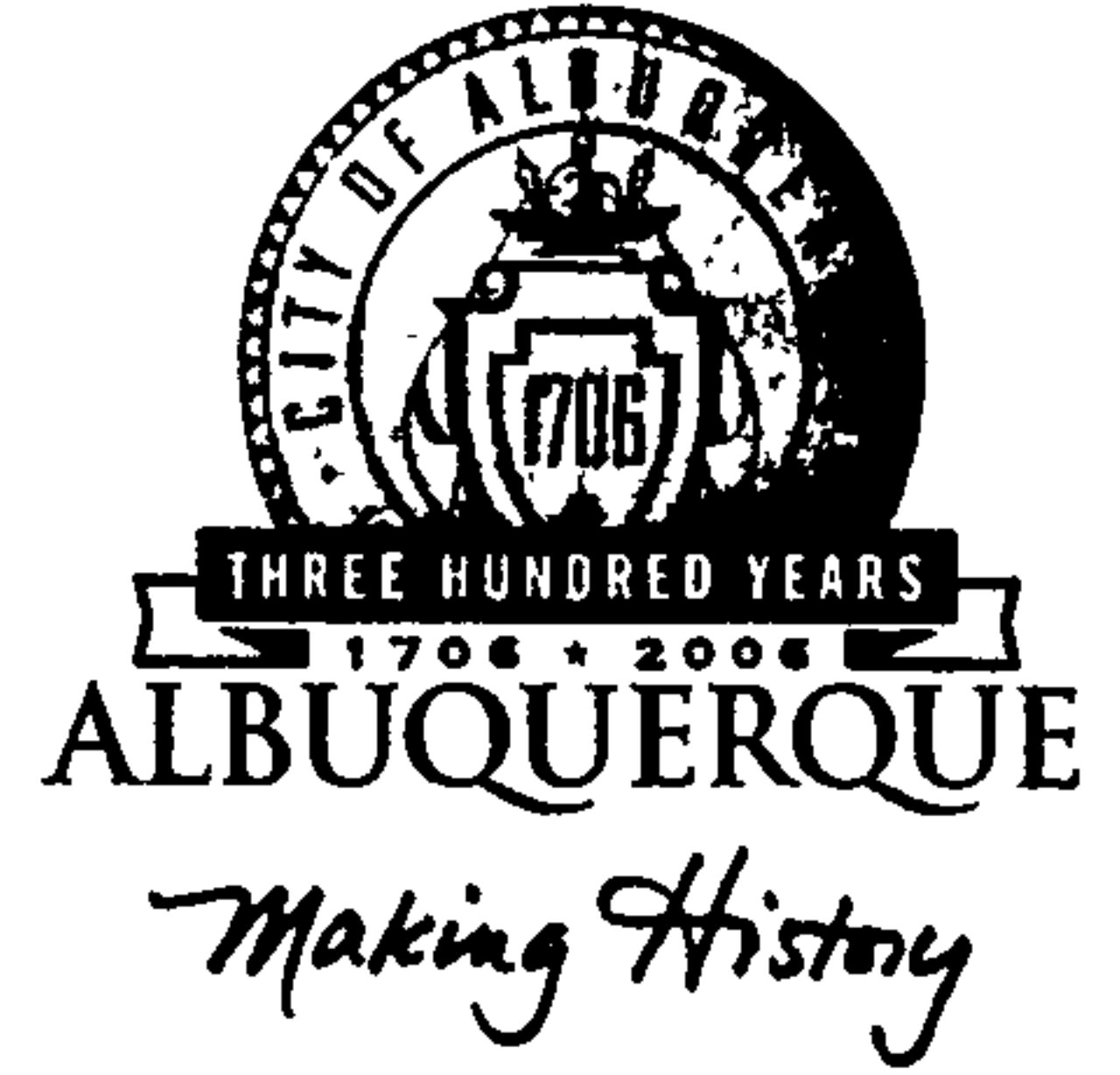
10. Name: _____ Address: _____ Zip: _____

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: 1003778

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

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ¹²⁻²⁹⁻⁰⁴ X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 15, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 8, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:35 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 # 1002337**

04DRB-01758 Major-Two Year SIA

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, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19) **TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

3. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04 & 12/8/04]* [REF:02DRB-00963](B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05**

5. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04, Indefinitely Deferred on 11/10/04]* (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04]* [REF: 03EPC02054](F-6/G-6) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] *[Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04]* (F-5/G-6) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1002702**
04DRB-01664 Major-Vacation of Public Easements
04DRB-01686 Minor-Prelim&Final Plat Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF:03DRB00886] *[Deferred from 12/1/04]* (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFIT NOTE REVISIONS, WIDTH OF EASEMENT TO REMAIN, AGIS DXF FILE, UTILITIES AND REAL PROPERTY SIGNATURES.**

8. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1003039**
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE 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 RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] [*Deferred from 12/1/04*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/26/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: P-1 LOT DESIGNATION IS REQUIRED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1001445**
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Deferred from 12/1/04*] (B-14) **BULK LAND VARIANCE WAS APPROVED.**

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENT.**

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENT MODIFICATION AND PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003606**
04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). *[Deferred from 12/1/04](J-9)* **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACTS O & Q TO BE CONVEYED TO THE ADJOINING SUBDIVISION FOR PLATTING. PROVIDE R/W OR EASEMENTS FOR KIPUKA DRIVE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

12. **Project # 1002371**
04DRB-01817 Minor-SiteDev Plan Subd/EPC
04DRB-01818 Minor-SiteDev Plan
BldPermit/EPC
- BOHANNAN HUSTON INC. agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and 1E, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597)] [Elivra Lopez, EPC Case Planner] (D-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ACCESS.**
- 04DRB-01816 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS, INC., agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and 1E, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597), DRB-85-35, SP-02-06-403] (D-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AGIS DXF FILE.**

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

13. **Project # 1002464**
04DRB-01815 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Tract(s) 6A & 6B, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191, 04DRB01576] (F-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECONSTRUCTION OF WALLS AND TO CHECK ON ZONING FOR CONDOMINIUMS AND AGIS DXF FILE.**

14. **Project # 1003533**
04DRB-01808 Minor-Prelim&Final Plat
Approval
04DRB-01809 Minor-Sidewalk Waiver
04DRB-01810 Minor-Sidewalk Variance
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8TH ST NW and 10TH ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

15. **Project # 1003685**
04DRB-01814 Major-Amnd Prelim Plat
Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 04DRB01448] (B-8) **THE AMENDED INFRASTRUCTURE LIST DATED 10/13/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A VARIANCE ALONG VALLECITO DRIVE IS REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003226**
04DRB-00908 Minor- 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 & Indefinitely deferred on 7/21/04*] [*Final plat was indefinitely deferred for the SIA*] (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1003797**
04DRB-01812 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 57, **TERRACE ADDITION**, zoned SU-2 special neighborhood zone, located on PINE ST SE and HAZELDINE AVE SE containing approximately 1 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003800**
04DRB-01820 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK NE, between BARTSTOW NE and VENTURA NE, containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003794**
04DRB-01805 Minor-Sketch Plat or Plan

GOLDEN & ASSOCIATES agent(s) for RAMPART LLC, ROBIN TONKIN request(s) the above action(s) for all or a portion of Lot(s) 1A, **TOWN OF ATRISCO GRANT ROW 1**, zoned SU-2 special neighborhood zone, located on 98TH STREET NW, between VOLCANO NW and CENTRAL NW containing approximately 4 acre(s). [REF:DRB-87-828](K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003793**
04DRB-01803 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, located on SEQUOIA RD NW, between SEQUOIA CT NW and RIO GRANDE RIVER containing approximately 2 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003796**
04DRB-01807 Minor-Sketch Plat or Plan

PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION**, zoned R-1, located on GWIN SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. ADJOURNED: 11:35 A.M.

Page 12/15/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003778 AGENDA#: 2 DATE: 12.8.04

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: _____

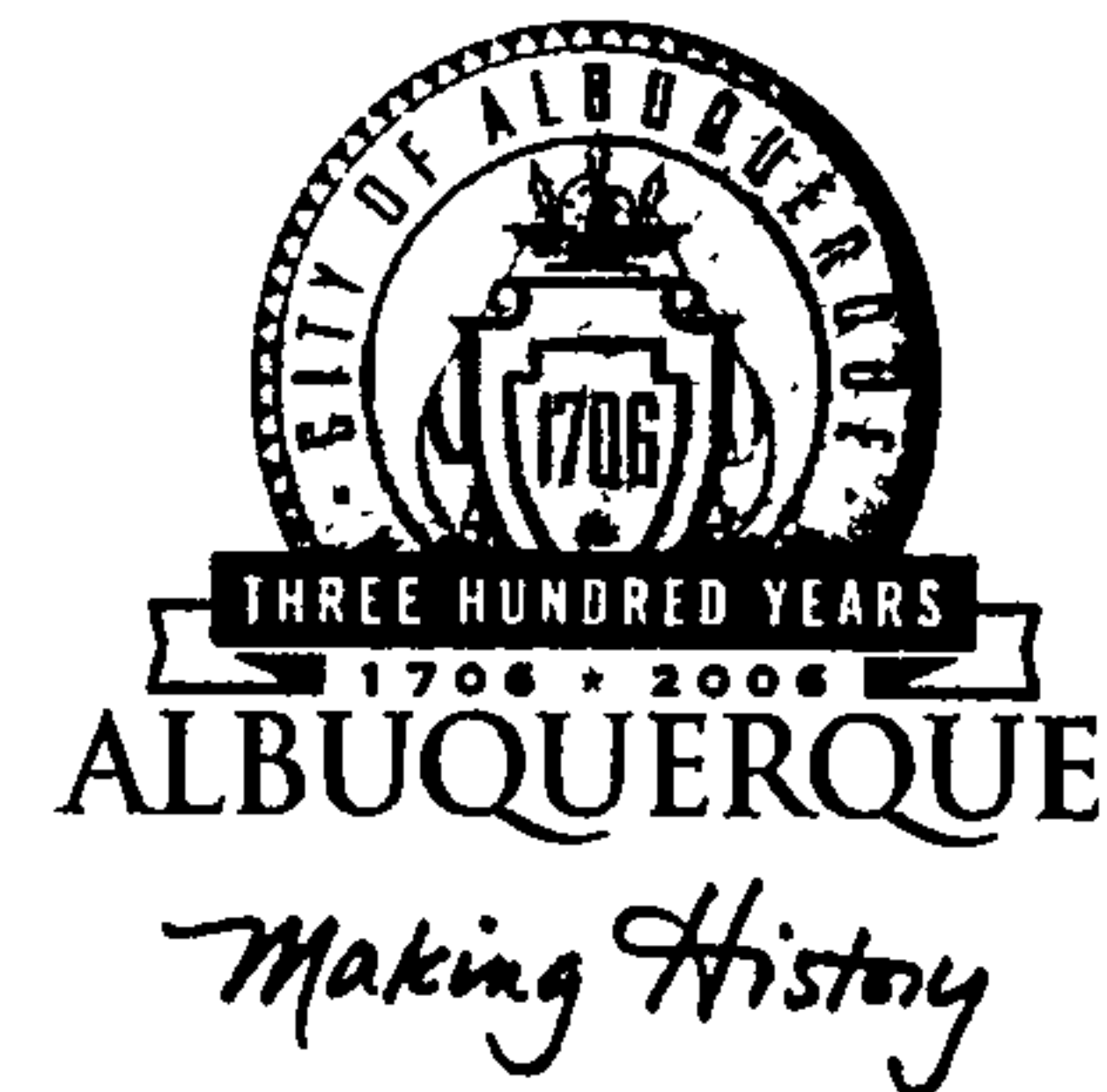
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003778

AGENDA ITEM NO: 2

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

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 9-7-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ¹²⁻¹⁵⁻⁰⁴ X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 8, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 8, 2004

Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

AMAFCA

No adverse comments.

COG

No adverse comments.

Transit

No objections.

Zoning Enforcement

Needs to be advertised as a Site Development Plan for Subdivision Lot 3P-1 = 4295 sq. ft. Lot 4P-1 = 4500 sq. ft. - both are less than 5000 sq. ft. - all lot sizes less than 5000 sq. ft. will be subject to Site Development Plan approval.

With the Site Development Plan all requirements called out in the La Cueva Sector Plan shall be addressed as per Section 5.4.6.

Neighborhood Coordination

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

APS

No comments received.

Police Department

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

Police Department

Do not agree with proposed sidewalk design variance- having separation between public and private space (semi-public) is a sound crime prevention principal - better able to distinguish between legitimate and suspicious behavior.

Re: Subdivision approval and temp. deferral of sidewalks - no comments at this time

Fire Department

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

PNM 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

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

Transportation Development

Provide vacation exhibit. This should include other platting action on Oakland to support 5' vacation. Oakland is a Major Local and requires 6' sidewalk. Where are improvements for Nazish? Where is 6' sidewalk on east side of Shaheen? Shaheen should have a 26' F-F road to allow a 42' right-of-way. Nazish should have a 26' F-F road and allow for a 34' right-of-way. Ensure that the cul-de-sac curb radius is 35' minimum.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 9 new residential lots will be required.

The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

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

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

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

Defer to Transportation regarding the vacation and design variance.

Utilities Development

No objection to Vacation request. Comments on infrastructure list to correct, no objection to Preliminary Plat approval. No objection to Sidewalk variance or deferral.

Planning Department

The maximum wall height on the public side is 8 feet with a retaining & perimeter wall combination. Heights beyond that require a variance to the Zone Code. The perimeter wall design submittal does not meet either the submittal requirements nor the design regulations in the Zone Code. An approved submittal is required before preliminary plat approval will occur. Contact Claire for the wall submittal requirements & the zone code requirements.

Planning Department

Because there are lot sizes less than 5, 000 square feet in this plat, a Site Plan for Subdivision & Landscaping Plan is required per the La Cueva Sector Plan. The Plan has design regulations which must be followed in developing the site plan. The plan is delegated to DRB for approval at a public hearing due to the interest of the surrounding neighborhood associations. This plan also has wall design requirements.

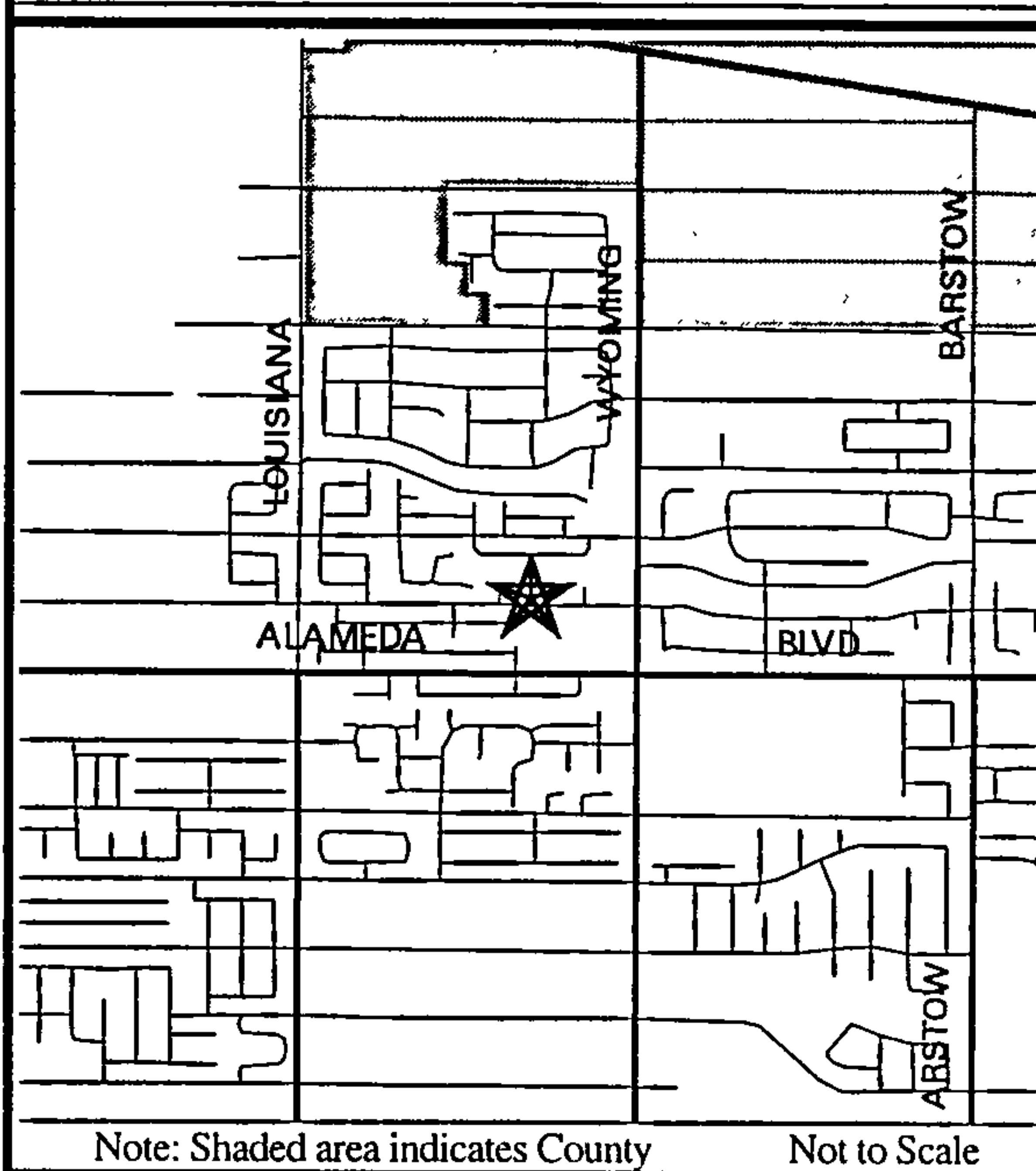
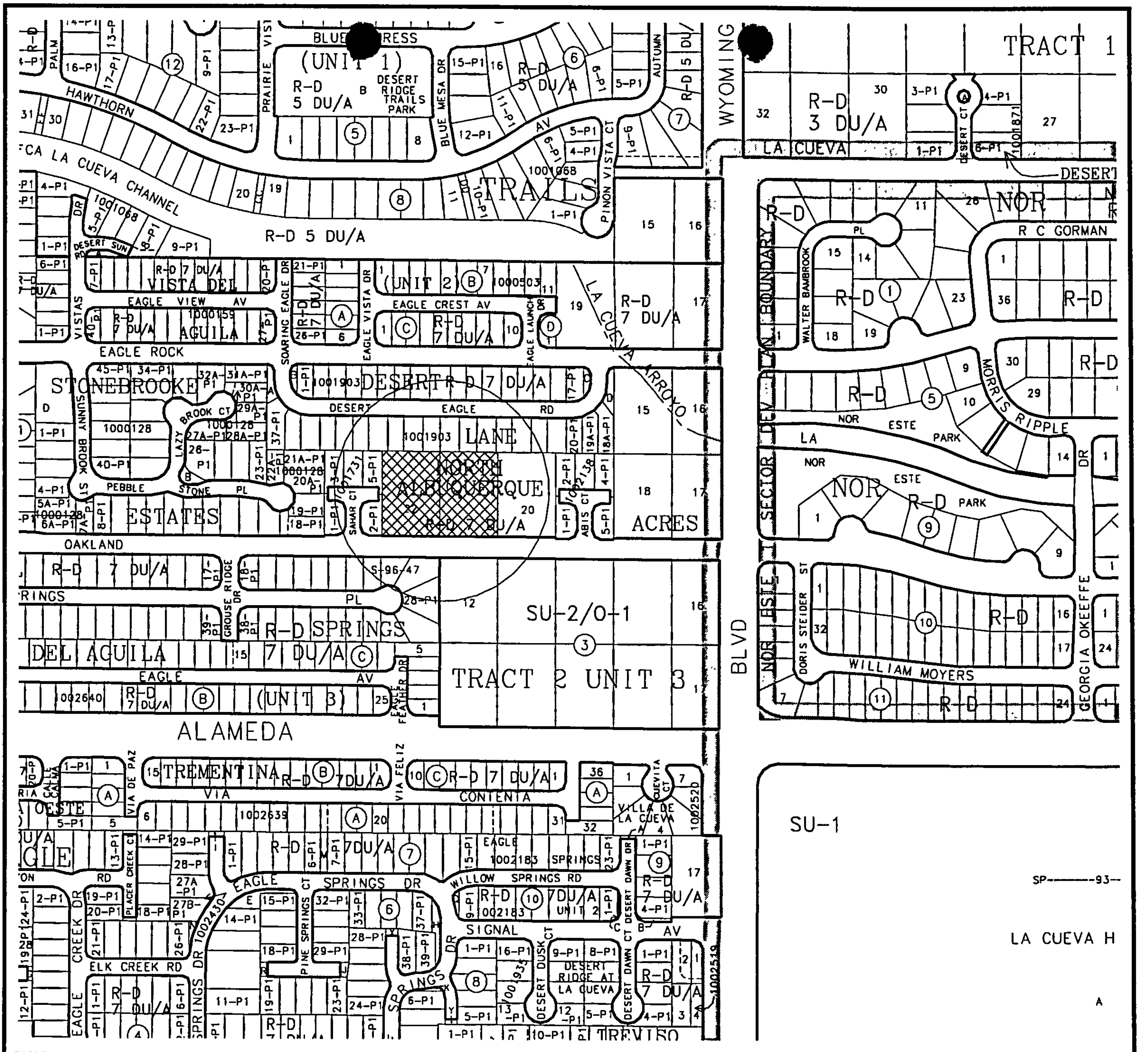
The Site Plan must be approved before the platting action per the Subdivision Ordinance. It may be heard by DRB at the same hearing. It is also an advertised case.

Planning will provide comments on the platting action and sidewalk applications once the site plan is submitted. The plat must agree with the site plan.

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

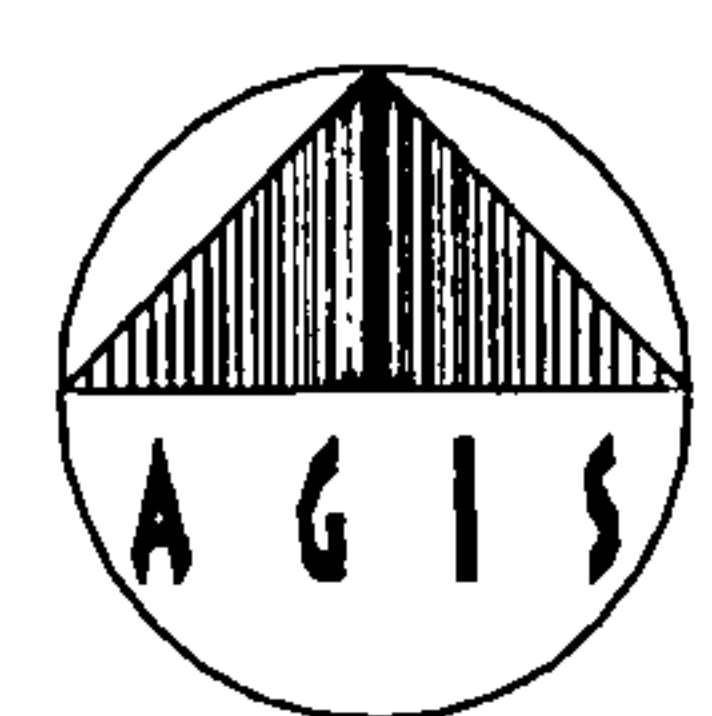
cc: Adil Rizvi, 4001 Juan Tabo Blvd NE, 87111

Larry Read & Associates Inc., 4800 Juan Tabo Blvd NE, Suite C, 87111



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 402'

PROJECT NO. 1003778
HEARING DATE 12-8-04
MAP NO. C-19
ADDITIONAL CASE NUMBER(S) 04DRB-01750 04DRB-01751 04DRB-01752



**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, December 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002337

04DRB-01758 Major-Two Year SIA

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, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19)

Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

Project # 1003779

04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

Project # 1002051

03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04][REF: 02DRB-00963](B-10)

[NO NEW SUBMITTAL]

Project # 1003705

04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04, Indefinitely Deferred on 11/10/04] (K-15)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003125

04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04] [REF: 03EPC02054](F-6/G-6)*

[NO NEW SUBMITTAL]

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). *[REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04] (F-5/G-6)*

[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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 22, 2004.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

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: Adil Rizvi PHONE: 298-3477

ADDRESS: 4001 Juan Tabo Blvd. NE FAX: _____

CITY: Albuquerque STATE NM ZIP: 87111 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

AGENT (if any): Larry Read & Associates Inc. PHONE: 237-8421

ADDRESS: 4800 Juan Tabo Blvd., NE Suite C FAX: 237-8422

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: lread@readengineering.com

DESCRIPTION OF REQUEST: Major subdivision preliminary plat. VACATION of Public ROW, Sidewalk Design Waiver; Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. Lots 21 & 22 Tract 2 Block: 2 Unit: 3

Subdiv. / Addn.: North Albuquerque Acres Shakeen Subdivision

Current Zoning: R-D Proposed zoning: Same

Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 10

Total area of site (acres): 2.00 Density if applicable: dwellings per gross acre: 5.0 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. : 101906417243820411/101906418943820412 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Oakland Ave. NE

Between: Wyoming Blvd. and Louisiana Blvd.

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE: 7 September 2004

(Print) Larry D. Read, P.E. _____ 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>04DRB - 01750</u>	<u>PP</u>	<u>SC2)</u>	<u>\$810.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 01751</u>	<u>VRW</u>	<u>V</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>04DRB - 01752</u>	<u>SV</u>	<u>V</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>04DRB - 01753</u>	<u>TDS</u>	<u>V</u>	<u>\$ 0</u>
<input type="checkbox"/> Case history #s are listed		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill		<u>AD Fee</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>Total 75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 950.00</u>

Hearing date 12-8-04

Planner signature / date [Signature]

Project # 1003778

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
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

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

ADIL RIZVI Applicant name (print)
ADIL RIZVI 11/10/09 Applicant signature / date



Form revised 9/01, 8/03, 9/03 and 8/04

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

Application case numbers
 04 DRB- 01750

[Signature] Planner signature / date

Project # 1003778

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE** (PUBLIC HEARING CASE)
- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The 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.

- SUBDIVISION DESIGN VARIANCE (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.

Larry D. Read (agent)

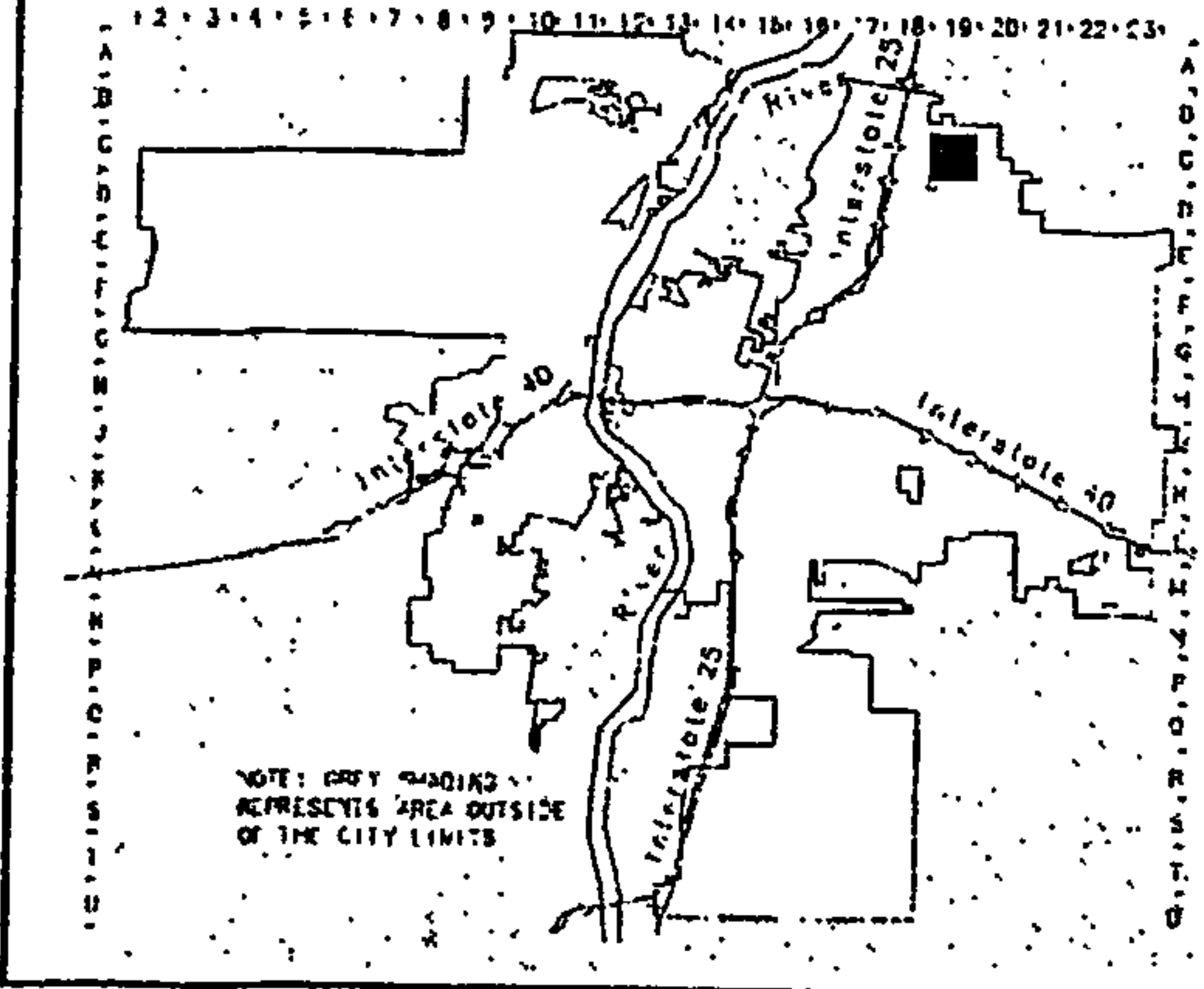
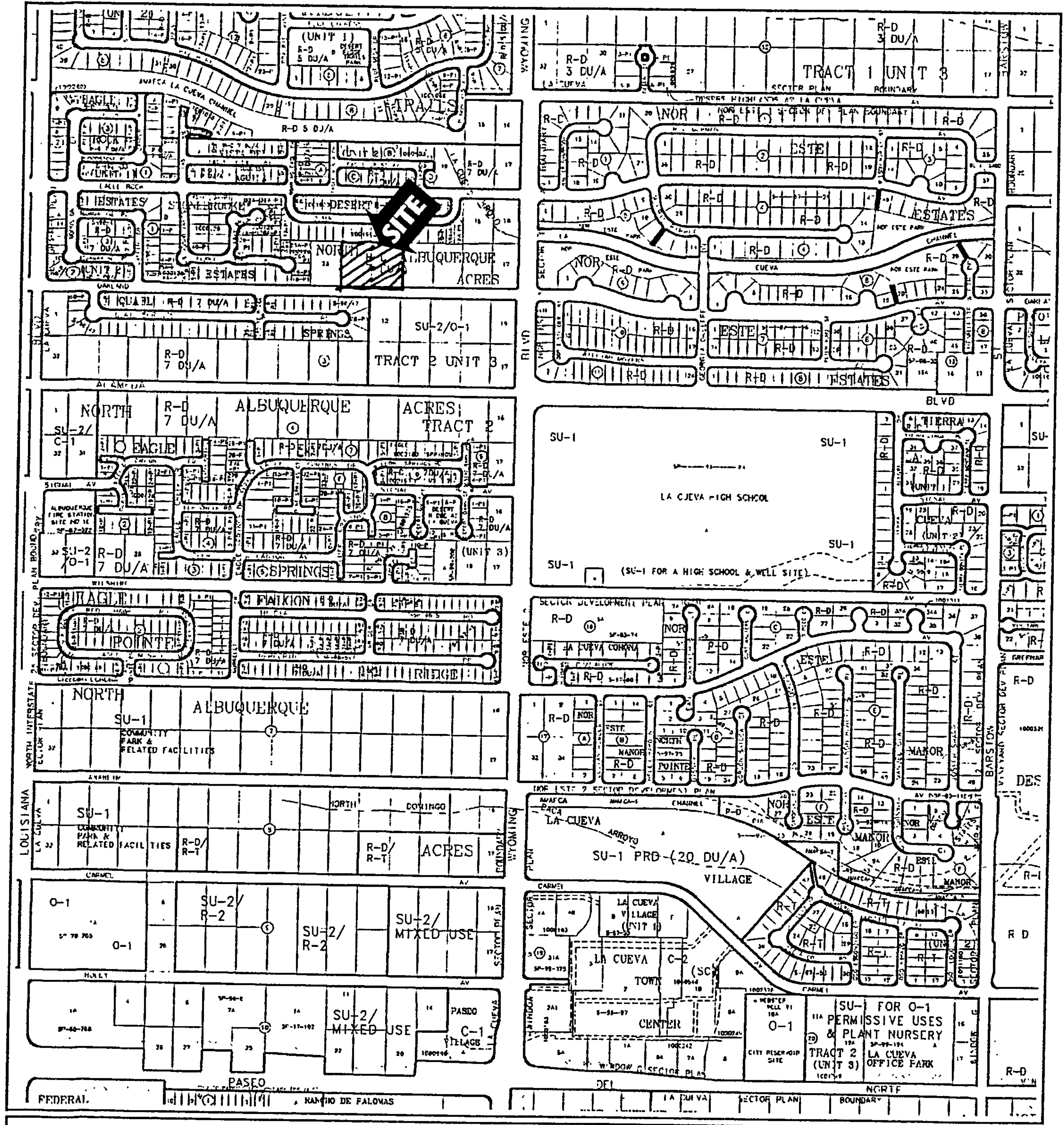
Larry D. Read Applicant name (print)
9/7/04
Applicant signature / date



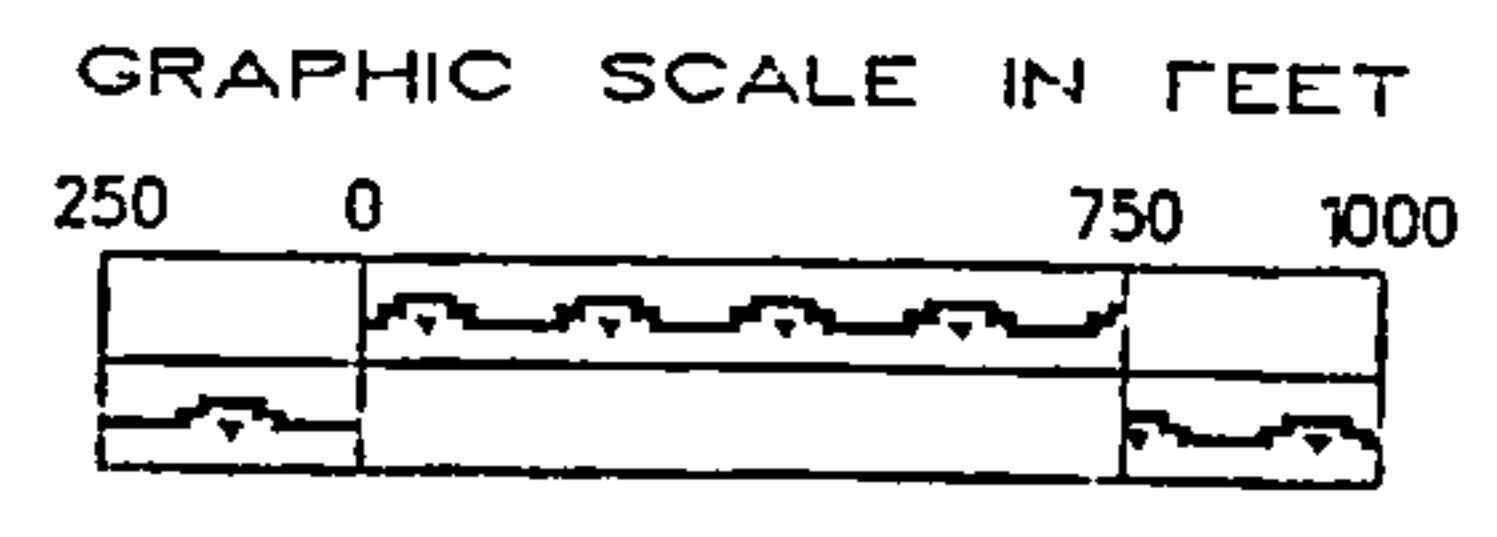
Form revised 4/03 and October 2003

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | 04DRB - 01751 |
| <input type="checkbox"/> Case #s assigned | 04DRB - 01752 |
| <input type="checkbox"/> Related #s listed | 04DRB - 01753 |

[Signature] Planner signature / date
Project # 1003778



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

7 September 2004

Ms. Sheran Matson
Chairperson of the Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Proposed Shaheen Subdivision
Lot s 21 & 22, Block 2, Tract 2, Unit 3, NAA

Dear Ms. Matson;

Attached is the Preliminary Plat Submittal for a proposed new subdivision submitted for DRB review. The developer desires to construct the 10-lot subdivision as shown on the attached preliminary Plat.

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

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

Sidewalk Design Variance - The owner is requesting a sidewalk design variance to eliminate the sidewalk on the north side of the stub street and around the cul-de-sac end. This will allow for construction of a 6' wide sidewalk at the back of the curb on the south side of the stub street on the east side of the roadway entrance.

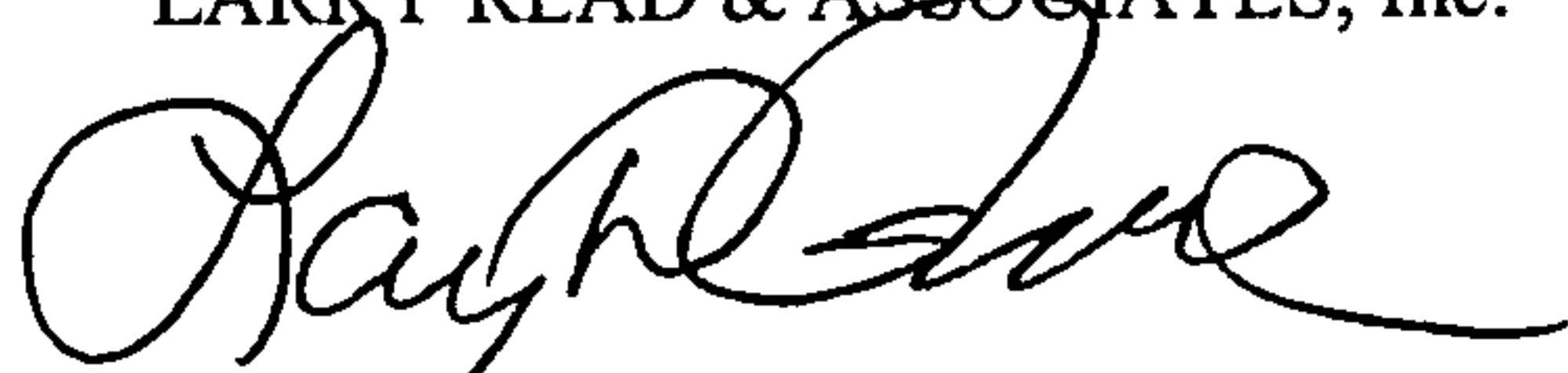
The basis for the lot layout was to maximize lot size while providing sufficient number of lots to make the subdivision economically feasible. The orientation of the lots was selected to facilitate drainage while providing the best views of both the mountains and night lights of the valley.

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

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

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

Sincerely,
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, P.E.

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME SHAHEEN

AGIS MAP # C-19

LEGAL DESCRIPTION Lots 21 & 22, Block 2,
Tract 2, Unit 3. NAA.
Albuquerque

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 9/7/04 [date].

<u>Adil Rizvi</u> ADIL RIZVI Applicant / Agent	<u>11/10/04</u> Date
<u>Bradley B. Blum</u> Hydrology Division Representative	<u>11/10/04</u> Date

 WATER AND SEWER AVAILABILITY STATEMENT

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

<u>Adil Rizvi</u> ADIL RIZVI Applicant / Agent	<u>Discussed the project with Roger Green and Nancy Musinski August 2004</u> Date
<u>Roger Green</u> Utilities Division Representative	<u>11/10/04</u> Date

DRB# _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: ADIL RIZVI Date of request: 11/10/04 Zone atlas page(s): C-19

CURRENT: Zoning RD Legal Description - 17
Parcel Size (acres / sq.ft.) 2 Acres Lot or Tract # 17 & 18 Block # 2
Subdivision Name Kumbil

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

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION: 1
No construction / development [] # of units - 8 lots
New Construction [X] Building Size - 2000 (sq. ft.)
Expansion of existing development []

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

Applicant or Representative Adil Rizvi Date 11/10/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

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

Tony Lopez 11-10-04
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___ TRAFFIC ENGINEER DATE



City of Albuquerque

Shakeen

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: 7-27-04

TO CONTACT NAME: Larry Read
COMPANY/AGENCY: Larry Read & Associates, Inc
ADDRESS/ZIP: 4800 Sun-Taba NE, Suite C 87111
PHONE/FAX #: 237-8421 (ph) 237-8422 (fax)

Thank you for your inquiry of 7-27-04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 21 & 22, Block 2, Tract 2, Unit 3, NAA - located on Oakland between Louisiana Blvd & Wyoming Blvd.
zone map page(s) C-17-2

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

Nor Este
Neighborhood Association
Contact: Jay Rowland
7229 R.E. Gorman Ave NE 187122
797-0853 (h)
Joe Vardumian
7801 R.E. Gorman Ave. NE. 187122-2718
797-1851 (h)

The Quail Springs
Neighborhood Association
Contact: Galdina G. Stone
7116 Quail Springs Pl. NE. 187113
797-5597 (h)
Susan P. Browne
7411 Quail Springs Pl. NE. 187113
796-9439

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,

Leo Padilla
OFFICE OF NEIGHBORHOOD COORDINATION

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

November 9, 2004

Susan P Browne
Quail Springs Neighborhood Association
7411 Quail Springs Ave NE
Albuquerque, NM 87113

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

Dear Ms Browne:

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

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

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque , NM 87113

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1/5/2005

Claire

INFRASTRUCTURE LIST

EXHIBIT "A"

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 1/5/05

Date Preliminary Plat Expires: 1/5/06

DRB Project No.: 1003778

DRB Application No: 04-01750

9

ORIGINAL

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

SHAHEEN SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 21 AND 22, BLOCK 2, TRACT 2, UNIT 3 NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SANITARY SEWER	SHAHEEN COURT	OAKLAND	LOT 4 (N-S)	/	/	/
		8"	SANITARY SEWER	SHAHEEN COURT	CUL-DE-SAC	LOT 7 (E-W)	/	/	/
		4"	WATER LINE ZONE 4ER	SHAHEEN COURT	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
		4"	WATERLINE ZONE 3E	SHAHEEN COURT	OAKLAND	LOT 4 (N-S)	/	/	/
		4'	SIDEWALK NORTH SIDE	OAKLAND	WEST PROP LINE	EAST PROP LINE	/	/	/
		27'	RESIDENTIAL PAVEMENT	SHAHEEN COURT	OAKLAND	EAST PROP LINE	/	/	/
		20'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	WEST PROP LINE	EAST PROP LINE	/	/	/
		4'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
		STD	CURB AND GUTTER	OAKLAND NORTH SIDE	WEST PROP LINE	EAST PROP LINE	/	/	/

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"/>	STD	MOUNTABLE CURB - ALL AREAS	SHAHEEN COURT	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK SOUTH AND EAST SIDES	SHAHEEN COURT BACK OF CURB	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	4'	SIDEWALK WEST SIDE	SHAHEEN COURT	OAKLAND	NORTH PROP LOT 2	/	/	/
<input type="text"/>	<input type="text"/>	STD	TYPE 'A' INLET WITH LATERAL	OAKLAND	EXISTING STUB IN OAKLAND	NORTH CURB LINE NEAR SHAHEEN COURT	/	/	/
<input type="text"/>	<input type="text"/>	STD	FIRE HYDRANT	OAKLAND	AT ABIS COURT		/	/	/
<input type="text"/>	<input type="text"/>	8"	WATER LINE - ZONE 4ER	OAKLAND	EXIST WL @ LOT 19	SHAHEEN COURT	/	/	/
<input type="text"/>	<input type="text"/>	8"	WATER LINE - ZONE 3E	OAKLAND	EXIST WL @ LOT 23	SHAHEEN COURT	/	/	/
<input type="text"/>	<input type="text"/>	18'	PAVED DRIVEWAY	IN EASEMENT	CUL-DE-SAC	NORTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN SHAHEEN SUBDIVISION

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

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

NOTES

- 1 STREET LIGHTING PER DPM REQUIREMENTS
- 2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE
- 3

AGENT / OWNER

LARRY READ
NAME (print)

LARRY READ & ASSOC., INC.
FIRM

[Signature] 1/5/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 1/5/05
DRB CHAIR - date

Christina Sandoval 1/5/05
PARKS & GENERAL SERVICES - date

[Signature] 1-5-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 1/05/05
UTILITY DEVELOPMENT - date

Bradley J. Bingham 1/5/05
CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

12-07-2004

REQUEST FOR ONE WEEK DEFERRAL FOR:
SHAHEEN SUBDIVISION : DRB NO : 1003778
KUMAIL SUBDIVISION : DRB NO: 1003779

Dear Ms Matson :

Based on the DRB comments for the above referenced projects, I am requesting one week deferral to be able to address the comments and generate new drawings.

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

Sincerely,



Adil Rizvi
7049 Luella Anne NE
Albuquerque
NM 87109

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Larry Read 237-8422
FAX # 11/19/04

PAGES (INCLUDING COVER SHEET) 3

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

100377B + 1003779

COMMENTS: Shakeen + Kumaal

Planning's comments only.



**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, December 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002337

04DRB-01758 Major-Two Year SIA

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, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19)

No objection to the 2 year extension.

Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

The maximum wall height on the public side is 8 feet with a retaining & perimeter wall combination. Heights beyond that require a variance to the Zone Code. The perimeter wall design submittal does not meet either the submittal requirements nor the design regulations in the Zone Code. An approved submittal is required before preliminary plat approval will occur. Contact Claire for the wall submittal requirements & the zone code requirements.

Because there are lot sizes less than 5, 000 square feet in this plat, a Site Plan for Subdivision & Landscaping Plan is required per the La Cueva Sector Plan. The Plan has design regulations which must be followed in developing the site plan. The plan is delegated to DRB for approval at a public hearing due to the interest of the surrounding neighborhood associations. This plan also has wall design requirements.

The Site Plan must be approved before the platting action per the Subdivision Ordinance. It may be heard by DRB at the same hearing. It is also an advertised case.

Planning will provide comments on the platting action and sidewalk applications once the site plan is submitted. The plat must agree with the site plan.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 8, 2004

Project # 1003778
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

AMAFCA

No adverse comments.

COG

No adverse comments.

Transit

No objections.

Zoning Enforcement

Needs to be advertised as a Site Development Plan for Subdivision Lot 3P-1 = 4295 sq. ft. Lot 4P-1 = 4500 sq. ft. - both are less than 5000 sq. ft. - all lot sizes less than 5000 sq. ft. will be subject to Site Development Plan approval.

With the Site Development Plan all requirements called out in the La Cueva Sector Plan shall be addressed as per Section 5.4.6.

Neighborhood Coordination

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

APS

No comments received.

Police Department

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

Police Department

Do not agree with proposed sidewalk design variance- having separation between public and private space (semi-public) is a sound crime prevention principal - better able to distinguish between legitimate and suspicious behavior.

Re: Subdivision approval and temp. deferral of sidewalks - no comments at this time

Fire Department

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

PNM 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

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

Transportation Development

Provide vacation exhibit. This should include other platting action on Oakland to support 5' vacation. Oakland is a Major Local and requires 6' sidewalk. Where are improvements for Nazish? Where is 6' sidewalk on east side of Shaheen? Shaheen should have a 26' F-F road to allow a 42' right-of-way. Nazish should have a 26' F-F road and allow for a 34' right-of-way. Ensure that the cul-de-sac curb radius is 35' minimum.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 9 new residential lots will be required.

The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

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

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

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

Defer to Transportation regarding the vacation and design variance.

Utilities Development

No objection to Vacation request. Comments on infrastructure list to correct, no objection to Preliminary Plat approval. No objection to Sidewalk variance or deferral.

Planning Department

The maximum wall height on the public side is 8 feet with a retaining & perimeter wall combination. Heights beyond that require a variance to the Zone Code. The perimeter wall design submittal does not meet either the submittal requirements nor the design regulations in the Zone Code. An approved submittal is required before preliminary plat approval will occur. Contact Claire for the wall submittal requirements & the zone code requirements.

Planning Department

Because there are lot sizes less than 5,000 square feet in this plat, a Site Plan for Subdivision & Landscaping Plan is required per the La Cueva Sector Plan. The Plan has design regulations which must be followed in developing the site plan. The plan is delegated to DRB for approval at a public hearing due to the interest of the surrounding neighborhood associations. This plan also has wall design requirements.

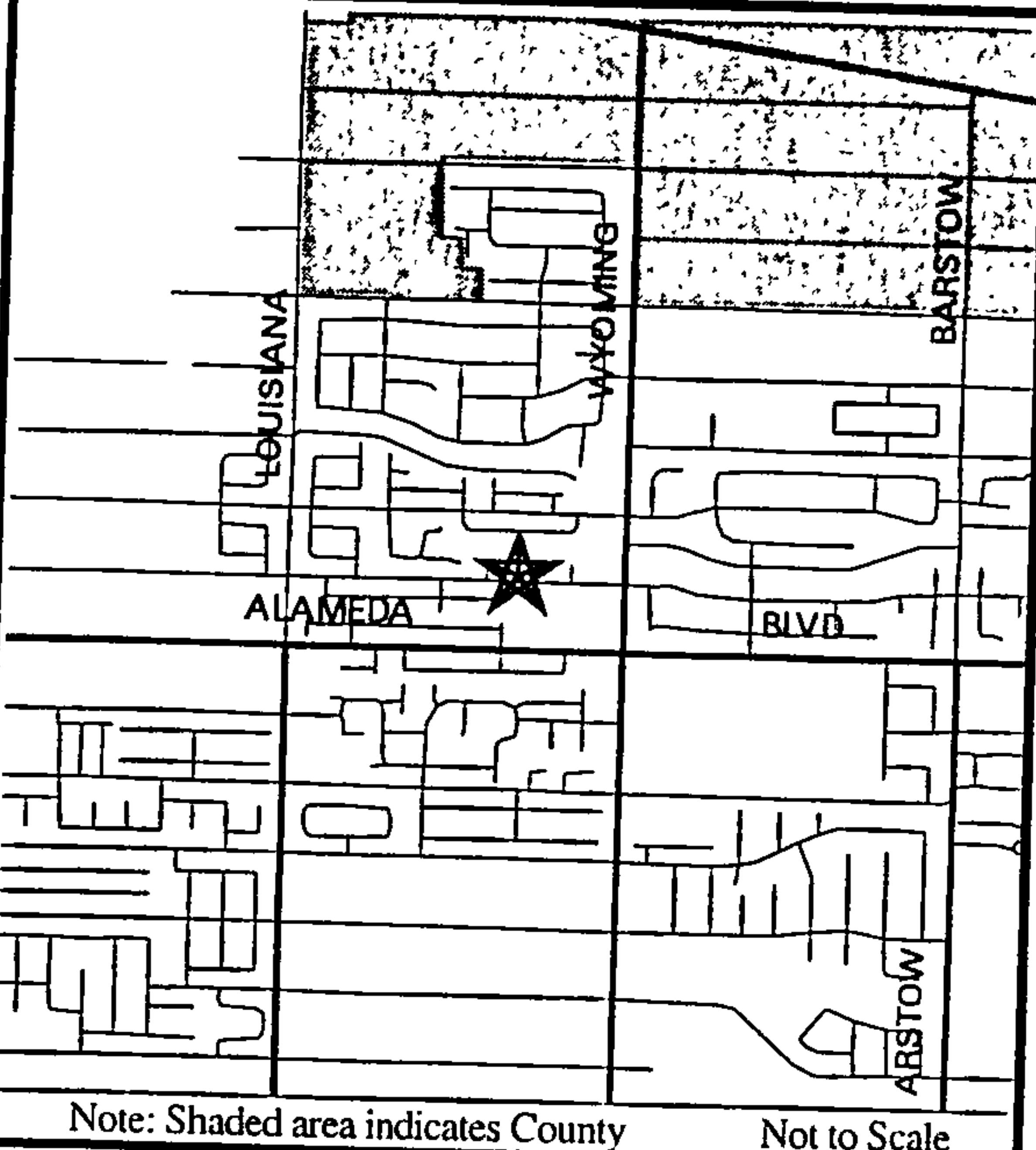
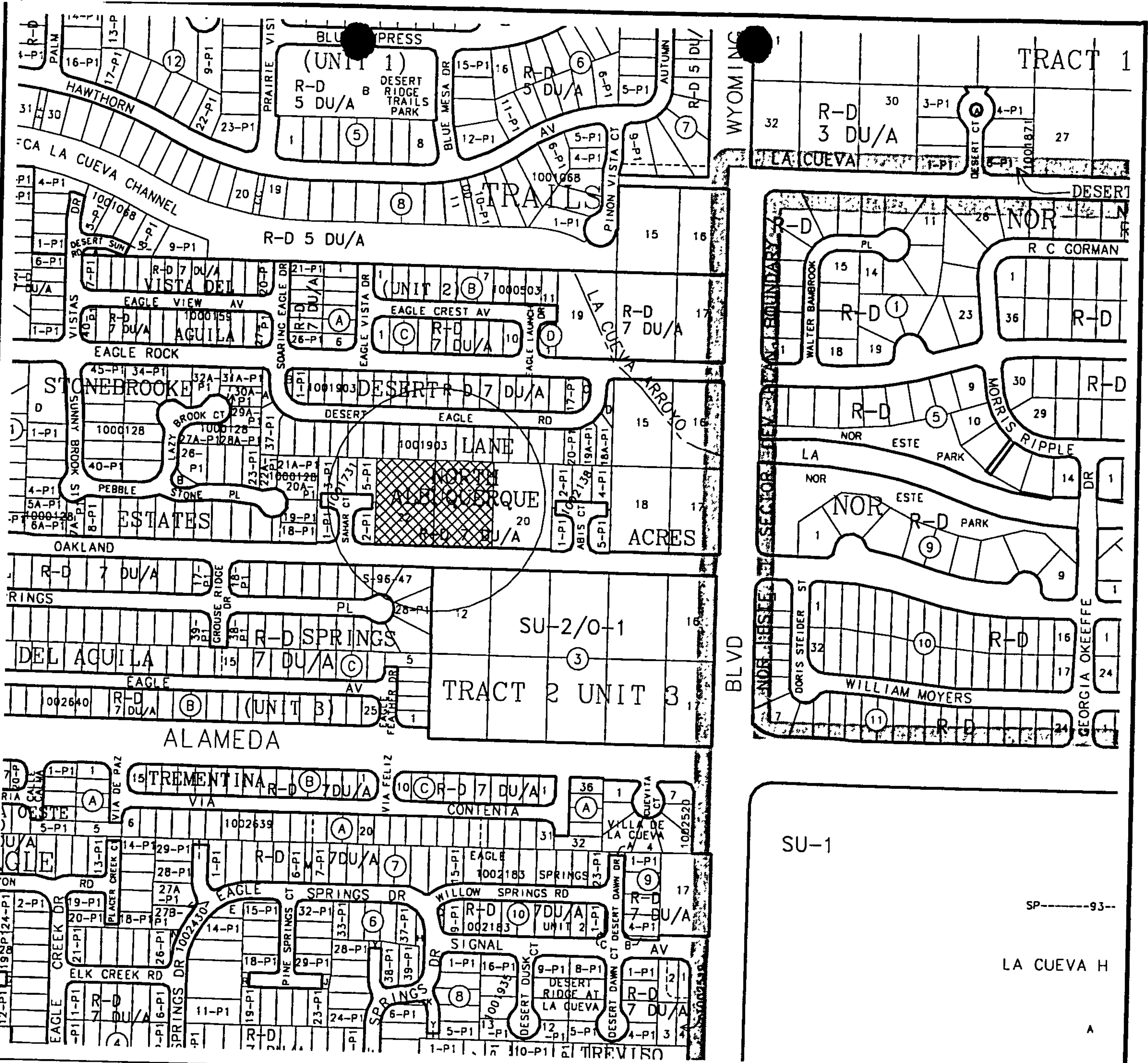
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IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

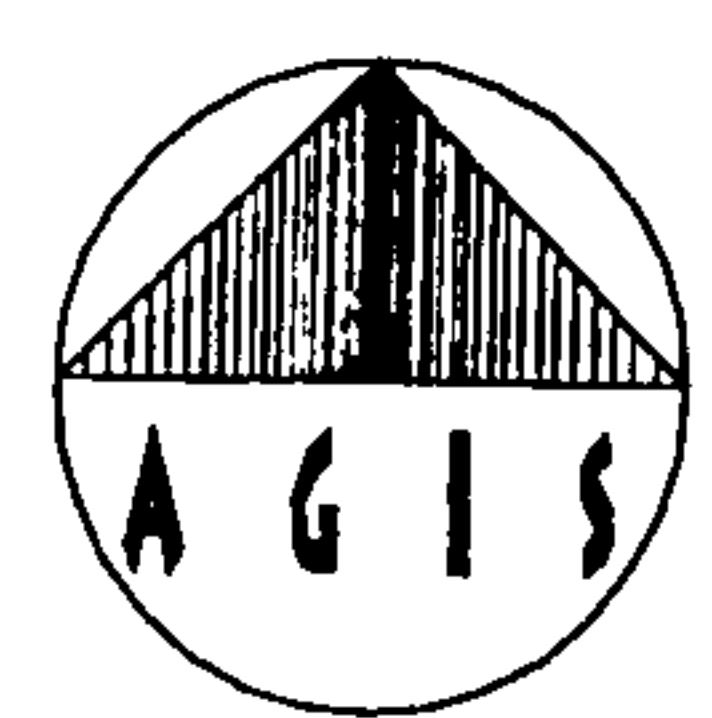
cc: Adil Rizvi, 4001 Juan Tabo Blvd NE, 87111

Larry Read & Associates Inc., 4800 Juan Tabo Blvd NE, Suite C, 87111



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1"=402'

PROJECT NO.
1003778

HEARING DATE
12-8-04

MAP NO.
C-19

ADDITIONAL CASE NUMBER(S)
04DRB-01750
04DRB-01751
04DRB-01752

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 12-10-04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1003778

DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SHAHEEN SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 21 AND 22, BLOCK 2, TRACT 2, UNIT 3 NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

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<input type="text"/>	<input type="text"/>	4"	WATER LINE ZONE 3E	SHAHEEN COURT	OAKLAND	NORTH END OF CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	4"	WATER LINE ZONE 4ER	SHAHEEN COURT	OAKLAND	EAST END OF CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	STD	MOUNTABLE CURB - ALL AREAS	SHAHEEN COURT	OAKLAND	CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	4'	SIDEWALK NORTH SIDE	OAKLAND	EAST PROP LINE	WEST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	27'	RESIDENTIAL PAVEMENT	SHAHEEN COURT	OAKLAND	CUL-DE-SAC (INCL CUL-DE-SAC)	/	/	/
<input type="text"/>	<input type="text"/>	20'	PERMANANT PAVEMENT	OAKLAND NORTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	4'	TEMPORARY PAVEMENT	OAKLAND SOUTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	STD	CURB AND GUTTER	OAKLAND NORTH SIDE	EAST PROP LINE	WEST PROP LINE	/	/	/

NAME OF PLAT AND/OR SITE PLAN SHAHEEN SUBDIVISION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		4'	SIDEWALK WEST SIDE	SHAHEEN COURT	OAKLAND	CUL-DE-SAC			
		2'	SIDEWALK CULVERT	OAKLAND NORTH SIDE	WEST PROP LINE		/	/	/
		STD	FIRE HYDRANT	OAKLAND	AT ABIS COURT		/	/	/
		8"	WATER LINE - ZONE 4ER	OAKLAND	EXIST WL @ LOT 19	SHAHEEN COURT	/	/	/
		8"	WATER LINE - ZONE 3E	OAKLAND	EXIST WL @ LOT 23	SHAHEEN COURT	/	/	/
		STD	TYPE 'A' INLET WITH LATERAL	OAKLAND	EXISTING STUB IN OAKLAND	NORTH CURB LINE NEAR SHAHEEN COURT			

- 1 STREET LIGHTING PER DPM REQUIREMENTS

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

- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

LARRY READ
NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

LARRY READ & ASSOC., INC.
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Larry Read 9/7/04
SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

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

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

November 9, 2004

Jay Rowland
Noreste Neighborhood Association
7729 RS Gorman AVE NE
Albuquerque, NM 87122

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

Dear Mr. Rowland:

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

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

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque , NM 87113

November 9, 2004

Goldialu Stone
Quail Springs Neighborhood Association
7116 Quail Springs Ave NE
Albuquerque, NM 87113

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

Dear Mr. Stone:

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

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

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque , NM 87113

November 9, 2004

Joe Yardumian
Noreste Neighborhood Association
7801 RS Gorman AVE NE
Albuquerque, NM 87122

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

Dear Mr. Yardumian:

The developer of Lot 21 and 22, Block 2, Tract 2, Unit 3, North Albuquerque Acres is proposing a vacation of 5 feet of public right-of-way on the north side of Oakland Ave. NE across the frontage of this parcel to be included in a new ten lot subdivision. Attached is a Zone Atlas Page identifying the related parcel.

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

Sincerely,



Adil Rizvi
7515 Treviso NE
Albuquerque , NM 87113

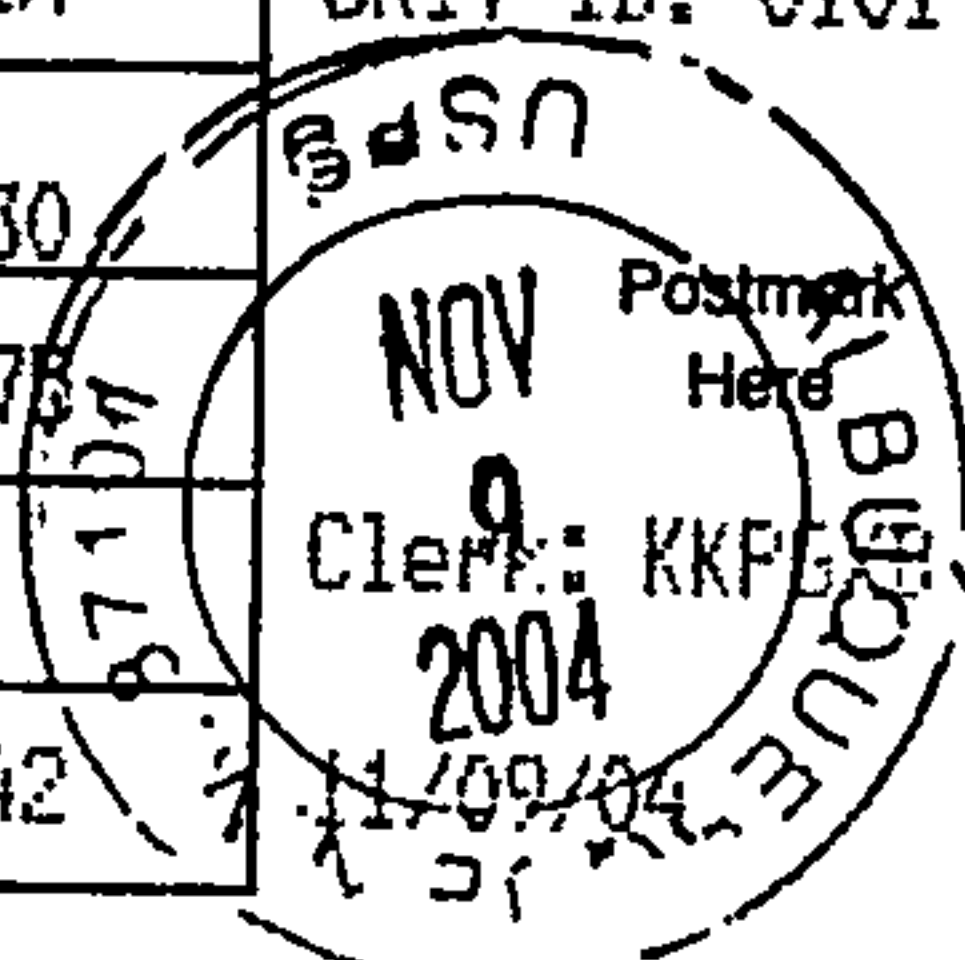
7004 1160 0002 8661 9319

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OFFICIAL USE
ALBUQUERQUE, NM 87113

Postage	\$ 0.37	UNIT ID: 0101
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



Sent To Susan Brown
 Street, Apt. No., or PO Box No. 7411 Quail Springs NE
 City, State, ZIP+4 Albuquerque NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

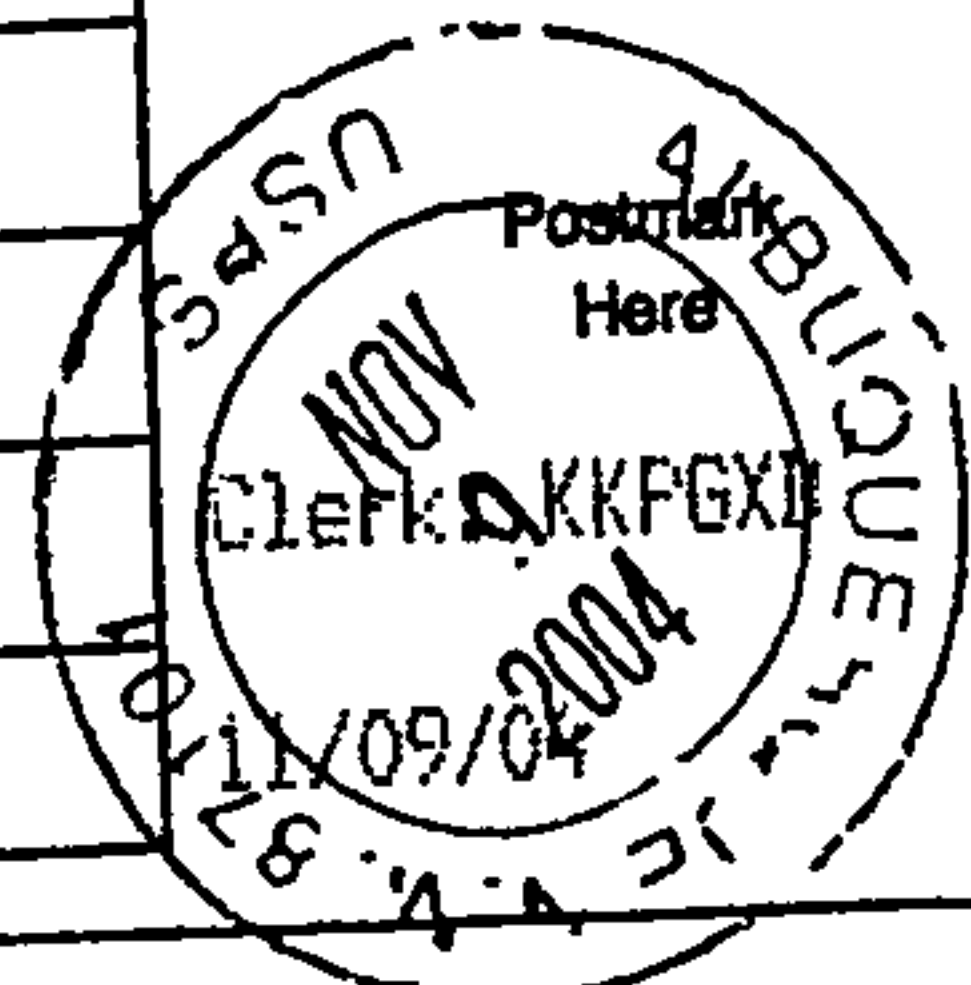
4256 1998 8661 9524

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OFFICIAL USE
ALBUQUERQUE, NM 87113

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	



Sent To Goldialu Stone
 Street, Apt. No., or PO Box No. 7116 Quail Springs NE
 City, State, ZIP+4 Albuquerque NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

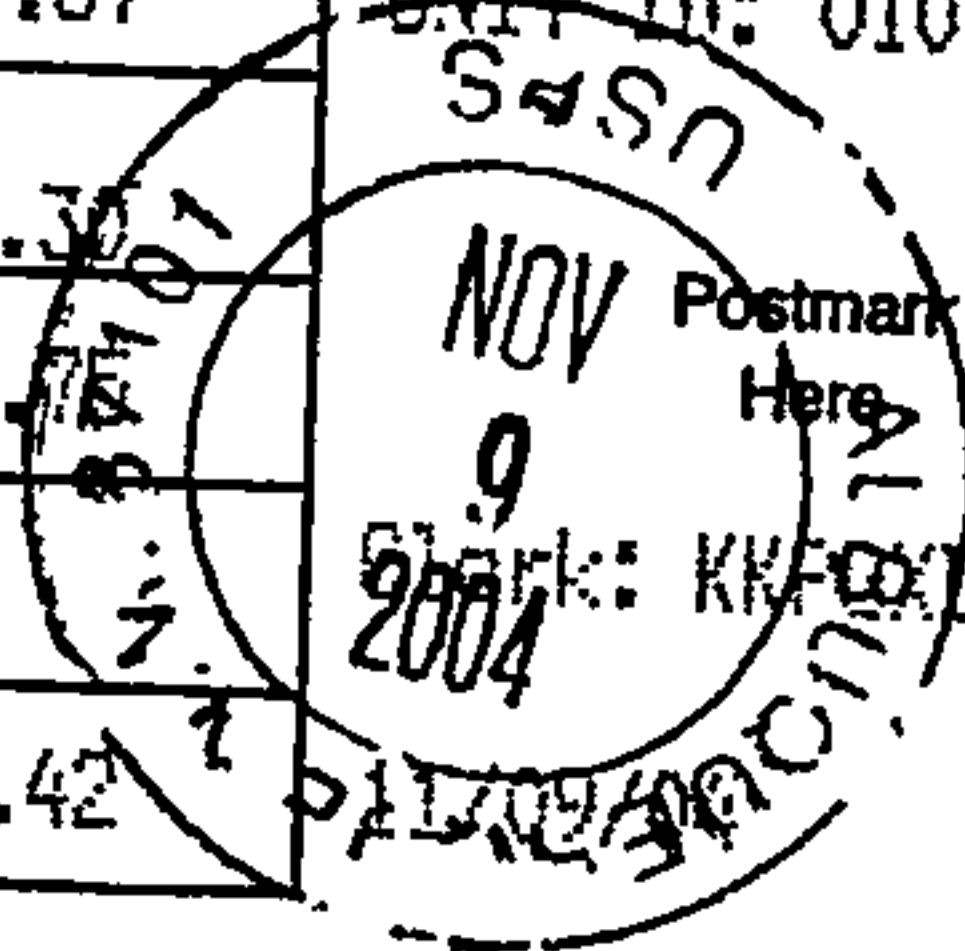
7004 1160 0002 8661 9487

U.S. Postal Service™
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ALBUQUERQUE, NM 87122

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Restricted Delivery Fee (Endorsement Required)		
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Sent To Joe Yardumian
 Street, Apt. No., or PO Box No. 7801 RS Gorman NE
 City, State, ZIP+4 Albuquerque NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

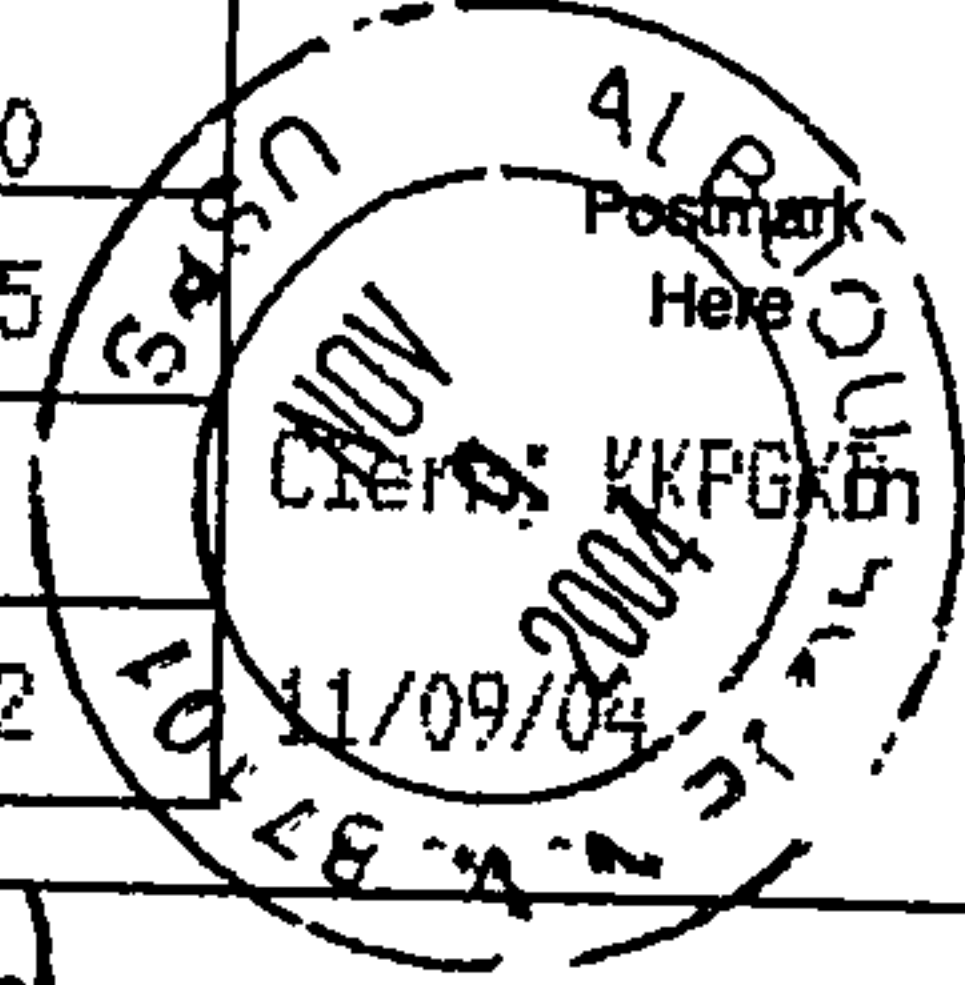
0056 1998 8661 9500

U.S. Postal Service™
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OFFICIAL USE
ALBUQUERQUE, NM 87122

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	



Sent To Jay Rowland
 Street, Apt. No., or PO Box No. 4729 RS Gorman NE
 City, State, ZIP+4 Albuquerque NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

DUPLICATE
City of Albuquerque
Treasury Division

APPLICANT NAME Adil Rizvi
AGENT Larry Read & Assoc
ADDRESS 4800 JUAN TABO NE
PROJECT & APP # 1003778/04 DRB 01750/01751/07152/07153
PROJECT NAME NAA Tr 2 Unit 3 Lts 21 & 22 blk 2

11/10/2004 4:11PM LOC: ANNX
RECEIPT# 00034532 WSH 007 TRANS# 0039
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$950.00
J24 Misc \$20.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 855.00 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
- \$ 950.00 TOTAL AMOUNT DUE

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

11/10/2004 4:11PM LOC: ANNX
RECEIPT# 00034533 WSH 007 TRANS# 0039
Account 441006 Fund 0110
Activity 4983000 TRSL
Trans Amt \$950.00
J24 Misc \$85.00
Counterreceipt.doc 6/21/04
DUPLICATE
City of Albuquerque
Treasury Division
Thank You

DUPLICATE
City of Albuquerque
Treasury Division

11/10/2004 4:11PM LOC: ANNX
RECEIPT# 00034534 WSH 007 TRANS# 0039
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$950.00
J24 Misc \$75.00
CK \$950.00
CHANGE \$0.00
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 11-23-04 To 12-8-04

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)

11/10/04

(Date)

I issued 1 signs for this application, 11-10-04

(Date)



(Staff Member)

DRB PROJECT NUMBER: 1003778



**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, December 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002337

04DRB-01758 Major-Two Year SIA

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, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19)

Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way

04DRB-01753 Minor-Temp Defer SDWK

04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

Project # 1003779

04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way

04DRB-01756 Minor-Sidewalk Variance

04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

Project # 1002051

03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements

03DRB-02010 Minor-Vacation of Private Easements

03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04][REF: 02DRB-00963](B-10)

[NO NEW SUBMITTAL]

Project # 1003705

04DRB-01540 Major-Vacation of Public Easements

04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04, Indefinitely Deferred on 11/10/04] (K-15)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003125
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04] [REF: 03EPC02054](F-6/G-6)

[NO NEW SUBMITTAL]

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04] (F-5/G-6)

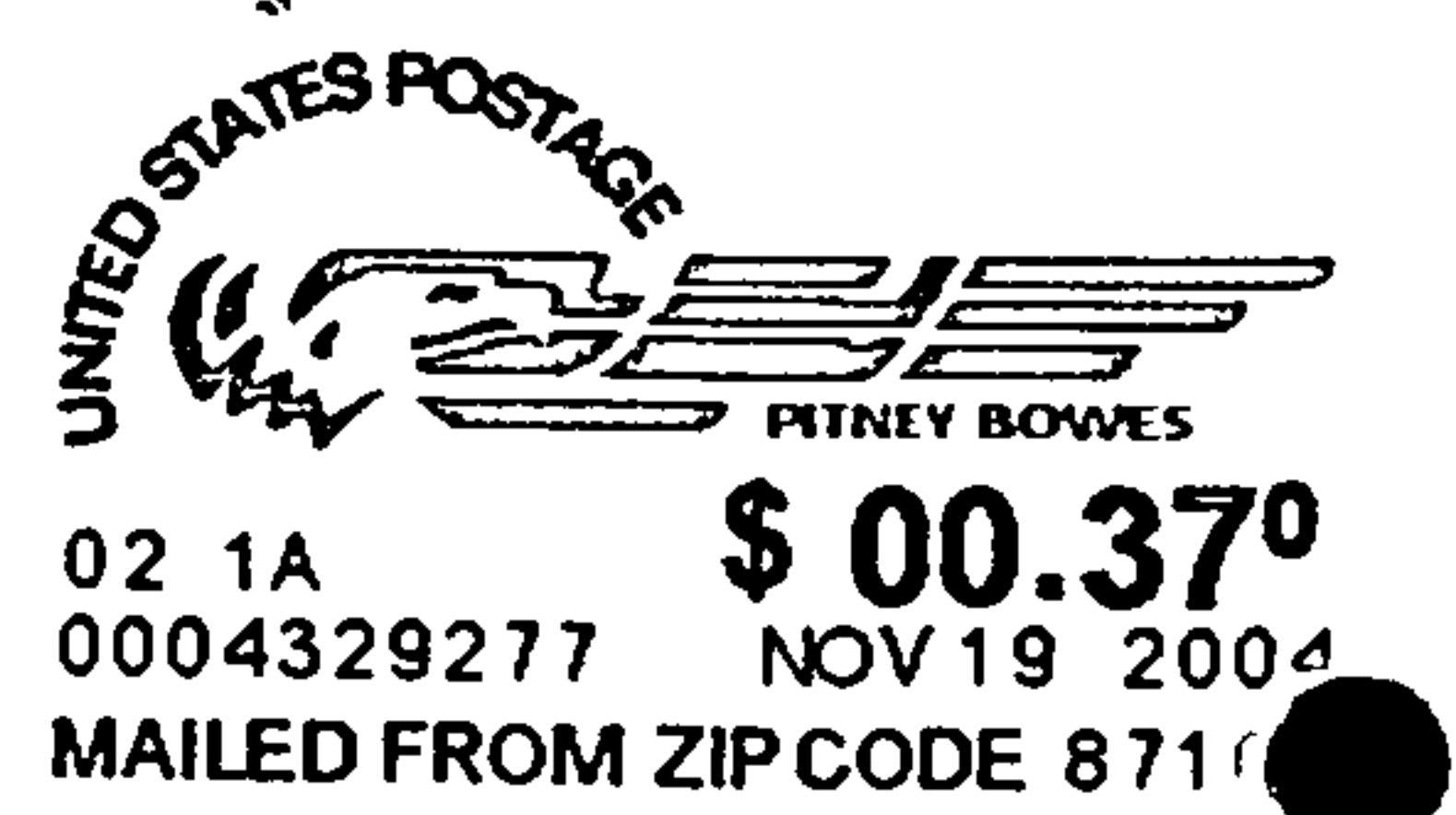
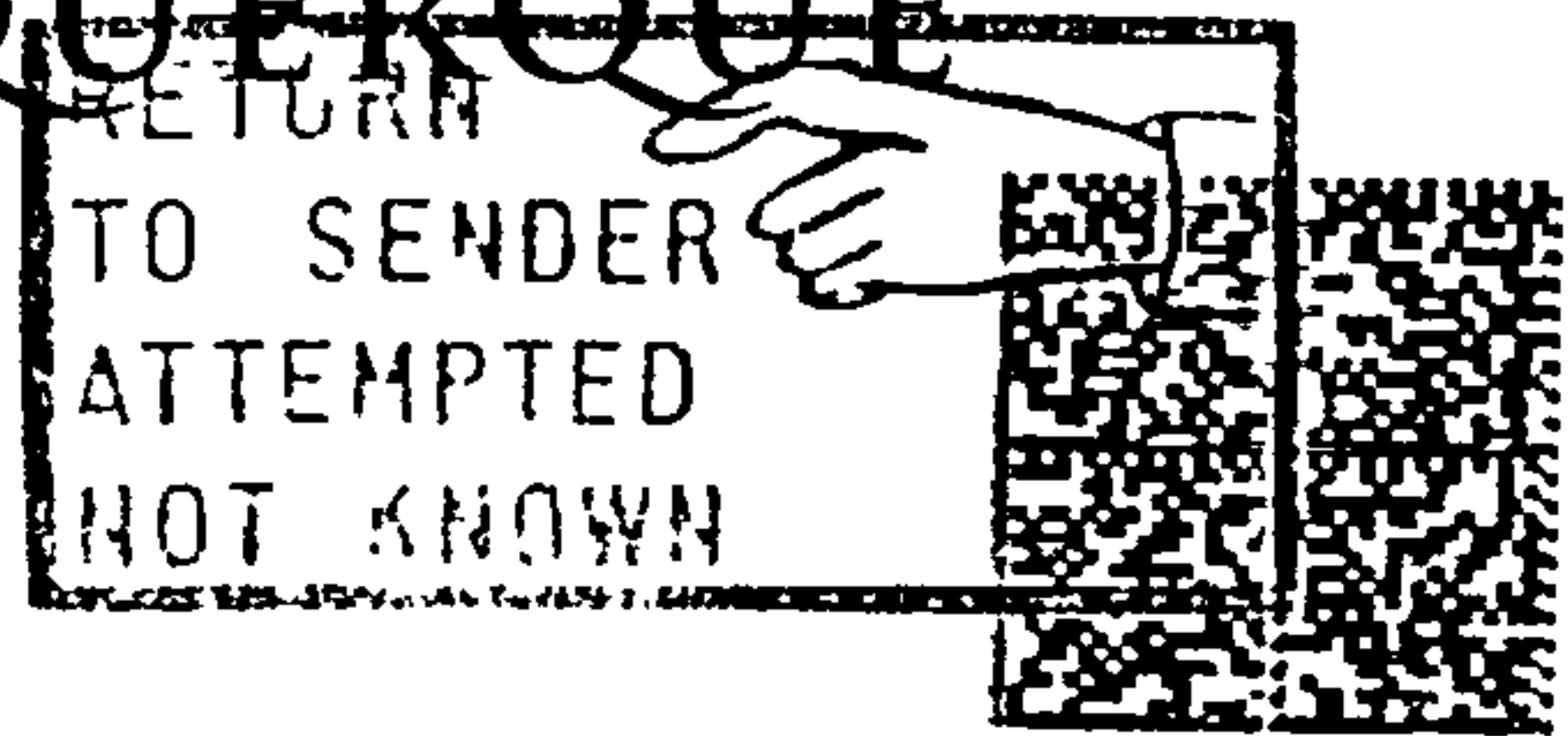
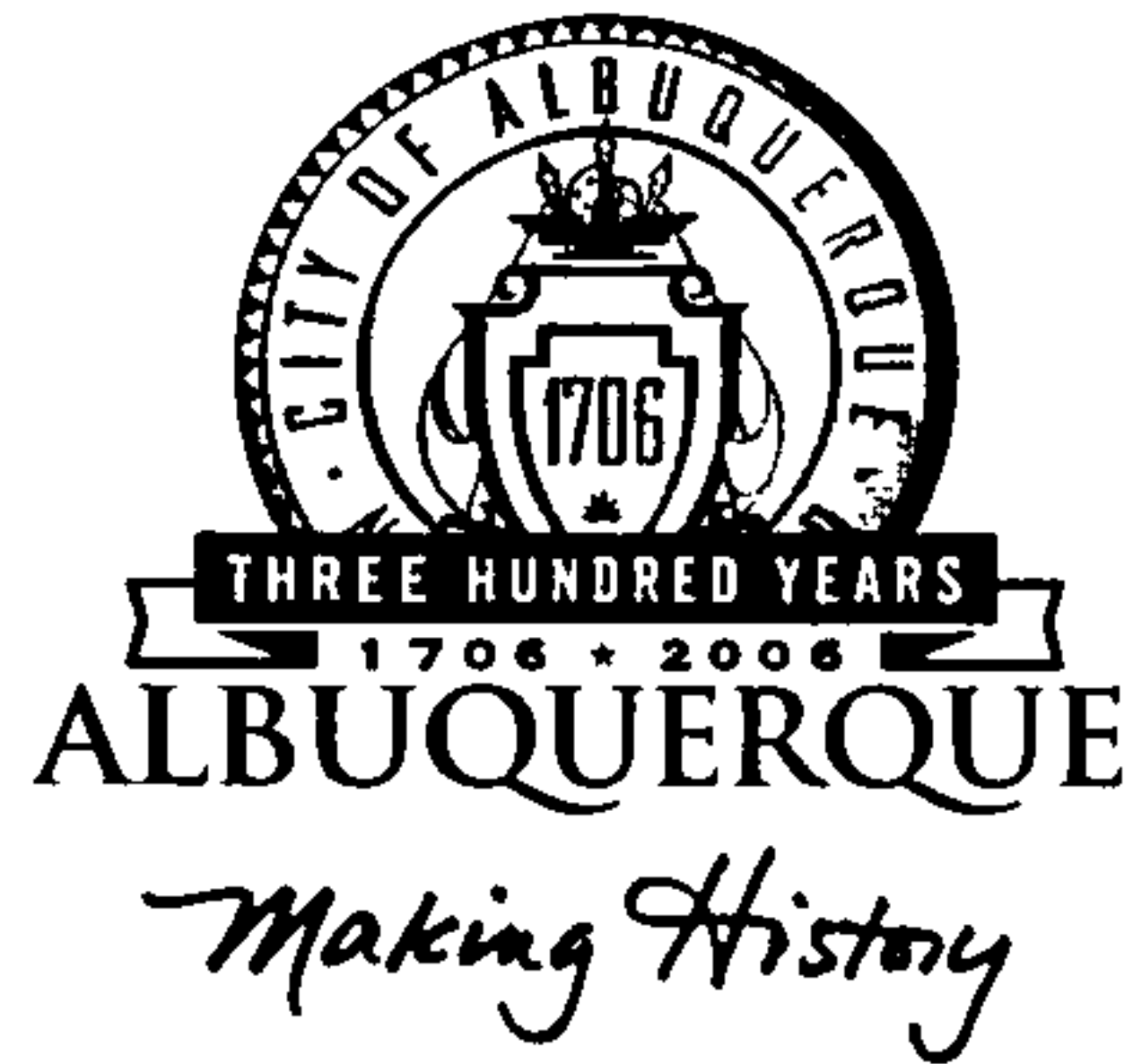
[NO NEW SUBMITTAL]

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 22, 2004.

CITY OF ALBUQUERQUE



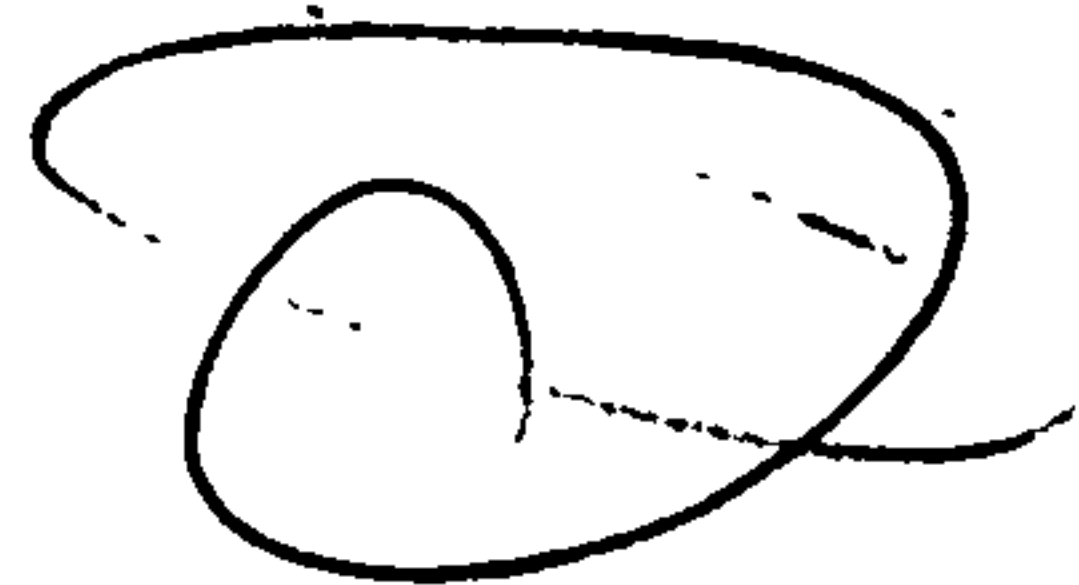
Zoning Enforcement

600 2nd St., NW - 7th Flr.

Albuquerque, NM 87102

101906427640210703

CARLEY JAY
10107 ANAHEIM AV NE
ALBUQUERQUE NM 87122



87122+3025 13



**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, December 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

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04DRB-01758 Major-Two Year SIA

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, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19)

Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval

04DRB-01751 Major-Vacation of Pub Right-of-Way

04DRB-01753 Minor-Temp Defer SDWK

04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

Project # 1003779

04DRB-01754 Major-Preliminary Plat Approval

04DRB-01765 Major-Vacation of Pub Right-of-Way

04DRB-01756 Minor-Sidewalk Variance

04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

Project # 1002051

03DRB-02008 Major-Preliminary Plat Approval

03DRB-02009 Major-Vacation of Public Easements

03DRB-02010 Minor-Vacation of Private Easements

03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04][REF: 02DRB-00963](B-10)

[NO NEW SUBMITTAL]

Project # 1003705

04DRB-01540 Major-Vacation of Public Easements

04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04, Indefinitely Deferred on 11/10/04] (K-15)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003125
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04] [REF: 03EPC02054](F-6/G-6)

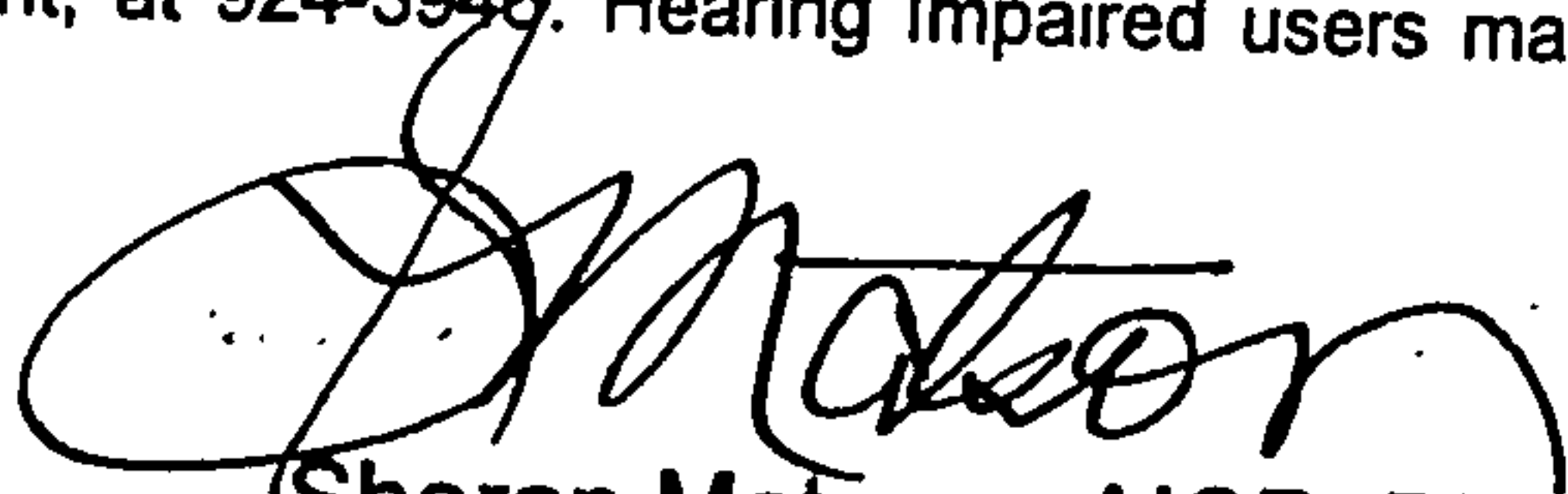
[NO NEW SUBMITTAL]

04DRB-01630 Minor-SiteDev Plan Subd/EPC

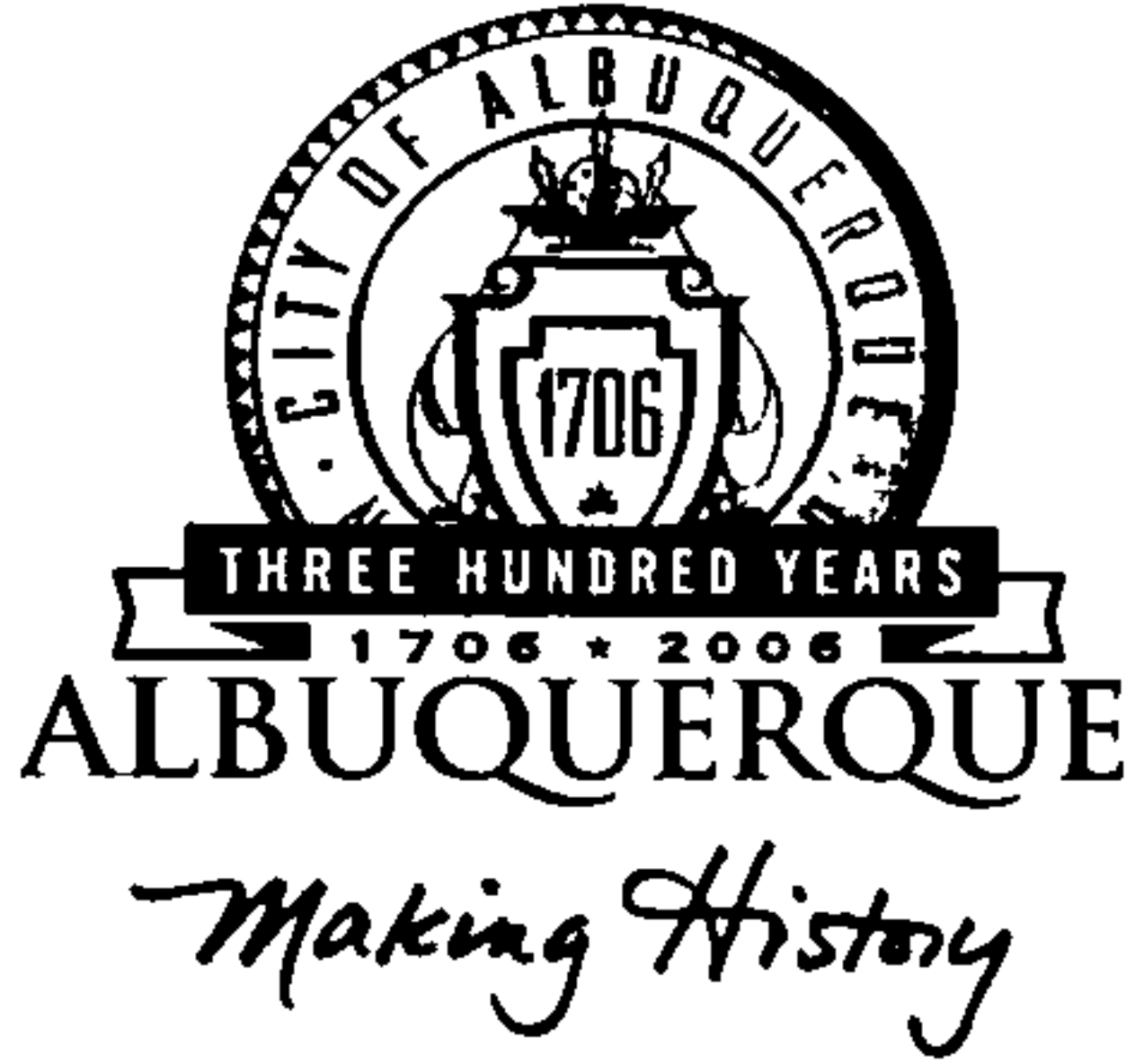
CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] [Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04] (F-5/G-6)

[NO NEW SUBMITTAL]

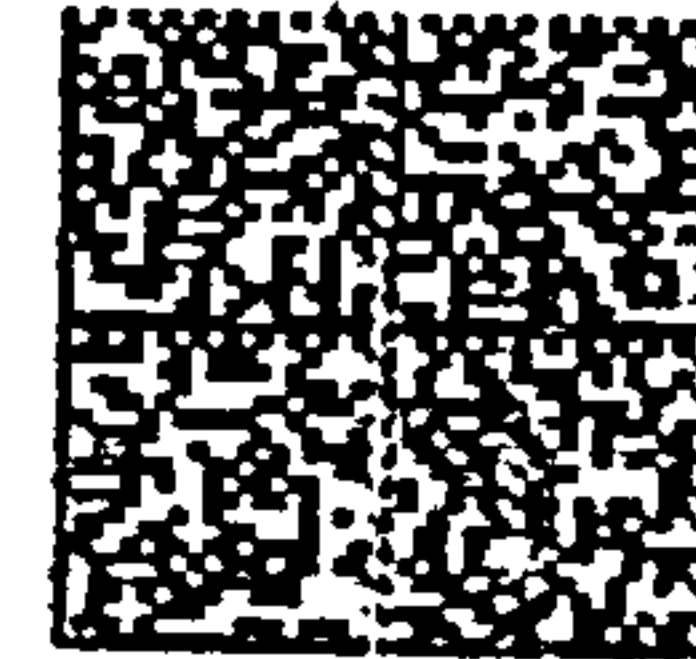
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need 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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 22, 2004.



CITY OF ALBUQUERQUE



.02 1A \$ 00.37⁰
0004329277 NOV 19 2004
MAILED FROM ZIP CODE 87102

101906414144520454

RODA ROXANNA L & STEVE D
90 S POINCIANA DR
SATELLITE BE FL 32937

Zoning Enforcement

600 2nd St., NW - 7th Flr.

Albuquerque, NM 87102



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

Meeting Date: DECEMBER 8, 2004
Zone Atlas Page: C-19-Z
Notification Radius: 100 Ft.

Project# 1003778
App# 04DRB-01750
App# 04DRB-01751
App# 04DRB-01752
App# 04DRB-01753

Cross Reference and Location:

Applicant: ADIL RIZVI
Address: 4001 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111

Agent: LARRY READ & ASSOCIATES, INC.
Address: 4800 JUAN TABO BLVD NE, STE# C
ALBUQUERQUE NM 87111

Special Instructions:

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

Date Mailed: NOVEMBER 19, 2004

Signature: KYLE TSETHLIKAI 

PROPERTY OWNERSHIP / LEGAL LIST

 App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	172-438	204-11	✓
		189-438	12	✓
		141-445	54	✓
		141-440	53	✓
		141-435	52	✓
		141-430	51	✓
		150-438	10	✓ mp
		200-438	13	✓
		222-438	14	✓ mp
		220-447	222-19	✓ mp
		215-447	18	✓ mp
		210-447	17	✓ mp
		205-447	16	✓ mp
		200-447	15	✓ mp
		195-447	14	✓ mp
		190-447	13	✓ mp
		185-447	12	✓ mp
		180-447	11	✓ mp
		175-447	10	✓ mp
				1019064 170-447 222 09 ✓
				145-447 08 ✓
				159-447 07 ✓
				154-447 06 ✓
				150-447 05 ✓
				145-447 04 ✓
				148-442 223 03 ✓
				153-442 04 ✓
				158-441 05 ✓
				162-441 06 ✓
				167-441 07 ✓
				171-421 08 ✓
				174-441 09 ✓
				182-441 10 ✓
				187-441 11 ✓
				192-441 12 ✓
				197-441 13 ✓
				201-441 14 ✓
				200-441 15 ✓



<mainframe@coa1mp3.cabq.gov>

11/17/2004 08:47 AM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01019064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101906417243820411 LEGAL: 022 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: ESTILL MARVIN L ETUX
OWNER ADDR: 07405 OAKLAND AV NE
ALBUQUERQUE NM 87113
0101906418943820412 LEGAL: 021 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: CHIFALO FRANK ETUX
OWNER ADDR: 02900 SIERRA VISTA NW
ALBUQUERQUE NM 87107
0101906414144520454 LEGAL: LOT 21A- P1 PLAT OF LTS 20A-P1, 21A-P1 AND
22A-P1 LAND USE:
PROPERTY ADDR: 00000 PEBBLE STONE
OWNER NAME: RODA ROXANNA L & STEVE D
OWNER ADDR: 00090 S POINCIANA DR
SATELLITE BEFL 32937
0101906414144020453 LEGAL: LOT 20A- P1 PLAT OF LTS 20A-P1, 21A-P1 AND
22A-P1 LAND USE:
PROPERTY ADDR: 00000 PEBBLE STONE
OWNER NAME: GANNON TIMOTHY M & MARY A
OWNER ADDR: 07315 PEBBLE STONE PL NE
ALBUQUERQUE NM 87113
0101906414143520452 LEGAL: LOT 19-P 1 PLAT FOR STONEBROOKE ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 PEBBLE STONE
OWNER NAME: ABEITA ETHEL J &
OWNER ADDR: 07312 PEBBLE STONE PL NE
ALBUQUERQUE NM 87113
0101906414143020451 LEGAL: LOT 18-P 1 PLAT FOR STONEBROOKE ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 PEBBLE STONE
OWNER NAME: PAZ JAMES N & KRISTINE M
OWNER ADDR: 07308 PEBBLE STONE PL NE
ALBUQUERQUE NM 87113
0101906415643820410 LEGAL: 023 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: RIZVI RAIS & ZAIDI SHAMI
OWNER ADDR: 07049 LUELLA ANNE DR NE
ALBUQUERQUE NM 87109
0101906420643820413 LEGAL: 020 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MC ALLISTER JAMES & NANCY L
OWNER ADDR: 07503 OAKLAND AV NE
ALBUQUERQUE NM 87113

0101906422243820414 LEGAL: 019 002N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: RIZVI RAIS & ZAIDI SHAMI
OWNER ADDR: 07049 LUELLA ANNE DR NE

ALBUQUERQUE NM 87109
0101906422044722219 LEGAL: LT 2 0-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906421544722218 LEGAL: LT 2 1-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906421044722217 LEGAL: LT 2 2-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.0 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906420544722216 LEGAL: LT 2 3-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906420044722215 LEGAL: LT 2 4-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.0 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906419544722214 LEGAL: LT 2 5-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906419044722213 LEGAL: LT 2 6-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906418544722212 LEGAL: LT 2 7-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113
0101906418044722211 LEGAL: LT 2 8-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
PROPERTY ADDR: 00000 DESERT EAGLE
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA NE

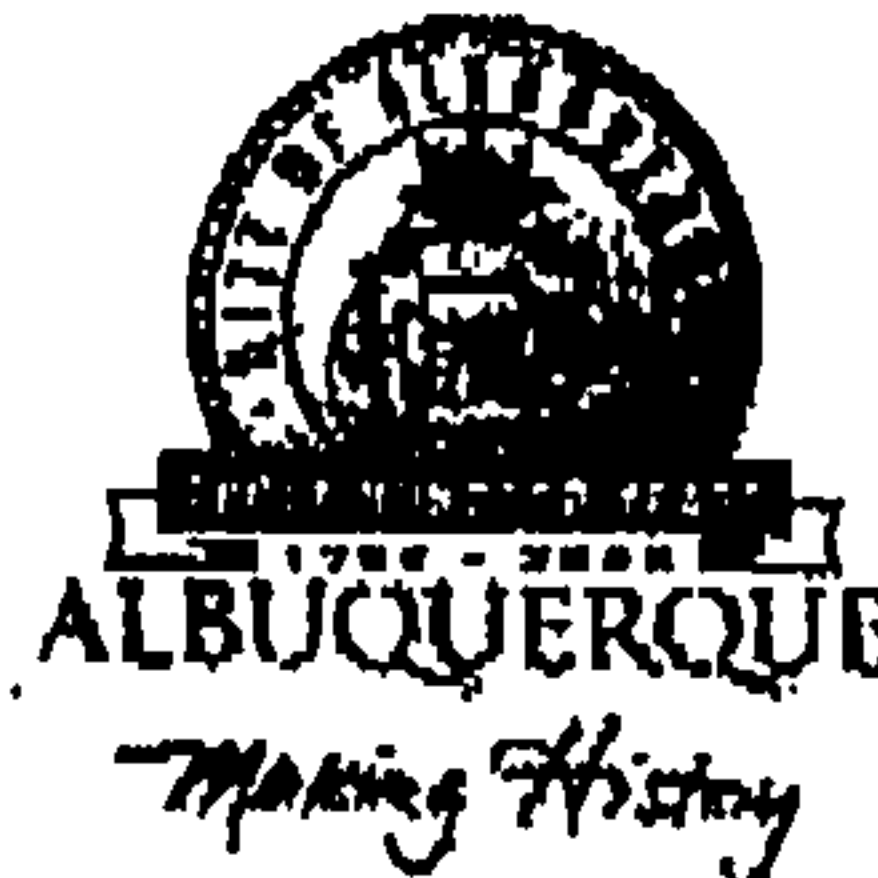
ALBUQUERQUE NM 87113

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.1 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906417044722209	LEGAL: LT 3 0-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.0 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906416544722208	LEGAL: LT 3 1-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.1 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906415944722207	LEGAL: LT 3 2-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.0 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906415444722206	LEGAL: LT 3 3-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.1 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906415044722205	LEGAL: LT 3 4-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.0 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906414544722204	LEGAL: LT 3 5-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.1 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906414846222303	LEGAL: LT 2 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.09 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906415346222304	LEGAL: LT 3 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.10 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	
0101906415846122305	LEGAL: LT 4 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
.09 LAND USE:		
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	

0101906416246122306 .09 LAND USE:	LEGAL: LT 5 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906416746122307 .10 LAND USE:	87113 LEGAL: LT 6 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906417142122308 .09 LAND USE:	87113 LEGAL: LT 7 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906417646122309 .12 LAND USE:	87113 LEGAL: LT 8 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906418246122310 .13 LAND USE:	87113 LEGAL: LT 9 -P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906418746122311 .0 LAND USE:	87113 LEGAL: LT 1 0-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906419246122312 .0 LAND USE:	87113 LEGAL: LT 1 1-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906419746122313 .1 LAND USE:	87113 LEGAL: LT 1 2-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906420146122314 .0 LAND USE:	87113 LEGAL: LT 1 3-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM 0101906420646122315 .0 LAND USE:	87113 LEGAL: LT 1 4-P1 PLAT FOR DESERT LANE SUBDIVISION	CONT
	PROPERTY ADDR: 00000 DESERT EAGLE	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	NE
ALBUQUERQUE NM	87113	

0101906421046122316 LEGAL: LT 1 5-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
 PROPERTY ADDR: 00000 DESERT EAGLE
 OWNER NAME: D R HORTON INC
 OWNER ADDR: 04400 ALAMEDA NE
ALBUQUERQUE NM 87113
0101906421546122317 LEGAL: LT 1 6-P1 PLAT FOR DESERT LANE SUBDIVISION CONT
.1 LAND USE:
 PROPERTY ADDR: 00000 DESERT EAGLE
 OWNER NAME: D R HORTON INC
 OWNER ADDR: 04400 ALAMEDA NE
ALBUQUERQUE NM 87113
0101906422140820319 LEGAL: 014 003N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
 PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: NORTHSIDE ASSEMBLY OF GOD
 OWNER ADDR: 07518 OAKLAND NE
ALBUQUERQUE NM 87113
0101906420540820320 LEGAL: 013 003N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
 PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: NORTHSIDE ASSEMBLY OF GOD
 OWNER ADDR: 07518 OAKLAND NE
ALBUQUERQUE NM 87113
0101906418940820321 LEGAL: 012 003N ORTH ALBUQ ACRES UN 3 TR2
LAND USE:
 PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: NORTHSIDE ASSEMBLY OF GOD
 OWNER ADDR: 07518 OAKLAND NE
ALBUQUERQUE NM 87113
0101906414741020326 LEGAL: LT P 1-22 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS
SUBD LAND USE:
 PROPERTY ADDR: 00000 QUAIL SPRINGS
 OWNER NAME: DYMALE ROBERT H & FLORENCE L T
 OWNER ADDR: 07315 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113
0101906415241020327 LEGAL: LT P 1-23 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS
SUBD LAND USE:
 PROPERTY ADDR: 00000 QUAIL SPRINGS
 OWNER NAME: LEHMAN RON & LINDA C HUTER
 OWNER ADDR: 07401 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113
0101906415741020328 LEGAL: LT P 1-24 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS
SUBD LAND USE:
 PROPERTY ADDR: 00000 QUAIL SPRINGS
 OWNER NAME: HOUSEY RICHARD J & MARILYN A T
 OWNER ADDR: 07405 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113
0101906416241020329 LEGAL: LT P 1-25 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS
SUBD LAND USE:
 PROPERTY ADDR: 00000 QUAIL SPRINGS
 OWNER NAME: GARD MARGARET F
 OWNER ADDR: 07409 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113
0101906416741120330 LEGAL: LT P 1-26 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS
SUBD LAND USE:
 PROPERTY ADDR: 00000 QUAIL SPRINGS
 OWNER NAME: BROWNE SUSAN P & ROBERT O
 OWNER ADDR: 07411 QUAIL SPRINGS NE
ALBUQUERQUE NM 87113

Shahen



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: 7-27-04

TO CONTACT NAME: Larry Reed
 COMPANY/AGENCY: Larry Reed & Associates, INC
 ADDRESS/ZIP: 4800 Sun-Tape NE, Suite C 87111
 PHONE/FAX #: 237-8421 (ph) 237-8422 (fax)

Thank you for your inquiry of 7-27-04 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 21 + 22, Block 2, Tract 2, Unit 3, NAB - Loc. 2 on Oakland Between Louisiana Blvd & Wyoming Blvd.
 zone map page(s) C-18-2

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

Nov Este
 Neighborhood Association
 Contact: Jay Rowland
7229 R.E. Gorman Ave NE 187122
797-0853 (h)
Joe Yandumian
7801 R.E. Gorman Ave. NE. 187122-2718
797-1851 (h)

The Quail Springs
 Neighborhood Association
 Contact: Galdina G. Stone
7116 Quail Springs Pl. NE 187113
797-5597 (h)
Susan P. Browne
7411 Quail Springs Pl. NE 187113
796-9439

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,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: ADIL RIZVI Date of request: 11/10/04 Zone atlas page(s): C-19

CURRENT: Zoning RD Legal Description - 17
Parcel Size (acres / sq.ft.) 2 Acres Lot or Tract # 19 & 78 Block # 2
Subdivision Name Kumbil

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

No construction / development	[]	# of units -	<u>8 lots</u>
New Construction	[X]	Building Size -	<u>2000</u> (sq. ft.)
Expansion of existing development	[]		

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

Applicant or Representative Adil Rizvi Date 11/10/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

Tony Lopez
TRAFFIC ENGINEER

11-10-04
DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

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

TRAFFIC ENGINEER

DATE

ADIL RIZVI
4001 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111

LARRY READ & ASSOCIATES, INC.
4800 JUAN TABO BLVD NE, STE# C
ALBUQUERQUE NM 87111

JAY ROWLAND
Nor Este Neigh. Assoc.
7729 R.C. GORMAN AVE NE
ALBUQUERQUE NM 87122

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

GOLDIALU G. STONE
The Quail Springs Neigh. Assoc.
7116 QUAIL SPRINGS PL. NE
ALBUQUERQUE NM 87113

SUSAN P. BROWNE
The Quail Springs Neigh. Assoc.
7411 QUAIL SPRINGS PL. NE
ALBUQUERQUE NM 87113

101906417243820411

101906418943820412

101906414144520454

ESTILL MARVIN L ETUX
7405 OAKLAND AV NE
ALBUQUERQUE NM 87113

CHIFALO FRANK ETUX
2900 SIERRA VISTA NW
ALBUQUERQUE NM 87107

RODA ROXANNA L & STEVE D
90 S POINCIANA DR
SATELLITE BE FL 32937

101906414144020453

101906414143520452

101906414143020451

GANNON TIMOTHY M & MARY A
7315 PEBBLE STONE PL NE
ALBUQUERQUE NM 87113

ABEITA ETHEL J &
7312 PEBBLE STONE PL NE
ALBUQUERQUE NM 87113

PAZ JAMES N & KRISTINE M
7308 PEBBLE STONE PL NE
ALBUQUERQUE NM 87113

101906415643820410

101906420643820413

101906422044722219

RIZVI RAIS & ZAIDI SHAMI
7049 LUELLE ANNE DR NE
ALBUQUERQUE NM 87109

MC ALLISTER JAMES & NANCY L
7503 OAKLAND AV NE
ALBUQUERQUE NM 87113

D R HORTON INC
4400 ALAMEDA NE
ALBUQUERQUE NM 87113

101906422140820319

101906414741020326

101906415241020327

NORTHSIDE ASSEMBLY OF GOD
7518 OAKLAND NE
ALBUQUERQUE NM 87113

DYMALE ROBERT H & FLORENCE L
7315 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

LEHMAN RON & LINDA C HUTER
7401 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

101906415741020328

101906416241020329

101906416741120330

HOUSEY RICHARD J & MARILYN A
7405 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

GARD MARGARET F
7409 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

BROWNE SUSAN P & ROBERT O
7411 QUAIL SPRINGS NE
ALBUQUERQUE NM 87113

101906417441020331

101906417640320333

101906417339720334

EINHORN RUTH
7415 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

LESLIE MELODY L & SHAWN J
7419 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

MARTINEZ EUGENE F & MARGARET
7416 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

101906416739620335

101906416239720336

101906415739720337

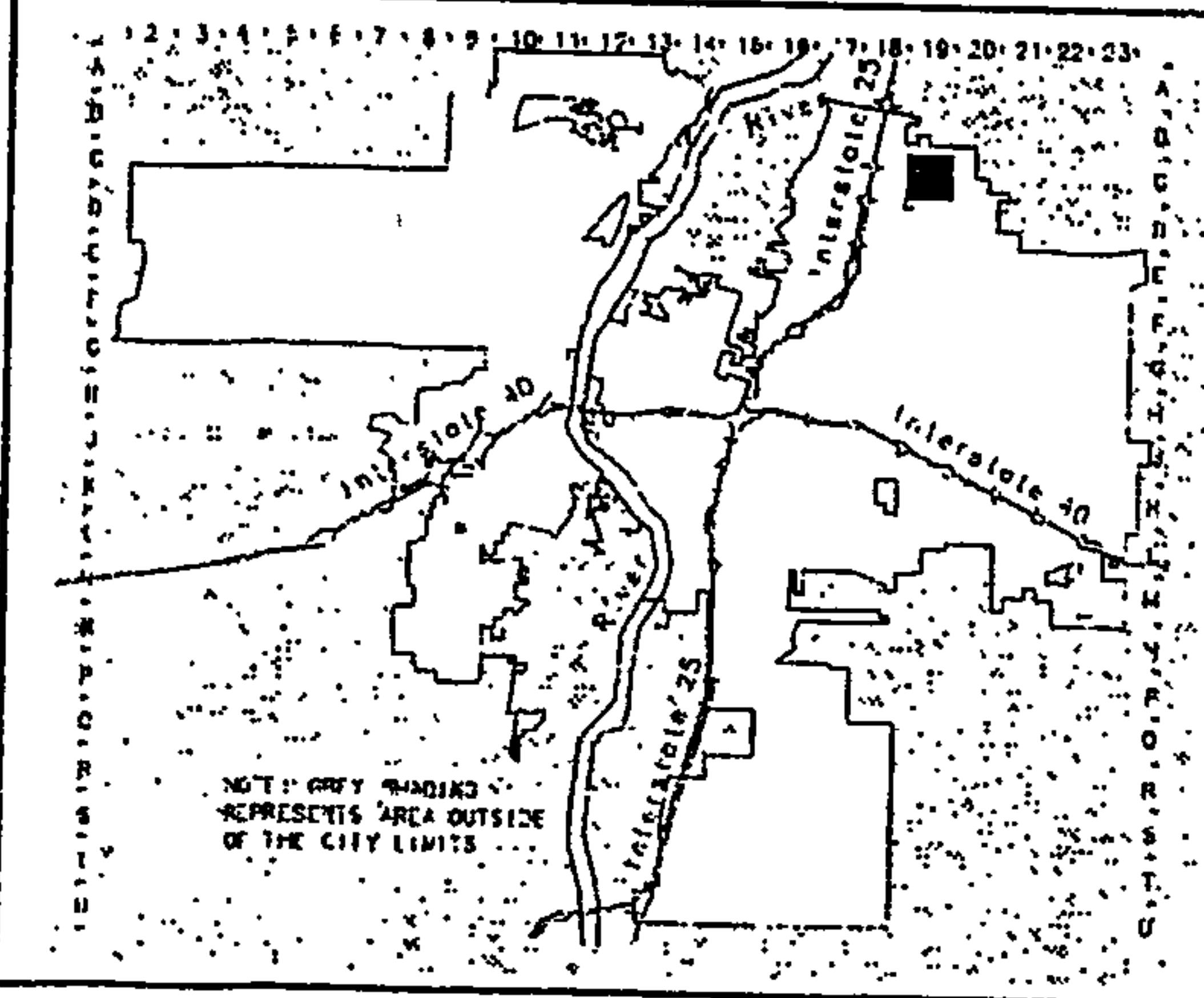
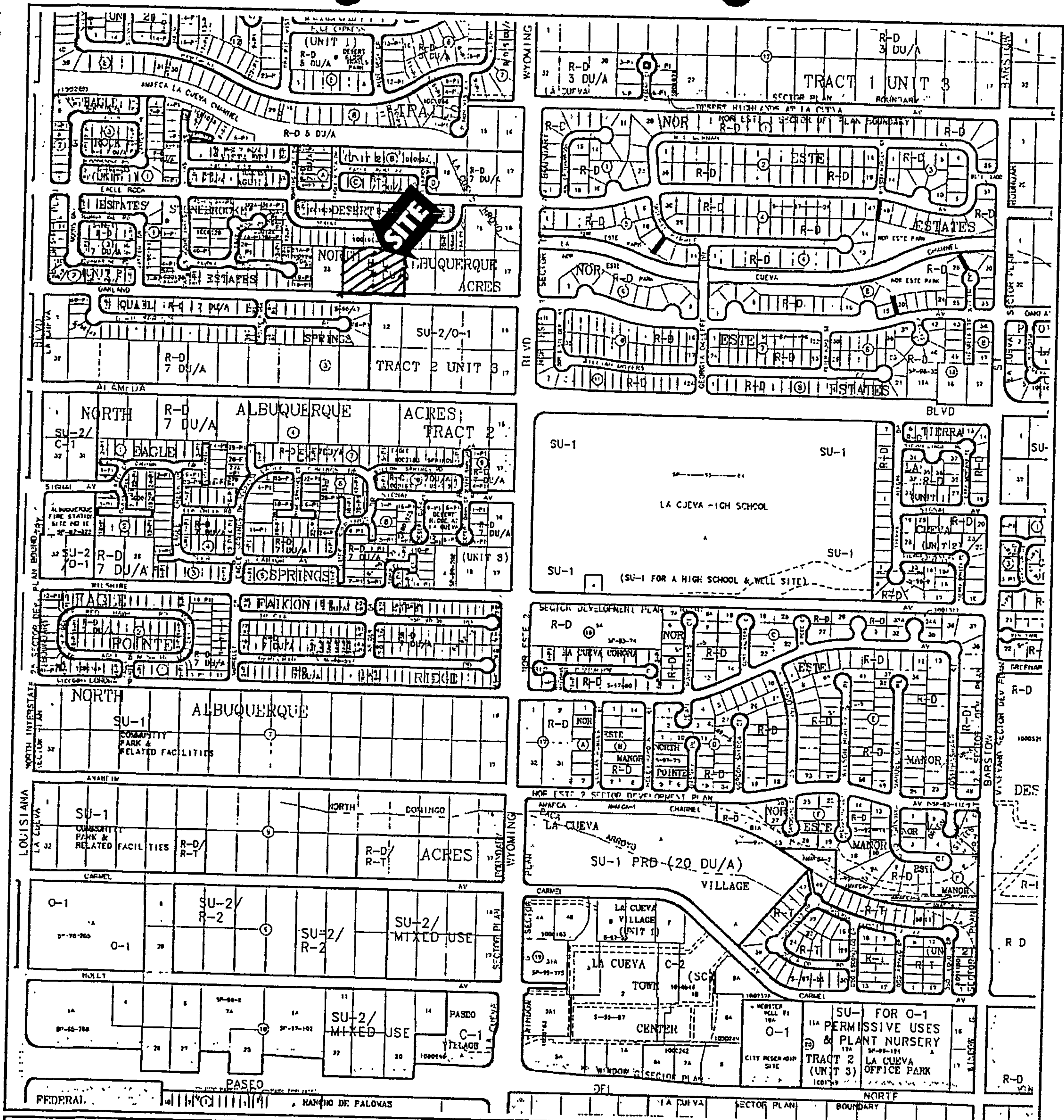
LOVATO WILFRED M & HOLLY MICH
7412 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

ROSENKOETTER PAUL E & GAYLE A
2852 SANDSTONE DR
IDAHO FALLS ID 83404

KUTHAKUN VANNAPHONE &
7404 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113

101906415239720338

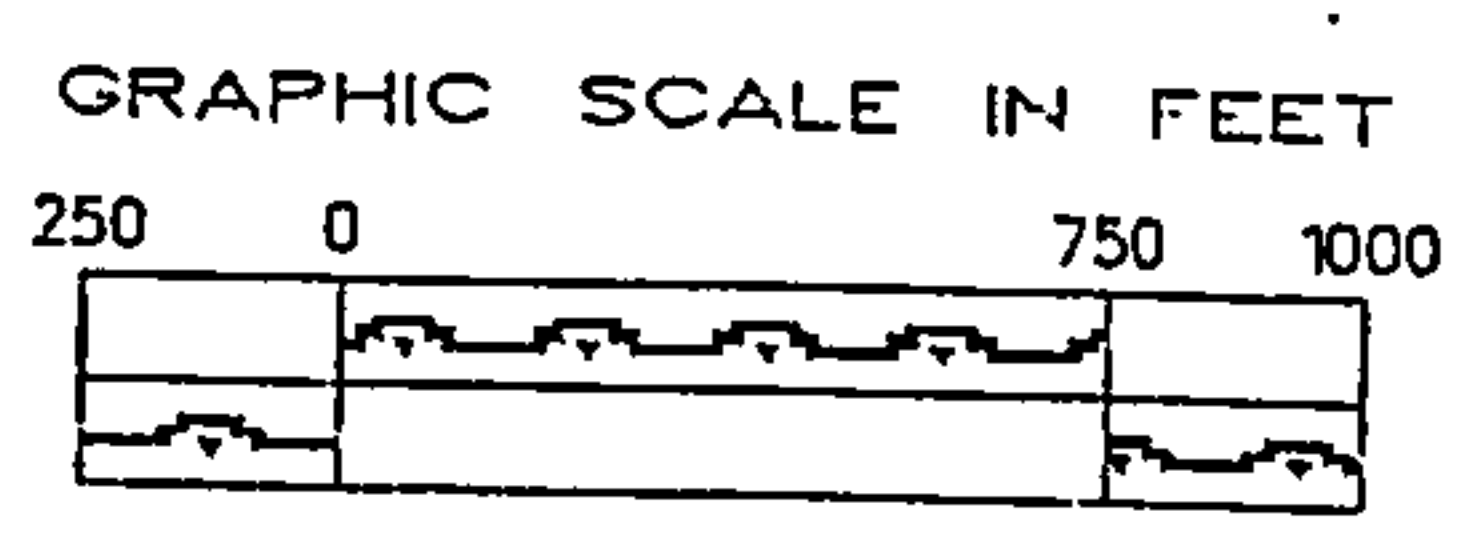
BENTLEY JEFFREY LEE & MELISSA
7400 QUAIL SPRINGS PL NE
ALBUQUERQUE NM 87113



CITY OF
Albuquerque

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

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Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The 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.

SUBDIVISION DESIGN VARIANCE (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.

Larry D. Read (agent)

Applicant name (print)

Larry D. Read

9/7/04
Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
 04DRB - 01751
 04DRB - 01752
 04DRB - 01753

[Signature]
 Planner signature / date

Project # 1003728

Set 1/2" Rebar cap "WAYJOHN PS 14269"

S 89°30'38" E
133.28'

329.47'

Found 5/8" Rebar, attached tag "WAYJOHN PS 14269"

S 89°40'10" E
62.00'

164.77'

61.04'

N 76°31'07" E (GRD)
3427.17' (GROUND)

ACS STA. 1-B20
X=410237.56
Y=1524082.48
G-D .99984740
ANG -0°10'23"
ELEV. 5474.533
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927

Found 1/2" Rebar attached tag "WAYJOHN PS 14269"

Shahen Subdivision
4 VACATION

LOT 4-P1
0.1758 ac.
(NET 0.1214 ac.)

LOT 5-P1
0.1537 ac.

LOT 6-P1
0.14725 ac.

LOT 7-P1
0.1409 ac.

LOT 3-P1
0.1851 ac.
(NET 0.1211 ac.)

LOT 21
BLOCK 2
TRACT 2, UNIT 3

LOT 2-P1
0.1458 ac.
N 89°43'50" W
110.31'

LOT 22
BLOCK 2
TRACT 2, UNIT 3.

N 89°43'50" W
110.00'

LOT 1-P1
0.1608 ac.

LOT 10-P1
0.1344 ac.

LOT 9-P1
0.1334 ac.

LOT 8-P1
0.1338 ac.

EXHIBIT B
Date *05/03/06*

LOT 20 BLOCK 2
TRACT 2 UNIT 3
DRB ALBUQUERQUE ACRES
FILED 9/10/1931 VOL. D1, P. 20

ALBUQUE

WITH

APPRO

Glenn City St

Adil Ri Owners

LEGAL DESCR

Lots numbers
Tract 2, Unit
designated or
County, New

The above de
Panel Nos. 3'
within a Spec
Maps. Deter

Found 1/2" Rebar attached tag "WAYJOHN PS 14269"

ACS STA. 7-C18
X=410171.38
Y=1522008.02
G-D .999847055
ANG -0°10'24"
ELEV. 5483.078
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927

S 72°07'37" E (GRD)
3432.79' (GROUND)

EXISTING LOT LINE ELIMINATED BY THIS PLAT.

28' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT.

EXISTING LOT LINE ELIMINATED BY THIS PLAT.

(28' R/W - NORTH)

(30' ROADWAY EASEMENT - SOUTH)

OAKLAND AVENUE, NE

LINE INFORMATION	RADIUS	ARC LENGTH
1	36.00'	53.08'
2	36.00'	20.63'
3	25.00'	19.62'
4	25.00'	21.62'
5	42.00'	5.58'
6	25.00'	20.82'
7	25.00'	39.30'
8	25.00'	39.17'

EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT
- ⊙ CENTERLINE MONUMENTS

SUBMISSION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. C-21
3. Current Zoning R-D 7 DU/ACRE.
4. Gross acreage 2.0 Acres
5. Total Number of Lots created - 10 -
6. No. of existing tracts: 2
7. Miles of full width streets created: 0.069 mi.

NOTES

1. Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14269"
3. Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
4. Basis of bearing will be New Mexico State Plane grid bearings.

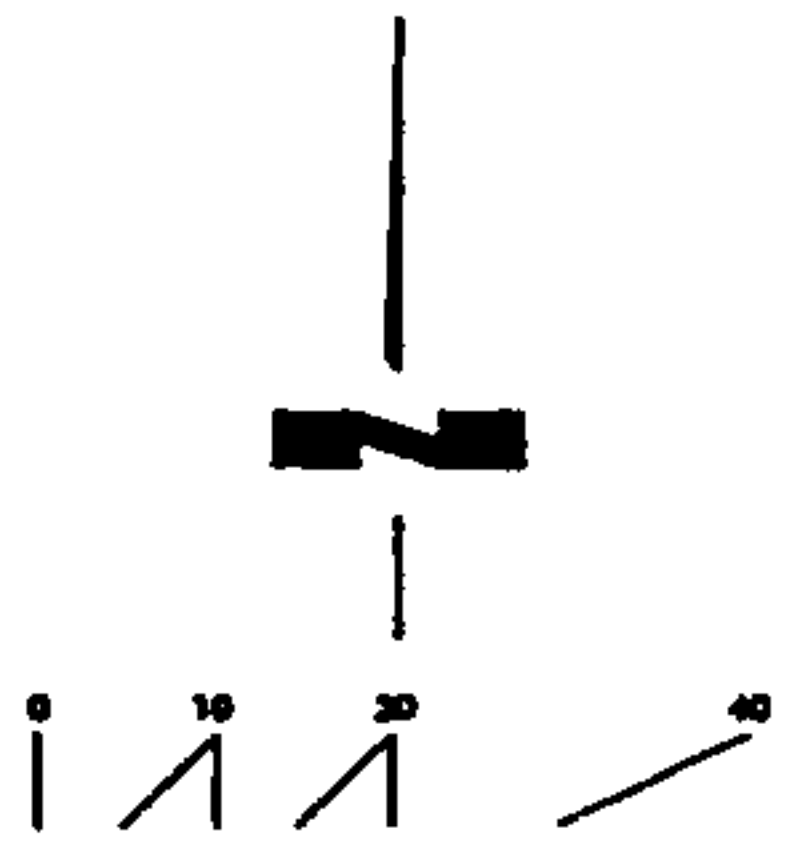
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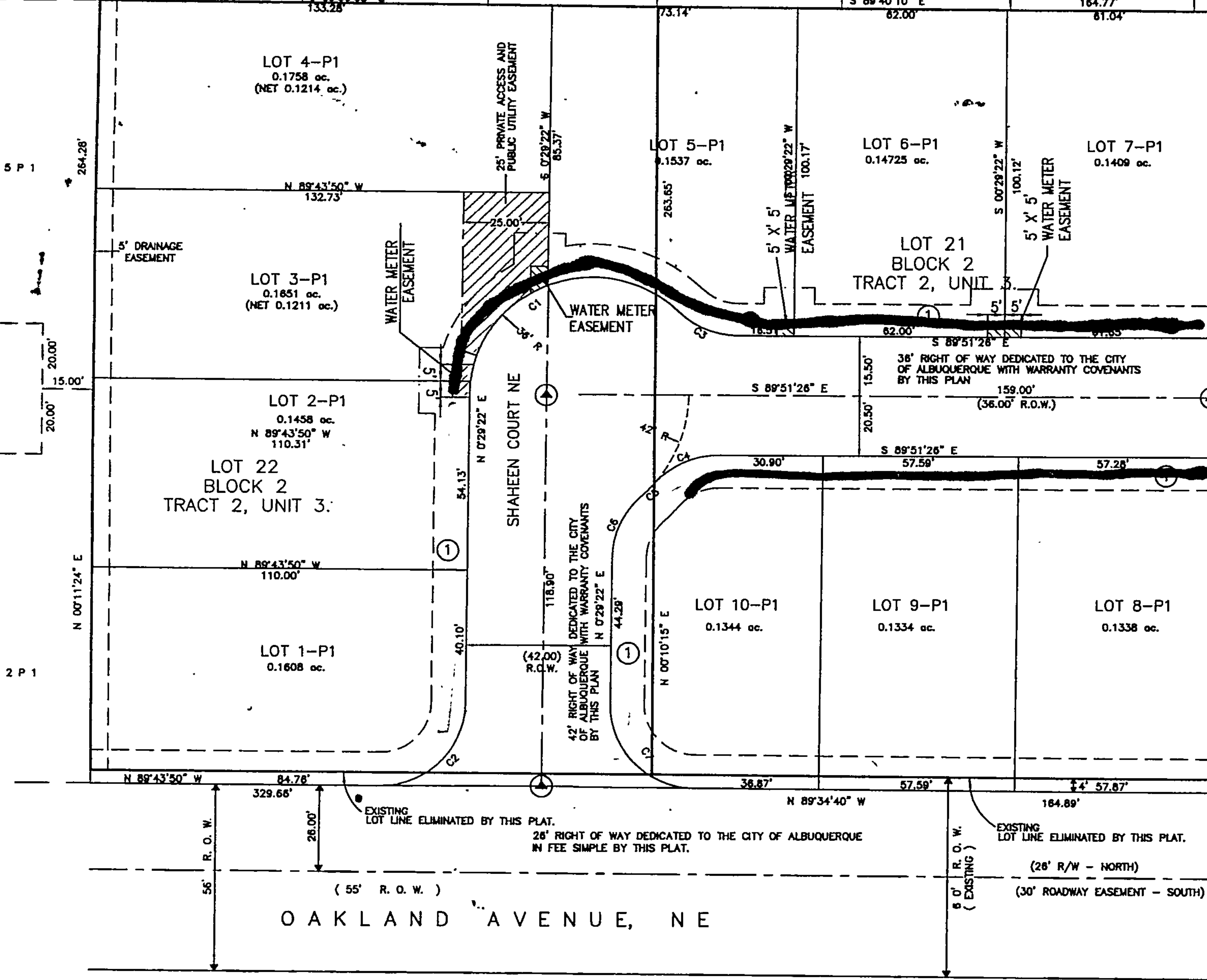
NOTE



Set 1/2" Rebar cap "WAYJOHN PS 14289"

T 5 P 1

T 2 P 1



Found 1/2" Rebar attached tag "WAYJOHN PS 14289"
 ACS STA. 1-820
 X=410237.56
 Y=1524082.48
 G-G 89964750
 Az = 010223
 ELEV. 5474.533
 NEW MEXICO STATE PLN.
 GRID, CENTRAL ZONE
 MAD 1827

*Shahcen Subdivision
 Exhibit 1-
 Sidewalk Design Variance
 &
 Sidewalk Defferals*

ALBUQUE
 WITH
 APPRO
 Glenn
 City St
 Adil Ri
 Owners

*Side walk
 design variance w/o SW*

*Side walk Design
 Variance-6'SW
 @ curb side walk
 deferral*

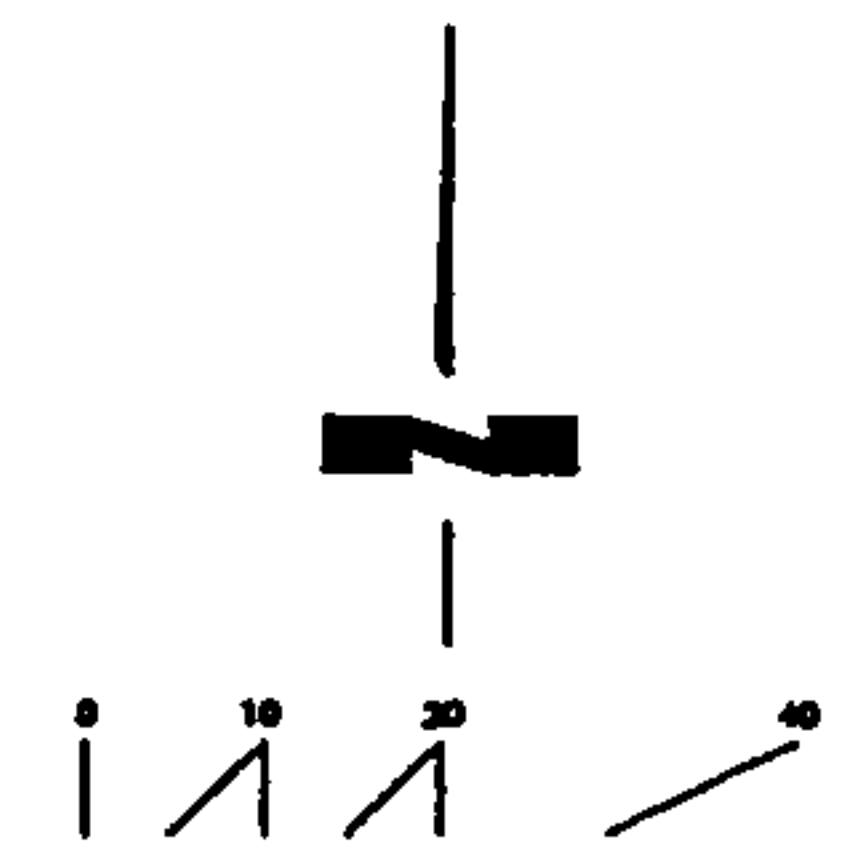
LOT 20 BLOCK 2
 TRACT 2 UNIT 3
 NORTH ALBUQUERQUE ACRES
 (FILED 9/10/1931 VOL. 01, FOLIO 20)

LEGAL DESCR
 Lots numbers
 Tract 2, Unit
 designated or
 County, New
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 Panel Nos. 3!
 within a Spec
 Maps. Deter

VE INFORMATION

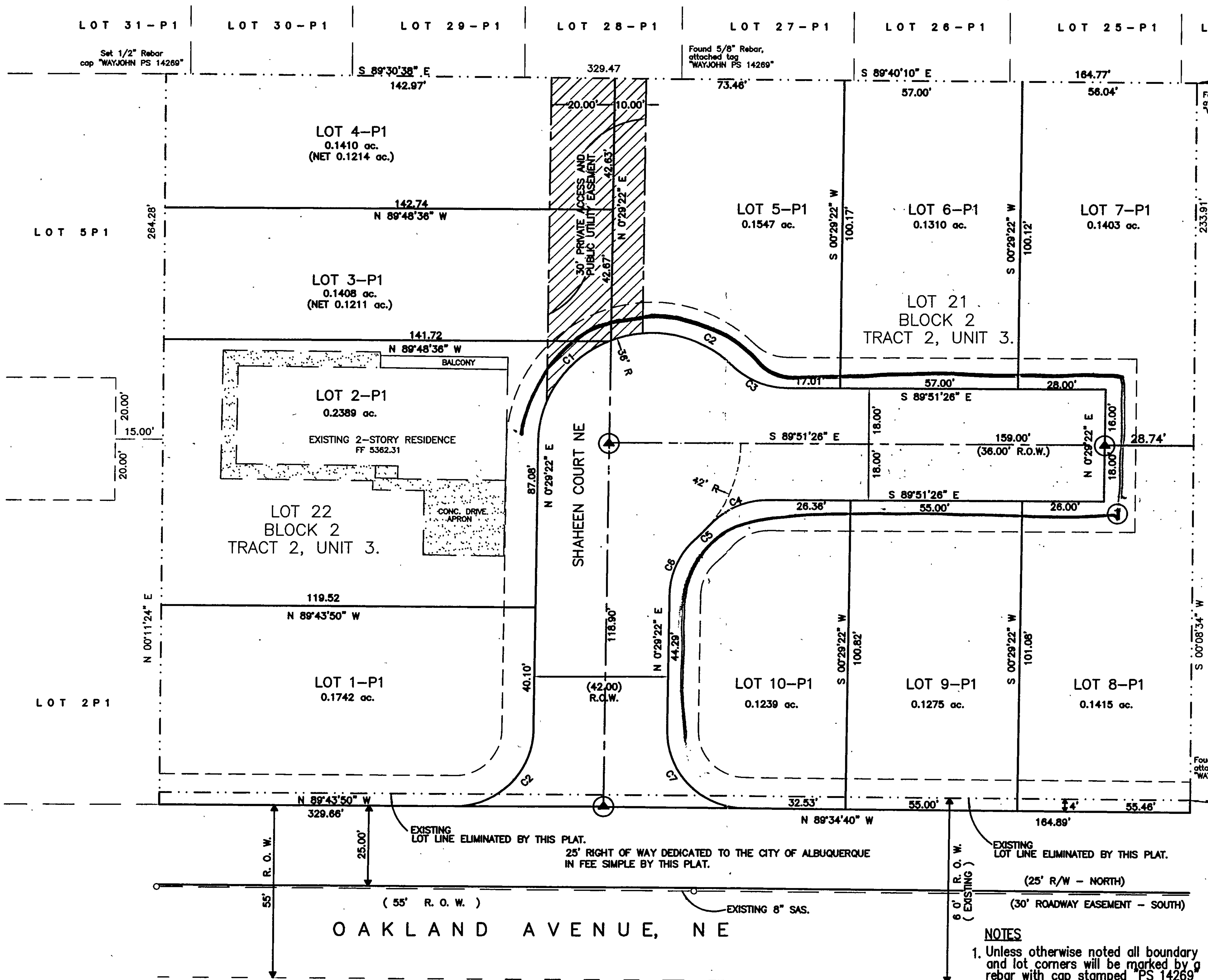
	RADIUS	ARC LENGTH
C1	36.00'	53.08'
C2	36.00'	20.83'
C3	25.00'	19.82'
C4	25.00'	21.62'
C5	42.00'	5.58'
C6	25.00'	20.82'
C7	25.00'	39.30'
C8	25.00'	39.17'

- EASEMENTS**
- ① 10' PUBLIC UTILITY EASEMENT
 - ⊕ CENTERLINE MONUMENTS



- SUBDMISION DATA**
- DRB Proj. No.
 - Zone Atlas Index No. C-21
 - Current Zoning R-D 7 DU/ACRE.
 - Gross acreage 2.0 Acres
 - Total Number of Lots created - 10 -
 - No. of existing tracts: 2
 - Miles of full width streets created: 0.069 mi.

- NOTES**
- Unless otherwise noted all boundary and lot corners will be marked by g rebar with cap stamped "PS 14269"
 - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14269"
 - Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
 - Basis of bearing will be New Mexico State Plane grid bearings.



ACS STA. 1-B20
 X=410237.58
 Y=1524082.48
 G-G .99964740
 Δ= -0°10'23"
 ELEV. 5474.533
 NEW MEXICO STATE PLN.
 GRID, CENTRAL ZONE
 NAD 1927

*Shaheen Subdivision
 Exhibit
 Sidewalk Design Variances
 &
 Sidewalk Defferals*

— Sidewalk Design Variance w/o sidewalk
 — Sidewalk Design Variance - 6' SW @ curbs
 Sidewalk Defferal

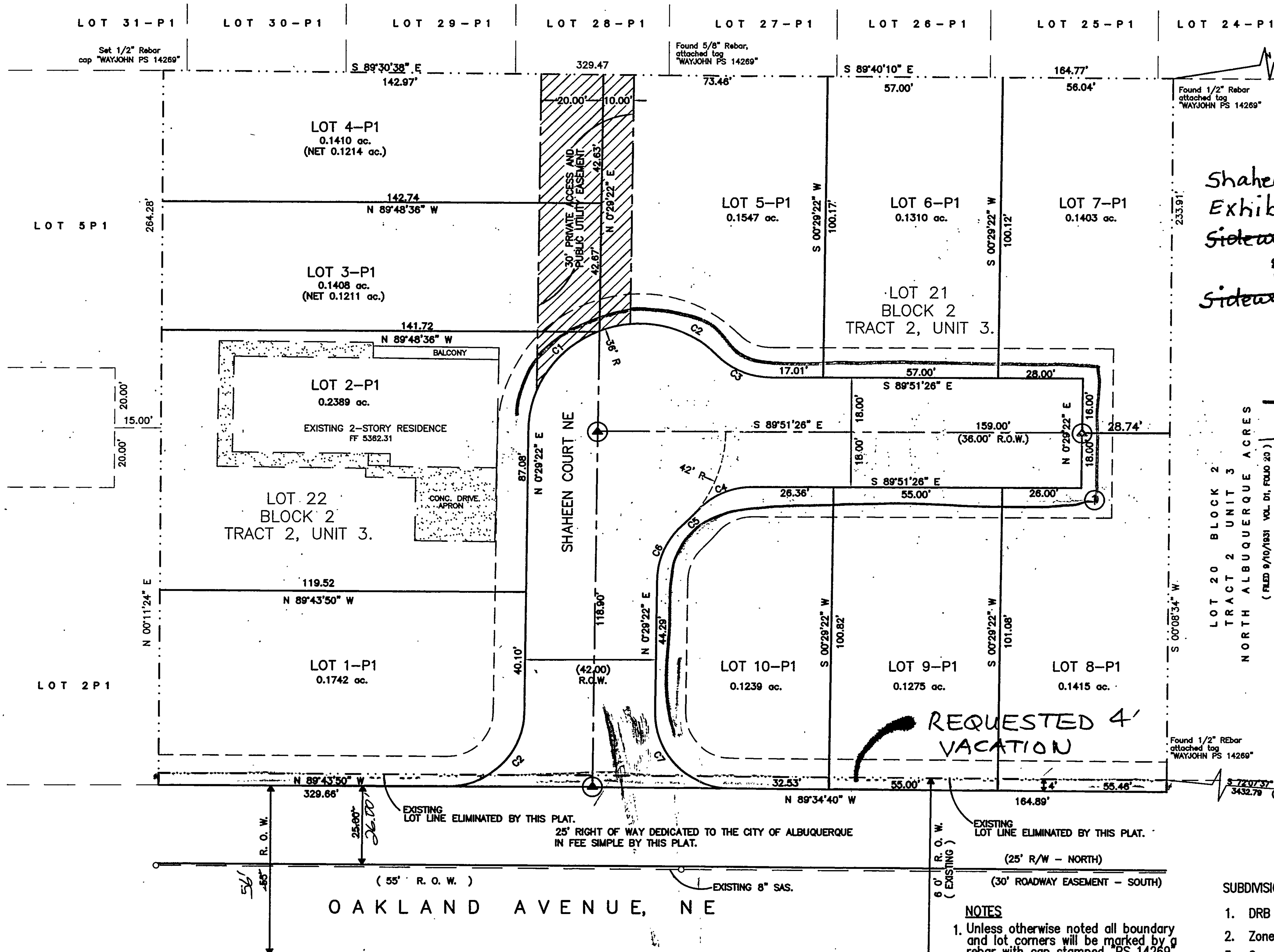
LOT 20 BLOCK 2
 TRACT 2 UNIT 3
 NORTH ALBUQUERQUE ACRES
 (FILED 9/10/1931 VOL. D1, FOLIO 20)

EXHIBIT C
 Date *12/29/04*

ACS STA. 7-C19
 X=410171.36
 Y=1522006.02
 G-G .999647055
 Δ= -0°10'24"
 ELEV. 5483.078
 NEW MEXICO STATE PLANE
 GRID, CENTRAL ZONE
 NAD 1927

- SUBMISSION DATA**
1. DRB Proj. No.
 2. Zone Atlas Index No. C-21
 3. Current Zoning R-D 7 DU/ACRE.

NOTES
 1. Unless otherwise noted all boundary and lot corners will be marked by g rebar with cap stamped "PS 14269"



Shaheen Subdivision
 Exhibit - VACATION
 Sidewalk Design Variances
 &
 Sidewalk Deferrals

~~Sidewalk Design
 Variance w/o sidewalk
 Sidewalk Design
 Variance - L' sw @ curbs
 Sidewalk Deferral~~

LOT 20 BLOCK 2
 TRACT 2 UNIT 3
 NORTH ALBUQUERQUE ACRES
 (FILED 9/10/1931 VOL. 01, FOLIO 20)

EXHIBIT B
 Date 12/29/04

REQUESTED 4'
 VACATION

OAKLAND AVENUE, NE

- SUBMISSION DATA
1. DRB Proj. No.
 2. Zone Atlas Index No. C-21
 3. Current Zoning R-D 7 DU/ACRE.

NOTES
 1. Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"

ACS STA. 1-B20
 X=410237.58
 Y=1524062.48
 G-G 99864740
 Elev. -0'10"25"
 ELEV. 5474.533
 NEW MEXICO STATE PLN.
 GRID, CENTRAL ZONE
 NAD 1927

ACS STA. 7-C19
 X=410171.38
 Y=1522008.02
 G-G 998647055
 Elev. -0'10"24"
 ELEV. 5483.078
 NEW MEXICO STATE PLANE
 GRID, CENTRAL ZONE
 NAD 1927

Found 1/2" Rebar attached tag "WAYJOHN PS 14269"

Found 1/2" Rebar attached tag "WAYJOHN PS 14269"

Found 5/8" Rebar attached tag "WAYJOHN PS 14269"

Set 1/2" Rebar cap "WAYJOHN PS 14269"

EXISTING LOT LINE ELIMINATED BY THIS PLAT.
 25' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT.

EXISTING LOT LINE ELIMINATED BY THIS PLAT.

(25' R/W - NORTH)

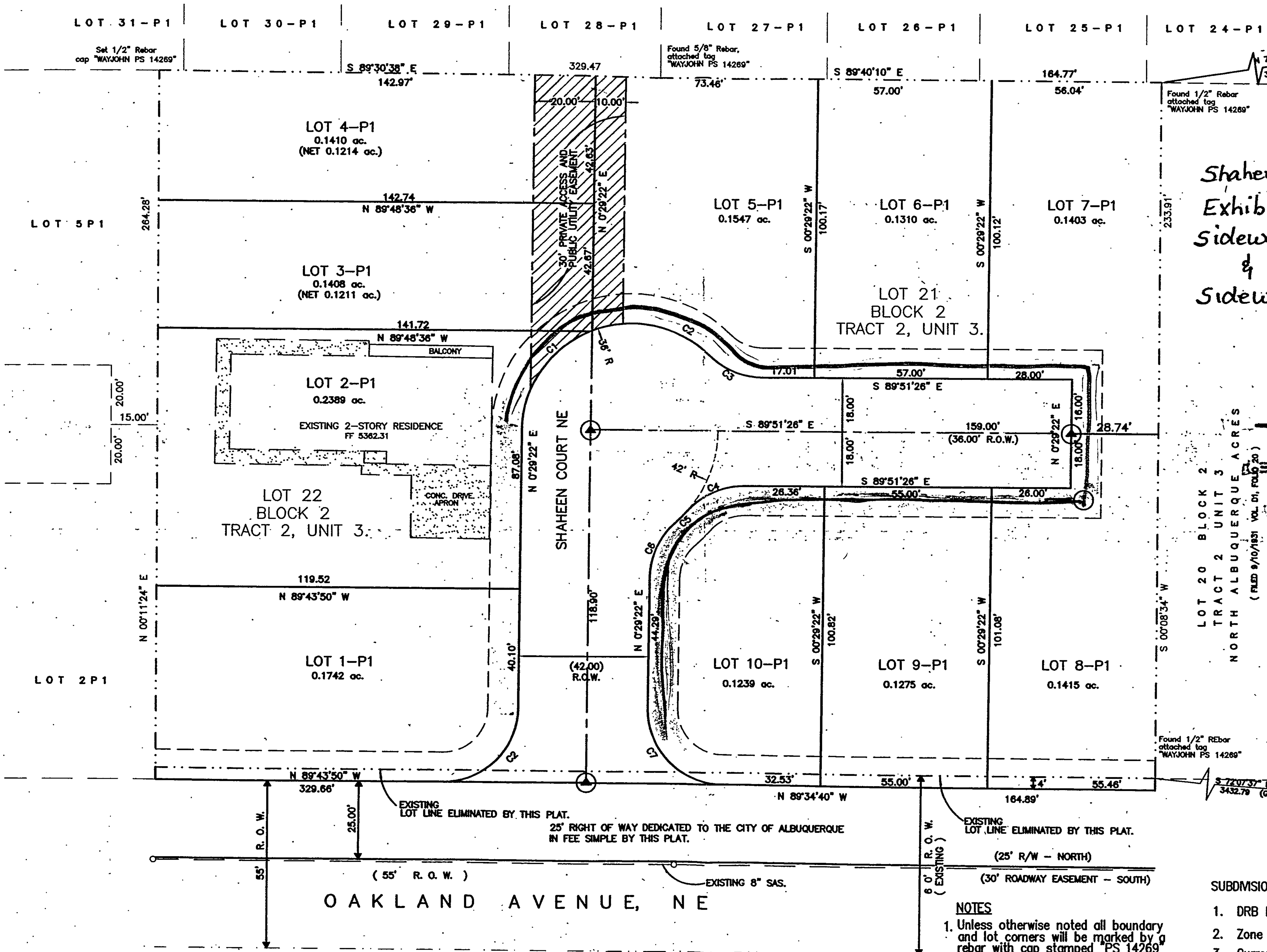
(30' ROADWAY EASEMENT - SOUTH)

56' R.O.W.

(55' R.O.W.)

EXISTING 8" SAS.

6' R.O.W. (EXISTING)



Shaheen Subdivision
Exhibit
Sidewalk Design Variances
&
Sidewalk Deferrals

- Sidewalk Design Variance w/o sidewalk
- Sidewalk Design Variance - 6' SW @ curb
- Sidewalk Deferral

Revised
EXHIBIT C
Date *12/29/04*
5/23/06

LOT 20 BLOCK 2
TRACT 2 UNIT 3
NORTH ALBUQUERQUE ACRES
(FILED 9/10/1931 VOL. 01, PAGE 20)

ACS STA. 1-B20.
X=410237.56
Y=1524082.48
G-C .99994740
ANG -0'10'23"
ELEV. 5474.533
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927.

ACS STA. 7-C19
X=410171.36
Y=1522008.02
G-C .999947055
ANG -0'10'24"
ELEV. 5483.078
NEW MEXICO STATE PLN.
GRID, CENTRAL ZONE
NAD 1927.

- SUBMISSION DATA
1. DRB Proj. No.
 2. Zone Atlas Index No. C-21
 3. Current Zonina R-D 7 DU/ACRF.

NOTES
1. Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"

EXISTING LOT LINE ELIMINATED BY THIS PLAT.
25' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT.

EXISTING LOT LINE ELIMINATED BY THIS PLAT.
(25' R/W - NORTH)
(30' ROADWAY EASEMENT - SOUTH)

OAKLAND AVENUE, NE

DESERT EAGLE

7320
32-P1

732
31-F

7400
30-P1

740
29-F

7488
28-P1

7412
27-P1

13
1003778
12/20/2006

5-F
42

7424
24-P1

23

08
P1

8904
5-P1



22
7405

R-D
C19

21
7421

2-P1
8900

OAKLAND